

MEETING SUMMARY

SUMMIT AT POWDER MOUNTAIN Phase 1 Plats and Improvement Drawings

August 2, 2013, 8:30 am

The following people were in attendance:

Sean Wilkinson

Jared Andersen

Russ Watts

Jim Gentry

Dana Shuler

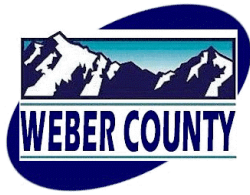
Rick Everson

Rob Scott

Ernest Rowley

The following items were discussed:

1. Secondary Access
 - a. An alignment through Summit's property to the eastern property line needs to be submitted.
 - b. An easement will need to be recorded or the road alignment will need to be dedicated. (During a subsequent meeting between Rob Scott and Dave Wilson, County Attorney, it was determined that a right-of-way needs to be dedicated; an easement is not sufficient.)
 - c. Vertical profile needs to be submitted to evaluate feasibility; County will evaluate continuation to tie in point.
 - d. The County will talk to their attorneys about language for an agreement/easement/ROW.
2. Trails
 - a. Approximate trails locations and details need to be shown on improvement drawings.
 - b. Easements need to be added to the plat; can be call out centered on as-constructed trails; language to be developed and added to plats referencing the covenants.
 - c. Trails will be for HOA and public use; owned and maintained by HOA.
 - d. Trail improvements will need to be escrowed if not built initially.
3. Ski easements
 - a. Open space areas will include over and across easements for skiing.
 - b. Specific easements need to be shown through lots.
 - c. Easement language needs to include public use.
4. Utility easements
 - a. Utility easements need to be shown on each plat and improvements drawings.
 - b. Preferably labeled as PUE so as to include all utility, not just water and sewer.
5. Slope easements



- a. Public and private road slope easements need to be shown and how they affect the building envelopes.
 - b. Easements will be recorded separately, concurrently with plat (so amended plats won't be necessary in the future).
 - i. Public roads will get Weber County easement.
 - ii. Private roads will get HOA easement.
 - c. Encumbered lots will be shown with an "S" note, which will notify the lot buyer that there is a slope encumbrerment.
 - d. Watts/County to develop mechanism to be put in place to vacate/revise easements.
6. Temporary turnaround easements
 - a. These will be handled same as slope easements – to be recorded separately, concurrently, and referenced on plat.
7. Bridge/tunnel easements through public roads
 - a. Summit to reserve an access easement on the plat.
 - b. Describe 3-dimensional area similar to a condo plat (or bearing & distance with upper & lower elevations).
8. Powder Ridge & Deer Crest easements – Tom Jolly is working on these.
9. Private Driveway (1A)
 - a. Need plan and profile with cut/fill slopes and slope easements shown (see item 6).
 - b. Possible ordinance revision or variation (Section 108.7.29) to be considered.
 - c. Improvements will need to be escrowed if not built.
 - d. Utilities are still being worked on.
 - e. Alternatively, break out lots 1-10 as phase 1E.
10. Plats/Improvement Drawings
 - a. Determined it is best and most effective to submit plat and improvement drawings at the same time (i.e. concentrate on 1A plat and improvement drawings, then that can be used as a template for remaining phases).
11. An additional meeting was scheduled for discussion of the improvement drawings.

END OF SUMMARY