



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for an amendment to the Summit at Powder Mountain Phase 1 PRUD, amending the previous approval for Lot 76 and add the Horizon Neighborhood. The amendment to the PRUD will reduce the overall PRUD area to the Summit Eden Ridge Nests PRUD, Village Nests at Powder Mountain, Horizon Neighborhood at Powder Mountain and Spring Park at Powder Mountain.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, July 05, 2016

**Applicant:** Summit Mountain Holding Group, LLC

**File Number:** CUP 2016-13

### Property Information

**Approximate Address:** Powder Mountain Ski Resort

**Project Area:** 14 Acres (73 Nest Units)

**Zoning:** Ogden Valley Destination and Recreation Resort Zone DRR-1

**Existing Land Use:** PRUD

**Proposed Land Use:** PRUD

**Parcel ID:** All of Summit Eden Phase 1A, 1B, 1C & 1D, All of Summit Eden Ridge Nests PRUD Amendment 1 (Entry# 2672949), All of Village Nests at Powder Mountain (Entry# 27777000), 23-128-0017, 23-128-0018, 23-128-0014, 23-128-0015, 23-130-0043

**Township, Range, Section:** T7N, R2E, Sections 5, 6, 7 & 8

### Adjacent Land Use

<b>North:</b> Ski Resort/Resort Development	<b>South:</b> Ski Resort/Resort Development
<b>East:</b> Ski Resort/Resort Development	<b>West:</b> Ski Resort/Resort Development

### Staff Information

**Report Presenter:** Ronda Kippen  
[rkippen@co.weber.ut.us](mailto:rkippen@co.weber.ut.us)  
 801-399-8768

**Report Reviewer:** SM

## 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
- Title 108, Chapter 5 Planned Residential Unit Development

## Background and Summary

Summit at Powder Mountain Phase 1 is an approved PRUD, consisting of 154 lots and approximately 594.23 acres with approximately 384.19 acres identified as "Open Space" (see Exhibit A for the exiting PRUD boundary). Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013. The Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests final subdivision application was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013. The Weber County Commission granted final approval on January 21, 2014. The dedication plat for the Summit Eden Ridge Nests PRUD was recorded on January 23, 2014 and the dedication plats for Summit Eden Phases 1A through 1D were recorded on January 27, 2014. A time extension was granted by the Weber County Planning Director on October 16, 2014 for the Summit Eden Village Nests and was later reinstated as the Village Nests at Powder Mountain on December 29, 2015. Village Nests at Powder Mountain received final approval on February 2, 2016 and was recorded on February 5, 2016 as the Village Nests at Powder Mountain.

Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835. The Zoning Development Agreement put into action the approved Master Plan which would allow Summit Mountain Holding Group, LLC to move forward with the desired development; however, as amendments have come forward for review, there have been some discrepancies between the initial Summit at Powder Mountain Phase 1 PRUD and the final approved Master Plan that was made part of the adopted Zoning Development Agreement. The rezone and subsequent Zoning Development Agreement was implemented to allow the developer certain flexibilities in the development design standards without continually amending the existing PRUD as the development moves forward. The applicant would like to reduce the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative). The remaining approved development areas have been recorded as Summit Eden Phases 1A, 1B, 1C & 1D will be governed by approved Zoning Development Agreement and the Uniform Land Use Code of Weber County (LUC). The applicant petitioned Weber County to amend certain areas within the LUC to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.

The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be two of the previously approved and platted development areas and two future development areas (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20 unit condominium development. The future phases of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD and the Horizon Neighborhood at Powder Mountain.

The applicant has requested to amend the development plan for Lot 76 in the Summit Eden Phase 1C Subdivision, which was previously approved for a lodge and 5 "Nest" units. The previously approved development on Lot 76 has not been platted as individual units nor has construction of the lodge commenced. The current application request to amend the conceptual plan for Lot 76 will include identifying the development as the "Spring Park at Powder Mountain", keeping the previously approved lodge as part of the development and increasing the number of "Nest" units from the previously approved five units to twelve "Nest" units. This future development will consist of 4.05 acres with 60% dedicated as open space.

The additional development area that has been requested as part of this amendment is identified as "Horizon Neighborhood at Powder Mountain". The Horizon Neighborhood at Powder Mountain is a 26 "Nest" unit development with shared parking structures on 5.43 acres. The Horizon Neighborhood at Powder Mountain will dedicate 83% of the area as open space. The Horizon Neighborhood at Powder Mountain PRUD is currently under review with the Planning Division Staff for preliminary subdivision and Hillside Review approval.

By allowing the developer to reduce the footprint of the existing PRUD, staff will be able to adequately implement the current Zoning Development Agreement per the LUC for the remaining areas in the Summit Eden Phase 1A, 1B, 1C & 1D development, which will eliminate the various discrepancies between the governing PRUD and ZDA. The application has been reviewed against the required information as outlined in the LUC §108-5 for consideration and approval of the proposed amendment to the PRUD. Planned Residential Unit Developments are listed as a "Conditional Use" in the LUC and should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, must review and approve the general site and architectural design of the building, the layout of the parking areas and the landscaping.

## Analysis

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

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. The following development standards are applicable for a standard single family building permit:

- Front yard setback: 0 feet
- Side yard setback: 8 feet with a total of two required side yards of not less than 18 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

A lodge is being proposed to be located on the future Spring Park at Powder Mountain as part of the future development of the resort. Prior to receiving land use approval for a building permit application, the applicant will need to submit plans for review and approval per LUC§108-1-2(a) which requires “Design Review” of all applications for building permits including but not limited to recreation resort uses, businesses and commercial structures. The review will include the considerations relating to the building location, major exterior elevations, building materials, color schemes, landscaping, screening and parking for all site development. The Planning Director may review and approve structures located above 6,200 feet above sea level with a total footprint of less than 75,000 square feet.

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for multi-family, commercial or mixed use structures. The following development standards will be reviewed upon submittal for the design review and building permit of the future lodge:

- Front yard setback: 0 feet
- Side yard setback: 0 feet
- Rear yard setback: 0 feet
- Average building height: 75 feet

The applicant has provided conceptual renderings and site layouts for the future phases within the amended PRUD (see Exhibit E for the architectural renderings and development site layout for the Spring Park and Horizon Neighborhood future developments). The proposed lot configuration meets the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement.

Natural Hazards Overlay Zone: 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.

The proposed Horizon Neighborhood at Powder Mountain and the Spring Park at Powder Mountain are located within some potential geologic hazardous units per the UGS published Ogden 30 x 60 Quadrangle map. The geologic units identified on these sites are “Tw”, “Qms” and “Qmc”. A geologic site reconnaissance or any required geologic reports based on the investigation/studies that may be deemed necessary by the applicant’s consultant to provide the correct development measures that will be necessary for the development of the lots will be required to be submitted with any application for building permit approval. All site development will need to adhere to the recommendations of any reports and a “Natural Hazards Disclosure” document will be required to be recorded prior to receiving final occupancy to provide adequate notice of any geotechnical and geological recommendations to future property owners.

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 proof of culinary and sanitary sewage services will not be required at this time. During the subdivision process an updated “Feasibility Letter” will be required to ensure the

additional units will be serviced by the Powder Mountain Water and Sewer District. A letter and connect fee from Powder Mountain Water and Sewer District will be required to be submitted with the building permit application.

Review Agencies: The Weber Fire District has reviewed and has made recommendations that will need to be addressed as part of the Horizon Neighborhood at Powder Mountain PRUD subdivision approval process. To date, Weber County Surveyor's Office and the Weber County Engineering Division have not reviewed the application. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording any future subdivisions within the amended PRUD.

Additional design standards and requirements: The infrastructure has been installed throughout the Summit at Powder Mountain Phase 1 PRUD. Additional design criteria and landscaping designs have not been submitted for review primarily due to the conceptual nature of the proposed amendment and the desire to maintain as much native vegetation as possible to preserve the stability of the hillsides and limit the areas of disturbance. There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the 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.

The Planning Division staff has reviewed the proposed amendment against the current LUC, the previous PRUD and Zoning Development Agreement Master Plan. Staff supports the request and feels that it will be beneficial to allow the developer to reduce the existing Summit at Powder Mountain Phase 1 PRUD footprint to the following areas:

- Summit Eden Ridge Nests PRUD
- Village Nests at Powder Mountain
- Horizon Neighborhood at Powder Mountain (currently platted as Lots 19, 20, 22R and 23R)
- Spring Park at Powder Mountain (a future development-currently platted as Lot 76)

Public Notice: A courtesy notice has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed amendment to the Summit at Powder Mountain PRUD.

## Staff Recommendation

Staff recommends approval for the amendment to the Summit at Powder Mountain Phase 1 PRUD, amending the previous approval for Lot 76 and adding the Horizon Neighborhood. The amendment to the PRUD will reduce the overall PRUD area to the Summit Eden Ridge Nests PRUD, Village Nests at Powder Mountain, Horizon Neighborhood at Powder Mountain and Spring Park at Powder Mountain. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. An updated "Feasibility Letter" from the Powder Mountain Water and Sewer District as part of the subdivision process.
2. A detailed material list of the proposed exterior building materials or material boards will be required for review and approval during the subdivision process.

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.

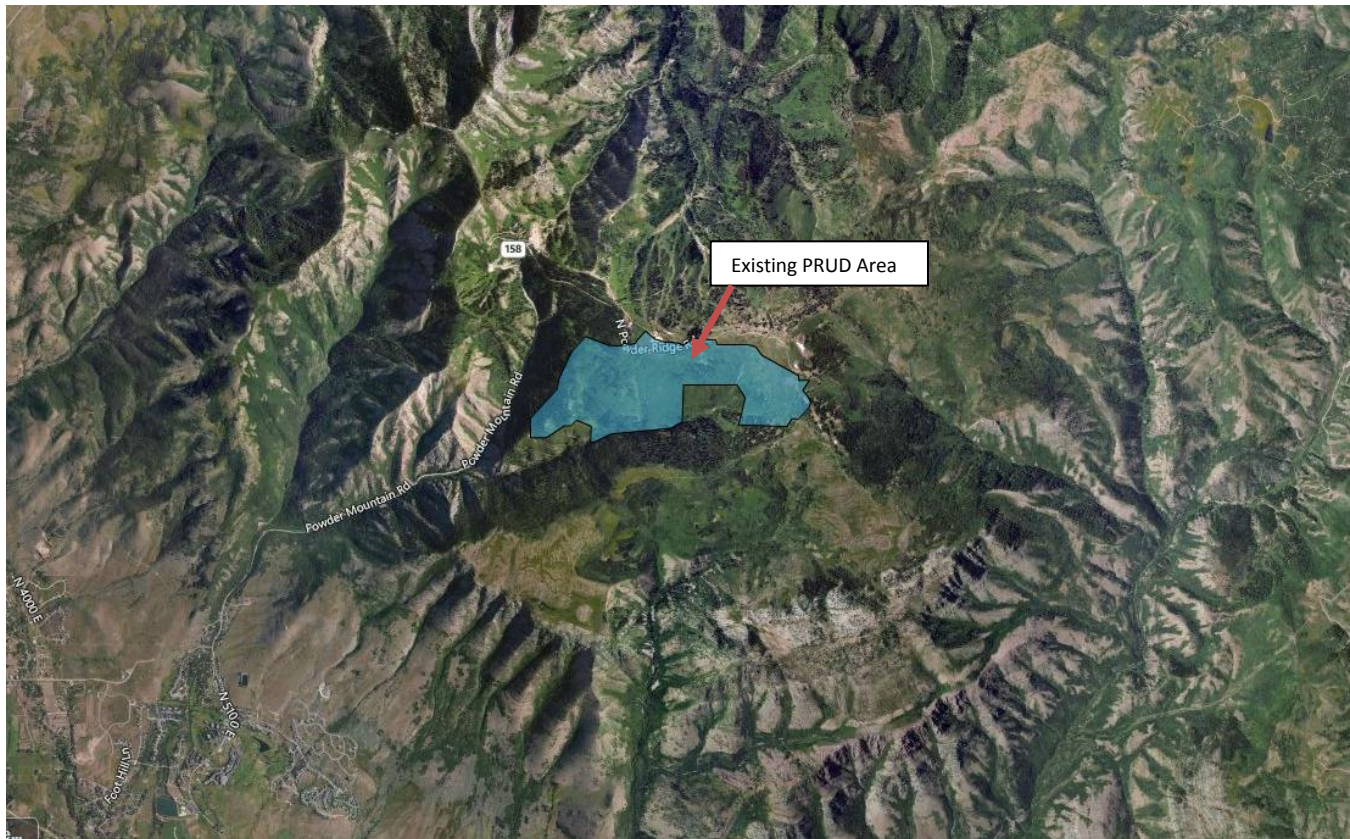
## Exhibits

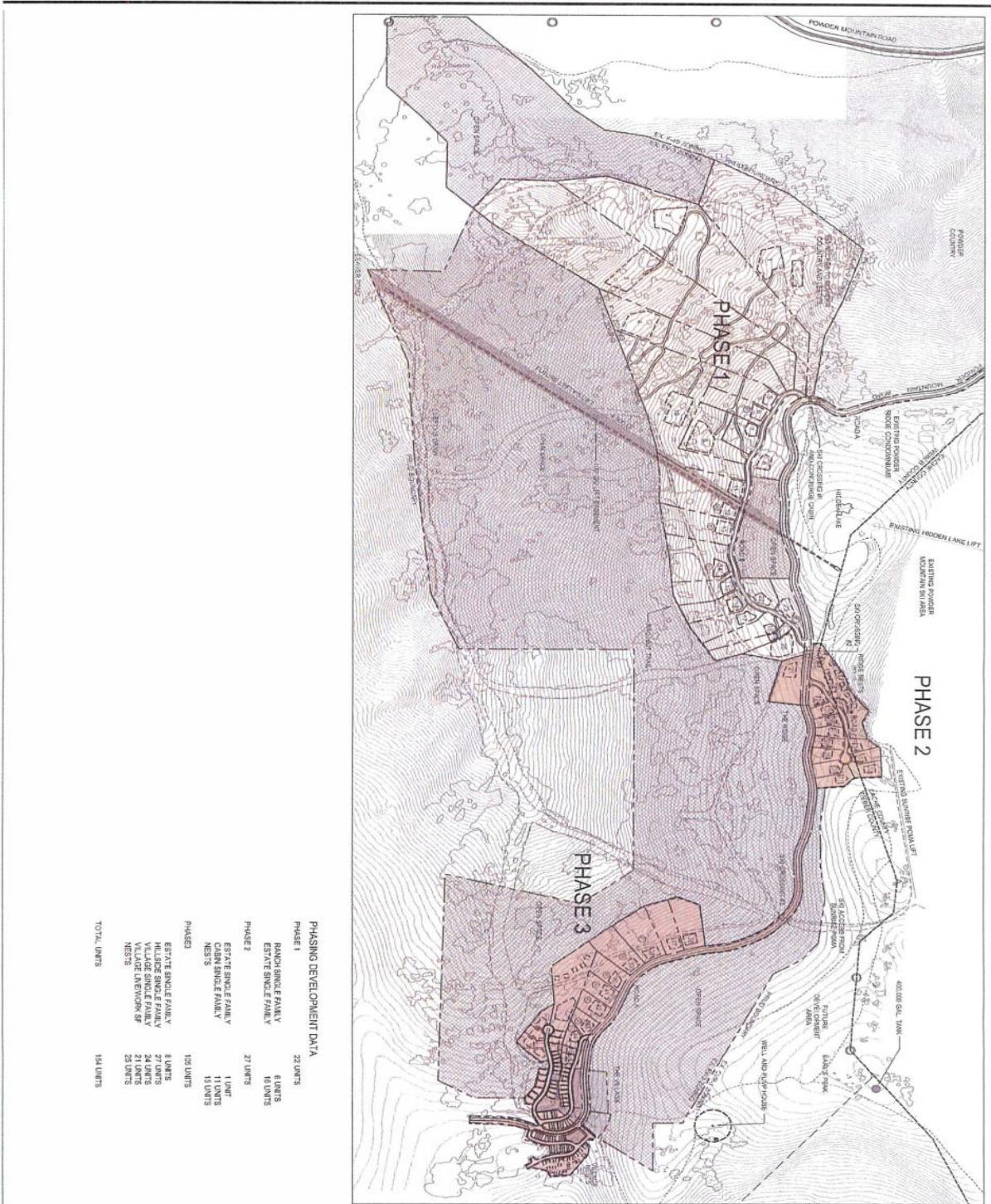
- A. The approved PRUD boundary
- B. The ZDA Conceptual Land Use Plan
- C. Application/Narrative
- D. Amended PRUD boundary
- E. Architectural renderings for the Spring Park and Horizon Neighborhood future developments

Location Map 1



Location Map 2





PHASING DEVELOPMENT DATA

PHASE 1	22 UNITS
RANCH SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	16 UNITS
PHASE 2	27 UNITS
ESTATE SINGLE FAMILY	1 UNIT
CARIN SINGLE FAMILY	11 UNITS
NESTS	15 UNITS
PHASE 3	152 UNITS
ESTATE SINGLE FAMILY	8 UNITS
HILLSIDE SINGLE FAMILY	27 UNITS
VILLAGE SINGLE FAMILY	24 UNITS
VILLAGE LANDWORK SP	21 UNITS
NESTS	22 UNITS
TOTAL UNITS	194 UNITS

DATE	MARCH 13, 2013
PROJECT	REBRAND
PREPARED BY	EL
DESIGNED BY	EL
CHECKED BY	EL
SCALE	AS SHOWN
PROJECT NUMBER	2420
DATE	
PROJECT	
PREPARED BY	
DESIGNED BY	
CHECKED BY	
SCALE	
PROJECT NUMBER	

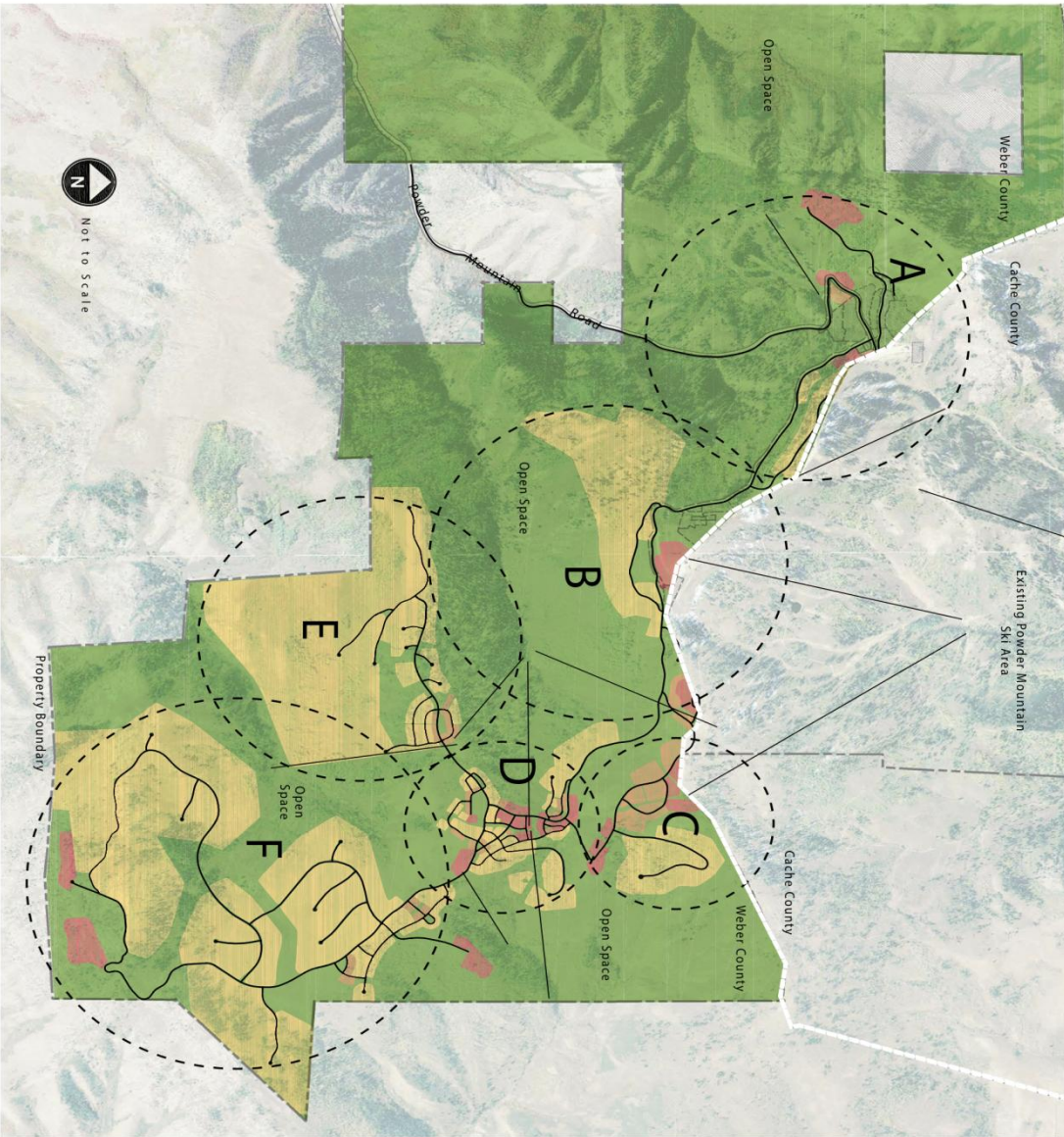
SKETCHED PHASING PLAN  
SHEET NUMBER  
**L1.5**



**SUMMIT EDEN**  
PHASE 1 PRUD SUBMITTAL  
POWDER MOUNTAIN, WEBER COUNTY, UTAH



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
<span style="display: inline-block; width: 20px; height: 10px; background-color: #f08080; border: 1px solid black;"></span> MIXED USE	
<span style="display: inline-block; width: 20px; height: 10px; background-color: #f08080; border: 1px solid black;"></span> HOTELS	1,218 ROOMS*
<span style="display: inline-block; width: 20px; height: 10px; background-color: #f08080; border: 1px solid black;"></span> COMMERCIAL/SNIER	159,000 SF
<span style="display: inline-block; width: 20px; height: 10px; background-color: #f08080; border: 1px solid black;"></span> SERVICES/CONF. CENTER	
<span style="display: inline-block; width: 20px; height: 10px; background-color: #f08080; border: 1px solid black;"></span> RETREATS	180 ROOMS*
<span style="display: inline-block; width: 20px; height: 10px; background-color: #c08040; border: 1px solid black;"></span> MULTI FAMILY	1,256 UNITS
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> SINGLE FAMILY	738 UNITS
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> SINGLE FAMILY LOTS	340 NESTS
<b>TOTAL UNITS</b>	<b>2,800 UNITS</b>

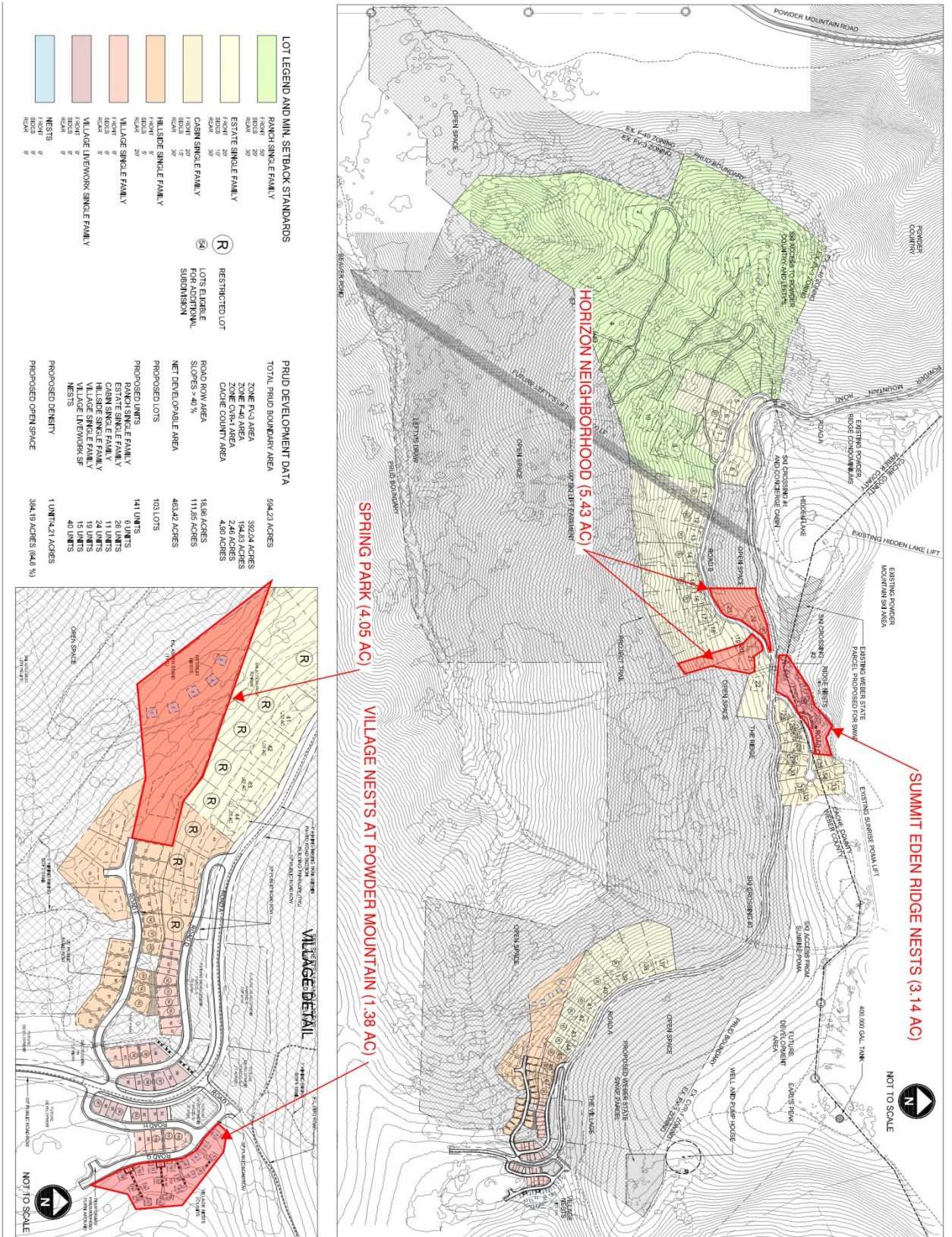
\* HOTEL AND RETREAT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS

## Exhibit C-Application and Narrative

<b>Weber County Conditional Use Permit Application</b>			
<b>Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401</b>			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
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	
<b>Authorized Representative Contact Information</b>			
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	
<b>Property Information</b>			
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><b>Project Narrative</b> 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: 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>			

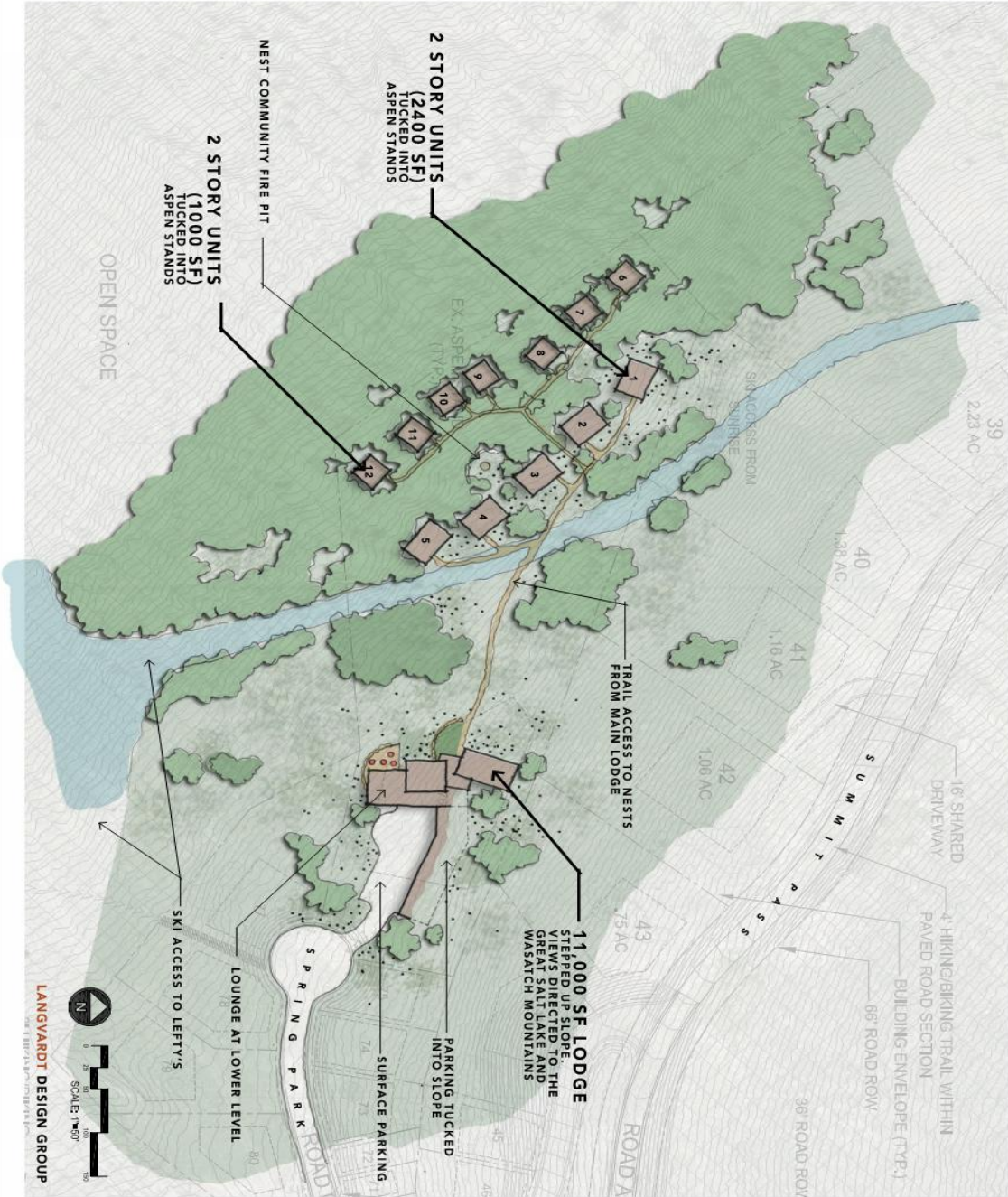


# Exhibit D-Amended PRUD Boundary



	<b>SUMMIT EDEN</b> PHASE 1 PRUD SUBMITTAL POWDER MOUNTAIN, WEBER COUNTY, UTAH	
	SHEET TITLE <b>OVERALL SITE PLAN</b> SHEET NUMBER <b>L1.2</b>	

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**

1-10 Site Plan - 14 structural bays - OPTION C  
Scale: 1/32" = 1'-0"



	1000 sq unit
	5 in residential
	1300 sq unit
	9 in residential
	1500 sq unit
	6 in residential
	2000 sq unit
	0 in residential
	2200 sq unit
	6 in residential
	Hall, middle core
	Lounge, 43, 900
	covered garage
	bridge and fire equipment node

**Site Plan**

Scale: 1/32" = 1'-0"

Date: 04/15

Sheet: 02

1/100

**NOTES:**

1. CONSULT THE CITY OF DENVER FOR ALL REGULATORY REQUIREMENTS AND PERMITS.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER CODES AND ORDINANCES.

3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

**Spring Horizon Neighborhood**

14 Structural Bays - Option C

Scale: 1/32" = 1'-0"

Date: 04/15

Sheet: 02

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