





26-9-2

SUBDIVISOR'S CERTIFICATE

I, RICHARD N. HUBER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH...



PROFESSIONAL LAND SURVEYOR UTAH CERTIFICATE NO. 10864

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 69°50' WEST 98.75 FEET ALONG THE SECTION LINE AND EAST 56 FEET FROM THE WEST QUARTER CORNER OF SECTION 8...

PLAT NOTES

- 1. THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS (THE "DECLARATION") DESCRIBED BY PARAGRAPH 1 OF THE DECLARATION...

PLAT NOTES (CONT.)

- 1. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF THESE ITS SUCCESSORS AND ASSIGNS, HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES AND assigns, the right to enforce the Declaration...

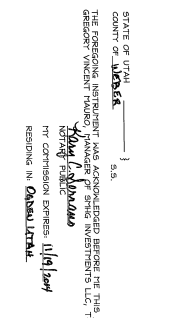
OWNER'S DECLARATION

THE OWNER OF ALL OF THE HEREBY DISCLOSED TRACT OF LAND, DOES HEREBY SET ASIDE AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON...

ACKNOWLEDGEMENT

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing instrument was acknowledged before me on the 21st day of January, 2014...

VICINITY MAP



NOTICE TO CONTRACTORS

NOTICE TO CONTRACTORS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FOR THE PROPOSED DEVELOPMENT...

COVER SHEET, SIGNATURES, & VICINITY MAP. SIGNED BY: Ernest R. Bostel, Carbon County Surveyor.

MEMBER COUNTY ATTORNEY. SIGNED BY: [Signature], Carbon County Attorney.

MEMBER COUNTY ENGINEER. SIGNED BY: [Signature], Carbon County Engineer.

MEMBER COUNTY PLANNING COMMISSION APPROVAL. SIGNED BY: [Signature], Carbon County Planning Commission.

75-512

# Exhibit B-Summit Eden Phase 1B Subdivision

66-92

**SUMMIT EDEN PHASE 1B**  
 BOUNDARY AND PARCEL D  
 LOCATED IN THE SOUTH 1/2 OF SECTION 5,  
 SOUTH-EAST 1/4 OF SECTION 6 AND  
 TOWNSHIP NORTH, RANGE 2 EAST, SALT LAKE  
 BASE AND MERIDIAN WEBER COUNTY, UTAH

LINE TABLE	LINE LENGTH	DIRECTION
L1	76.00'	S 74.073° W
L2	103.22'	S 80.973° W
L3	17.02'	S 87.922° W
L4	14.407'	N 83.842° E
L5	20.918'	N 82.923° E
L6	78.00'	N 82.923° E
L7	31.500'	N 82.923° E
L8	118.342'	N 82.923° E
L9	8.022'	N 82.923° E
L10	103.22'	N 82.923° E
L11	8.022'	N 82.923° E
L12	103.22'	N 82.923° E
L13	103.22'	N 82.923° E
L14	24.407'	N 82.923° E
L15	14.117'	N 78.973° E
L16	46.411'	N 74.973° E
L17	103.22'	S 72.944° W
L18	217.423'	S 82.923° E
L19	105.644'	S 82.923° E
L20	24.407'	N 82.923° E

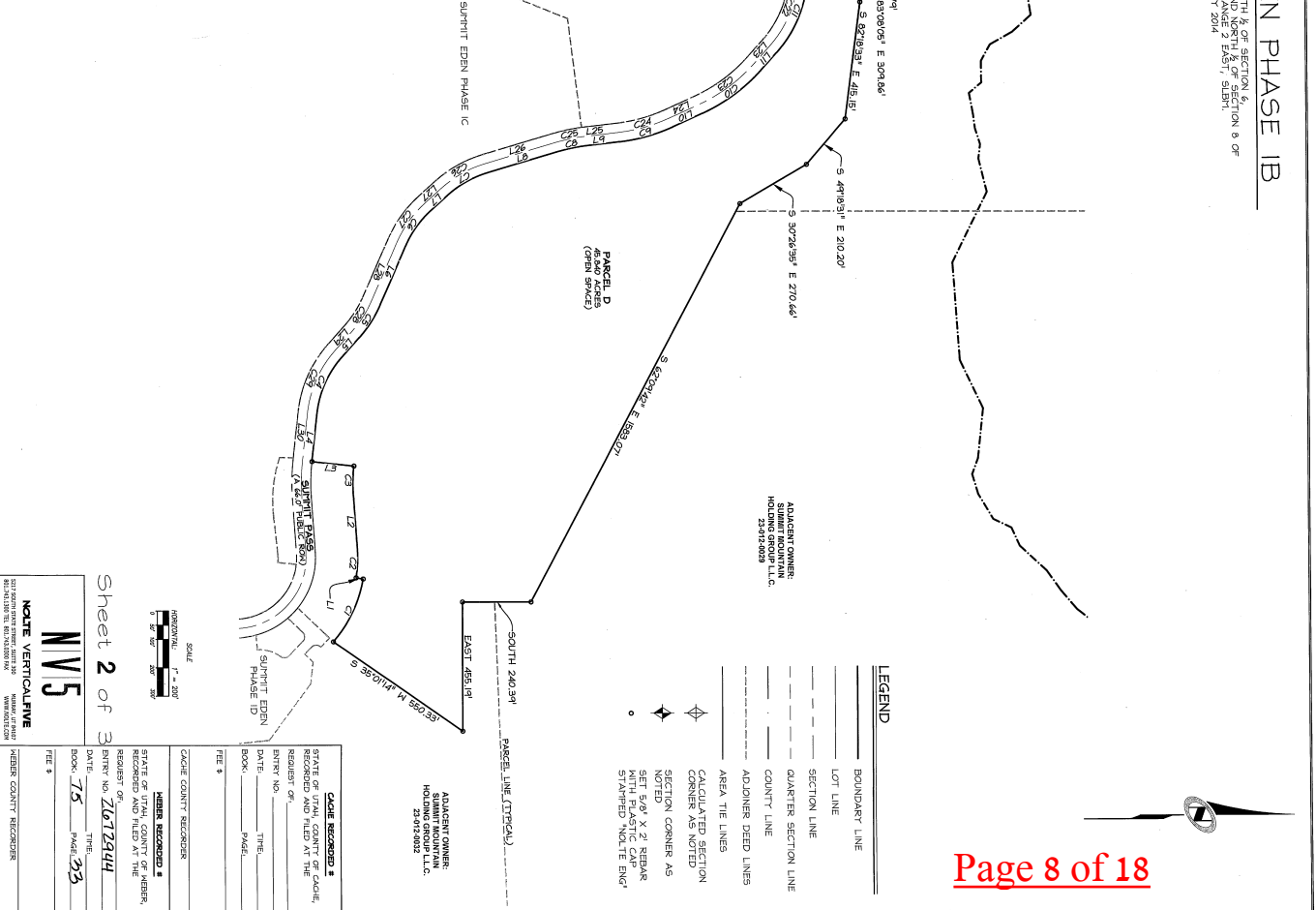
LINE TABLE	LINE LENGTH	DIRECTION
L21	76.00'	S 74.073° W
L22	76.00'	S 74.073° W
L23	103.22'	S 80.973° W
L24	103.22'	S 80.973° W
L25	103.22'	S 80.973° W
L26	103.22'	S 80.973° W
L27	103.22'	S 80.973° W
L28	103.22'	S 80.973° W
L29	103.22'	S 80.973° W
L30	103.22'	S 80.973° W

CURVE LENGTH	RADIUS	DELTA	LONG CHORD LENGTH
C1	80.00'	30.000°	51.961'
C2	80.00'	30.000°	51.961'
C3	80.00'	30.000°	51.961'
C4	80.00'	30.000°	51.961'
C5	80.00'	30.000°	51.961'
C6	80.00'	30.000°	51.961'
C7	80.00'	30.000°	51.961'
C8	80.00'	30.000°	51.961'
C9	80.00'	30.000°	51.961'
C10	80.00'	30.000°	51.961'
C11	80.00'	30.000°	51.961'
C12	80.00'	30.000°	51.961'
C13	80.00'	30.000°	51.961'
C14	80.00'	30.000°	51.961'
C15	80.00'	30.000°	51.961'
C16	80.00'	30.000°	51.961'
C17	80.00'	30.000°	51.961'
C18	80.00'	30.000°	51.961'
C19	80.00'	30.000°	51.961'
C20	80.00'	30.000°	51.961'

CURVE LENGTH	RADIUS	DELTA	LONG CHORD LENGTH
C21	80.00'	30.000°	51.961'
C22	80.00'	30.000°	51.961'
C23	80.00'	30.000°	51.961'
C24	80.00'	30.000°	51.961'
C25	80.00'	30.000°	51.961'
C26	80.00'	30.000°	51.961'
C27	80.00'	30.000°	51.961'
C28	80.00'	30.000°	51.961'
C29	80.00'	30.000°	51.961'
C30	80.00'	30.000°	51.961'

CURVE LENGTH	RADIUS	DELTA	LONG CHORD LENGTH
C31	80.00'	30.000°	51.961'
C32	80.00'	30.000°	51.961'
C33	80.00'	30.000°	51.961'
C34	80.00'	30.000°	51.961'
C35	80.00'	30.000°	51.961'
C36	80.00'	30.000°	51.961'
C37	80.00'	30.000°	51.961'
C38	80.00'	30.000°	51.961'
C39	80.00'	30.000°	51.961'
C40	80.00'	30.000°	51.961'

CURVE LENGTH	RADIUS	DELTA	LONG CHORD LENGTH
C41	80.00'	30.000°	51.961'
C42	80.00'	30.000°	51.961'
C43	80.00'	30.000°	51.961'
C44	80.00'	30.000°	51.961'
C45	80.00'	30.000°	51.961'
C46	80.00'	30.000°	51.961'
C47	80.00'	30.000°	51.961'
C48	80.00'	30.000°	51.961'
C49	80.00'	30.000°	51.961'
C50	80.00'	30.000°	51.961'



Sheet 2 of 3  
 DATE: 11/16/24  
 DRAWN BY: NV5  
 CHECKED BY: NV5  
 APPROVED BY: NV5  
 STATE OF UTAH, COUNTY OF WEBER, REGISTERED PROFESSIONAL ENGINEER NO. 21612944  
 DATE: 11/16/24  
 SCALE: 1" = 200'  
 SHEET: 08 OF 10  
 PROJECT: SUMMIT EDEN PHASE 1B SUBDIVISION

**WEBER COUNTY RECORDS**  
 DATE: 11/16/24  
 TIME: 10:00 AM  
 FILE # 75 PAGE 33  
 WEBER COUNTY RECORDS

76-33

**SUMMIT EDEN PHASE 1B**  
 LOCATED IN THE SOUTH 1/2 OF SECTION 6,  
 SOUTH-EAST 1/4 OF SECTION 5 AND NORTH 1/2 OF SECTION 8 OF  
 TOWNSHIP 7 NORTH, RANGE 2 EAST, SLTBLR,  
 JANUARY 2014





# Exhibit C-Summit Eden Ridge Nests PRUD

DATE: 2016-11-17 TIME: 10:00 AM  
 DRAWN BY: JACOB\_PARKER  
 PROJECT: WASHINGTON COUNTY PLAT SUBDIVISION

H-5-L

## SUMMIT EDEN RIDGE NESTS - PRUD

FOUND MEBER COUNTY LINE POINTS PER MEBER COUNTY SURVEYOR 2015. GOOD CONDITION.

A PART OF SUMMIT EDEN RIDGE SUBDIVISION, LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN FOUND OLD GOOD CONDITION.

POINT OF BEGINNING

N 89°59'51" W 196.97' (1860-98 RECORD)

S 88°39'01" E 466.95'

S 07°54'01" W 2870.88'

SOUTH (1897-71) (T1E)

N 15°21'01" E 129.23'

WEST (1962-67) (T1E)

NORTHWEST CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASIN AND MERIDIAN FOUND OLD BRASS CAP, GOOD CONDITION.

EAST CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASIN AND MERIDIAN FOUND OLD BRASS CAP, GOOD CONDITION.

NORTHWEST CORNER SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASIN AND MERIDIAN FOUND OLD BRASS CAP, GOOD CONDITION.

EAST CORNER SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASIN AND MERIDIAN FOUND OLD BRASS CAP, GOOD CONDITION.

A PART OF SUMMIT EDEN RIDGE SUBDIVISION, LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN FOUND OLD BRASS CAP, GOOD CONDITION.

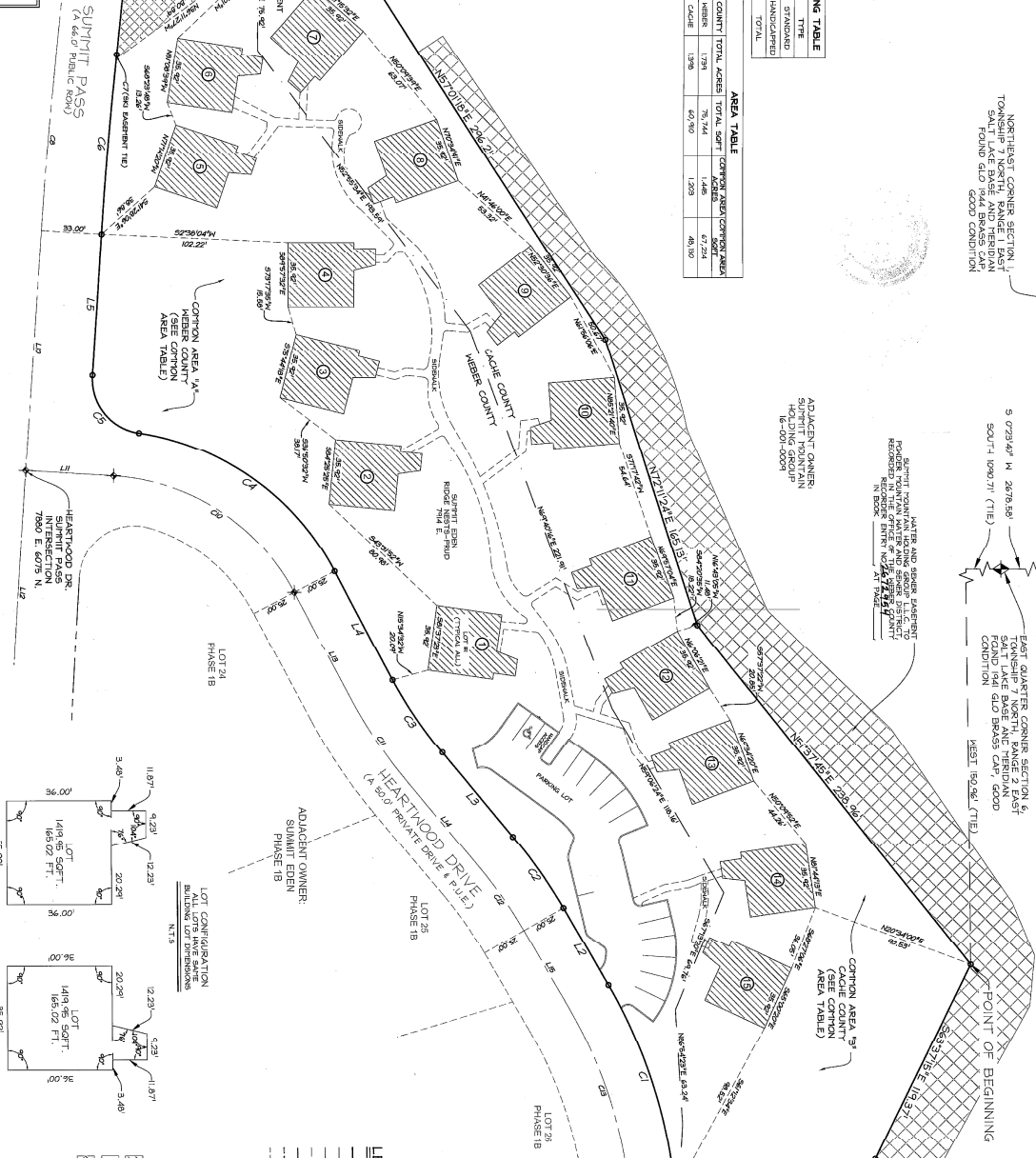
PARCEL TABLE	LINE TABLE
1 0.03 146-96	L1 22.04' S 82°44'04" E
2 0.03 146-96	L2 24.03' S 60°03'21" E
3 0.03 146-96	L3 12.24' S 50°03'21" E
4 0.03 146-96	L4 12.24' S 60°03'21" E
5 0.03 146-96	L5 16.02' N 86°03'21" E
6 0.03 146-96	L6 102.44' N 10°03'21" E
7 0.03 146-96	L7 23.37' N 67°04'04" E
8 0.03 146-96	L8 14.11' S 84°04'04" E
9 0.03 146-96	L9 297.43' S 86°04'04" E
10 0.03 146-96	L10 33.07' N 39°04'04" E
11 0.03 146-96	L11 166.11' N 86°04'04" E
12 0.03 146-96	L12 67.41' N 62°04'04" E
13 0.03 146-96	L13 40.24' N 60°04'04" E
14 0.03 146-96	L14 49.03' N 60°04'04" E
15 0.03 146-96	L15 71.91' S 74.744' E
16 0.03 146-96	L16 13.97' S 80°24'04" E
17 0.03 146-96	L17 13.97' S 80°24'04" E

PARKING TABLE	AREA TABLE
STALLS 16	TOTAL 1.46
TITLE 5	ADJACENT OWNER HOLDING GROUP 67,234
STANDARD 1	MEBER 79,744
HANDICAPPED 1	TOTAL 87,198
TOTAL 16	MEBER 1794
	TOTAL 89,992
	ADJACENT OWNER HOLDING GROUP 67,234
	TOTAL 157,226

CURVE TABLE				
CHAVE # 1	LENGTH 278.60'	BEGIN DATA	CHORD LENGTH 272.52'	CHORD BEARING 97°32'37.14"
2	48.28'	278.60'	272.52'	97°32'37.14"
3	48.28'	278.60'	272.52'	97°32'37.14"
4	48.28'	278.60'	272.52'	97°32'37.14"
5	104.94'	148.00'	133.912'	81.91
6	104.94'	148.00'	133.912'	81.91
7	2.25'	278.60'	272.52'	97°32'37.14"
8	2.25'	278.60'	272.52'	97°32'37.14"
9	104.94'	148.00'	133.912'	81.91
10	104.94'	148.00'	133.912'	81.91
11	104.94'	148.00'	133.912'	81.91
12	104.94'	148.00'	133.912'	81.91
13	104.94'	148.00'	133.912'	81.91
14	104.94'	148.00'	133.912'	81.91
15	104.94'	148.00'	133.912'	81.91
16	104.94'	148.00'	133.912'	81.91
17	104.94'	148.00'	133.912'	81.91
18	104.94'	148.00'	133.912'	81.91

### SUMMIT EDEN RIDGE NESTS - PRUD

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN, MEBER COUNTY, UTAH



**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- SECTION CORNER AS NOTED
- SECTION CORNER AS SET 5/8" X 2" REBAR WITH PLASTIC CAP AND EASMENT RECORD
- PRIVATE LOT
- COMMON AREA
- OPEN FOR P.U.E.S
- 9KI EASMENT
- FIELD
- PLAT NUMBER

**SCALE**  
 1" = 20'

**NOTICE: VERTICAL CURVE**  
 MEBER COUNTY RECORDS

**MEBER RECORDS**  
 STATE OF UTAH, COUNTY OF CADIZ, RECORDS AND FILED AT THE OFFICE OF THE COUNTY CLERK, MEBER COUNTY, UTAH.  
 DATE: 7/5/2016  
 TIME: 11:49 AM  
 FEE: \$

75-44

## Exhibit D-OVPC Minutes

Minutes of the Ogden Valley Commission Regular Meeting held October 22, 2013, in the Weber County Commission Chambers, 1<sup>st</sup> 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.

**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 unreported 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.

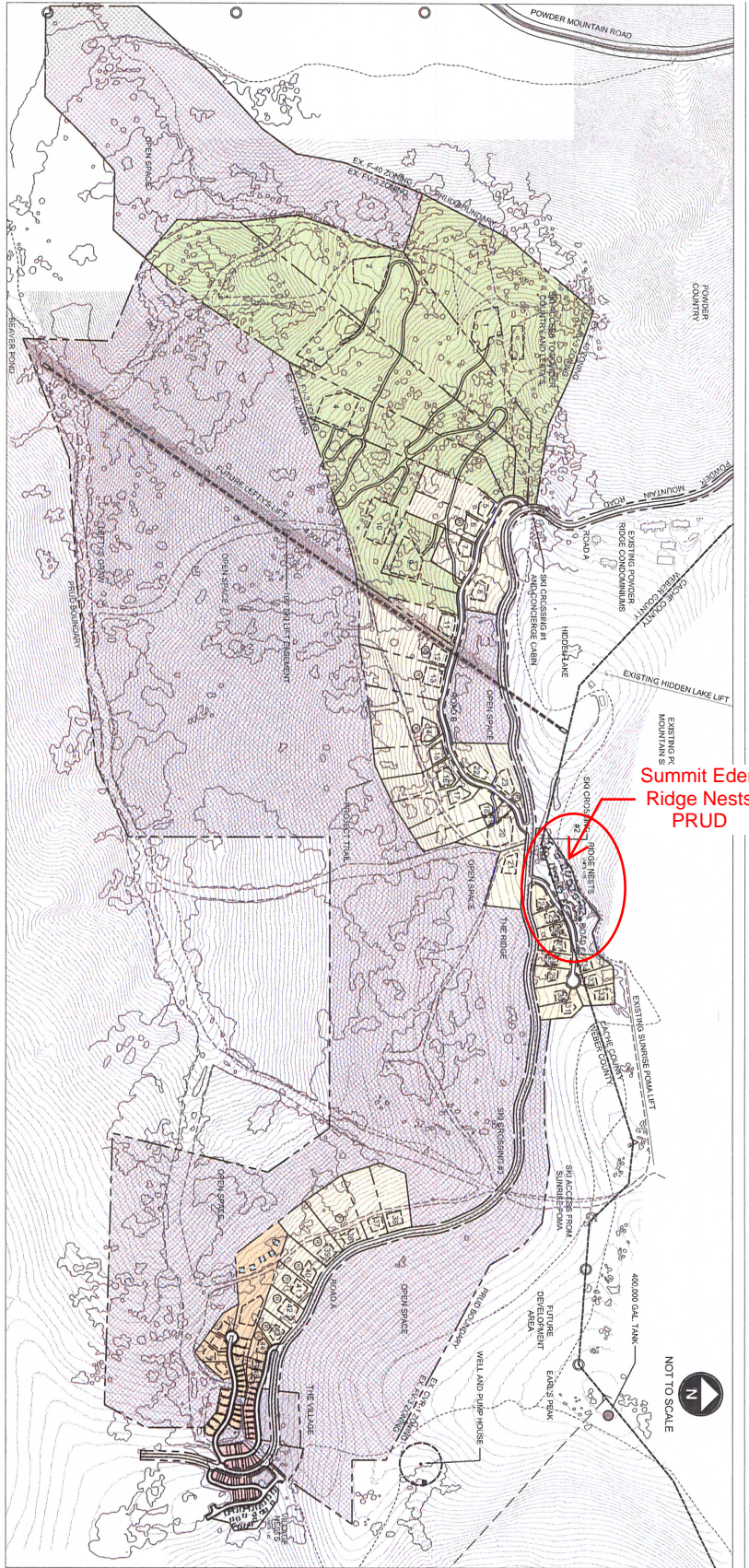
#### 6. **FINAL APPROVAL OF SUMMIT EDEN PHASES 1A, 1B, 1C, 1D, SUMMIT EDEN RIDGE NESTS –P.R.U.D., SUMMIT EDEN VILLAGE NESTS CONDOMINIUMS AND THE ROAD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK**

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.



Summit Eden Ridge Nests PRUD

**LOT LEGEND AND MIN. SETBACK STANDARDS**

	RANCH SINGLE FAMILY	FRONT 50'
	ESTATE SINGLE FAMILY	FRONT 20'
	CABIN SINGLE FAMILY	FRONT 20'
	HILL-SIDE SINGLE FAMILY	FRONT 20'
	VILLAGE SINGLE FAMILY	FRONT 20'
	VILLAGE LIVENWORK SINGLE FAMILY	FRONT 20'
	NESTS	FRONT 20'

**(R) RESTRICTED LOT**

**PRUD DEVELOPMENT DATA**

<b>TOTAL PRUD BOUNDARY AREA</b>	594.23 ACRES
<b>ZONE P-V-3 AREA</b>	392.04 ACRES
<b>ZONE F-40 AREA</b>	194.83 ACRES
<b>ZONE ON-AREA</b>	4.46 ACRES
<b>ZONE COUNTY AREA</b>	4.95 ACRES
<b>ROAD ROW AREA</b>	18.86 ACRES
<b>NET DEVELOPABLE AREA</b>	111.85 ACRES
<b>NET DEVELOPABLE AREA SLOPES &gt; 40%</b>	483.42 ACRES

**PROPOSED LOTS**

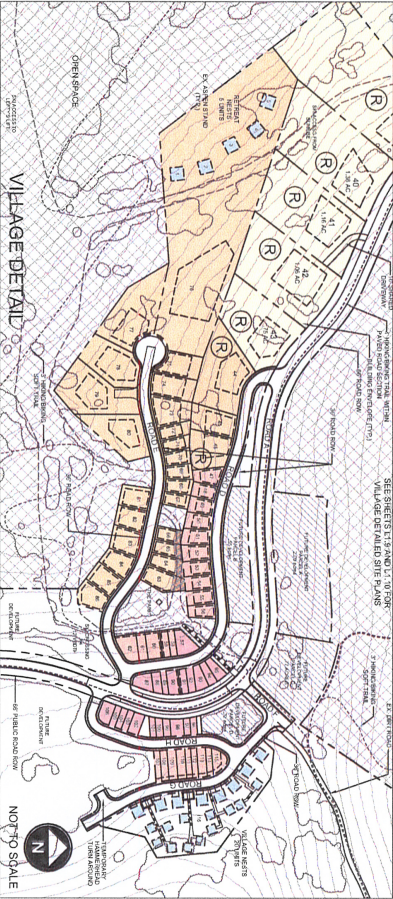
116 LOTS
----------

**PROPOSED UNITS**

154 UNITS
6 UNITS
25 UNITS
11 UNITS
21 UNITS
24 UNITS
21 UNITS
40 UNITS

**PROPOSED DENSITY**

1 UNIT/3.85 ACRES  
384.19 ACRES (64.8%)



**SUMMIT EDEN**  
PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH

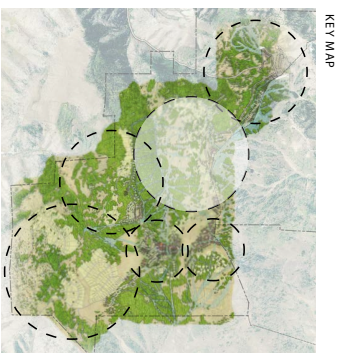


DATE:	MARCH 18, 2013
PROJECT:	060300000
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	

Exhibit E-Zoning Development Master Plan



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



KEY MAP

## 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.