



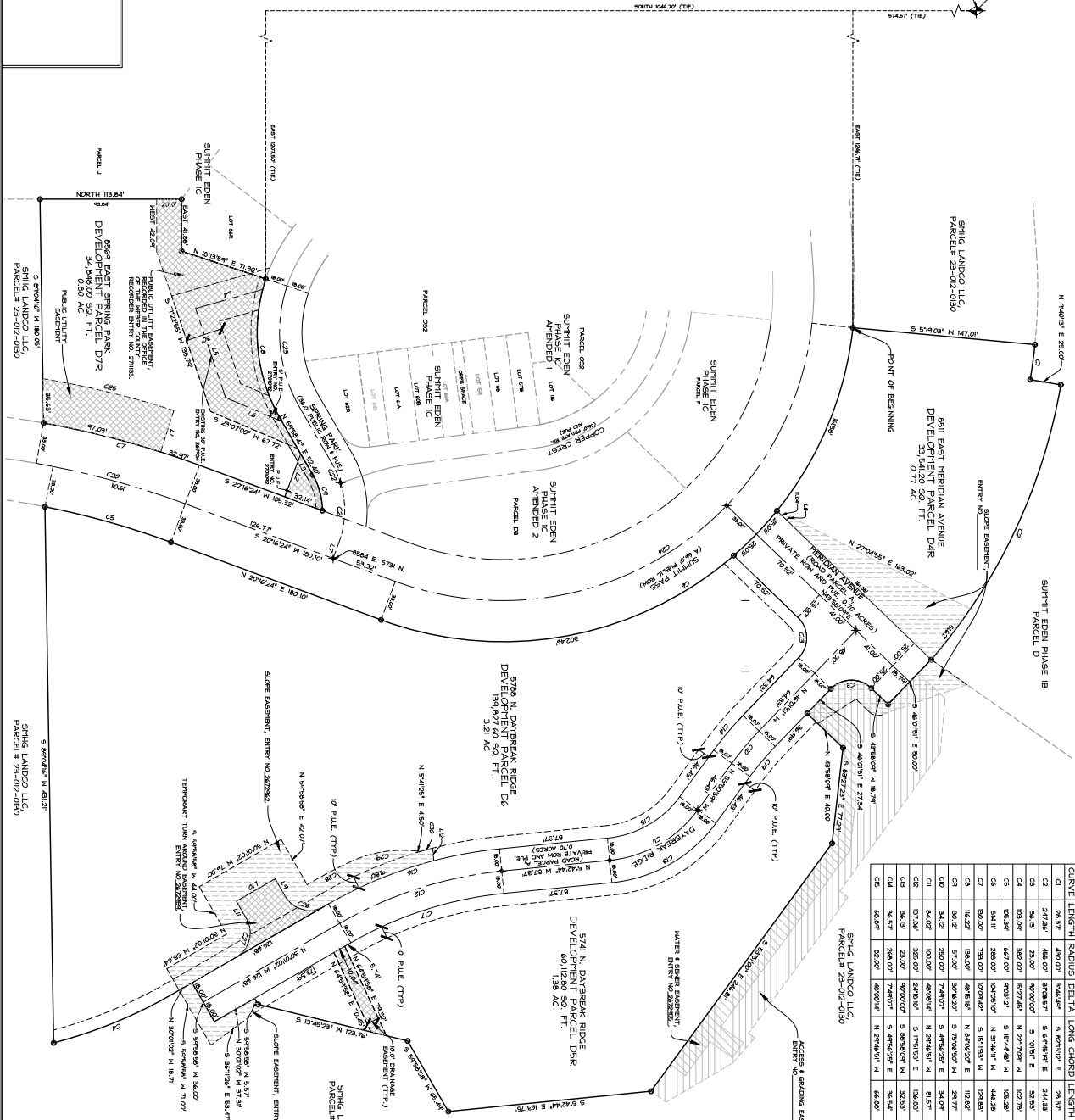
# Exhibit A-Proposed Subdivision Amendment

## SUMMIT EDEN PHASE 1D - AMENDMENT 1

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8,  
 TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN  
 JANUARY 2016

- ### LEGEND
- BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - QUARTER SECTION LINE
  - COUNTY LINE
  - ADJOINER DEED LINES
  - NO ACCESS LINE
  - AREA TIE LINES
  - CALCULATED SECTION CORNER AS NOTED
  - SECTION CORNER AS NOTED
  - STREET MOUNTAIN
  - SET 5/8" X 7/8" BEAR WITH PLASTIC CAP STAMPED "NO TIE END"
  - EASEMENT AS NOTED
  - EASEMENT AS NOTED
  - EASEMENT AS NOTED
  - SLOPE EASEMENT AS NOTED

SHHG PHASE 1, LLC,  
 3633 N. WOLF CREEK DR.,  
 EDEN, UT, 84310





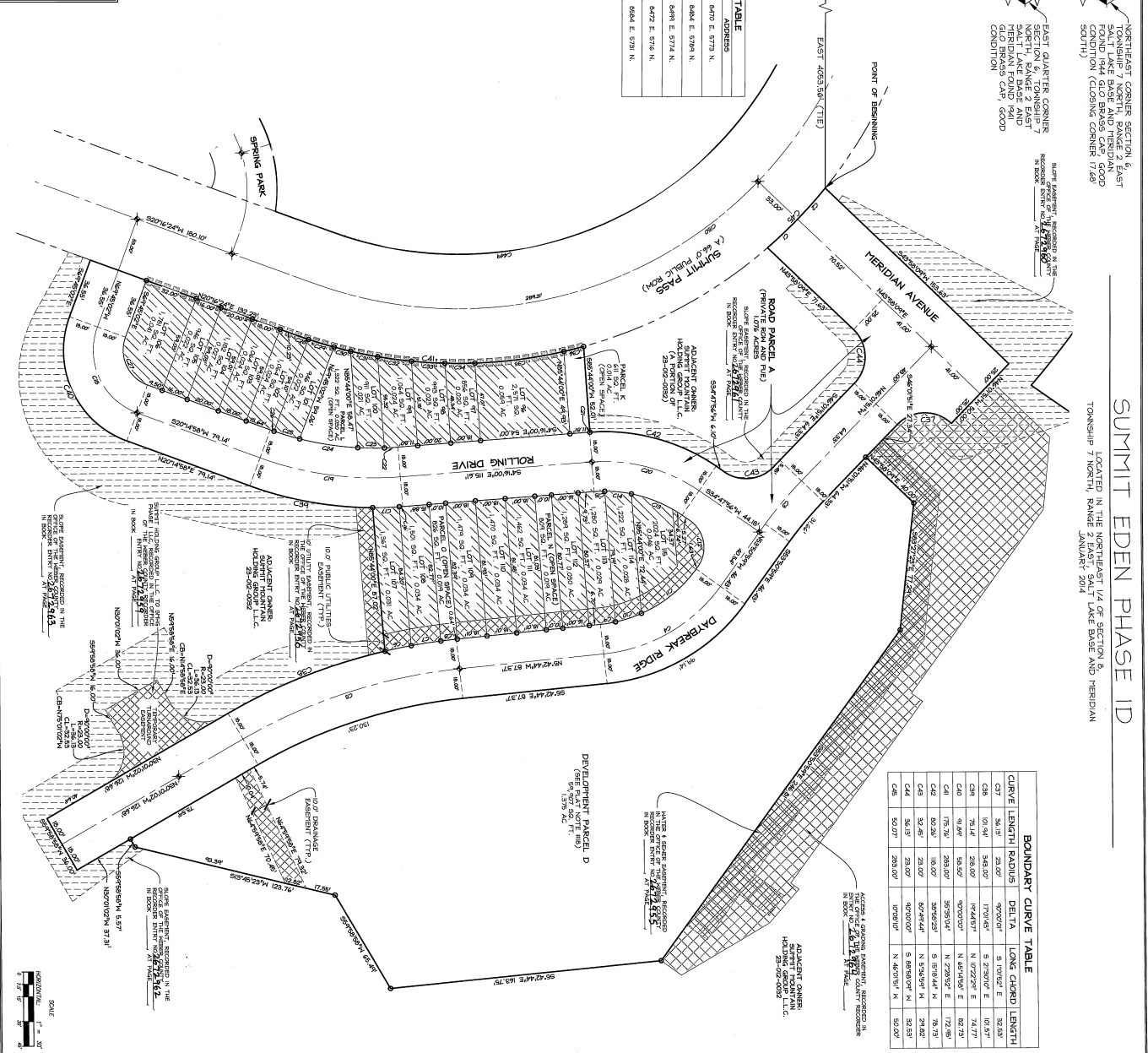


# Exhibit B-Summit Eden Phase 1D Subdivision

24-562

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

**SUMMIT EDEN PHASE 1D**  
 96-LINE PARCELS A, L, N & O  
 DEVELOPMENT PARCEL D



LOCATED IN THE NORTHEAST 1/4 OF SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

**SUMMIT EDEN PHASE 1D**  
 96-LINE PARCELS A, L, N & O  
 DEVELOPMENT PARCEL D

Sheet 2 of 2

DATE: 75 THE: 9412

RECORDED IN THE OFFICE OF THE COUNTY CLERK, WEBER COUNTY, UTAH, UNDER RECORD NO. 24-00-0003.

**BUILDING ENVELOPE TABLE**

LOT #	AREA IN ACRES
96	0.221
97	0.222
98	0.224
99	0.220
100	0.224
101	0.224
102	0.224
103	0.224
104	0.222
105	0.222
106	0.244
107	0.228
108	0.230
109	0.230
110	0.230
111	0.229
112	0.229
113	0.229
114	0.229
115	0.229
116	0.229
117	0.229
118	0.229
119	0.229
120	0.229

**BOUNDARY CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	34.18	23.00	90.000°	5.10122°	32.533
C2	10.94	348.00	170.451°	5.21902°	10.577
C3	78.14	298.00	164.451°	5.27222°	74.777
C4	91.89	502.00	90.000°	5.40102°	82.779
C5	178.76	208.00	30.952°	5.27952°	172.989
C6	80.20	188.00	30.952°	5.01944°	78.719
C7	30.49	23.00	90.000°	5.53918°	29.622
C8	34.18	23.00	90.000°	5.93918°	32.533
C9	50.07	288.00	90.000°	5.46318°	50.000

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	20.00	200.00	90.000°	5.47356°	20.000
C2	20.00	200.00	90.000°	5.47356°	20.000
C3	20.00	200.00	90.000°	5.47356°	20.000
C4	20.00	200.00	90.000°	5.47356°	20.000
C5	20.00	200.00	90.000°	5.47356°	20.000
C6	20.00	200.00	90.000°	5.47356°	20.000
C7	20.00	200.00	90.000°	5.47356°	20.000
C8	20.00	200.00	90.000°	5.47356°	20.000
C9	20.00	200.00	90.000°	5.47356°	20.000
C10	20.00	200.00	90.000°	5.47356°	20.000

**ADDRESS TABLE**

LOT #	STREET ADDRESS
96	5753 N. ROLLING DRIVE
97	5746 N. ROLLING DRIVE
98	5741 N. ROLLING DRIVE
99	5734 N. ROLLING DRIVE
100	5729 N. ROLLING DRIVE
101	5724 N. ROLLING DRIVE
102	5719 N. ROLLING DRIVE
103	5714 N. ROLLING DRIVE
104	5709 N. ROLLING DRIVE
105	5704 N. ROLLING DRIVE
106	5699 N. ROLLING DRIVE
107	5694 N. ROLLING DRIVE
108	5689 N. ROLLING DRIVE
109	5684 N. ROLLING DRIVE
110	5679 N. ROLLING DRIVE
111	5674 N. ROLLING DRIVE
112	5669 N. ROLLING DRIVE
113	5664 N. ROLLING DRIVE
114	5659 N. ROLLING DRIVE
115	5654 N. ROLLING DRIVE
116	5649 N. ROLLING DRIVE
117	5644 N. ROLLING DRIVE
118	5639 N. ROLLING DRIVE
119	5634 N. ROLLING DRIVE
120	5629 N. ROLLING DRIVE

**ADDRESS TABLE**

INTERSECTION	ADDRESS
MERIDIAN AVENUE & 5753 N.	6407 E. 5779 N.
MERIDIAN AVENUE & 5746 N.	6404 E. 5779 N.
MERIDIAN AVENUE & 5741 N.	6401 E. 5779 N.
MERIDIAN AVENUE & 5734 N.	6398 E. 5779 N.
MERIDIAN AVENUE & 5729 N.	6395 E. 5779 N.
MERIDIAN AVENUE & 5724 N.	6392 E. 5779 N.
MERIDIAN AVENUE & 5719 N.	6389 E. 5779 N.
MERIDIAN AVENUE & 5714 N.	6386 E. 5779 N.
MERIDIAN AVENUE & 5709 N.	6383 E. 5779 N.
MERIDIAN AVENUE & 5704 N.	6380 E. 5779 N.
MERIDIAN AVENUE & 5699 N.	6377 E. 5779 N.
MERIDIAN AVENUE & 5694 N.	6374 E. 5779 N.
MERIDIAN AVENUE & 5689 N.	6371 E. 5779 N.
MERIDIAN AVENUE & 5684 N.	6368 E. 5779 N.
MERIDIAN AVENUE & 5679 N.	6365 E. 5779 N.
MERIDIAN AVENUE & 5674 N.	6362 E. 5779 N.
MERIDIAN AVENUE & 5669 N.	6359 E. 5779 N.
MERIDIAN AVENUE & 5664 N.	6356 E. 5779 N.
MERIDIAN AVENUE & 5659 N.	6353 E. 5779 N.
MERIDIAN AVENUE & 5654 N.	6350 E. 5779 N.
MERIDIAN AVENUE & 5649 N.	6347 E. 5779 N.
MERIDIAN AVENUE & 5644 N.	6344 E. 5779 N.
MERIDIAN AVENUE & 5639 N.	6341 E. 5779 N.
MERIDIAN AVENUE & 5634 N.	6338 E. 5779 N.
MERIDIAN AVENUE & 5629 N.	6335 E. 5779 N.
MERIDIAN AVENUE & 5624 N.	6332 E. 5779 N.
MERIDIAN AVENUE & 5619 N.	6329 E. 5779 N.
MERIDIAN AVENUE & 5614 N.	6326 E. 5779 N.
MERIDIAN AVENUE & 5609 N.	6323 E. 5779 N.
MERIDIAN AVENUE & 5604 N.	6320 E. 5779 N.
MERIDIAN AVENUE & 5599 N.	6317 E. 5779 N.
MERIDIAN AVENUE & 5594 N.	6314 E. 5779 N.
MERIDIAN AVENUE & 5589 N.	6311 E. 5779 N.
MERIDIAN AVENUE & 5584 N.	6308 E. 5779 N.
MERIDIAN AVENUE & 5579 N.	6305 E. 5779 N.
MERIDIAN AVENUE & 5574 N.	6302 E. 5779 N.
MERIDIAN AVENUE & 5569 N.	6299 E. 5779 N.
MERIDIAN AVENUE & 5564 N.	6296 E. 5779 N.
MERIDIAN AVENUE & 5559 N.	6293 E. 5779 N.
MERIDIAN AVENUE & 5554 N.	6290 E. 5779 N.
MERIDIAN AVENUE & 5549 N.	6287 E. 5779 N.
MERIDIAN AVENUE & 5544 N.	6284 E. 5779 N.
MERIDIAN AVENUE & 5539 N.	6281 E. 5779 N.
MERIDIAN AVENUE & 5534 N.	6278 E. 5779 N.
MERIDIAN AVENUE & 5529 N.	6275 E. 5779 N.
MERIDIAN AVENUE & 5524 N.	6272 E. 5779 N.
MERIDIAN AVENUE & 5519 N.	6269 E. 5779 N.
MERIDIAN AVENUE & 5514 N.	6266 E. 5779 N.
MERIDIAN AVENUE & 5509 N.	6263 E. 5779 N.
MERIDIAN AVENUE & 5504 N.	6260 E. 5779 N.
MERIDIAN AVENUE & 5499 N.	6257 E. 5779 N.
MERIDIAN AVENUE & 5494 N.	6254 E. 5779 N.
MERIDIAN AVENUE & 5489 N.	6251 E. 5779 N.
MERIDIAN AVENUE & 5484 N.	6248 E. 5779 N.
MERIDIAN AVENUE & 5479 N.	6245 E. 5779 N.
MERIDIAN AVENUE & 5474 N.	6242 E. 5779 N.
MERIDIAN AVENUE & 5469 N.	6239 E. 5779 N.
MERIDIAN AVENUE & 5464 N.	6236 E. 5779 N.
MERIDIAN AVENUE & 5459 N.	6233 E. 5779 N.
MERIDIAN AVENUE & 5454 N.	6230 E. 5779 N.
MERIDIAN AVENUE & 5449 N.	6227 E. 5779 N.
MERIDIAN AVENUE & 5444 N.	6224 E. 5779 N.
MERIDIAN AVENUE & 5439 N.	6221 E. 5779 N.
MERIDIAN AVENUE & 5434 N.	6218 E. 5779 N.
MERIDIAN AVENUE & 5429 N.	6215 E. 5779 N.
MERIDIAN AVENUE & 5424 N.	6212 E. 5779 N.
MERIDIAN AVENUE & 5419 N.	6209 E. 5779 N.
MERIDIAN AVENUE & 5414 N.	6206 E. 5779 N.
MERIDIAN AVENUE & 5409 N.	6203 E. 5779 N.
MERIDIAN AVENUE & 5404 N.	6200 E. 5779 N.
MERIDIAN AVENUE & 5399 N.	6197 E. 5779 N.
MERIDIAN AVENUE & 5394 N.	6194 E. 5779 N.
MERIDIAN AVENUE & 5389 N.	6191 E. 5779 N.
MERIDIAN AVENUE & 5384 N.	6188 E. 5779 N.
MERIDIAN AVENUE & 5379 N.	6185 E. 5779 N.
MERIDIAN AVENUE & 5374 N.	6182 E. 5779 N.
MERIDIAN AVENUE & 5369 N.	6179 E. 5779 N.
MERIDIAN AVENUE & 5364 N.	6176 E. 5779 N.
MERIDIAN AVENUE & 5359 N.	6173 E. 5779 N.
MERIDIAN AVENUE & 5354 N.	6170 E. 5779 N.
MERIDIAN AVENUE & 5349 N.	6167 E. 5779 N.
MERIDIAN AVENUE & 5344 N.	6164 E. 5779 N.
MERIDIAN AVENUE & 5339 N.	6161 E. 5779 N.
MERIDIAN AVENUE & 5334 N.	6158 E. 5779 N.
MERIDIAN AVENUE & 5329 N.	6155 E. 5779 N.
MERIDIAN AVENUE & 5324 N.	6152 E. 5779 N.
MERIDIAN AVENUE & 5319 N.	6149 E. 5779 N.
MERIDIAN AVENUE & 5314 N.	6146 E. 5779 N.
MERIDIAN AVENUE & 5309 N.	6143 E. 5779 N.
MERIDIAN AVENUE & 5304 N.	6140 E. 5779 N.
MERIDIAN AVENUE & 5299 N.	6137 E. 5779 N.
MERIDIAN AVENUE & 5294 N.	6134 E. 5779 N.
MERIDIAN AVENUE & 5289 N.	6131 E. 5779 N.
MERIDIAN AVENUE & 5284 N.	6128 E. 5779 N.
MERIDIAN AVENUE & 5279 N.	6125 E. 5779 N.
MERIDIAN AVENUE & 5274 N.	6122 E. 5779 N.
MERIDIAN AVENUE & 5269 N.	6119 E. 5779 N.
MERIDIAN AVENUE & 5264 N.	6116 E. 5779 N.
MERIDIAN AVENUE & 5259 N.	6113 E. 5779 N.
MERIDIAN AVENUE & 5254 N.	6110 E. 5779 N.
MERIDIAN AVENUE & 5249 N.	6107 E. 5779 N.
MERIDIAN AVENUE & 5244 N.	6104 E. 5779 N.
MERIDIAN AVENUE & 5239 N.	6101 E. 5779 N.
MERIDIAN AVENUE & 5234 N.	6098 E. 5779 N.
MERIDIAN AVENUE & 5229 N.	6095 E. 5779 N.
MERIDIAN AVENUE & 5224 N.	6092 E. 5779 N.
MERIDIAN AVENUE & 5219 N.	6089 E. 5779 N.
MERIDIAN AVENUE & 5214 N.	6086 E. 5779 N.
MERIDIAN AVENUE & 5209 N.	6083 E. 5779 N.
MERIDIAN AVENUE & 5204 N.	6080 E. 5779 N.
MERIDIAN AVENUE & 5199 N.	6077 E. 5779 N.
MERIDIAN AVENUE & 5194 N.	6074 E. 5779 N.
MERIDIAN AVENUE & 5189 N.	6071 E. 5779 N.
MERIDIAN AVENUE & 5184 N.	6068 E. 5779 N.
MERIDIAN AVENUE & 5179 N.	6065 E. 5779 N.
MERIDIAN AVENUE & 5174 N.	6062 E. 5779 N.
MERIDIAN AVENUE & 5169 N.	6059 E. 5779 N.
MERIDIAN AVENUE & 5164 N.	6056 E. 5779 N.
MERIDIAN AVENUE & 5159 N.	6053 E. 5779 N.
MERIDIAN AVENUE & 5154 N.	6050 E. 5779 N.
MERIDIAN AVENUE & 5149 N.	6047 E. 5779 N.
MERIDIAN AVENUE & 5144 N.	6044 E. 5779 N.
MERIDIAN AVENUE & 5139 N.	6041 E. 5779 N.
MERIDIAN AVENUE & 5134 N.	6038 E. 5779 N.
MERIDIAN AVENUE & 5129 N.	6035 E. 5779 N.
MERIDIAN AVENUE & 5124 N.	6032 E. 5779 N.
MERIDIAN AVENUE & 5119 N.	6029 E. 5779 N.
MERIDIAN AVENUE & 5114 N.	6026 E. 5779 N.
MERIDIAN AVENUE & 5109 N.	6023 E. 5779 N.
MERIDIAN AVENUE & 5104 N.	6020 E. 5779 N.
MERIDIAN AVENUE & 5099 N.	6017 E. 5779 N.
MERIDIAN AVENUE & 5094 N.	6014 E. 5779 N.
MERIDIAN AVENUE & 5089 N.	6011 E. 5779 N.
MERIDIAN AVENUE & 5084 N.	6008 E. 5779 N.
MERIDIAN AVENUE & 5079 N.	6005 E. 5779 N.
MERIDIAN AVENUE & 5074 N.	6002 E. 5779 N.
MERIDIAN AVENUE & 5069 N.	5999 E. 5779 N.
MERIDIAN AVENUE & 5064 N.	5996 E. 5779 N.
MERIDIAN AVENUE & 5059 N.	5993 E. 5779 N.
MERIDIAN AVENUE & 5054 N.	5990 E. 5779 N.
MERIDIAN AVENUE & 5049 N.	5987 E. 5779 N.
MERIDIAN AVENUE & 5044 N.	5984 E. 5779 N.
MERIDIAN AVENUE & 5039 N.	5981 E. 5779 N.
MERIDIAN AVENUE & 5034 N.	5978 E. 5779 N.
MERIDIAN AVENUE & 5029 N.	5975 E. 5779 N.
MERIDIAN AVENUE & 5024 N.	5972 E. 5779 N.
MERIDIAN AVENUE & 5019 N.	5969 E. 5779 N.
MERIDIAN AVENUE & 5014 N.	5966 E. 5779 N.
MERIDIAN AVENUE & 5009 N.	5963 E. 5779 N.
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MERIDIAN AVENUE & 4999 N.	5957 E. 5779 N.
MERIDIAN AVENUE & 4994 N.	5954 E. 5779 N.
MERIDIAN AVENUE & 4989 N.	5951 E. 5779 N.
MERIDIAN AVENUE & 4984 N.	5948 E. 5779 N.
MERIDIAN AVENUE & 4979 N.	5945 E. 5779 N.
MERIDIAN AVENUE & 4974 N.	5942 E. 5779 N.
MERIDIAN AVENUE & 4969 N.	5939 E. 5779 N.
MERIDIAN AVENUE & 4964 N.	5936 E. 5779 N.
MERIDIAN AVENUE & 4959 N.	5933 E. 5779 N.
MERIDIAN AVENUE & 4954 N.	5930 E. 5779 N.
MERIDIAN AVENUE & 4949 N.	5927 E. 5779 N.
MERIDIAN AVENUE & 4944 N.	5924 E. 5779 N.
MERIDIAN AVENUE & 4939 N.	5921 E. 5779 N.
MERIDIAN AVENUE & 4934 N.	5918 E. 5779 N.
MERIDIAN AVENUE & 4929 N.	5915 E. 5779 N.
MERIDIAN AVENUE & 4924 N.	5912 E. 5779 N.
MERIDIAN AVENUE & 4919 N.	5909 E. 5779 N.
MERIDIAN AVENUE & 4914 N.	5906 E. 5779 N.
MERIDIAN AVENUE & 4909 N.	5903 E. 5779 N.
MERIDIAN AVENUE & 4904 N.	5900 E. 5779 N.
MERIDIAN AVENUE & 4899 N.	5897 E. 5779 N.
MERIDIAN AVENUE & 4894 N.	5894 E. 5779 N.
MERIDIAN AVENUE & 4889 N.	5891 E. 5779 N.
MERIDIAN AVENUE & 4884 N.	5888 E. 5779 N.
MERIDIAN AVENUE & 4879 N.	5885 E. 5779 N.
MERIDIAN AVENUE & 4874 N.	5882 E. 5779 N.
MERIDIAN AVENUE & 4869 N.	5879 E. 5779 N.
MERIDIAN AVENUE & 4864 N.	5876 E. 5779 N.
MERIDIAN AVENUE & 4859 N.	5873 E. 5779 N.
MERIDIAN AVENUE & 4854 N.	5870 E. 5779 N.
MERIDIAN AVENUE & 4849 N.	5867 E. 5779 N.
MERIDIAN AVENUE & 4844 N.	5864 E. 5779 N.
MERIDIAN AVENUE & 4839 N.	5861 E. 5779 N.
MERIDIAN AVENUE & 4834 N.	5858 E. 5779 N.
MERIDIAN AVENUE & 4829 N.	5855 E. 5779 N.
MERIDIAN AVENUE & 4824 N.	5852 E. 5779 N.
MERIDIAN AVENUE & 4819 N.	5849 E. 5779 N.
MERIDIAN AVENUE & 4814 N.	5846 E. 5779 N.
MERIDIAN AVENUE & 4809 N.	5843 E. 5779 N.
MERIDIAN AVENUE & 4804 N.	5840 E. 5779 N.
MERIDIAN AVENUE & 4799 N.	5837 E. 5779 N.
MERIDIAN AVENUE & 4794 N.	5834 E. 5779 N.
MERIDIAN AVENUE & 4789 N.	5831 E. 5779 N.
MERIDIAN AVENUE & 4784 N.	5828 E. 5779 N.
MERIDIAN AVENUE & 4779 N.	5825 E. 5779 N.
MERIDIAN AVENUE & 4774 N.	5822 E. 5779 N.
MERIDIAN AVENUE & 4769 N.	5819 E. 5779 N.
MERIDIAN AVENUE & 4764 N.	5816 E. 5779 N.
MERIDIAN AVENUE & 4759 N.	5813 E. 5779 N.
MERIDIAN AVENUE & 4754 N.	5810 E. 5779 N.
MERIDIAN AVENUE & 4749 N.	5807 E. 5779 N.
MERIDIAN AVENUE & 4744 N.	5804 E. 5779 N.
MERIDIAN AVENUE & 4739 N.	5801 E. 5779 N.
MERIDIAN AVENUE & 4734 N.	5798 E. 5779 N.
MERIDIAN AVENUE & 4729 N.	5795 E. 5779 N.
MERIDIAN AVENUE & 4724 N.	5792 E. 5779 N.
MERIDIAN AVENUE & 4719 N.	





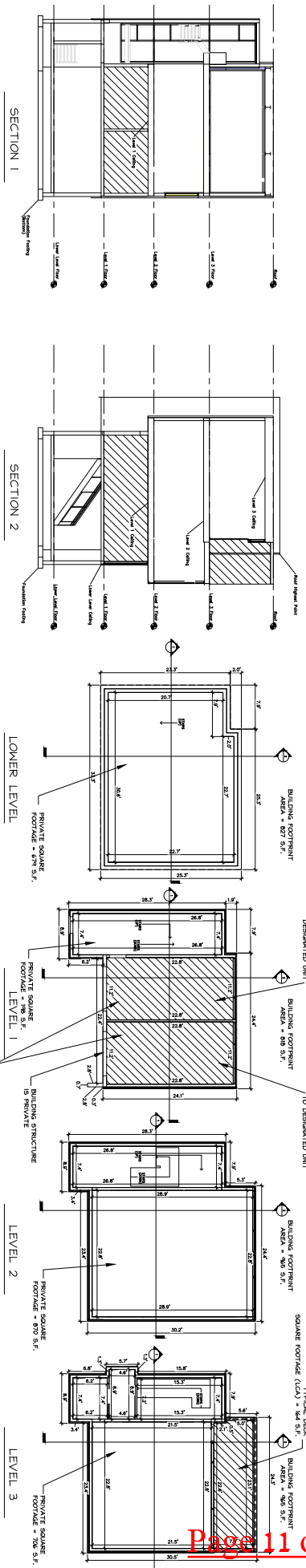




# Exhibit C-Summit Eden Village Nests Condominiums PRUD

VILLAGE NEST 1 (VNI)  
 FOR  
 UNITS 1, 2, 3, 4, 5, 6, 7, & 8

N.T.S.  
 JANUARY 14, 2014



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOORS, FOUNDATION, AND ROOF ELEVATIONS.

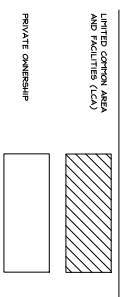
**BUILDING UNIT ELEVATION TABLE**

UNIT #	FOUNDATION (FOOTING)	Level 1 Floor	Level 1 Ceiling	Level 2 Floor	Level 2 Ceiling	Level 3 Floor	Level 3 Ceiling	ROOF
1	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00
2	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00
3	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00
4	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00
5	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00
6	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00
7	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00
8	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00	5620.00

**AREA DESIGNATION TABLE**

PRIVATE SQUARE FOOTAGE	268 S.F.
COMMON SQUARE FOOTAGE	674 S.F.

**LEGEND**



SUMMIT EDEN VILLAGE NESTS  
 CONDOMINIUMS  
 BUILDING FLOOR PLANS AND SECTIONS  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 8  
 TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND  
 MERIDIAN, WEBER COUNTY, UTAH

Sheet 3 of 4

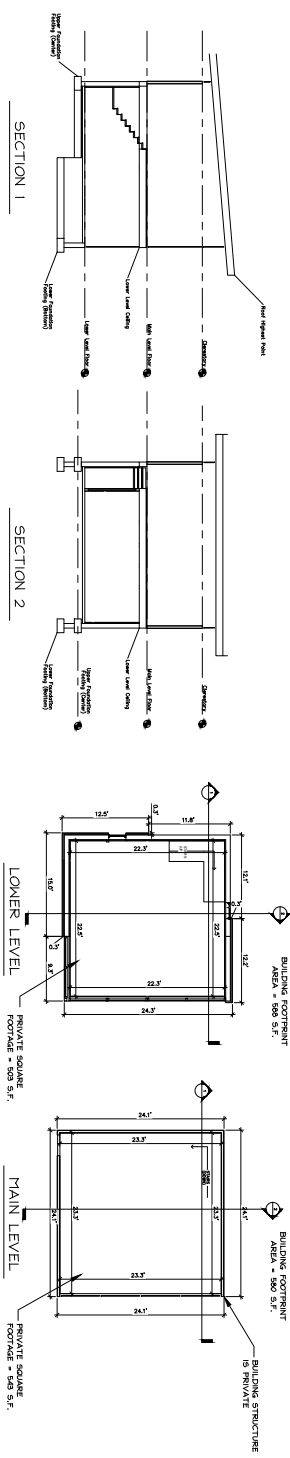
**NVIS**  
 NARVE VERTICAL/ARVE  
 REGISTERED PROFESSIONAL ARCHITECT  
 1000 WEST 1000 SOUTH  
 SUITE 100  
 SALT LAKE CITY, UTAH 84119  
 (801) 466-1111  
 www.nvis.com

RECORDED & FILED AT THE  
 STATE OF UTAH, COUNTY OF WEBER,  
 REGISTERED OFFICE:  
 ENTRY NO. \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FILE # \_\_\_\_\_  
 MEMBER COUNTY RECORDER

# Exhibit C-Summit Eden Village Nests Condominiums PRUD

## VILLAGE NEST 2 (VN2) FOR UNITS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, & 20

N.T.S.  
 JANUARY 14, 2014



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOORS, FOUNDATION, AND ROOF ELEVATIONS.

### BUILDING UNIT ELEVATION TABLE

BUILDING UNIT	Lower Level Ceiling	Lower Level Floor	Main Level Ceiling	Main Level Floor	Roof Highest
9	852.00	852.00	852.00	852.00	852.00
10	852.00	852.00	852.00	852.00	852.00
11	852.00	852.00	852.00	852.00	852.00
12	852.00	852.00	852.00	852.00	852.00
13	852.00	852.00	852.00	852.00	852.00
14	852.00	852.00	852.00	852.00	852.00
15	852.00	852.00	852.00	852.00	852.00
16	852.00	852.00	852.00	852.00	852.00
17	852.00	852.00	852.00	852.00	852.00
18	852.00	852.00	852.00	852.00	852.00
19	852.00	852.00	852.00	852.00	852.00
20	852.00	852.00	852.00	852.00	852.00

### AREA DESIGNATION TABLE

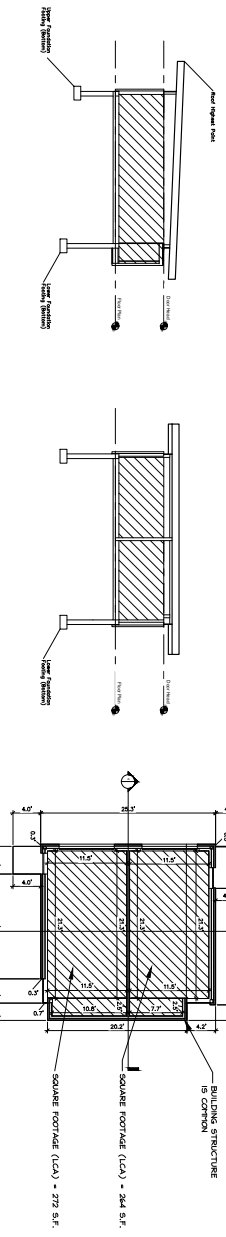
FOOTPRINT	AREA	DATE
UNITED COMMON SQUARE FOOTAGE	0 S.F.	
PRIVATE SQUARE FOOTAGE	0 S.F.	

### LEGEND

	UNITED COMMON AREA AND FACILITIES (UCA)
	PRIVATE OWNERSHIP

## VILLAGE NEST GARAGES (VNG) FOR IG & 2G

N.T.S.



### BUILDING ELEVATION TABLE

BUILDING UNIT	Lower Level Ceiling	Lower Level Floor	Main Level Ceiling	Main Level Floor	Roof Highest
IG	852.00	852.00	852.00	852.00	852.00
2G	852.00	852.00	852.00	852.00	852.00

### AREA DESIGNATION TABLE

FOOTPRINT	AREA	DATE
PRIVATE SQUARE FOOTAGE	0 S.F.	
COMMON SQUARE FOOTAGE	0 S.F.	

SUMMIT EDEN VILLAGE NESTS  
 CONDOMINIUMS  
 BUILDING FLOOR PLANS AND SECTIONS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8  
 TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND  
 MERIDIAN, WEBER COUNTY, UTAH

Sheet 4 of 4

NV5

NOTICE OF RECORDATION

RECORDED IN \_\_\_\_\_

STATE OF UTAH, COUNTY OF WEBER,

RECORDED AND FILED AT THE

REQUEST OF \_\_\_\_\_

ENTER NO. \_\_\_\_\_

DATE \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \$ \_\_\_\_\_

MEMBER COUNTY RECORDER



Chair Hollist asked Sean if it was possible for them to specify two parking spaces and they can be either side by side or tandem depending upon the topography. Sean Wilkinson replied the only problem that they would have is the size of the side by side where there is an actual standard that says nine feet wide.

Commissioner Howell asked about snow removal. Sean Wilkinson said some of these lots may not actually have driveways; they have zero front yard setbacks.

Eric Langvardt asked if they could they have the flexibility to do side by side or tandem depending on lot width. Side by side parking is allowed. If it is less than 20 ft. tandem parking is required.

Rob Scott said his concern is about the limited visitor parking. Russ Watts described the plan for parking at mid-mountain and shuttling to the homes.

Commissioner Howell asked for the distance from the shuttle area to the village area? Russ Watts replied that it is about 2.25 miles from mid-mountain. This issue will be addressed as part of their DRR-1 submittal.

Steve Clarke said he wanted clarification on the concept for the commercial area, the residential area, and the zero lot setbacks from the road. Chair Hollist replied that along the Summit Pass road, they have moved from the large ranchettes and the housing gets closer together with more density as they move towards the village. Sean Wilkinson replied as part of the PRUD there is no commercial in Phase 1C; this is entirely residential except for the conference center.

Commissioner Hollist asked Summit to briefly remind the Planning Commission of what is coming next. Eric Langvardt mentioned the DRR-1 rezone and future commercial areas inside and outside of the PRUD boundary.

Commissioner Parson asked if there was any overflow parking. Eric Langvardt replied there will be places for parking but for right now there is no commercial proposed. As part of the DRR-1 rezone, Summit is proposing.

**MOTION:** Commissioner Miller moved to recommend to the County Commission approval of UVS9241C including allowing tandem or side by side parking with the requirement that they need more than 20 feet to do the side by side parking. Commissioner Warburton seconded.

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

**4. UVS9241D:** Consideration and action on final approval of Summit at Powder Mountain Phase 1D 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)

**5. UVS924DP:** Consideration and action on final approval of Summit at Powder Mountain Phase 1D, Development Parcel D located at Powder Mountain Ski Resort (Daybreak Ridge) within the Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40) (Summit Mountain Holding Group LLC, Applicant)

Sean Wilkinson reviewed both staff reports UVS9241D and UVS9241DP and said Phase 1D is a 20 Lot Subdivision and the access for these lots will be on a private road. There is still a need for no access lines to determine access locations. Phase 1D has a similar situation with the parking as they had with Phase 1C because of the lot sizes. Phase 1D Development Parcel D is the "Village Nest" with 20 units in this parcel. These units have garage parking spaces designated on the subdivision plat. Some of the garage units are located underneath some of the nest units and others are just stand alone garages for parking. The unit layouts are very similar to what was proposed before, and they do meet the PRUD standards for architecture. Both of these phases will have to meet all the agency review requirements.

Chair Hollist asked what the maximum height requirement is. Sean Wilkinson said the maximum height is 35 ft.

Eric Langvardt and Ray Bertoldi discussed the design elements and how they work with the land. The uits step down the hill to preserve views and they blend in with the trees.

Commissioner Warburton asked about the square footage, not including the garage. Eric Langvardt replied that these are 1800 square feet.

Chair Hollist excused Commissioner Parson from the meeting and said they still had a quorum to continue.

**MOTION:** Commissioner Miller moved to recommend to the County Commission approval of UVS9241D including allowing tandem or side by side parking with the requirement that they need more than 20 feet to do the side by side parking. Commissioner Warburton seconded.

**VOTE:** A vote was taken with all members voting aye and Chair Hollist declared motion carried (4-0).

**MOTION:** Commissioner Howell moved to recommend approval to the County Commission of UVS924DP subject to staff and any other agency requirements. Commissioner Warburton seconded.

**VOTE:** A vote was taken with all members voting aye and Chair Hollist declared that the motion carried (4-0).

3. **Public Comments for Items not on the Agenda:** Russ Watts reported on the status of the well at Powder Mountain. They are in the final stages of testing the well; they are around 180-200 gallons per minute. They still need to pass the 24 hour test. They will have an aquifer report to present later on.
4. **Remarks from Planning Commissioners:** Commissioner Warburton reported on the Utah APA Conference. This Planning Commission does a lot of administrative work that could be done by staff. She discussed streamlining a process for administrative approvals by staff so that the Planning Commission can focus on long range planning. Commissioner Howell concurred with Commissioner Warburton.

Chair Hollist brought up the Ogden Valley Charrette that will be worked on in January and February. Several professors from Utah State and Weber State will lead teams on various topics affecting Ogden Valley.

Dr. Bell scheduled Thursday at 10:00 A.M. to look at things that they are talking about in Ogden Valley.

5. **Report from the Planning Director:**
  - a. **Information Item:** Powder Mountain Park and Ride Extension: Sean Wilkinson said two years ago the Powder Mountain Park and Ride was granted a two extension through October 2013. The request is for an extension until October 2015. Two years ago when the Planning Commission approved the first extension they had indicated that staff would do the review and determine whether or not another extension would be granted. They have received some documents from Summit indicating they have been very successful with the Park and Ride. Last year there were 15, 560 riders between UTA and the Powder Mountain Shuttles. Of those riders 57% began their journey in Ogden on the bus up to the mountain. The Park and Ride lot in Eden seems to be working very well and there have not been any complaints or any problems. Staff has determined that a two year extension will be granted through October 2015, however this issued will be opened up further as part of the upcoming DRR-1 Rezone application.

Steve Clarke said he has worked with Dr. Lee Schussman and other individuals on future general planning for a transportation center that would provide the option for many people to come to Eden and be able to enjoy commercial aspects of Eden area. He is pleased with the two year extension and hoped that would continue to develop.

Rob Scott mentioned the APA UT award of merit for the Agri-Tourism Ordinance and acknowledged the Planning Commission and Scott Mendoza who was the project coordinator. The next item is that Dennis Montgomery has resigned from the Planning Commission and we have advertised for his replacement. The County Commission has made some significant decisions; they approved the Ogden Valley Pathway



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.

Commissioner Bell moved to grant 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; Commissioner Zogmaister seconded, all voting aye.

**7. REQUEST FOR CONTRACT WITH WEBER COUNTY MOSQUITO ABATEMENT DISTRICT TO PROVIDE EFFECTIVE AND EFFICIENT CORE ADMINISTRATIVE SERVICES TO THE DISTRICT**

This item had been handled last week.

**8. FIRST READING OF AN ORDINANCE WHICH WOULD SEPARATE THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYOR INTO SEPARATE OFFICES; WITH THE WEBER COUNTY RECORDER AND WEBER COUNTY SURVEYOR TO BE ELECTED IN THE 2014 ELECTION CYCLE, WITH THIS ORDINANCE TO TAKE EFFECT ON THE FIRST MONDAY IN JANUARY, 2015**

Chair Gibson noted that a public meeting was held Friday on this item. The commissioners have been available since then to speak with those who wished to address the issue privately. The commissioners continue to study efficiency and budgetary implications. David Wilson, Deputy County Attorney, explained that if the Commission approved a first reading today they would have opportunity to consider it next week and if they did not take action today this issue could not be addressed for six years.

Commission Zogmaister noted that people have been coming to the commissioners' offices since Friday to voice their opinions and the commissioners have also received emails and telephone calls. It has been good to hear the perspectives from those who receive the services, etc. She noted that there are differences on the proposed budgets by Mr. Rowley and Ms. Kilts; some of that is due to the philosophy on how they would run the offices and she would like those figures clarified. The reasons given for consolidation seven years ago were for efficiency and to save money and it is important to see if those have been accomplished.

Commissioner Zogmaister moved to approve the first reading of the ordinance which would separate the office of the Weber County Recorder/Surveyor into separate offices; with the Weber County Recorder and Weber County Surveyor to be elected in the 2014 election cycle, with this ordinance to take effect on the first Monday in January 2015; Commissioner Bell seconded, all voting aye.

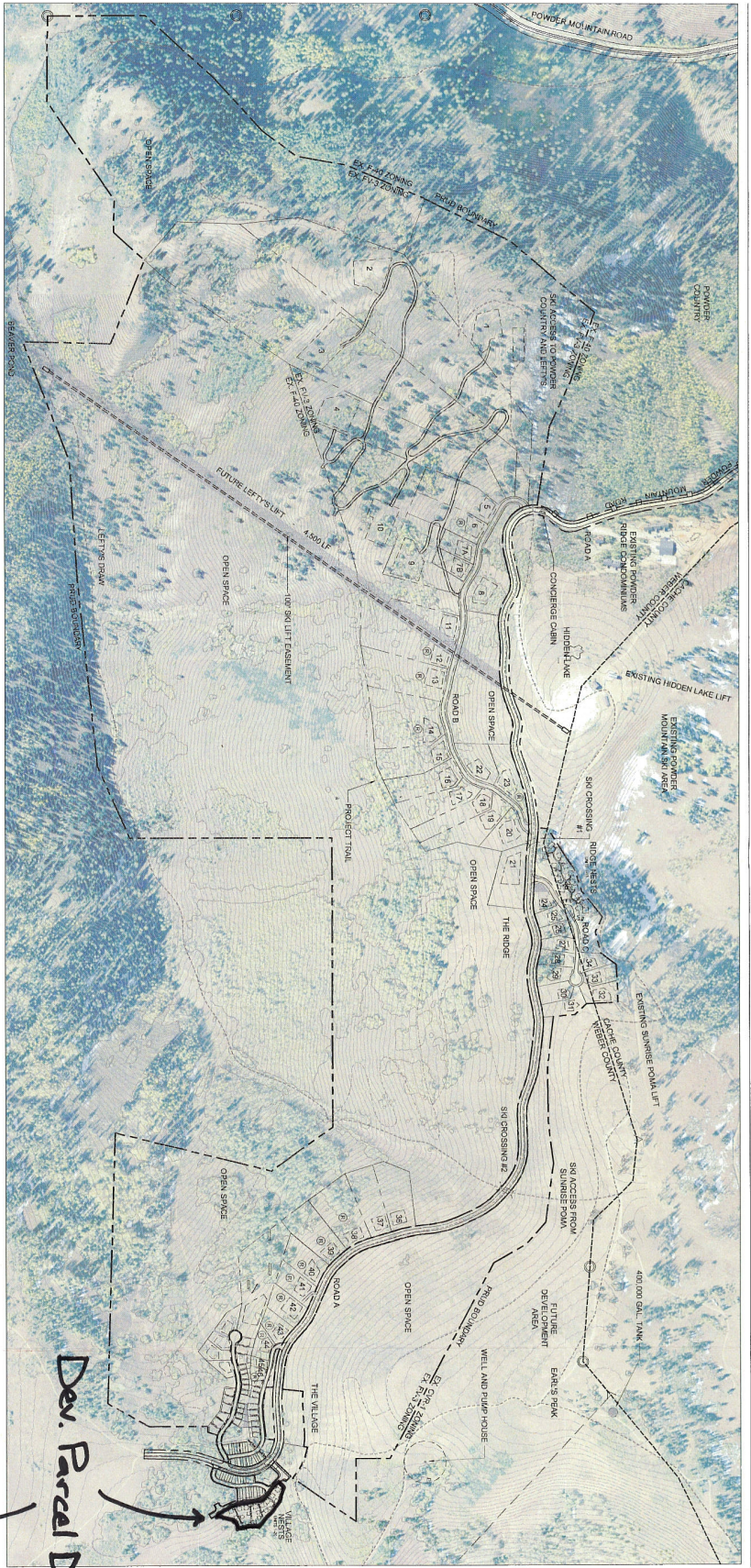
**F. ASSIGN PLEDGE OF ALLEGIANCE & THOUGHT OF THE DAY FOR TUESDAY, JANUARY 28, 2014, 10 A.M.**

**G. PUBLIC COMMENTS:**

Jeanen Smith, Recorder/Surveyor mapper, stated that when she started working for the Recorder's Office 20 years ago she had been impressed by the dedication and work ethic in that office. She added that all the mappers are State certified cadastral mappers.

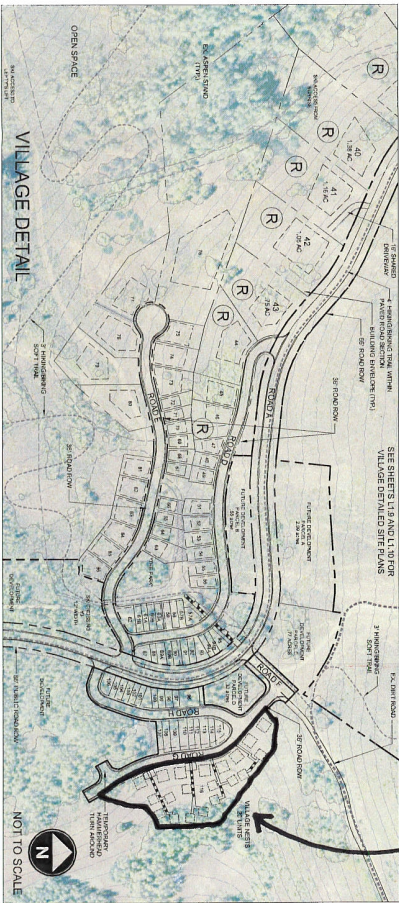
When the offices combined in 2007, they hoped this would work and tried very hard to make it work; unfortunately it did not. She has witnessed the Recorder's Office slide slowly down in efficiency and morale. The Recorder's Office is down five employees and she asked why. She stated that there is no clear leadership within the Recorder's Office. She asked why the Surveyors have a chief deputy, an administrative assistant and the elected official but the Recorder has no voice, no clear leadership. They have the knowledge and expertise but no authority was assigned to anyone to carry out those duties. Sometimes the problems pile up and there has been no authority to handle them. There is no supervisor with Recorder knowledge that is over the front counter and the chain of command has been broken. Because of this the office is not functioning efficiently. Other county offices have told her that because of some of the policies their work load has increased dramatically. The abstracts of taxpayer records have been abstracted against when there was no description, and her understanding is that a description is necessary. Over abstracting of documents can cause this problem, which she said is another current policy. Ms. Smith did not wish to portray that Mr. Rowley had intentionally caused these problems, stating that he is an excellent surveyor but thinks like a surveyor. She outlined inherent differences between the Recorder's Office and the Surveyor's Office, stating that there has to be a check and balance. She stated that one person cannot wear both hats in that office.





**PRUD DEVELOPMENT DATA**

TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE P-V-3 AREA	392.04 ACRES
ZONE P-4D AREA	194.83 ACRES
ZONE CVR-1 AREA	2.46 ACRES
CACHE COUNTY AREA	4.90 ACRES
ROAD ROW AREA	18.86 ACRES
SLOPES > 40%	171.85 ACRES
NET DEVELOPABLE AREA	463.42 ACRES
PROPOSED LOTS	116 LOTS
PROPOSED UNITS	154 UNITS
ESTATE SINGLE FAMILY	28 UNITS
CABIN SINGLE FAMILY	11 UNITS
HILL-SIDE SINGLE FAMILY	35 UNITS
VILLAGE SINGLE FAMILY	17 UNITS
VILLAGE LITERARY/WORKSHOPS	35 UNITS
NESTS	35 UNITS
PROPOSED DENSITY	1 UNITS/60 ACRES
PROPOSED OPEN SPACE	394.19 ACRES (66.18%)



Dev. Parcel D

DATE:	MAY 26, 2019
PROJECT:	9002000000
DRAWN BY:	EL
REVIEW BY:	PHD
VERSION:	PHD
REVISIONS:	
SCALE:	1" = 10' (PLAN)
REVISIONS:	
<b>SHEET TITLE</b>	
OVERALL SITE PLAN	
SHEET NUMBER	
L1.3	



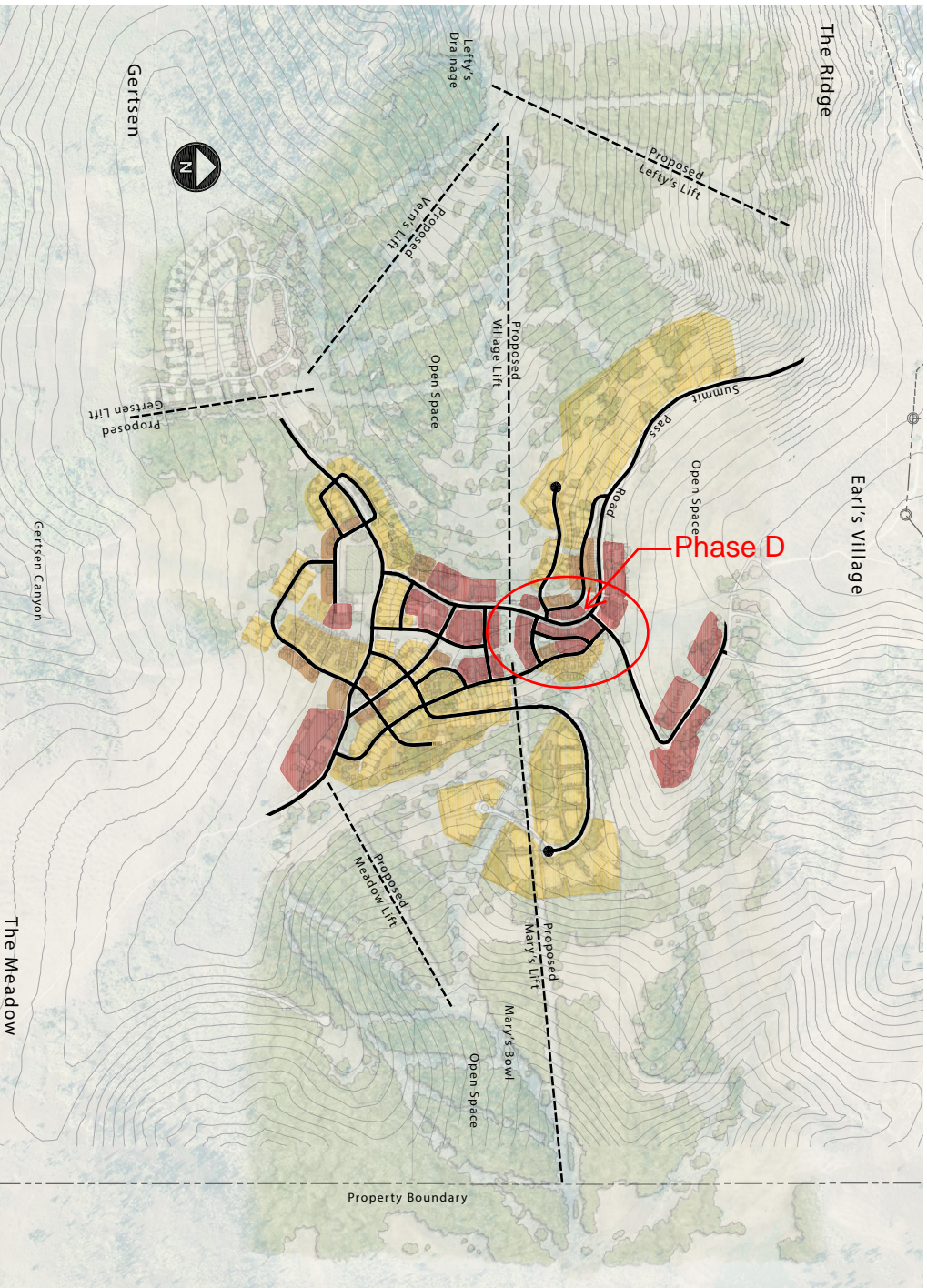
**SUMMIT EDEN**  
 PHASE 1 PRUD SUBMITTAL  
 POWDER MOUNTAIN, WEBER COUNTY, UTAH





# Summit Powder Mountain Village Master Plan

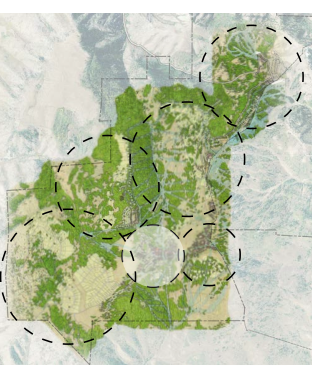
Summit Powder Mountain Village is the activity center for the Resort with Main Street retail shops, destination amenities such as lodges, public plazas, recreational facilities and trail heads to access the outdoors. The Summit Powder Mountain Village is modeled after small mountain villages in North American and Europe with walkable, interconnected streets and is made up of boutique hotels, condominiums, townhomes, small single family lots and "nests" making it the most diverse development area at the Resort.



## DEVELOPMENT LEGEND

DEVELOPMENT LEGEND	DEVELOPMENT DATA
<span style="display: inline-block; width: 20px; height: 10px; background-color: #e91e63; border: 1px solid black;"></span> MIXED USE HOTELS COMMERCIAL/SKIER SERVICES RETREATS	580 ROOMS 100,000 SF 90 ROOMS
<span style="display: inline-block; width: 20px; height: 10px; background-color: #c07040; border: 1px solid black;"></span> MULTI FAMILY	150 UNITS
<span style="display: inline-block; width: 20px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> SINGLE FAMILY SINGLE FAMILY LOTS NESTS	268 UNITS 186 NESTS

## KEY MAP



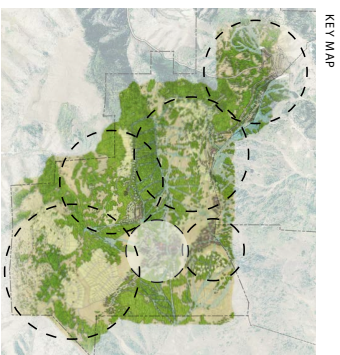
## Exhibit E-Zoning Development Master Plan



Exhibit E-Zoning Development Master Plan



The heart of the Summit Powder Mountain Village is Main Street. Main Street will be comprised of boutique hotels and shops, residential lofts over retail, various lodges and amenities all focused around vibrant pedestrian streets littered with public spaces and access to the abundant outdoors. The Summit Powder Mountain Village was located to provide access to three drainages from its core; East to Mary's Bowl, South to Gertsen Canyon and West to Lefty's while also positioning this diverse development area to be in the least visually sensitive area on the mountain.



KEY MAP



## Exhibit F-Original 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.