

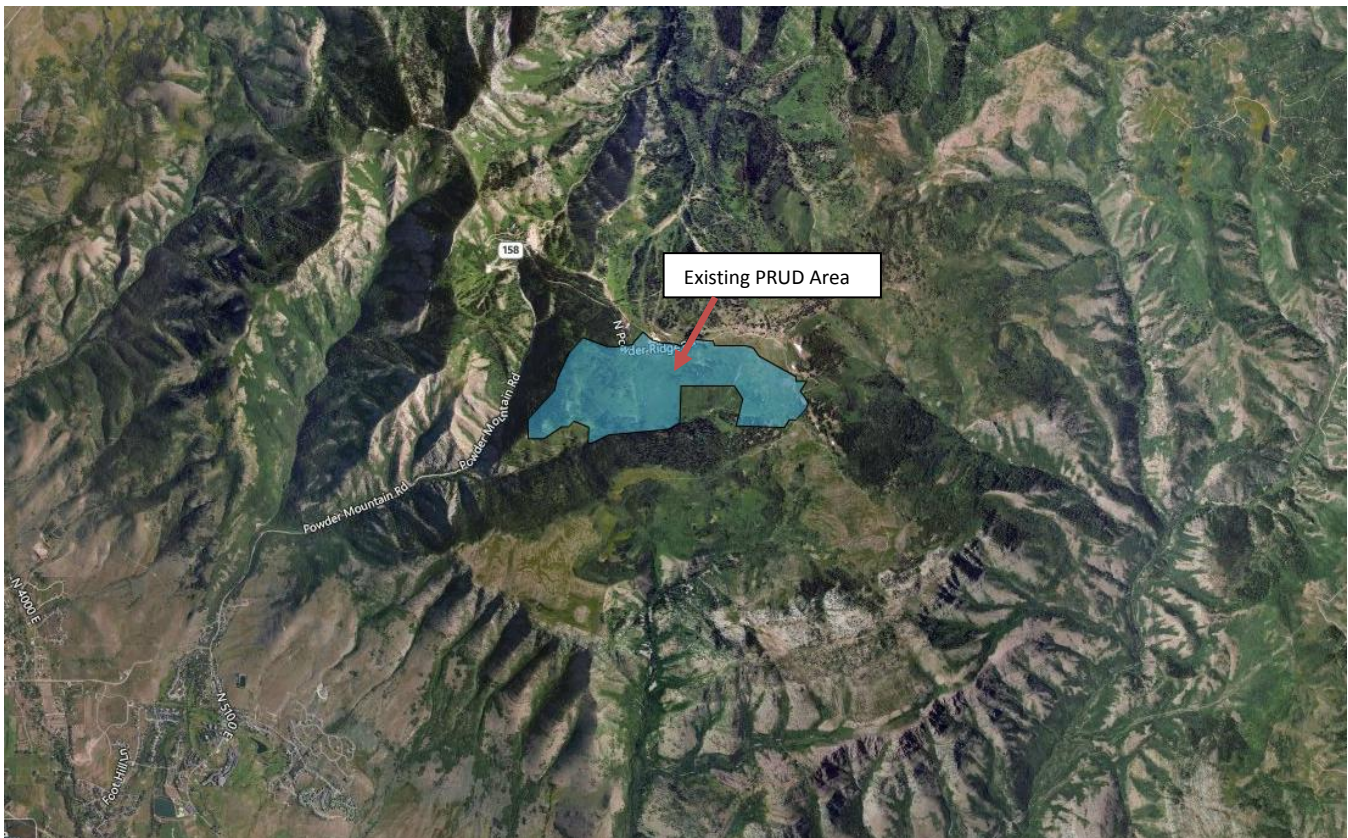
Exhibits

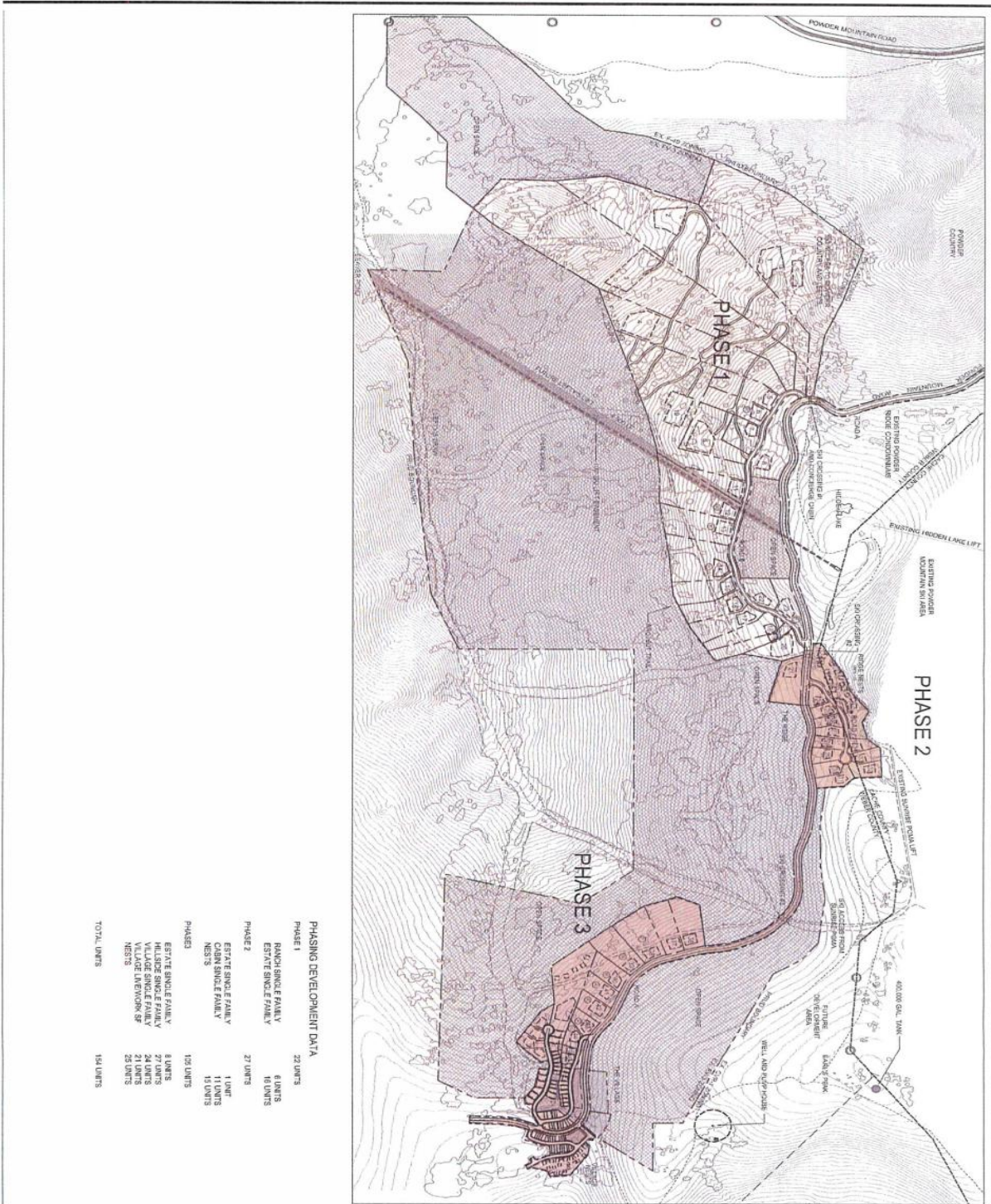
- A. The approved PRUD boundary
- B. The ZDA Conceptual Land Use Plan
- C. Application/Narrative
- D. Amended PRUD boundary
- E. Architectural renderings for the Spring Park and Horizon Neighborhood future developments

Location Map 1



Location Map 2





LANCVARBDT
ARCHITECT GROUP LLC

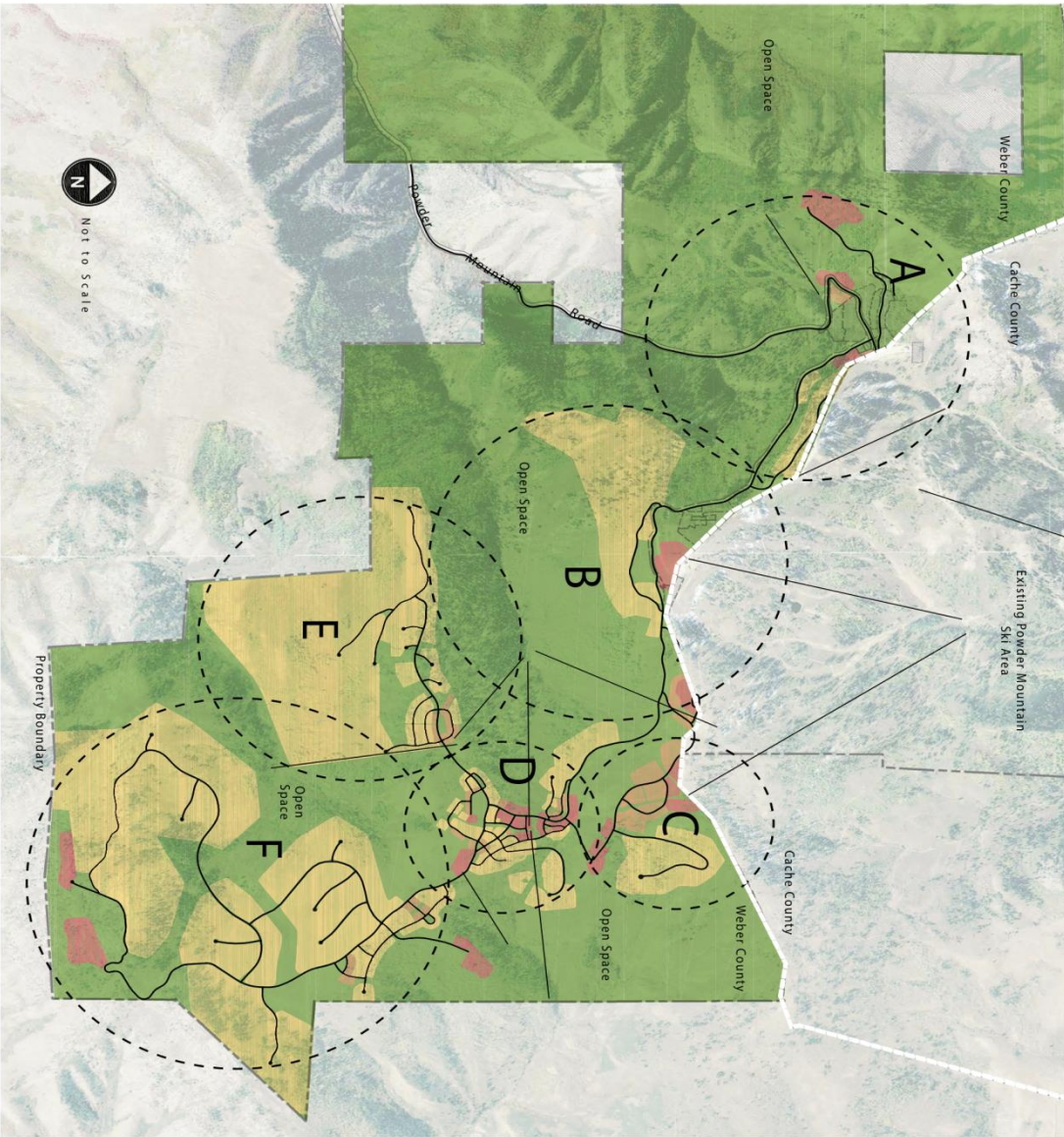
SUMMIT EDEN
PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH

DATE: MARCH 13, 2013
 PROJECT: 1000000000
 DRAWING: 01
 REVISION: 01
 SCALE: AS SHOWN
 SHEET: 1 OF 1
 TOTAL SHEETS: 1

SKETCHED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SHEET NUMBER: **L1.5**

POWDER MOUNTAIN



Overall Land Use Plan

The Overall Land Use Plan depicts general areas for development within the proposed Rezone boundary. These areas indicate general land use areas and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezone Application.

- DEVELOPMENT AREAS**
- A - Mid-Mountain
 - B - The Ridge
 - C - Earl's Village
 - D - Summit Village
 - E - Gertsen
 - F - The Meadow

DEVELOPMENT LEGEND	DEVELOPMENT DATA
 MIXED USE HOTELS COMMERCIAL/SNIER SERVICES/CONF. CENTER RETREATS	1,218 ROOMS* 159,000 SF 180 ROOMS*
 MULTI FAMILY	1,256 UNITS
 SINGLE FAMILY SINGLE FAMILY LOTS NESTS	738 UNITS 340 NESTS
TOTAL UNITS	2,800 UNITS

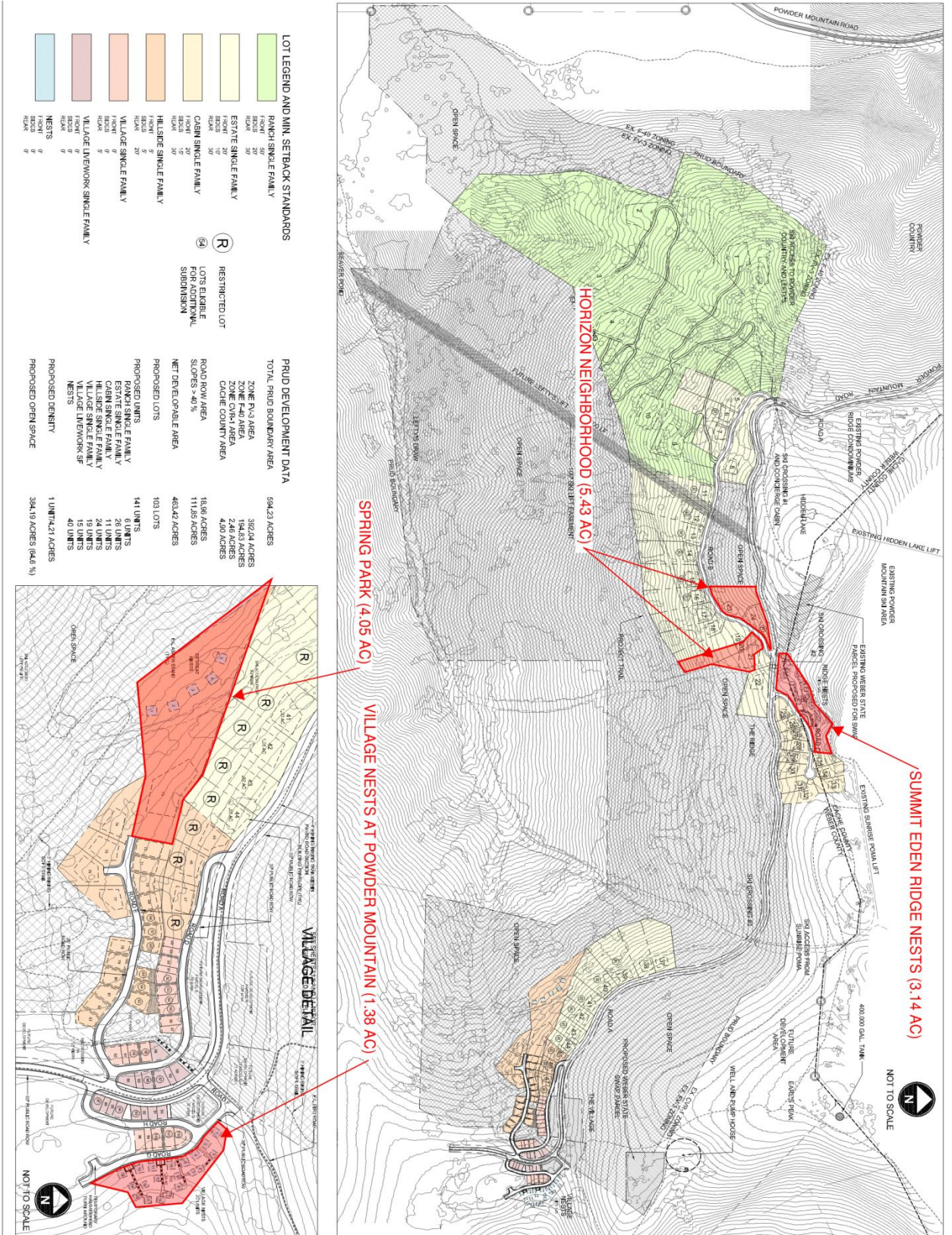
* HOTEL AND RETREAT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS

Weber County Rezone Application: DRR1 19

Exhibit C-Application and Narrative

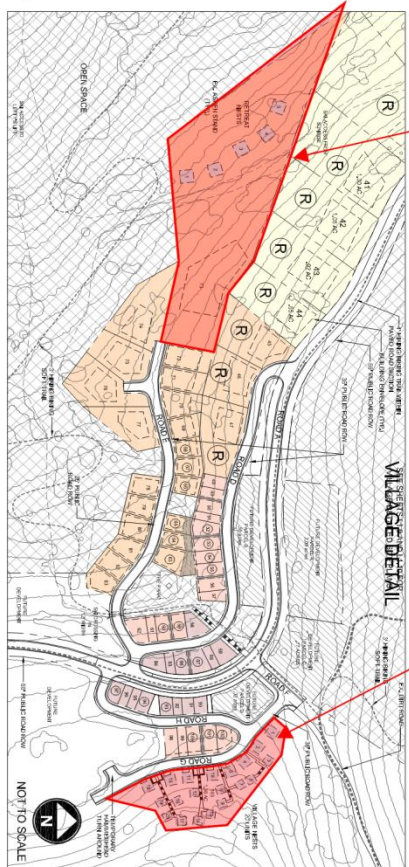
Weber County Conditional Use Permit Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) SMHG PHASE I LLC		Mailing Address of Property Owner(s) 3632 N. WOLF CREEK DRIVE, EDEN, UT 84310	
Phone 435-640-7002	Fax N/A		
Email Address (required) JW@SUMMIT.CO		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) RICK EVERSON		Mailing Address of Authorized Person 5200 HIGHLAND DRIVE #101, SALT LAKE, UT 84117	
Phone 801-897-4880	Fax N/A		
Email Address RICK@WATTSENTERPRISES.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD		Total Acreage 14.0	Current Zoning DRR-1
Approximate Address POWDER MOUNTAIN RESORT		Land Serial Number(s) ALL OF SUMMIT EDEN RIDGE NESTS PRUD, AS AMENDED (ENTRY #2672949) ALL OF VILLAGE NESTS AT POWDER MOUNTAIN (ENTRY #2777000) 23-128-0017, 23-128-0018, 23-128-0014, 23-128-0015, 23-130-0043	
Proposed Use SINGLE FAMILY RESIDENTIAL			
<p>Project Narrative</p> <p>ON APRIL 9, 2013 THE WEBER COUNTY COMMISSION APPROVED CUP 2013-03 (SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD) WHICH INCLUDED 594.23 ACRES OF LAND, 384.19 ACRES OF WHICH WERE IDENTIFIED AS OPEN SPACE. ON JANUARY 14, 2015, THE ENTIRETY OF THIS AREA (PLUS ADDITIONAL LANDS) WERE RE-ZONED TO OGDEN VALLEY DESTINATION AND RECREATION RESORT-1 ZONE (DRR-1), PER ZONING DEVELOPMENT AGREEMENT RECORDED AS ENTRY NUMBER 2717835. WITH THE NEW ZONING, THERE IS NO LONGER A NEED TO KEEP THE MAJORITY OF THE 594.23 ACRES OF THE PRUD IN THE SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD. THE ZONING DEVELOPMENT AGREEMENT AND PERTINENT MASTER PLAN KEEPS THE SAME LAND PLANNING PRINCIPLES AS ORIGINALLY SET FORTH WITH THE PRUD. THIS APPLICATION IS A PROPOSED AMENDMENT TO SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD, SHRINKING THE PRUD FROM 594.23 ACRES DOWN TO 13.99 ACRES TO INCLUDE ONLY THE AREAS THAT A PRUD IS NECESSARY TO ACCOMPLISH ROAD ACCESS REQUIREMENTS WHICH CAN ONLY BE ALLOWED THROUGH A PRUD.</p> <p>THE NEW PRUD AREA WILL INCLUDE THE FOLLOWING PROJECTS:</p> <p>SUMMIT EDEN RIDGE NESTS PRUD (RECORDED AS ENTRY #2672949) TOTAL AREA= 3.14 AC, OPEN SPACE= 2.69 AC (86%)</p> <p>VILLAGE NESTS AT POWDER MOUNTAIN (RECORDED AS ENTRY #2777000) TOTAL AREA= 1.38 AC, OPEN SPACE= 1.04 AC (75%)</p> <p>HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN (PENDING CURRENT APPLICATION) TOTAL AREA= 5.43 AC, OPEN SPACE= 4.51 AC (83%)</p> <p>SPRING PARK AT POWDER MOUNTAIN (FUTURE DEVELOPMENT, CURRENTLY EXISTS AS LOT 76, SUMMIT EDNE PHASE 1C, PARCEL 23-130-0043) TOTAL AREA= 4.05 AC, MINIMUM OPEN SPACE= 2.43 AC (60%)</p> <p>PROJECTED OVERALL: TOTAL AREA= 14.00 AC, OPEN SPACE= 10.67 AC (76%)</p>			

Exhibit D-Amended PRUD Boundary



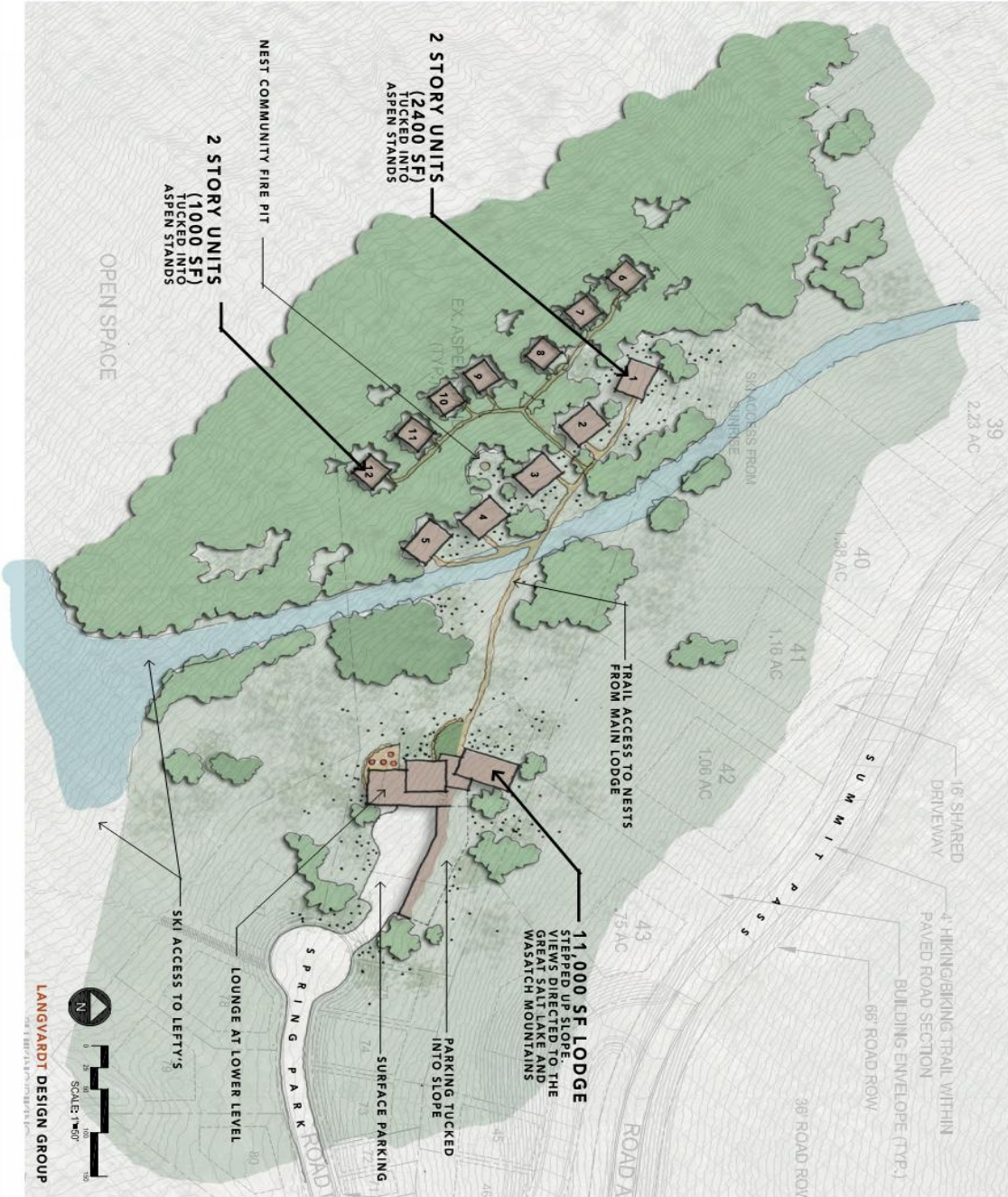
LOT LEGEND AND MIN. SETBACK STANDARDS	
	RANCH SINGLE FAMILY
	ESTATE SINGLE FAMILY
	CABIN SINGLE FAMILY
	HILLSIDE SINGLE FAMILY
	VILLAGE SINGLE FAMILY
	VILLAGE LIVENWORK SINGLE FAMILY

PRUD DEVELOPMENT DATA	
TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE R-1.5 AREA	352.04 ACRES
ZONE R-4.0 AREA	194.83 ACRES
CACHE COUNTY AREA	4.90 ACRES
ROAD ROW AREA	18.86 ACRES
NET DEVELOPABLE AREA	111.26 ACRES
PROPOSED LOTS	463.42 ACRES
PROPOSED UNITS	103 LOTS
RANCH SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	26 UNITS
CABIN SINGLE FAMILY	11 UNITS
VILLAGE SINGLE FAMILY	19 UNITS
VILLAGE LIVENWORK SF	15 UNITS
NESTS	40 UNITS
PROPOSED DENSITY	1 UNIT/4.21 ACRES
PROPOSED OPEN SPACE	354.19 ACRES (59.6%)



<p>Summit EDEN</p> <p>POWDER MOUNTAIN, WEBER COUNTY, UTAH</p>	<h2>SUMMIT EDEN</h2> <h3>PHASE 1 PRUD SUBMITTAL</h3>	<p>LANGVARDT</p> <p>DESIGN GROUP LLC</p>
<p>SHEET TITLE: OVERALL SITE PLAN</p> <p>SHEET NUMBER: L1.2</p>	<p>DATE: JAN/MAR 22, 2013</p> <p>PROJECT: 100000000</p> <p>DRAWN BY: JL</p> <p>CHECKED BY: BL</p> <p>SCALE: AS SHOWN</p>	<p>NOT TO SCALE</p>

Spring Park: Conceptual Plan



SUMMIT POWDER MOUNTAIN

EBS Project Phase 1 9

Exhibit E-Architectural Rendering and site layout for the Spring Park and Horizon Neighborhood



VIEWED FROM THE WEST



RENDERINGS



SHARED PATHWAY



RENDERINGS

Exhibit E-Architectural Rendering and site layout for the Spring Park and Horizon Neighborhood



PARKING GARAGE
VIEWED FROM THE EAST



RENDERINGS



PARKING GARAGE
VIEWED FROM THE
SOUTH



RENDERINGS

Exhibit E-Architectural Rendering and site layout for the Spring Park and Horizon Neighborhood



1000sf INTERIOR
HORIZONTAL CEDAR
BOARDS



RENDERINGS



2500sf INTERIOR
HORIZONTAL CEDAR
BOARDS



RENDERINGS