



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final plat approval of Summit Eden Phase 1A Amendment 4, adjusting the lot line between Lots 19 & 20 and combining Lots 22R & 23R that were previously platted in the Summit Eden Phase 1A, into three building lots to be platted as Lots 120, 121 & 122R

Type of Decision: Administrative

Agenda Date: Tuesday, June 28, 2016

Applicant: SMHG Phase 1, LLC

Authorized Representative: Rick Everson

File Number: UVS060216

Property Information

Approximate Address: 7758 East Horizon Run Eden, UT

Project Area: 6.312 Acres

Zoning: DRR-1 Zone

Existing Land Use: Resort Development/Open Space

Proposed Land Use: Resort Development/Open Space

Parcel ID: 23-128-0014, 23-128-0015, 23-128-0017 & 23-128-0018

Township, Range, Section: Township 7 North, Range 2 East, Section 5, 6, 7 & 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Ronda Kippen
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 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The applicant has submitted a request for final plat approval of Summit Eden Phase 1A Amendment 4, a small subdivision consisting of three lots. The proposed subdivision is located at approximately 7758 East Horizon Run, and is in the DRR-1 zone. Summit Eden Phase 1A was initially approved as a PRUD in 2013 and platted in 2014 (see Exhibit A). A rezone petition along with a Zoning Development Agreement was finalized and approved in January 2015. The PRUD and the Zoning Development Agreement Master Plan have identified the proposed area as an area anticipated for residential development.

The applicant would now like to adjust the lot line between Lot 19 & 20 and combine all of Lot 22R and 23R into one building lot (see Exhibit B). The proposed amendment will consist of 6.312 acres and is located in the DRR-1 Zone. The proposed subdivision and lot configuration is in conformance with the approved PRUD, current zoning and the Zoning Development Agreement Master Plan (see Exhibit C) as well as the applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial 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. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1) and the proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. 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: The adjustment to the lot line between Lot 19 & 20 and combination of Lot 22R and 23R into one building lot will create three building lots ranging in size from 0.89 acres to 2.91 acres to be platted as Lot 120, 121 & 122(R) and will not create additional density in the area. Lot 122R is considered to be a restricted or "R" lot due to the existing slopes exceeding 25% or more.). A note to provide the required "Notice to Purchasers of Restricted (R) Lots" has been added to the plat notes to ensure adequate notification of the required Hillside Review process. The developer would like to vacate the self imposed "building envelope" on all four lots that were part of the initial plat to allow the development flexibility that the DRR-1 Zone permits.

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. The following development standards will be reviewed upon submittal for single family building permit:

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

A lodge is being proposed to be located on the future Lot 120 as part of the future development of the resort. Prior to receiving land use approval for a building permit application, the applicant will need to submit plans for review and approval per LUC §108-1-2(a) which requires "Design Review" of all applications for building permits including but not limited to recreation resort uses, businesses and commercial structures. The review will include the considerations relating to the building location, major exterior elevations, building materials, color schemes, landscaping, screening and parking for all site development. The Planning Director may review and approve structures located above 6,200 feet above sea level with a total footprint of less than 75,000 square feet.

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

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

The proposed lot configuration meets the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone “D” as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone “D” are typically areas in which no analysis of flood hazards has been conducted.

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

Culinary water and sanitary sewage disposal: Culinary and sewer services are provided by Powder Mountain Water and Sewer Improvement District. Based on the original approvals, additional proof of culinary and sanitary sewage services will not be required at this time. 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 Phase 1A including a temporary slope easement as defined as “Note #14” on the original plat will remain in place and will not be vacated with the proposed amendment. The applicant has also provided the required “Notice to Purchaser of Restricted (R) Lots” as “Note #4” on 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 Phase 1A Amendment 4, adjusting the lot line between Lots 19 & 20 and combining Lots 22R & 23R that were previously platted in the Summit Eden Phase 1A, into three building lots to be platted as Lots 120, 121 & 122R. 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 Phase 1A Amendment 4, adjusting the lot line between Lots 19 & 20 and combining Lots 22R & 23R that were previously platted in the Summit Eden Phase 1A, into three building lots to be platted as Lots 120, 121 & 122R, 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: 6/28/16



Rick Grover
Weber County Planning Director

Exhibits

- A. Summit Eden Phase 1A-Original plat
- B. Summit Eden Phase 1A Amendment 4
- C. Approved Conceptual Plans

Map 1

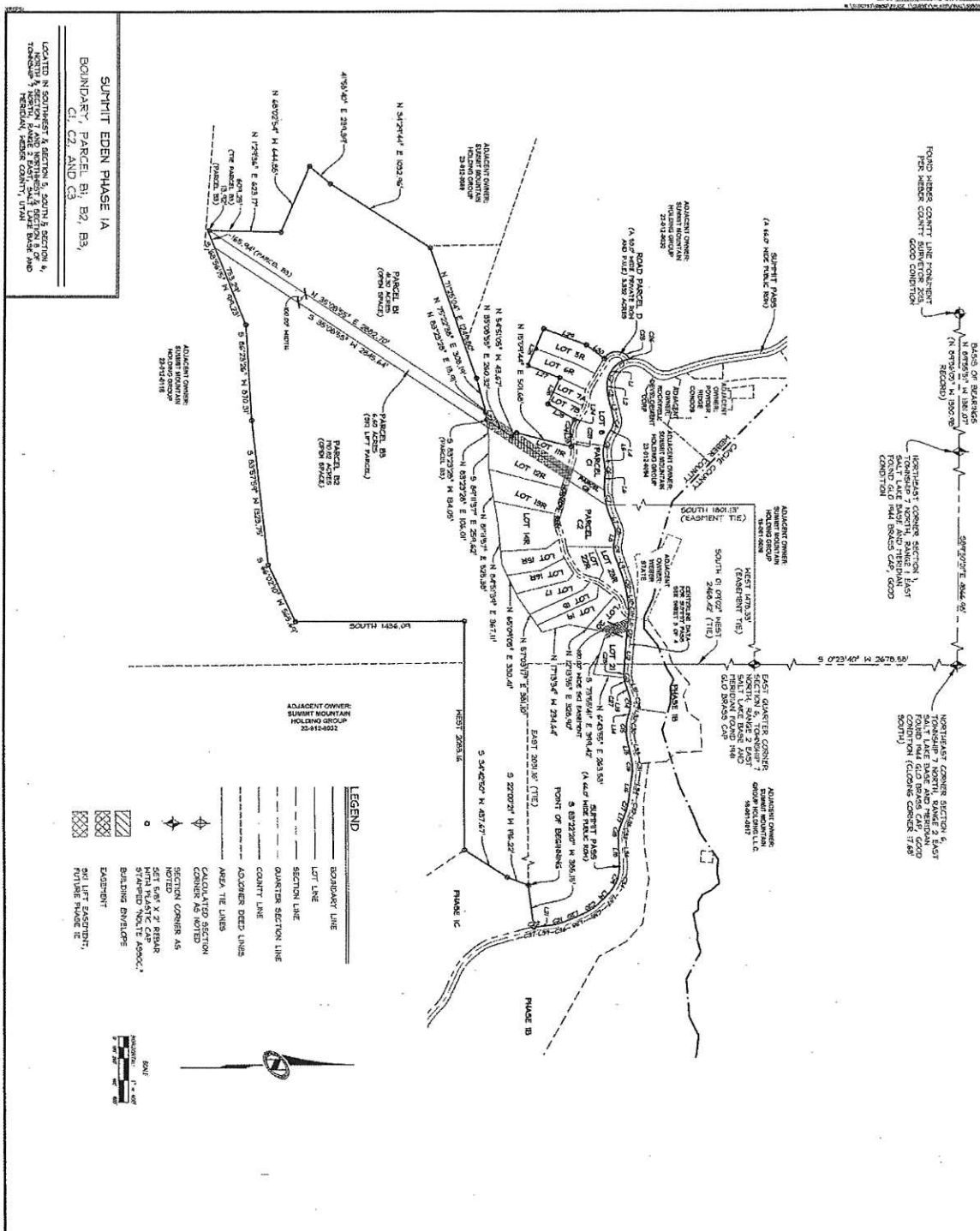


Exhibit A-Summit Eden Phase 1A- Original Plat

62-5L

SUMMIT EDEN PHASE 1A

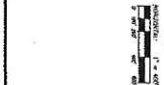
LOCATED IN SOUTHWEST 1/4 SECTION 5, SOUTH 1/2 SECTION 6,
TOWNSHIP 7 NORTH, RANGE 2 EAST, S105E, WEBBER COUNTY, UTAH,
JANUARY 2014



SUMMIT EDEN PHASE 1A
BOUNDARY PARCEL B1, B2, B3,
C1, C2, AND C3

LOCATED IN SOUTHWEST 1/4 SECTION 5, SOUTH 1/2 SECTION 6,
TOWNSHIP 7 NORTH, RANGE 2 EAST, S105E, WEBBER COUNTY, UTAH

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJACENT DEED LINES
 - AREA TIE LINES
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - SET BACK X P' REBAR STRAPPED TO 1/2" 4500C
 - BUILDING ENVELOPE
 - EASEMENT
 - 8'0" LEFT EASEMENT, FUTURE PHASE 1C



CURVE TABLE

CURVE	BEARING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	AREA
C1	171.46°	108.54°	108.54'	108.54'	108.54'
C2	171.46°	108.54°	108.54'	108.54'	108.54'
C3	171.46°	108.54°	108.54'	108.54'	108.54'
C4	171.46°	108.54°	108.54'	108.54'	108.54'
C5	171.46°	108.54°	108.54'	108.54'	108.54'
C6	171.46°	108.54°	108.54'	108.54'	108.54'
C7	171.46°	108.54°	108.54'	108.54'	108.54'
C8	171.46°	108.54°	108.54'	108.54'	108.54'
C9	171.46°	108.54°	108.54'	108.54'	108.54'
C10	171.46°	108.54°	108.54'	108.54'	108.54'
C11	171.46°	108.54°	108.54'	108.54'	108.54'
C12	171.46°	108.54°	108.54'	108.54'	108.54'
C13	171.46°	108.54°	108.54'	108.54'	108.54'
C14	171.46°	108.54°	108.54'	108.54'	108.54'
C15	171.46°	108.54°	108.54'	108.54'	108.54'
C16	171.46°	108.54°	108.54'	108.54'	108.54'
C17	171.46°	108.54°	108.54'	108.54'	108.54'
C18	171.46°	108.54°	108.54'	108.54'	108.54'
C19	171.46°	108.54°	108.54'	108.54'	108.54'
C20	171.46°	108.54°	108.54'	108.54'	108.54'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	171.46°	108.54'	L1	171.46°	108.54'
L2	171.46°	108.54'	L2	171.46°	108.54'
L3	171.46°	108.54'	L3	171.46°	108.54'
L4	171.46°	108.54'	L4	171.46°	108.54'
L5	171.46°	108.54'	L5	171.46°	108.54'
L6	171.46°	108.54'	L6	171.46°	108.54'
L7	171.46°	108.54'	L7	171.46°	108.54'
L8	171.46°	108.54'	L8	171.46°	108.54'
L9	171.46°	108.54'	L9	171.46°	108.54'
L10	171.46°	108.54'	L10	171.46°	108.54'
L11	171.46°	108.54'	L11	171.46°	108.54'
L12	171.46°	108.54'	L12	171.46°	108.54'
L13	171.46°	108.54'	L13	171.46°	108.54'
L14	171.46°	108.54'	L14	171.46°	108.54'
L15	171.46°	108.54'	L15	171.46°	108.54'
L16	171.46°	108.54'	L16	171.46°	108.54'
L17	171.46°	108.54'	L17	171.46°	108.54'
L18	171.46°	108.54'	L18	171.46°	108.54'
L19	171.46°	108.54'	L19	171.46°	108.54'
L20	171.46°	108.54'	L20	171.46°	108.54'

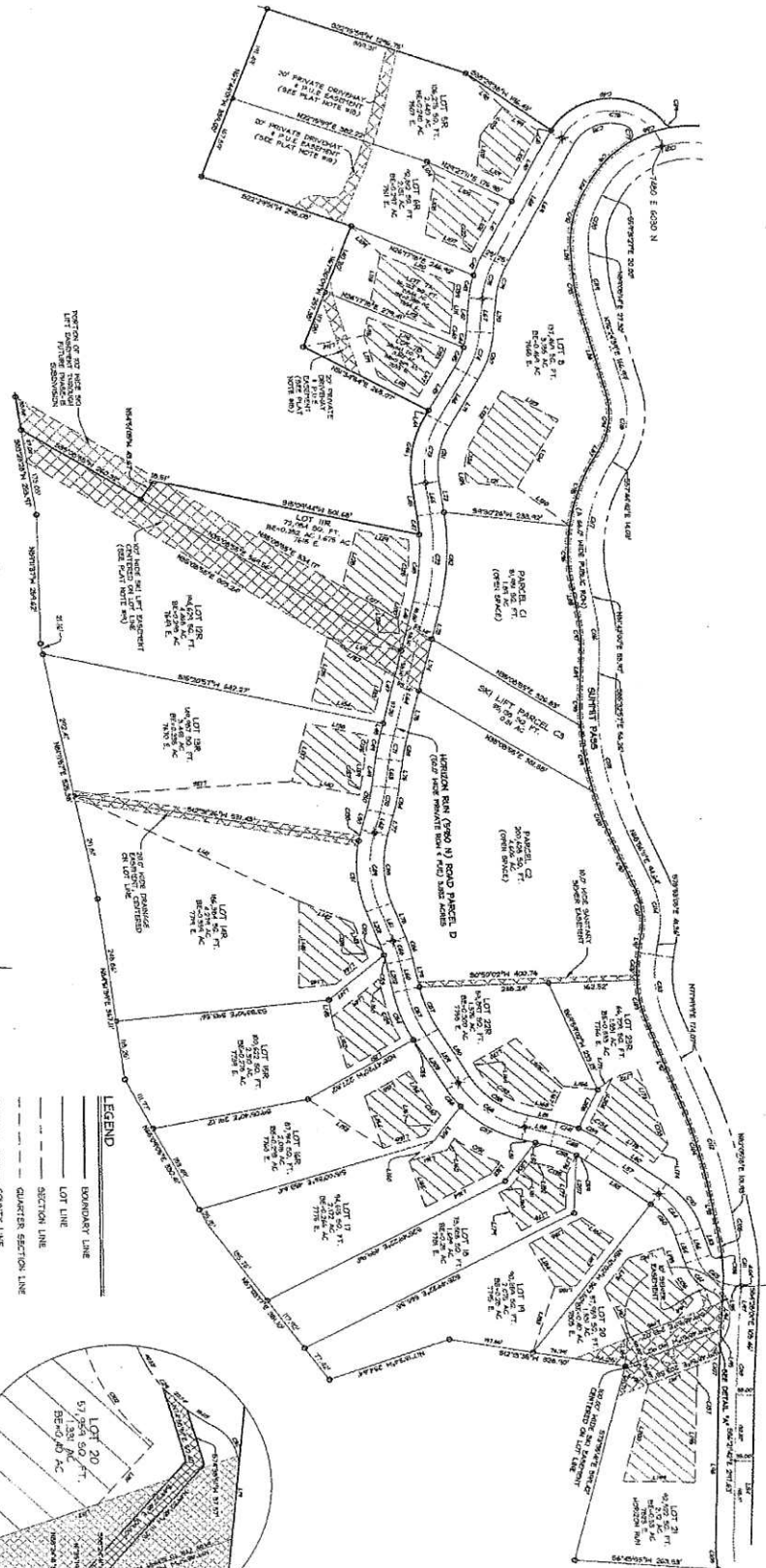
Sheet 2 of 4

75-29

Exhibit A-Summit Eden Phase 1A-Original Plat

CE-51

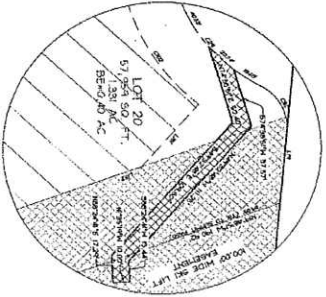
SUMMIT EDEN PHASE 1A
 LOCATED IN SECTION 8, SECTION 9, SOUTH 1/2 SECTION 4,
 NORTH 1/2 SECTION 7 AND NORTHWEST 1/4 SECTION 6,
 TOWNSHIP 7 NORTH, RANGE 2 EAST, 5TH MERIDIAN,
 WYOMING COUNTY, IOWA



SUMMIT EDEN PHASE 1A
LOTS 5 TO 21, PARCELS C1, C2 AND C3
 LOCATED IN SECTION 8, SECTION 9, SOUTH 1/2 SECTION 4,
 NORTH 1/2 SECTION 7 AND NORTHWEST 1/4 SECTION 6,
 TOWNSHIP 7 NORTH, RANGE 2 EAST, 5TH MERIDIAN,
 WYOMING COUNTY, IOWA



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJOINING DEED LINES
 - NO ACCESS LINE
 - AREA TIE LINES
 - CALCULATED VERTICALLY CORNER
 - SECTION CORNER AS SHOWN
 - NET 5/8" X 3/8" IRON ANGLE PLASTIC CAP STAMPED W/CHIEF ASSOC.
 - STREET TOWNSHIP
 - BUILDING EASEMENT
 - FURNISH SHUT OFF EASEMENT PHASE 1E



DETAIL 1A
 10' SEWER EASEMENT
 N.T.S.

Sheet 3 of 4
NVS
 NATE VERTICAL/PLATE
 REGISTERED PROFESSIONAL SURVEYOR
 WYOMING COUNTY REGISTERED

DATE: 7/5
 DRAWN: 2/24/21
 SHEET NO. 20772443
 RECORD NO. 20772443
 COUNTY OF WYOMING

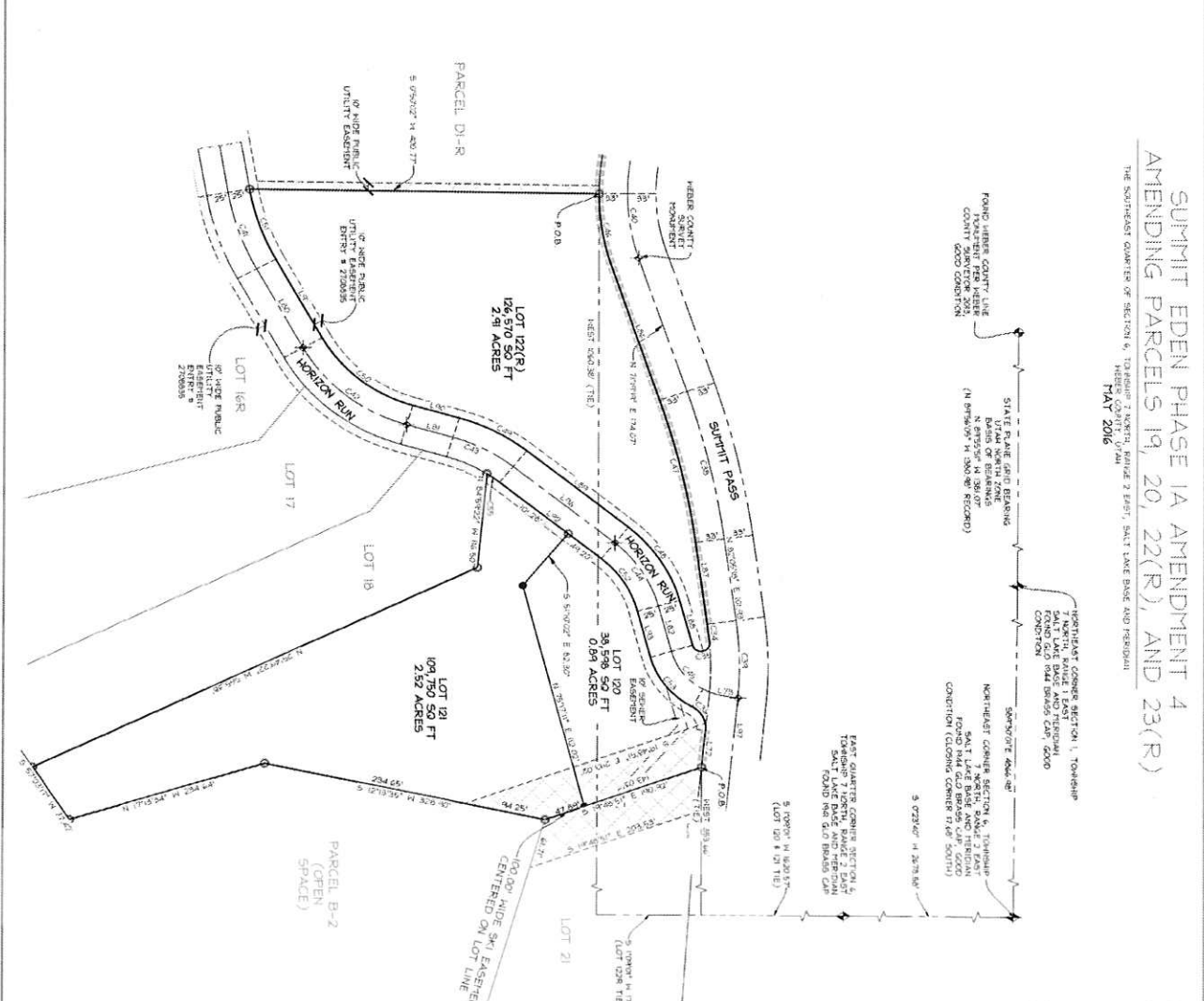
Exhibit B-Summit Eden Phase 1A Amendment 4

2016-1-18
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SUMMIT EDEN PHASE 1A AMENDMENT 4
AMENDING PARCELS 19, 20, 22(R), AND 23(R)
 THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND HERDMAN
 HERDMAN COUNTY, UTAH
PLAT 2016

LINE	LENGTH	DIRECTION	CURVE DATA	BOUNDS DATA	POINT CHORD LENGTHS
L17	40.00'	N 89°00'00" W	C44	500.00'	500.00'
L18	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L19	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L20	100.00'	N 89°00'00" W	C44	500.00'	500.00'
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L41	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L42	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L43	100.00'	N 89°00'00" W	C44	500.00'	500.00'
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L56	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L57	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L58	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L59	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L60	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L61	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L62	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L63	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L64	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L65	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L66	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L67	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L68	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L69	100.00'	N 89°00'00" W	C44	500.00'	500.00'
L70	100.00'	N 89°00'00" W	C44	500.00'	500.00'



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXTENDED LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJUT. BE. LINE
- NO. ACCESS LINE
- STREET W/ADJUT. TO BE CONSTRUCTED
- CONG. TRAIL W/IN PLACE SET BACKS AND ADJUT. STAMEN. MARK. ACCESS EAST/WEST

Sheet 2 of 2

NVS

REGISTERED PROFESSIONAL ENGINEER

STATE OF UTAH

NO. _____

DATE _____

PROJECT NO. _____

PROJECT NAME _____

NO. _____

DATE _____

PROJECT NO. _____

PROJECT NAME _____

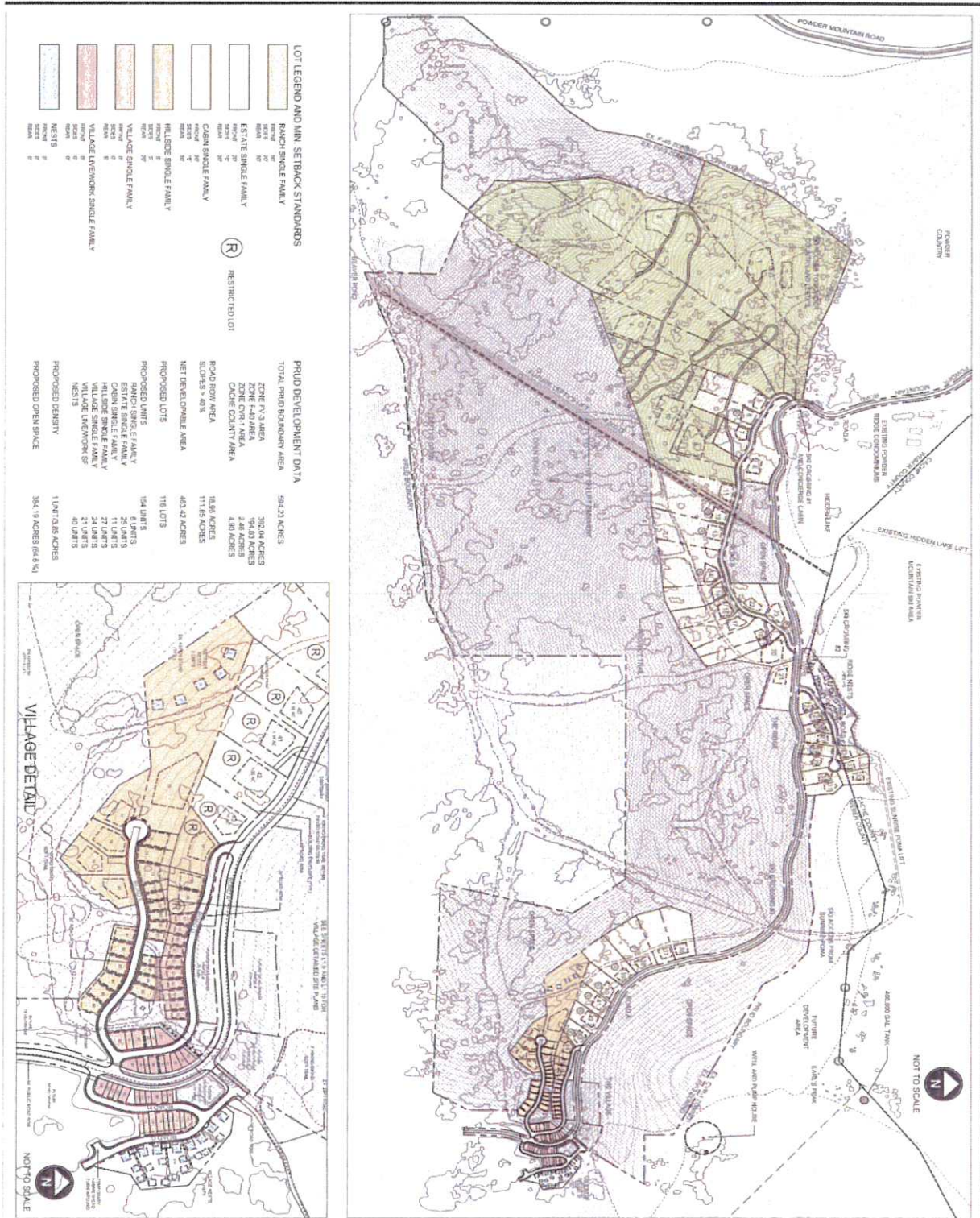
NO. _____

DATE _____

PROJECT NO. _____

PROJECT NAME _____

Exhibit C-Approved Conceptual Plans



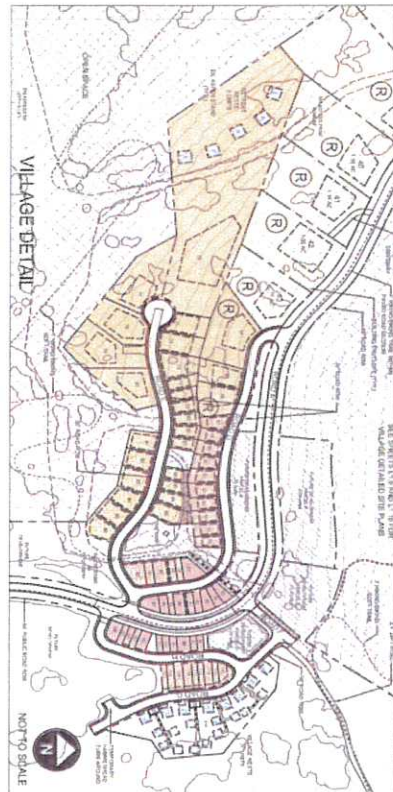
LOT LEGEND AND MIN. SETBACK STANDARDS

[Yellow Box]	RANCH SINGLE FAMILY	[Green Box]	TOTAL PRUD BOUNDARY AREA
[Light Blue Box]	ESTATE SINGLE FAMILY	[Light Blue Box]	ZONE R-2 AREA
[Light Green Box]	ESTATE SINGLE FAMILY	[Light Blue Box]	ZONE R-40 AREA
[Light Orange Box]	COACH SINGLE FAMILY	[Light Blue Box]	ZONE CVA-1 AREA
[Light Yellow Box]	COACH SINGLE FAMILY	[Light Blue Box]	COACH COUNTY AREA
[Light Purple Box]	VILLAGE SINGLE FAMILY	[Light Blue Box]	ROAD ROW AREA
[Light Blue Box]	VILLAGE SINGLE FAMILY	[Light Blue Box]	SLOPES > 40%
[Light Blue Box]	VILLAGE SINGLE FAMILY	[Light Blue Box]	NET DEVELOPABLE AREA
[Light Blue Box]	VILLAGE SINGLE FAMILY	[Light Blue Box]	PROPOSED LOTS
[Light Blue Box]	VILLAGE SINGLE FAMILY	[Light Blue Box]	PROPOSED OPEN SPACE

RESTRICTED LOT (R symbol)

PRUD DEVELOPMENT DATA

98,231 ACRES	3004 ACRES
1948 ACRES	248 ACRES
438 ACRES	148 ACRES
1118 ACRES	1118 ACRES
1118 ACRES	1118 ACRES
1118 ACRES	1118 ACRES
1118 ACRES	1118 ACRES
1118 ACRES	1118 ACRES
1118 ACRES	1118 ACRES
1118 ACRES	1118 ACRES
1118 ACRES	1118 ACRES



DATE:	MARCH 14, 2013
PROJECT:	SUMMIT EDEN
DESIGNED BY:	LANGVARDT DESIGN GROUP, INC.
DATE:	03/14/13
BY:	[Signature]
CHECKED BY:	[Signature]
DATE:	03/14/13
BY:	[Signature]
CHECKED BY:	[Signature]
DATE:	03/14/13
BY:	[Signature]
CHECKED BY:	[Signature]
DATE:	03/14/13
BY:	[Signature]
CHECKED BY:	[Signature]

OVERALL SITE PLAN

L1.2

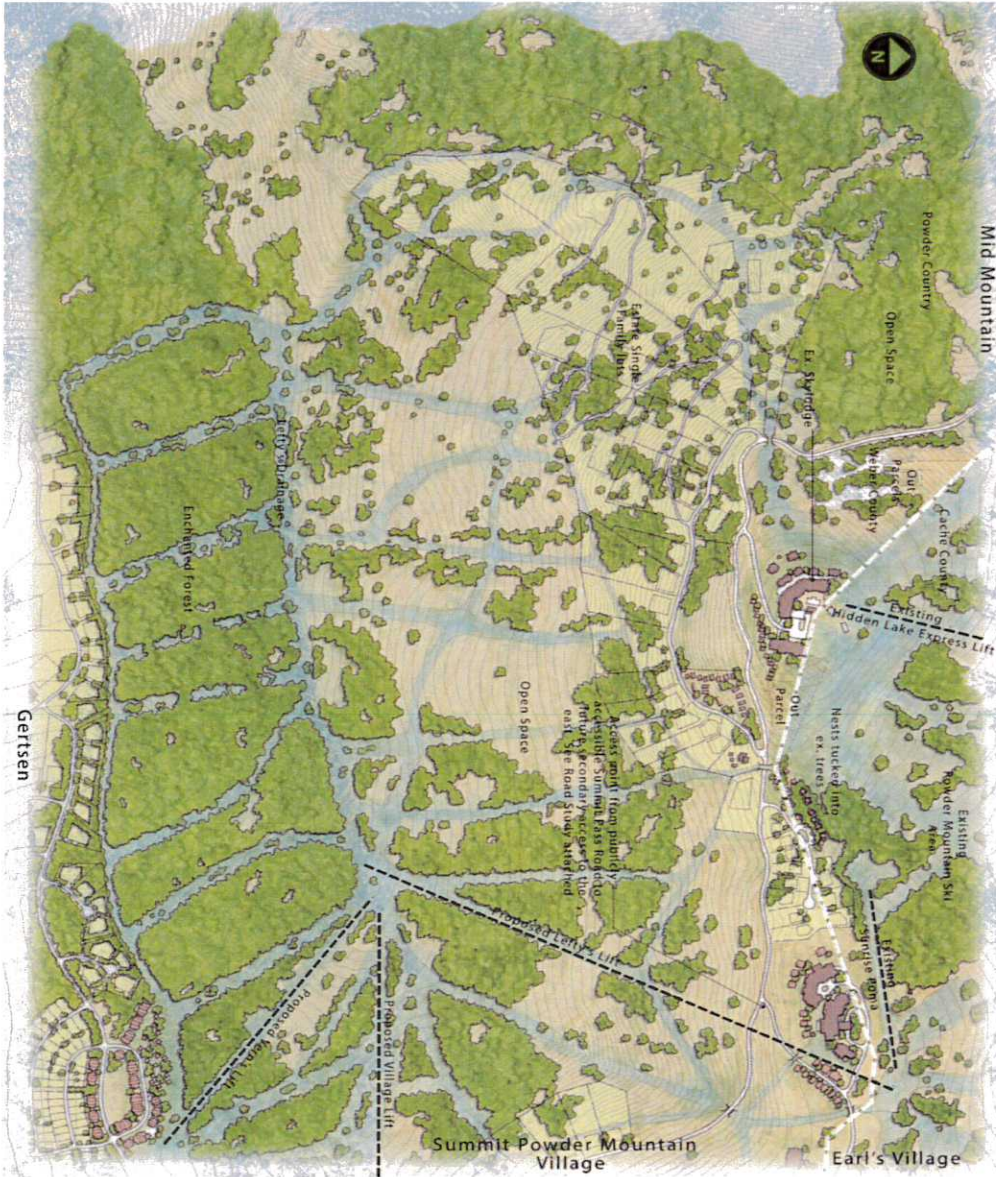


SUMMIT EDEN PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH



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 hillside for the remainder of the Resort.



KEY MAP

POWDER MOUNTAIN