



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for the final plat approval of Summit Eden Ridge Nests-PRUD Amendment 2 for the slight rotation of Lot 5.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, June 28, 2016

**Applicant:** SMHG Phase 1, LLC

**File Number:** UVS061916

### Property Information

**Approximate Address:** 7914 East Heartwood Drive, Eden

**Project Area:** 1293.00 square feet (all of Lot 5)

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

**Existing Land Use:** Ski Resort

**Proposed Land Use:** Resort Development

**Parcel ID:** 23-140-0005

**Township, Range, Section:** T7N, R2E, Section 5 & 6

### Adjacent Land Use

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

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 27 Natural Hazards Overlay Districts
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Background and Summary

The Summit Eden Phase 1B Subdivision identified "Development Parcel B" which was further developed as Summit Eden Ridge Nests PRUD are part of a previously platted lot in (see Exhibit A for the original recorded subdivision and Exhibit B for the recorded Summit Eden Phase 1B Subdivision plat). Summit Eden Ridge Nests-PRUD is a PRUD Subdivision consisting of 15 "Nest Units". Summit Eden Ridge Nests-PRUD 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 Ridge Nests-PRUD final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014. Summit Eden Ridge Nest PRUD Amendment 1 was approved by the Weber County Commission on February 9, 2016 after receiving a positive recommendation from the Ogden Valley Planning Commission on January 26, 2016. The first amendment to the Summit Eden Ridge Nests PRUD subdivision plat slightly modified the configuration of the individual units and added limited common area around each individual unit to enable the owners of one or more of the units some additional uses as detailed in plat Note# 5 (see Exhibit C for the recorded subdivision amendment 1). The common area was maintained within the subdivision boundary with a blanket public utility easement across both the limited common and common areas. An "open space conservation" parcel was proposed as part of the amendment to permanently preserve the scenic qualities and natural buffers between the subdivision and the adjacent Lot 34R in the Summit Eden Phase 1B Subdivision. The open space conservation parcel remains in ownership of the applicant and will be maintained by the applicant per Note# 21 on the Summit Eden Ridge Nests-PRUD Amendment 1.

The Summit Eden Ridge Nests-PRUD Amendment 2 will amend and slightly rotate Lot 5 for development purposes (see Exhibit D for the proposed amendment). The applicant has identified the need to slightly rotate Lot 5 which as triggered the proposed he Summit Eden Ridge Nests-PRUD Amendment 2. The amendment will allow for the desired development of Lot 5 in the near future.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed amendment meets this requirement and can be administratively approved. The proposed subdivision amendment and lot configuration is in conformance with the approved PRUD, current zoning and the Zoning Development Agreement Master Plan (see Exhibit E) as well as the applicable subdivision requirements as required in the LUC.

## 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.”*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the approved PRUD and the standards in the DRR-1 zone in LUC §104-29. The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: In order to allow for the reduced lot size and the private ownership of the units, the Summit Eden Ridge Nests was developed as a PRUD. Private ownership is limited to the actual footprint and air space of each unit with limited common area around the individual unit; the remainder of Development Parcel B is designated as common area and an open space conservation parcel. This phase consists of one Development Parcel (previously “Development Parcel B”) with 15 “Nest Units.”

Nine of the units are in Cache County and fall under the provisions of the inter-local agreement which allows Weber County to act as the Land Use Authority for the units in Cache County. The area within Weber County is zoned DRR-1 and was approved for this type of development in the PRUD approval. The landscaping plans for the common area were approved with the PRUD. All of the units have the same basic floor plan and footprint with minor variations. The building elevations comply with the architectural renderings approved with the PRUD.

This phase has access to its parking lot from Heartwood Drive (a private road). The parking lot has 16 spaces with one space designated as ADA accessible. Typically dwelling units have two spaces each, but an exception for one space each was approved with the PRUD. Pathways for the overall Powder Mountain development were approved with the PRUD.

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 lot is located in a geologic unit identified on the site is “Csc” and which is not considered to be a potential geologic hazard unit per the UGS published Ogden 30 x 60 Quadrangle map.

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. 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 approved the proposed subdivision amendment. The Weber County Surveyor's Office has reviewed and provided minor corrections that the applicant will need to correct prior to receiving approval from the County Surveyor's Office. To date, the Weber County Engineering Division has 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 the subdivision Mylar.

Additional design standards and requirements: A plat note stating the amendment is subject to all the plat notes that were part of the original Summit Eden Ridge Nests-PRUD Amendment 1 on the original plat recorded as Entry# 2672949 will remain in place and will not be vacated with the proposed amendment.

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.

Tax clearance: The 2015 property taxes have been paid in full. The 2016 property taxes will be due in full on November 1, 2015.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6(c).

## Staff Recommendation

Staff recommends final plat approval of Summit Eden Ridge Nests-PRUD Amendment 2 for the slight rotation of Lot 5. This recommendation for approval is subject to all applicable review agency requirements and 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.

## Administrative Approval

Administrative final plat approval of Summit Eden Ridge Nests-PRUD Amendment 2 for the slight rotation of Lot 5 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and is based on the findings listed in this staff report.

Date of Administrative Approval: 7/1/16

  
\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

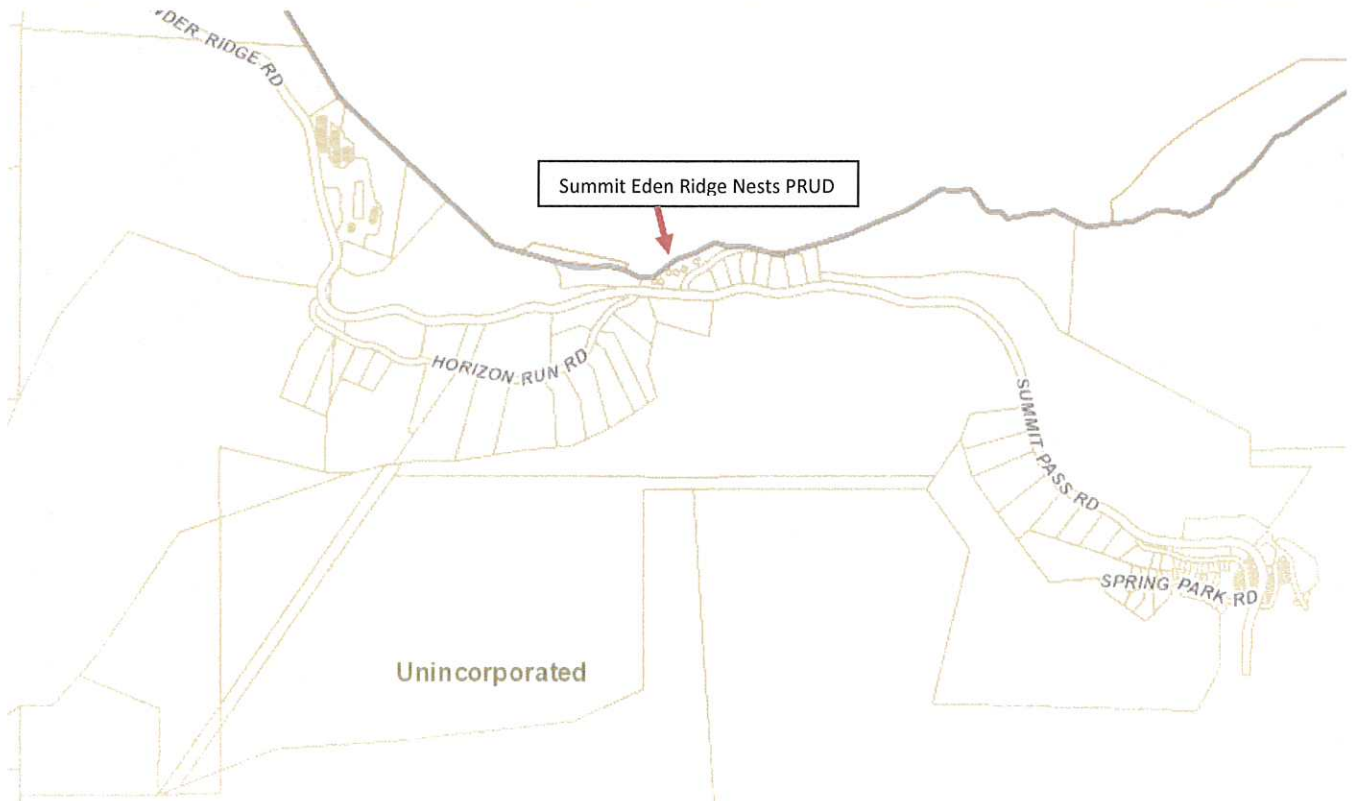
## Exhibits

- A. Summit Eden Ridge Nests-PRUD
- B. Recorded Summit Eden Phase 1B Subdivision Plat
- C. Summit Eden Ridge Nests-PRUD Amendment 1
- D. Proposed Summit Eden Ridge Nests-PRUD Amendment 2
- E. PRUD site plan and Zoning Development Master Plan showing Ridge Nests

## Location Map 1



## Location Map 2



# Exhibit A-Original Summit Eden Ridge Nests-PRUD

### DEED RECORDS

INDEXED BY THE COUNTY CLERK

FILE NO. \_\_\_\_\_

DATE OF RECORD \_\_\_\_\_

1. THE PART OF EDEN RIDGE NESTS-PRUD... [Legal Description of the Property]

2. THE DEEDS OF RECORD FOR THE PART OF EDEN RIDGE NESTS-PRUD... [Description of Deeds]

3. THE DEEDS OF RECORD FOR THE PART OF EDEN RIDGE NESTS-PRUD... [Description of Deeds]

### SURVEY NARRATIVE

The survey was prepared to show and locate the boundaries of Eden Ridge Nests-PRUD as recorded in the deed... [Survey Details]

4. THE DEEDS OF RECORD FOR THE PART OF EDEN RIDGE NESTS-PRUD... [Survey Details]

### LEGAL DESCRIPTION

THE PART OF EDEN RIDGE NESTS-PRUD... [Detailed Legal Description]

### PLAT NOTES

PLAT NOTE NO. 1: [Plat Note Text]

PLAT NOTE NO. 2: [Plat Note Text]

### ACKNOWLEDGEMENTS

STATE OF UTAH: I, \_\_\_\_\_, COUNTY OF \_\_\_\_\_, DO HEREBY ACKNOWLEDGE THAT I AM THE SIGNER OF THE FOREGOING INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS VOLUNTARILY EXECUTED BY ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

STATE OF UTAH: I, \_\_\_\_\_, COUNTY OF \_\_\_\_\_, DO HEREBY ACKNOWLEDGE THAT I AM THE SIGNER OF THE FOREGOING INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS VOLUNTARILY EXECUTED BY ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

### OWNER'S DEDICATION

THE FOREGOING PART OF EDEN RIDGE NESTS-PRUD... [Owner's Dedication Text]

### GRANTOR'S DECLARATION

I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of Utah, do hereby certify that I am the owner of the property described in the foregoing deed and that I have executed this deed voluntarily and without any fraud, duress, or coercion.

### NEIGHBORING PARTIES

STATE OF UTAH: I, \_\_\_\_\_, COUNTY OF \_\_\_\_\_, DO HEREBY ACKNOWLEDGE THAT I AM THE SIGNER OF THE FOREGOING INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS VOLUNTARILY EXECUTED BY ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

### PLAT MAP

### NEIGHBORING PARTIES

STATE OF UTAH: I, \_\_\_\_\_, COUNTY OF \_\_\_\_\_, DO HEREBY ACKNOWLEDGE THAT I AM THE SIGNER OF THE FOREGOING INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS VOLUNTARILY EXECUTED BY ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

### ADDITIONAL NOTES

\_\_\_\_\_

### DEED RECORDS

INDEXED BY THE COUNTY CLERK

FILE NO. \_\_\_\_\_

DATE OF RECORD \_\_\_\_\_

### VICINITY MAP

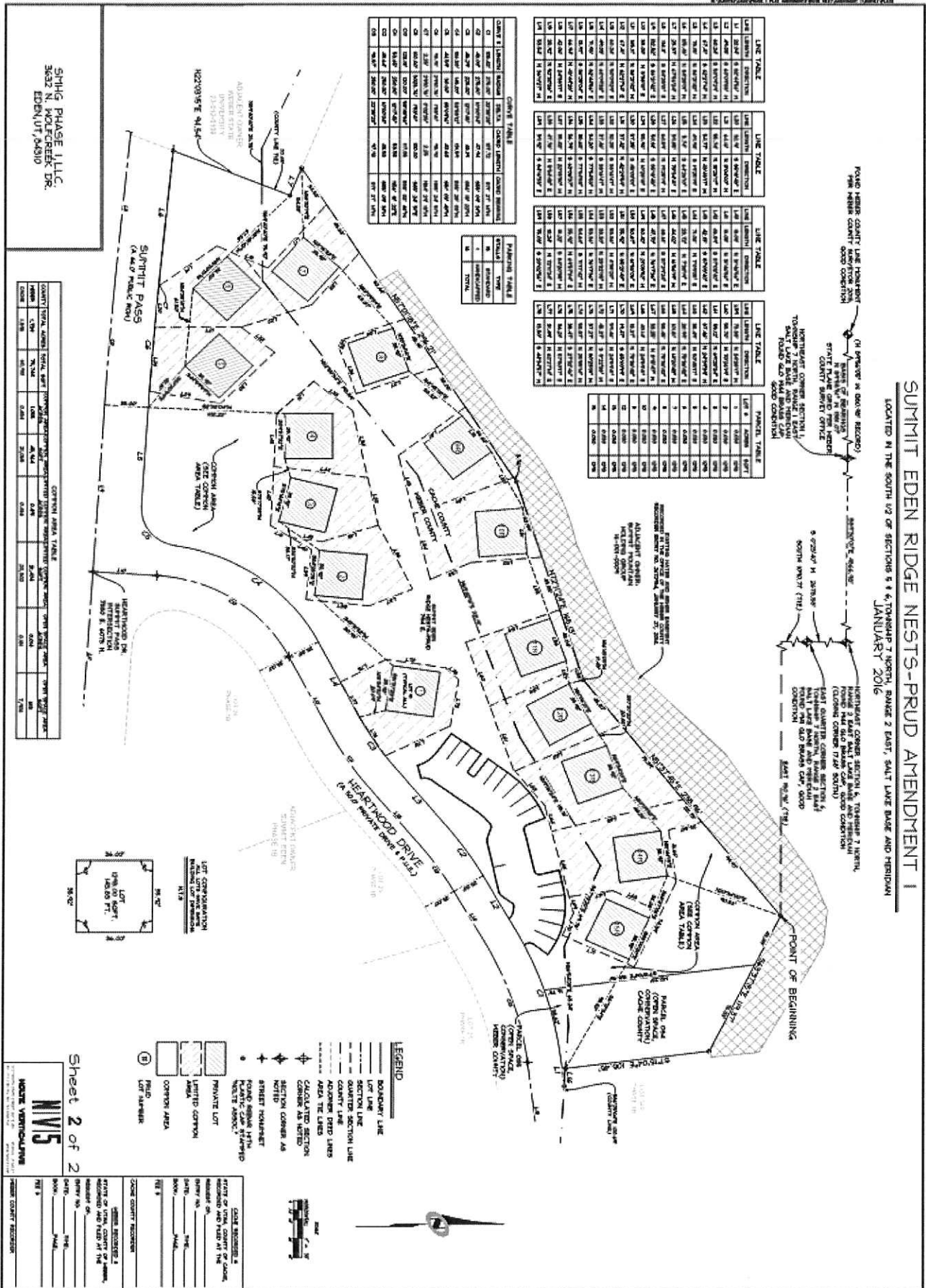
### NEIGHBORING PARTIES

STATE OF UTAH: I, \_\_\_\_\_, COUNTY OF \_\_\_\_\_, DO HEREBY ACKNOWLEDGE THAT I AM THE SIGNER OF THE FOREGOING INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS VOLUNTARILY EXECUTED BY ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

### ADDITIONAL NOTES

\_\_\_\_\_

**Exhibit A-Original Summit Eden Ridge Nests-PRUD**



**SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 1**  
 LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND HERNDON  
 JANUARY 2016

SECTION	TOWNSHIP	RANGE	ACRES	SECTION	TOWNSHIP	RANGE	ACRES	SECTION	TOWNSHIP	RANGE	ACRES
5	7	2	36.00	6	7	2	36.00	7	7	2	36.00
8	7	2	36.00	9	7	2	36.00	10	7	2	36.00
11	7	2	36.00	12	7	2	36.00	13	7	2	36.00
14	7	2	36.00	15	7	2	36.00	16	7	2	36.00
19	7	2	36.00	20	7	2	36.00	21	7	2	36.00
24	7	2	36.00	25	7	2	36.00	26	7	2	36.00

SECTION	TOWNSHIP	RANGE	ACRES	SECTION	TOWNSHIP	RANGE	ACRES
5	7	2	36.00	6	7	2	36.00
8	7	2	36.00	9	7	2	36.00
11	7	2	36.00	12	7	2	36.00
14	7	2	36.00	15	7	2	36.00
17	7	2	36.00	18	7	2	36.00
21	7	2	36.00	22	7	2	36.00

SECTION	TOWNSHIP	RANGE	ACRES
5	7	2	36.00
6	7	2	36.00
7	7	2	36.00
8	7	2	36.00
9	7	2	36.00
10	7	2	36.00
11	7	2	36.00
12	7	2	36.00
13	7	2	36.00
14	7	2	36.00
15	7	2	36.00
16	7	2	36.00
17	7	2	36.00
18	7	2	36.00
19	7	2	36.00
20	7	2	36.00
21	7	2	36.00
22	7	2	36.00

STATE OF UTAH, COUNTY OF KANE,  
 BEFORE ME, the undersigned authority,  
 on this \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
 \_\_\_\_\_, known to me to be the  
 person whose name and position are  
 subscribed to the foregoing plat, has  
 acknowledged to me his execution of  
 the same for the purposes and  
 consideration therein expressed.

Notary Public in and for the State of Utah

SURVEYOR'S CERTIFICATE

I, ROBERT M. FRANK, do hereby certify that I am a registered professional land surveyor in the State of Florida, and that I am the author of the survey...

ROBERT M. FRANK
Professional Land Surveyor
No. 12345



LEGAL DESCRIPTION

BEING A PORTION OF THE SURVEY MADE BY SAID SURVEYOR AND HIS ASSISTANTS...

SUMMIT EDEN PHASE 1B

LOCATED IN THE SOUTH 1/2 SECTION 16, TOWNSHIP 29 NORTH, RANGE 2 EAST, COUNTY OF BROWARD, STATE OF FLORIDA

PLAT NOTES

1. THE PART OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 2 EAST, COUNTY OF BROWARD, STATE OF FLORIDA...

PLAT NOTES (CONT.)

2. THE PART OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 2 EAST, COUNTY OF BROWARD, STATE OF FLORIDA...

OWNER'S DECLARATION

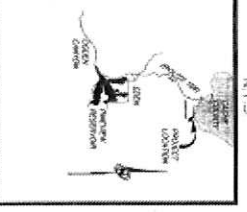
I, the undersigned, being the owner of the above described land, do hereby declare that I am the owner of the land...

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
I, the undersigned, do hereby acknowledge the foregoing declaration...

STATE OF FLORIDA
COUNTY OF BROWARD
I, the undersigned, do hereby acknowledge the foregoing declaration...

STATE OF FLORIDA
COUNTY OF BROWARD
I, the undersigned, do hereby acknowledge the foregoing declaration...



SUMMIT EDEN PHASE 1B
COVER SHEET, SIGNATURES, & VICINITY MAP

DATE OF SURVEY: 12/15/2014
BY: ROBERT M. FRANK

DATE OF SURVEY: 12/15/2014
BY: ROBERT M. FRANK

DATE OF SURVEY: 12/15/2014
BY: ROBERT M. FRANK





# Exhibit B-Original Summit Eden Phase 1B

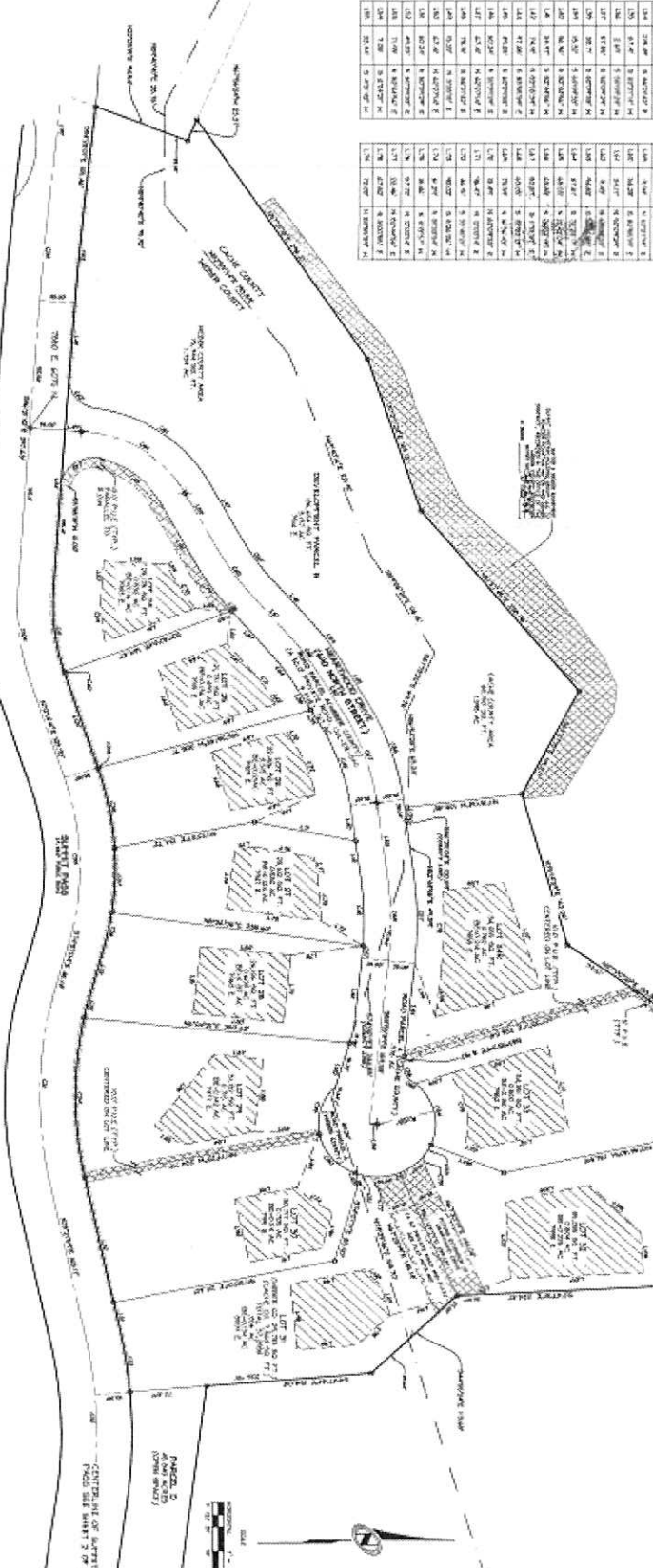
HS-9L

## SUMMIT EDEN PHASE 1B

LOCATED IN THE SOUTH ½ OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE COUNTY, UTAH  
 SOUTH SPLIT OF THE EAST ½ SECTION 9  
 JANUARY 2008

LINE NUMBER	DIRECTION	LINE LENGTH	SECTION
124	W 90° 00' 00" E	23.00'	E
125	N 89° 59' 59" W	12.00'	E
126	N 89° 59' 59" W	12.00'	E
127	S 89° 59' 59" W	12.00'	E
128	S 89° 59' 59" W	12.00'	E
129	N 89° 59' 59" W	12.00'	E
130	N 89° 59' 59" W	12.00'	E
131	N 89° 59' 59" W	12.00'	E
132	N 89° 59' 59" W	12.00'	E
133	N 89° 59' 59" W	12.00'	E
134	N 89° 59' 59" W	12.00'	E
135	N 89° 59' 59" W	12.00'	E
136	N 89° 59' 59" W	12.00'	E
137	N 89° 59' 59" W	12.00'	E
138	N 89° 59' 59" W	12.00'	E
139	N 89° 59' 59" W	12.00'	E
140	N 89° 59' 59" W	12.00'	E
141	N 89° 59' 59" W	12.00'	E
142	N 89° 59' 59" W	12.00'	E
143	N 89° 59' 59" W	12.00'	E
144	N 89° 59' 59" W	12.00'	E
145	N 89° 59' 59" W	12.00'	E
146	N 89° 59' 59" W	12.00'	E
147	N 89° 59' 59" W	12.00'	E
148	N 89° 59' 59" W	12.00'	E
149	N 89° 59' 59" W	12.00'	E
150	N 89° 59' 59" W	12.00'	E

LINE NUMBER	DIRECTION	LINE LENGTH	SECTION
151	N 89° 59' 59" W	12.00'	E
152	N 89° 59' 59" W	12.00'	E
153	N 89° 59' 59" W	12.00'	E
154	N 89° 59' 59" W	12.00'	E
155	N 89° 59' 59" W	12.00'	E
156	N 89° 59' 59" W	12.00'	E
157	N 89° 59' 59" W	12.00'	E
158	N 89° 59' 59" W	12.00'	E
159	N 89° 59' 59" W	12.00'	E
160	N 89° 59' 59" W	12.00'	E
161	N 89° 59' 59" W	12.00'	E
162	N 89° 59' 59" W	12.00'	E
163	N 89° 59' 59" W	12.00'	E
164	N 89° 59' 59" W	12.00'	E
165	N 89° 59' 59" W	12.00'	E
166	N 89° 59' 59" W	12.00'	E
167	N 89° 59' 59" W	12.00'	E
168	N 89° 59' 59" W	12.00'	E
169	N 89° 59' 59" W	12.00'	E
170	N 89° 59' 59" W	12.00'	E



CURVE LENGTH	ADIUS	DELTA	LINE ORDER	LENGTH
132.00'	500.00'	36.87°	1	132.00'
132.00'	500.00'	36.87°	2	132.00'
132.00'	500.00'	36.87°	3	132.00'
132.00'	500.00'	36.87°	4	132.00'
132.00'	500.00'	36.87°	5	132.00'

CURVE LENGTH	ADIUS	DELTA	LINE ORDER	LENGTH
132.00'	500.00'	36.87°	6	132.00'
132.00'	500.00'	36.87°	7	132.00'
132.00'	500.00'	36.87°	8	132.00'
132.00'	500.00'	36.87°	9	132.00'
132.00'	500.00'	36.87°	10	132.00'

CURVE LENGTH	ADIUS	DELTA	LINE ORDER	LENGTH
132.00'	500.00'	36.87°	11	132.00'
132.00'	500.00'	36.87°	12	132.00'
132.00'	500.00'	36.87°	13	132.00'
132.00'	500.00'	36.87°	14	132.00'
132.00'	500.00'	36.87°	15	132.00'

LINE NUMBER	DIRECTION	LINE LENGTH	SECTION
171	N 89° 59' 59" W	12.00'	E
172	N 89° 59' 59" W	12.00'	E
173	N 89° 59' 59" W	12.00'	E
174	N 89° 59' 59" W	12.00'	E
175	N 89° 59' 59" W	12.00'	E
176	N 89° 59' 59" W	12.00'	E
177	N 89° 59' 59" W	12.00'	E
178	N 89° 59' 59" W	12.00'	E
179	N 89° 59' 59" W	12.00'	E
180	N 89° 59' 59" W	12.00'	E

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- OWNER LINE
- ALTERED/DEED LINES
- NO ACTION LINE
- AREA TIE LINES
- CALCULATED SECTION CENTER AS NOTED
- SECTION CENTER AS NOTED
- STREET TYPING
- 4" RT 1/2" S 7" DRIVE WITH 6" METRIC CURB
- STREETED WITH 3" DRIVE
- EXISTING DRIVE
- PROPOSED DRIVE
- PROPOSED DRIVE

Sheet 3 of 3  
 NVS  
 NOTE VERTICAL CURVE  
 EARTH D. PROJECTIONS  
 DATE: 01/23/08  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 01/23/08  
 PROJECT: Summit Eden Phase 1B, LLC  
 75-34

# Exhibit C-Summit Eden Ridge Nests-PRUD Amendment 1

18-91

**SUBJECT PROPERTY:** A certain lot or parcel of land, situate, lying and being in the County of [Name] and State of [Name], and more particularly described as follows: [Detailed description of the subject property]

**LEGAL DESCRIPTION:** [Detailed legal description of the property, including acreage, bearings, and distances]



**SUBJECT NARRATIVE:** [Detailed narrative description of the property, including its location, boundaries, and any relevant facts or circumstances]

SMHG PHASE II LLC  
3632 N. HOLE CREEK DR.  
EDEN, UT, 8430

## SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 1

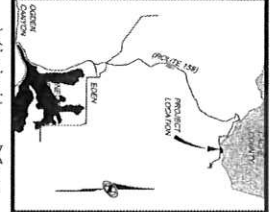
LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 2 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN  
JANUARY 2016

### PLAT NOTES:

THIS PLAT AND THE LANDS SUBJECT TO ALL LEGAL RESTRICTIONS, RIGHTS AND INTERESTS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SURVEY EDEN RIDGE NESTS... [Detailed plat notes regarding legal restrictions, rights, and interests]

### ACKNOWLEDGMENTS:

- STATE OF UTAH 1.5% [Signature]
- COUNTY OF NEVADA 5.5% [Signature]
- COUNTY OF NEVADA 5.5% [Signature]
- THE NEVADIAN INTEREST WAS ACKNOWLEDGED BEFORE THE THIS 2nd DAY OF [Month] 2016 BY GRANTOR VINCENT [Name], OWNER OF ATTORNEY FOR NECK TARDON, [Address]
- STATE OF UTAH 1.5% [Signature]
- COUNTY OF NEVADA 5.5% [Signature]
- THE NEVADIAN INTEREST WAS ACKNOWLEDGED BEFORE THE THIS 2nd DAY OF [Month] 2016 BY GRANTOR VINCENT [Name], OWNER OF ATTORNEY FOR GALEE THOMPSON, [Address]
- STATE OF UTAH 1.5% [Signature]
- COUNTY OF NEVADA 5.5% [Signature]
- THE NEVADIAN INTEREST WAS ACKNOWLEDGED BEFORE THE THIS 2nd DAY OF [Month] 2016 BY GRANTOR VINCENT [Name], OWNER OF ATTORNEY FOR GALEE THOMPSON, [Address]



Vicinity Map

Sheet 1 of 2  
NIVS

**NOTICE VERTICALITY:** [Notice regarding verticality and surveying standards]

**NOTICE RECORDING:** [Notice regarding recording and public access]

**NOTICE CONVEYANCE:** [Notice regarding conveyance and legal interests]

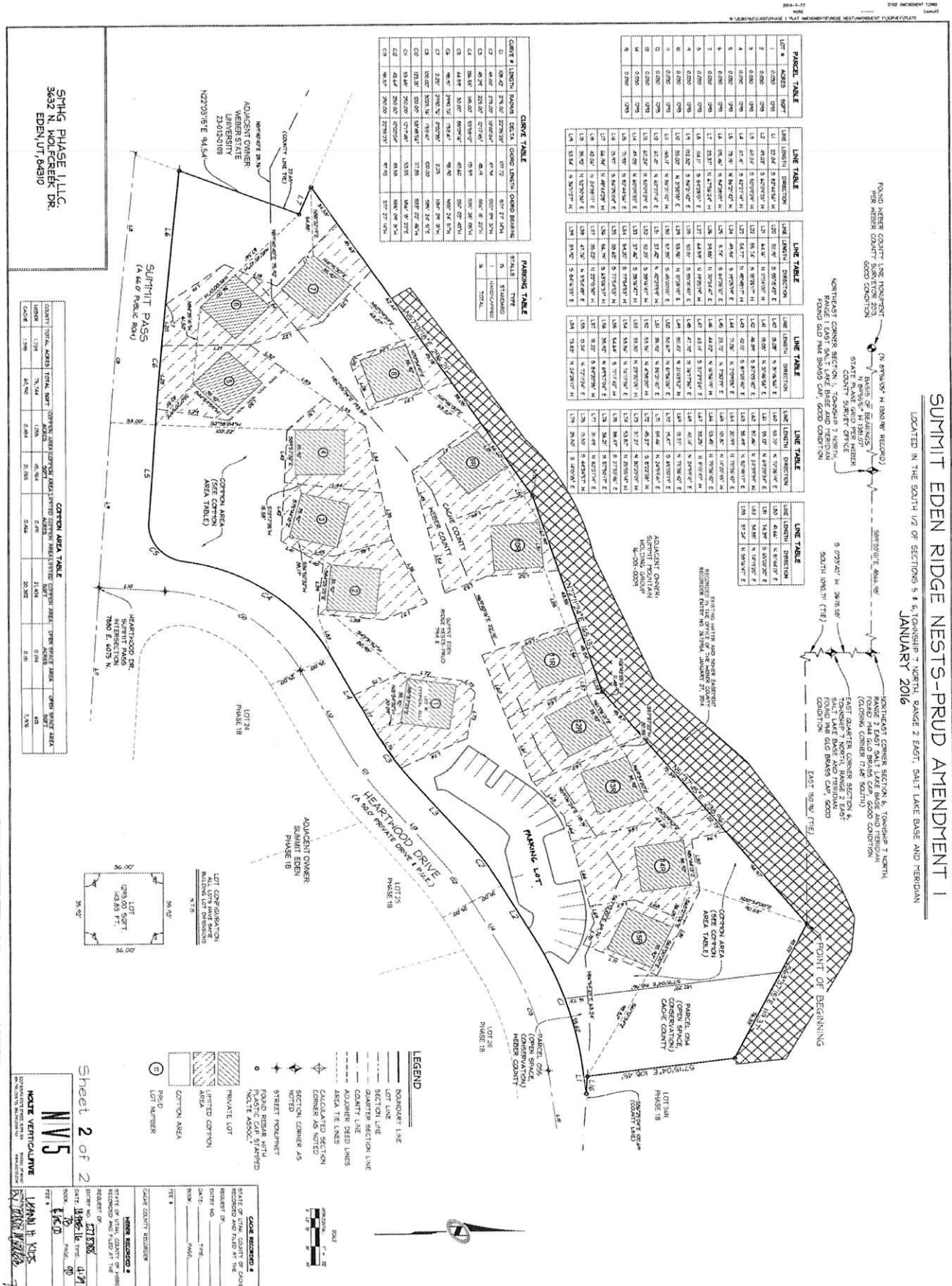
**NEVADA COUNTY BUSINESS:** [Notice regarding Nevada county business and regulations]

**NEVADA COUNTY ATTORNEY:** [Notice regarding Nevada county attorney and legal representation]

**SMHG PHASE II LLC:** [Notice regarding SMHG Phase II LLC and project details]

# Exhibit C-Summit Eden Ridge Nests-PRUD Amendment 1

01-21



5THQ PHASE LLC  
3652 N. HOLT ROAD  
EDMONT, ALBERTA

**CORNER TABLE**

CORNER #	LENGTH	BEARING	DETAILED	COORDINATE	COMMENTS
C1	106.42	S 74.07° W	277.920	671.72	50' 27" 1/2 DIA.
C2	40.78	S 29.00° W	500.000	471.84	50' 00" 00" DIA.
C3	40.78	S 29.00° W	577.84	431.8	50' 00" 00" DIA.
C4	58.45	S 94.00° W	577.84	431.8	50' 00" 00" DIA.
C5	44.48	S 20.00° W	692.00	431.8	50' 00" 00" DIA.
C6	44.48	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C7	22.24	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C8	101.91	S 03.00° W	736.48	431.8	50' 00" 00" DIA.
C9	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C10	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C11	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C12	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C13	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C14	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C15	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C16	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C17	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C18	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C19	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C20	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C21	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C22	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C23	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.
C24	43.64	S 20.00° W	736.48	431.8	50' 00" 00" DIA.

**PARKING TABLE**

STALLS	TOTAL
1	15
2	15
3	15
4	15
5	15
6	15
7	15
8	15
9	15
10	15
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86	15
87	15
88	15
89	15
90	15
91	15
92	15
93	15
94	15
95	15
96	15
97	15
98	15
99	15
100	15

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	106.42	S 74.07° W
L2	40.78	S 29.00° W
L3	40.78	S 29.00° W
L4	58.45	S 94.00° W
L5	44.48	S 20.00° W
L6	44.48	S 20.00° W
L7	22.24	S 20.00° W
L8	101.91	S 03.00° W
L9	43.64	S 20.00° W
L10	43.64	S 20.00° W
L11	43.64	S 20.00° W
L12	43.64	S 20.00° W
L13	43.64	S 20.00° W
L14	43.64	S 20.00° W
L15	43.64	S 20.00° W
L16	43.64	S 20.00° W
L17	43.64	S 20.00° W
L18	43.64	S 20.00° W
L19	43.64	S 20.00° W
L20	43.64	S 20.00° W
L21	43.64	S 20.00° W
L22	43.64	S 20.00° W
L23	43.64	S 20.00° W
L24	43.64	S 20.00° W
L25	43.64	S 20.00° W
L26	43.64	S 20.00° W
L27	43.64	S 20.00° W
L28	43.64	S 20.00° W
L29	43.64	S 20.00° W
L30	43.64	S 20.00° W
L31	43.64	S 20.00° W
L32	43.64	S 20.00° W
L33	43.64	S 20.00° W
L34	43.64	S 20.00° W
L35	43.64	S 20.00° W
L36	43.64	S 20.00° W
L37	43.64	S 20.00° W
L38	43.64	S 20.00° W
L39	43.64	S 20.00° W
L40	43.64	S 20.00° W
L41	43.64	S 20.00° W
L42	43.64	S 20.00° W
L43	43.64	S 20.00° W
L44	43.64	S 20.00° W
L45	43.64	S 20.00° W
L46	43.64	S 20.00° W
L47	43.64	S 20.00° W
L48	43.64	S 20.00° W
L49	43.64	S 20.00° W
L50	43.64	S 20.00° W
L51	43.64	S 20.00° W
L52	43.64	S 20.00° W
L53	43.64	S 20.00° W
L54	43.64	S 20.00° W
L55	43.64	S 20.00° W
L56	43.64	S 20.00° W
L57	43.64	S 20.00° W
L58	43.64	S 20.00° W
L59	43.64	S 20.00° W
L60	43.64	S 20.00° W
L61	43.64	S 20.00° W
L62	43.64	S 20.00° W
L63	43.64	S 20.00° W
L64	43.64	S 20.00° W
L65	43.64	S 20.00° W
L66	43.64	S 20.00° W
L67	43.64	S 20.00° W
L68	43.64	S 20.00° W
L69	43.64	S 20.00° W
L70	43.64	S 20.00° W
L71	43.64	S 20.00° W
L72	43.64	S 20.00° W
L73	43.64	S 20.00° W
L74	43.64	S 20.00° W
L75	43.64	S 20.00° W
L76	43.64	S 20.00° W
L77	43.64	S 20.00° W
L78	43.64	S 20.00° W
L79	43.64	S 20.00° W
L80	43.64	S 20.00° W
L81	43.64	S 20.00° W
L82	43.64	S 20.00° W
L83	43.64	S 20.00° W
L84	43.64	S 20.00° W
L85	43.64	S 20.00° W
L86	43.64	S 20.00° W
L87	43.64	S 20.00° W
L88	43.64	S 20.00° W
L89	43.64	S 20.00° W
L90	43.64	S 20.00° W
L91	43.64	S 20.00° W
L92	43.64	S 20.00° W
L93	43.64	S 20.00° W
L94	43.64	S 20.00° W
L95	43.64	S 20.00° W
L96	43.64	S 20.00° W
L97	43.64	S 20.00° W
L98	43.64	S 20.00° W
L99	43.64	S 20.00° W
L100	43.64	S 20.00° W

**SCALE RECORD**

SCALE	DATE	BY
1:1	2016	JANUARY 2016



# Exhibit D-Summit Eden Ridge Nests-PRUD Amendment 2

DATE: 10/17/17  
 SHEET: 2 OF 2  
 PROJECT: SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 2

## SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 2 APPENDING LOT 5

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 3 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
 MAY 2016

FOUND HERE COUNTY LINE MEASUREMENT  
 PER HERE COUNTY SURVEYOR 2003  
 GOOD CONDITION

(IN PLACE) (N 89°09' W 180.00' (BEAR))  
 RANGES OF BARRERS  
 STATE PLANT GARD PER HERE  
 COUNTY SURVEYOR OFFICE  
 NON TRULY CORNER SECTION  
 RANGE 1 EAST SALT LAKE BASE AND MERIDIAN  
 FOUND OLD ROAD BARRERS CAP (GOOD CONDITION)

NON TRULY CORNER SECTION  
 RANGE 1 EAST SALT LAKE BASE AND MERIDIAN  
 FOUND OLD ROAD BARRERS CAP (GOOD CONDITION)

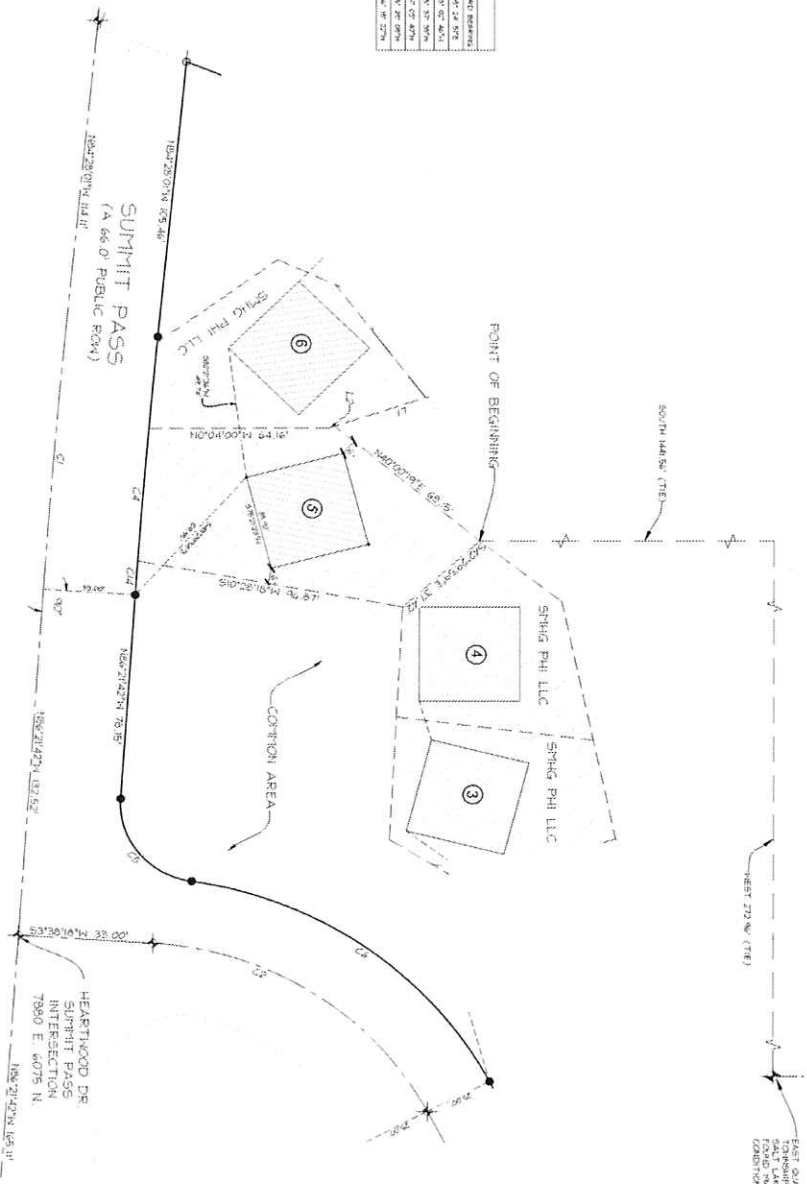
EAST QUARTER CORNER SECTION 5  
 CORNER OF NORTH RANGE 2 EAST  
 FOUND OLD ROAD BARRERS CAP (GOOD  
 CONDITION)

NON TRULY CORNER SECTION 5  
 RANGE 2 EAST SALT LAKE BASE AND MERIDIAN  
 FOUND OLD ROAD BARRERS CAP (GOOD  
 CONDITION)

LINE	SECTION	AREA
L1	2.00	9.000000 E
L2	2.00	9.000000 E

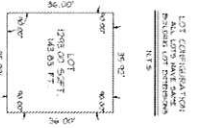
  

CORNER #	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
C1	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00
C2	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00
C3	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00
C4	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00
C5	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00
C6	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00
C7	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00	N 89°09' W	180.00



**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- CORNER LINE
- ADJACENT LINES
- AREA THE LINES
- CONCRETE SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET IMPROVEMENT
- PERMANENT PLANTING CAP AS NOTED
- PRIVATE LOT
- UNITED CORNER AREA
- CORNER AREA
- PRUD LOT NUMBER



Sheet 2 of 2

**NVS**

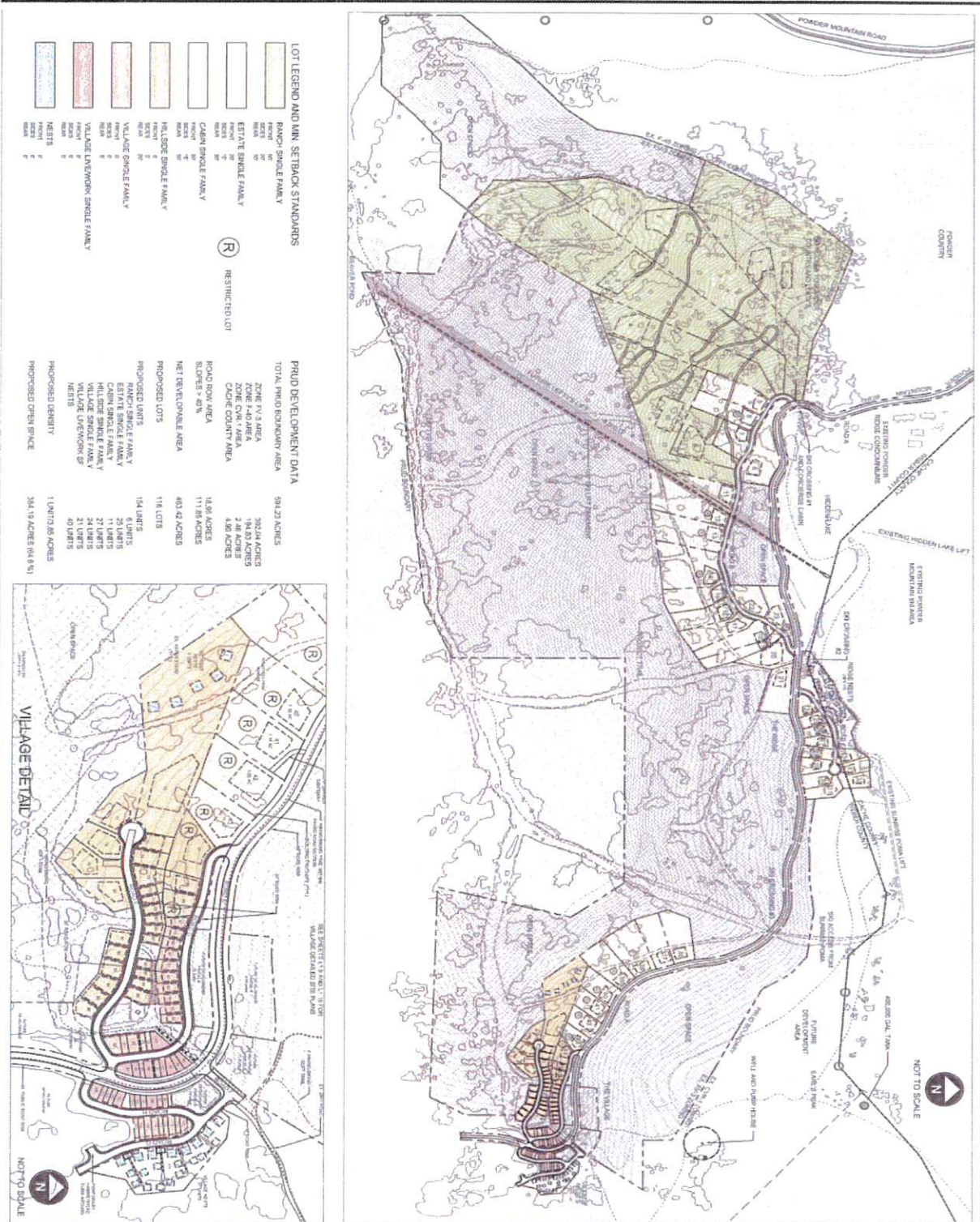
NOTE: VERTICAL CURVE

DATE RECORDED: \_\_\_\_\_  
 RECORDED BY: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_  
 SHEET NO: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

SCALE: 1" = 20'

DATE RECORDED: \_\_\_\_\_  
 RECORDED BY: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_  
 SHEET NO: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

# Exhibit E-Approved Conceptual Plans



DATE:	MARCH 9, 2017
PROJECT:	SUMMIT EDEN
OWNER:	WILSON DEVELOPMENT
DESIGNER:	LANCIVARDT
SCALE:	AS SHOWN
DRAWN:	AS SHOWN
CHECKED:	AS SHOWN
DATE:	AS SHOWN



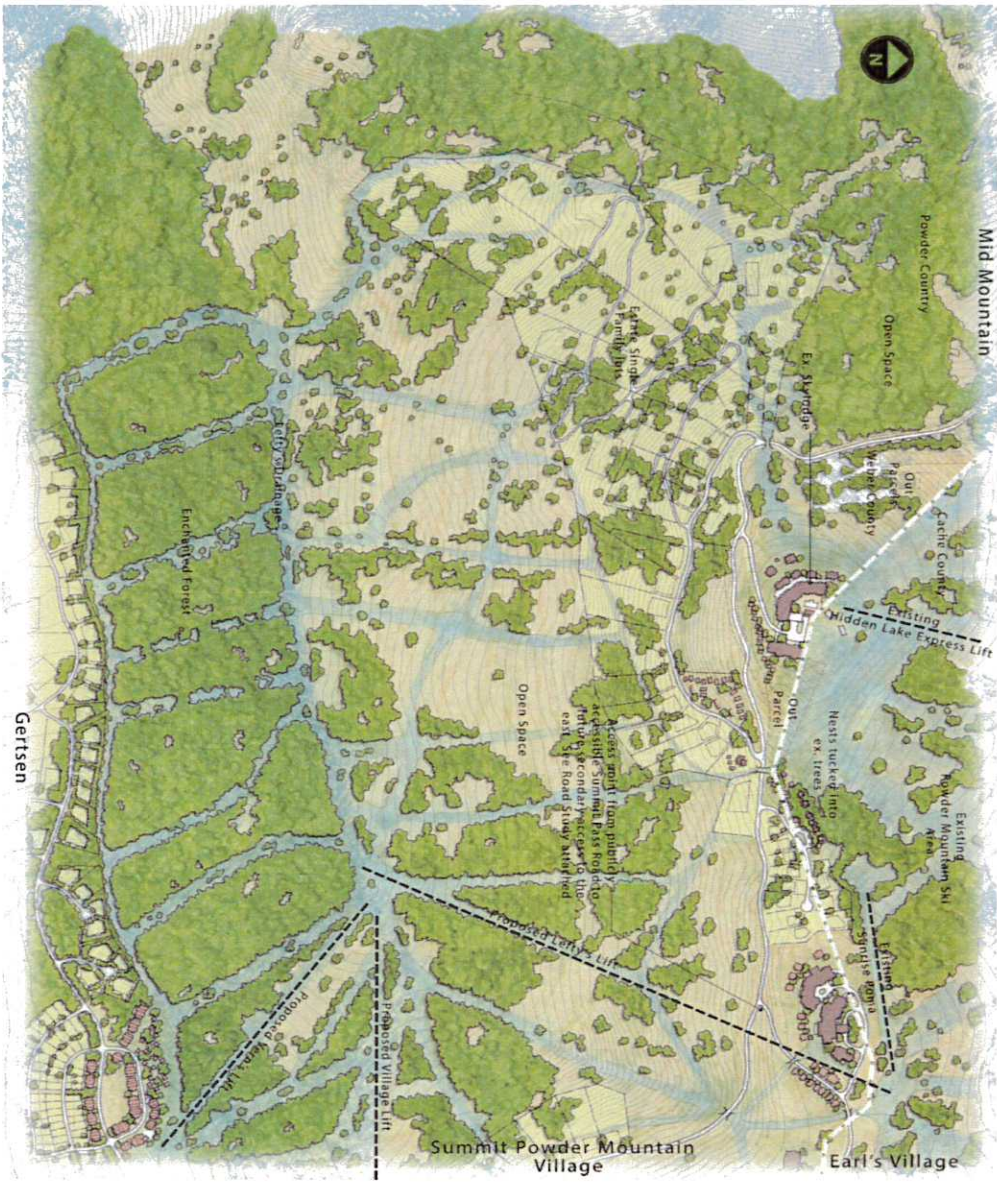
## SUMMIT EDEN PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH



L1.2

The Ridge Illustrative 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.

