

## WEBER COUNTY PLANNING DIVISION

### ADMINISTRATIVE REVIEW MEETING AGENDA AMENDED

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**July 13, 2016  
4:00-5:00 p.m.**

- 1. Consideration and action on an administrative application for final plat approval of Summit Eden Phase 1C Amendment 3, a one lot subdivision located at 8520 E Copper Crest in the Destination and Recreation Resort Zone (DRR-1). Rick Everson, Agent**
- 2. Consideration and action on an administrative application for final approval of the Paul Gibson Subdivision, a one lot subdivision and approval of an access (AE 2016-05) by a private right of way located at 2742 S 4700 W in the Agriculture (A-1) Zone. Paul Gibson, Applicant**
- 3. Consideration and action on an administrative application of the McLean Subdivision, a one lot subdivision located at approximately 771 S 4100 W in the Agricultural-1 (A-1) Zone to include a financial guarantee for the deferral of sidewalk, curb, and gutter. The funds will be held in the engineering escrow account. Susan McLean, Applicant**
- 4. Adjournment**

*The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted*



*In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791*



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final plat approval of Summit Eden Phase 1C Amendment 3, a one lot subdivision

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, July 13, 2016

**Applicant:** Summit Mountain Holding Group, LLC

**File Number:** UVS062015

### Property Information

**Approximate Address:** 8520 East Copper Crest, Eden, Utah

**Project Area:** 0.72 Acres

**Zoning:** DRR-1 Zone

**Existing Land Use:** Resort Development/Open Space

**Proposed Land Use:** Resort Development/Open Space

**Parcel ID:** 23-130-0066, 23-012-0148 (a portion of)

**Township, Range, Section:** Township 7 North, Range 1 East, Section 8

### 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  
801-399-8768

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- 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 applicant has submitted a request for final plat approval of Summit Eden Phase 1C Amendment 3, a small subdivision consisting of one development parcel. The proposed subdivision is located at approximately 8520 East Copper Crest, Eden, UT and is in the DRR-1 zone. The original Summit Eden Phase 1C Subdivision was recorded in 2014 (see Exhibit A). The applicant would now like to combine all of Parcel E, an open space parcel with a remnant parcel that was not included in the original development. The proposed combination will create a development lot identified as "Parcel D8", consisting of 0.72 acres (see Exhibit B). The proposed subdivision and lot configuration are in conformance with the approved Zoning Development Agreement Conceptual Plan (see Exhibit C), the applicable zoning and 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 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). 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: Summit Eden Phase 1C was initially approved as a PRUD in 2013 and platted in 2014. The proposed development parcel is a combination of an open space parcel previously platted as “Parcel E” and a remnant parcel that was not included in the original PRUD. The applicant has recently moved forward with the approval process to reduce the overall footprint of the approved PRUD and the proposed subdivision will be located outside of the recently reduced PRUD footprint. The proposed amendment will combine the open space “Parcel E” with the remnant parcel to create one lot identified as “Parcel D8”. The proposed lot will be a development parcel with an overall lot size of 31,469 sq. ft. ( 0.72 acres). Future development on the lot will be reviewed to ensure compliance with the approved Zoning Development Conceptual Plan.

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for two, three or four family residential dwelling units, multi-family, commercial or mixed use structures. The following development standards will be reviewed upon submittal for design review and land use approval for a two, three, or four family dwelling units if the desired development will be residential:

- 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

If the desired development is commercial, the following development standards will be reviewed upon submittal for design review and land use approval for multi-family, commercial or mixed use structures:

- Front yard setback: 0 feet
- Side yard setback: 0 feet
- Rear yard setback: 0 feet
- Average building height: 55 feet at elevations lower than 6,200 feet above sea level; 75 feet at elevations at least 6,200 feet above sea level.

Staff recommends a “No Access” note and line to be added to the proposed development “Parcel D8” along either Summit Pass or Copper Crest to restrict access per LUC §106-2-4(c) which prohibits interior lots from having frontage on two streets except where unusual conditions make other design undesirable. A condition of approval has been added to staff’s recommendations to ensure the final subdivision Mylar is submitted with the required “No Access” note and “No Access” line on the plat.

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 2016 Ogden 30 x 60 Quadrangle map. The geologic unit identified on the site is “Tw”. A geologic site reconnaissance or any required geologic reports based on the investigation/studies that may be deemed necessary by the applicant’s Engineering Geologist to provide the correct development measures that will be necessary for the development of the lot will be required to be submitted with any application for design review, conditional use permit and/or land use 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 proof of paid connect fees from the 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. To date, the Weber County Engineering Division and the Weber County Surveyor's Office have 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: The area surrounding the proposed subdivision contains significant slopes. The Engineering Division may require contours to verify that the slopes on the proposed development parcel are fewer than 25%. If the slopes on the development parcel are over 25%, the required "Notice to Purchaser of Restricted (R) Lots" will need to be added as a note on the final subdivision Mylar as well as identifying "Parcel D8" with an "R" designation. A condition of approval has been included to ensure that the slopes are analyzed prior to releasing the subdivision Mylar for recording to ensure that the required notifications are placed on the Mylar to provide adequate notice to future buyers.

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, 2016.

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §26-1-7.

## Staff Recommendation

Staff recommends final plat approval of Summit Eden Phase 1C Amendment 3, a small subdivision consisting of one lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "No Access" note and line will be placed on the final plat limiting access to "Parcel D8" from either Summit Pass or Copper Crest.
2. If the "Parcel D8" is deemed to have slopes of 25% or greater, a note will be required to be on the final subdivision Mylar as a "Notice to Purchaser of Restricted (R) Lots" as well as identifying "Parcel D8" with an "R" designation.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision conforms to the Zoning Development Agreement Conceptual Plan.
3. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
4. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
5. 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 approval of Summit Eden Phase 1C Amendment 3, a small subdivision consisting of one lot, 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 the conditions of approval listed in this staff report.

Date of Administrative Approval: \_\_\_\_\_

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

## Exhibits

- A. Summit Eden Phase 1C-Original plat
- B. Summit Eden Phase 1C Amendment 3
- C. Approved Conceptual Plans

## Map 1



SE-9L

SURVEYOR'S CERTIFICATE

I, REGINALD A. FULLER, DEED RECORDED OFFICER... I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH...



REGINALD A. FULLER DEED RECORDER STATE OF UTAH

LEGAL DESCRIPTION

BEING THAT A POINT THAT IS 500.00 FEET NORTH AND 450.00 FEET EAST FROM THE INTERSECTION OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 EAST... AND THE INTERSECTION OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 EAST...

PLAT NOTES:

- 1. LOTS 10 THROUGH 14... AND THE PORTION HERE OF SECTION 16...
2. PURSUANT TO THE MOUNTAIN HERD DECLARATION...
3. INTENTIONALLY OMITTED...
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE MOUNTAIN HERD DECLARATION...
5. ALL LOT AND CORNER MARKS AND BOUNDARY MONUMENTS WILL BE SET AND MAINTAINED BY THE DECLARANT...

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 5, AND THE NORTH 1/2 OF SECTION 6, T. 7 N. R. 2 E. S. 21 N.

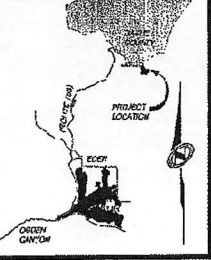
15 JANUARY 2014

PLAT NOTES (CONT.):

- 1. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS... A PERPETUAL RIGHT OF FIRST REFUSAL...
2. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS... A BLAINDERMAY RESERVATION...
3. CERTAIN PARCELS THAT ARE DESIGNATED HEREIN AS "OPEN SPACE"...
4. OPEN SPACE NOTICE THAT THE LOTS SHOWN HEREON ARE IN A BLDG-ELIGIBLE AREA (SUN RESORT)...
5. ALL LOTS ARE DESCRIBED ON THIS PLAT AS LOCATED IN A LIGHTLY DEVELOPED BLDG-ELIGIBLE AREA...
6. NOTICE TO PURCHASERS OF RESTRICTED LOTS...
7. NOTICE TO PURCHASERS OF LOTS...
8. ACCESS TO THE PROPOSED HIGHWAY...
9. DECLARANT HEREBY WAIVES THE RIGHT OF FIRST REFUSAL...
10. ALL LOT AND CORNER MARKS AND BOUNDARY MONUMENTS WILL BE SET AND MAINTAINED BY THE DECLARANT...

VICINITY MAP

N.T.S.



SURVEY NARRATIVE:

- 1. A PERPETUAL EASEMENT UNDER THE ADDRESS TRACT OF LAND...
2. THE BASIS OF BARRIERS FOR THIS PLAT IS NORTH 05°05'00" MEET BETWEEN THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 EAST...
3. ALL LOTS ARE DESCRIBED ON THIS PLAT AS LOCATED IN A LIGHTLY DEVELOPED BLDG-ELIGIBLE AREA...
4. NOTICE TO PURCHASERS OF RESTRICTED LOTS...
5. NOTICE TO PURCHASERS OF LOTS...
6. ACCESS TO THE PROPOSED HIGHWAY...
7. DECLARANT HEREBY WAIVES THE RIGHT OF FIRST REFUSAL...
8. ALL LOT AND CORNER MARKS AND BOUNDARY MONUMENTS WILL BE SET AND MAINTAINED BY THE DECLARANT...

OWNER'S DEDICATION:

BY AND THROUGH THESE PRESENTS, I, the undersigned, do hereby dedicate to the public utility, street, water, drainage easements, and other public utilities...

IN WITNESS WHEREOF, DECLARANT HAS DELICATED THIS 21-NINTH DECLARATION AS OF THE 21ST DAY OF JANUARY, 2014.

SHAG PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SHAG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY

TITLE: COLLECTOR

BY: Gregory Vincent (Signature)

TITLE: MANAGER

BY: Gregory Vincent (Signature)

TITLE: MANAGER

WITNESSES: [Signatures]

TITLE: WITNESSES

THE FOREGOING INSTRUMENT HAS BEEN FILED FOR RECORD WITH THE DEED RECORDER OF THE COUNTY OF WASATCH, STATE OF UTAH, ON THIS 21ST DAY OF JANUARY, 2014.

BY: Gregory Vincent (Signature)

TITLE: DEED RECORDER

SUMMIT EDEN PHASE 1C COVER SHEET, SIGNATURES, & VICINITY MAP. Includes signature of Reginald A. Fuller and a vicinity map of the project location.

OWNER'S ATTORNEY: JAMES M. HANCOCK, HANCOCK & ASSOCIATES, PLLC. Includes signature and contact information.

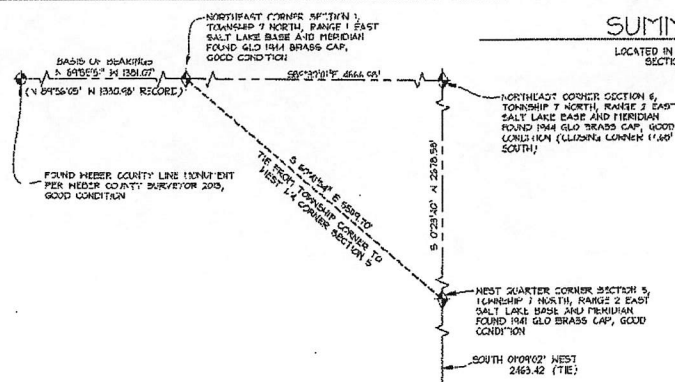
OWNER'S SIGNATURE: Gregory Vincent, Manager. Includes signature, name, title, and date.

VENDOR'S SIGNATURE: Gregory Vincent, Manager. Includes signature, name, title, and date.

RECORDER'S SIGNATURE: Gregory Vincent, Deed Recorder. Includes signature, name, title, and date.

### SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 6, T. 7N, R. 2E, S18M, WEBER COUNTY, UTAH. JANUARY 2014

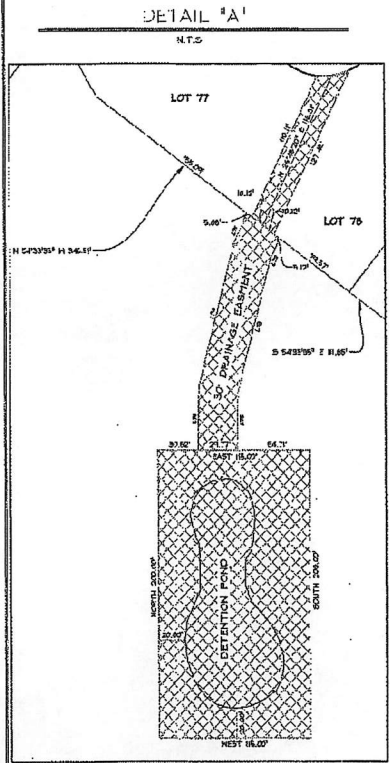


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.00	970.42	11° 07' 48"	S 89° 50' 00" E	98.89
C2	175.40	420.00	25° 42' 30"	S 24° 23' 30" E	177.50
C3	88.54	420.00	25° 42' 30"	S 64° 25' 30" E	88.50
C4	125.87	420.00	17° 04' 00"	N 67° 25' 00" E	125.87
C5	236.27	420.00	30° 15' 00"	S 60° 45' 00" E	242.20
C6	100.00	700.00	16° 00' 00"	S 84° 00' 00" E	100.00
C7	477.24	250.00	110° 00' 00"	S 25° 45' 00" E	478.44
C8	224.44	700.00	17° 04' 00"	S 67° 25' 00" E	218.47
C9	15.87	275.42	2° 27' 28"	N 87° 52' 30" E	15.87
C10	198.17	420.00	25° 42' 30"	N 67° 25' 00" E	198.17
C11	180.11	420.00	27° 03' 30"	N 54° 25' 30" E	180.70
C12	105.24	387.60	17° 04' 00"	S 67° 25' 30" E	104.77
C13	266.42	420.00	10° 00' 00"	N 67° 25' 00" E	263.24
C14	205.82	420.00	22° 25' 00"	N 67° 25' 00" E	203.87
C15	83.79	143.00	1° 38' 48"	N 89° 54' 00" E	79.40
C16	393.82	271.00	108° 15' 27"	S 0° 47' 30" E	393.89
C17	89.30	143.00	22° 09' 00"	S 67° 25' 00" E	87.20
C18	26.42	143.00	10° 31' 00"	S 67° 25' 00" E	26.29
C19	143.00	143.00	90° 00' 00"	S 00° 00' 00" E	143.00
C20	87.65	268.00	15° 47' 48"	N 67° 25' 00" E	87.65
C21	100.00	268.00	20° 44' 56"	S 67° 25' 00" E	100.00
C22	102.00	268.00	22° 12' 48"	N 67° 25' 00" E	102.00
C23	11.87	143.00	3° 57' 30"	S 67° 25' 00" E	11.87
C24	203.17	475.00	20° 00' 00"	N 67° 25' 00" E	203.17

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C25	17.00	143.00	3° 57' 30"	S 67° 25' 00" E	17.00
C26	102.00	268.00	22° 12' 48"	N 67° 25' 00" E	102.00
C27	46.00	143.00	10° 00' 00"	S 67° 25' 00" E	46.00
C28	62.30	210.00	27° 45' 30"	S 67° 25' 00" E	62.30

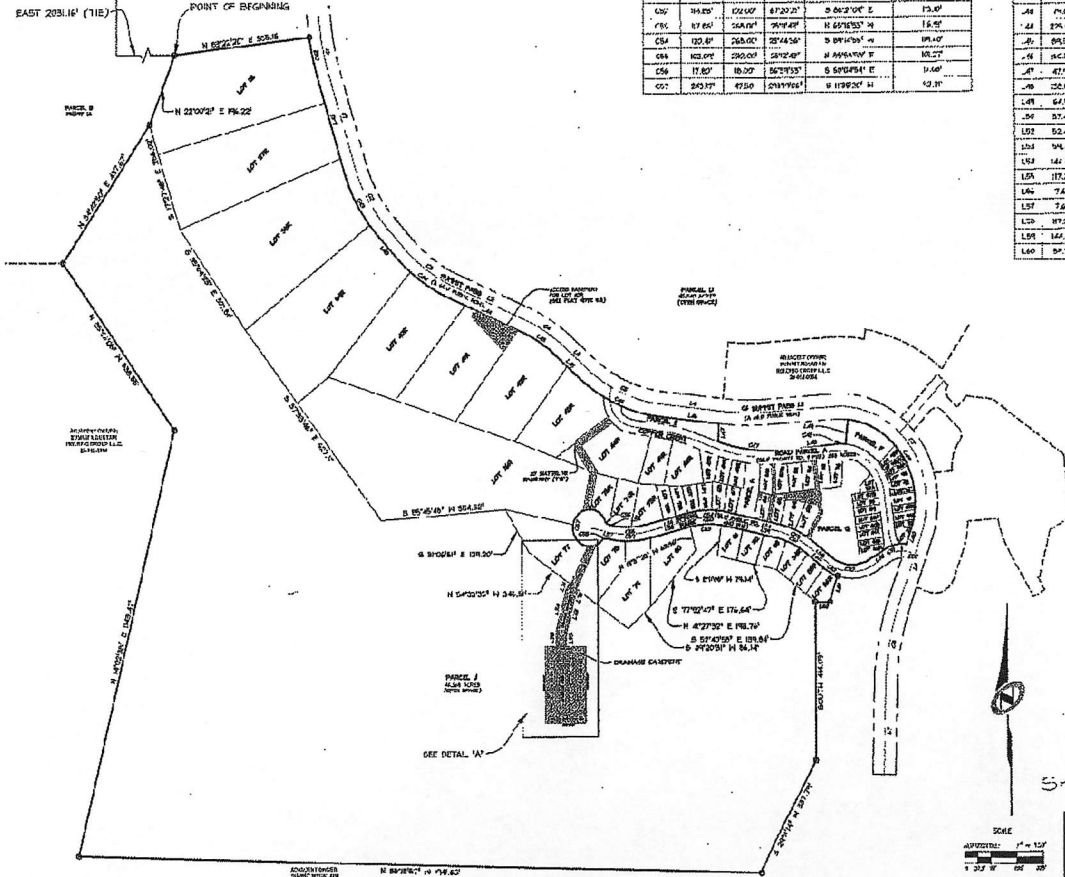
LINE TABLE	
LINE	DIRECTION
L1	S 87° 25' 00" E
L2	S 67° 25' 30" E
L3	S 67° 25' 00" E
L4	S 67° 25' 00" E
L5	S 67° 25' 00" E
L6	S 20° 25' 00" E
L7	S 10° 00' 00" E
L8	S 67° 25' 00" E
L9	S 67° 25' 00" E
L10	S 67° 25' 00" E
L11	S 67° 25' 00" E
L12	S 67° 25' 00" E
L13	S 67° 25' 00" E
L14	S 67° 25' 00" E
L15	S 67° 25' 00" E
L16	S 67° 25' 00" E
L17	S 67° 25' 00" E
L18	S 67° 25' 00" E
L19	S 67° 25' 00" E
L20	S 67° 25' 00" E
L21	S 67° 25' 00" E
L22	S 67° 25' 00" E
L23	S 67° 25' 00" E
L24	S 67° 25' 00" E
L25	S 67° 25' 00" E
L26	S 67° 25' 00" E
L27	S 67° 25' 00" E
L28	S 67° 25' 00" E
L29	S 67° 25' 00" E
L30	S 67° 25' 00" E
L31	S 67° 25' 00" E
L32	S 67° 25' 00" E
L33	S 67° 25' 00" E
L34	S 67° 25' 00" E
L35	S 67° 25' 00" E
L36	S 67° 25' 00" E
L37	S 67° 25' 00" E
L38	S 67° 25' 00" E
L39	S 67° 25' 00" E
L40	S 67° 25' 00" E

LINE TABLE	
LINE	DIRECTION
L41	S 67° 25' 00" E
L42	S 67° 25' 00" E
L43	S 67° 25' 00" E
L44	S 67° 25' 00" E
L45	S 67° 25' 00" E
L46	S 67° 25' 00" E
L47	S 67° 25' 00" E
L48	S 67° 25' 00" E
L49	S 67° 25' 00" E
L50	S 67° 25' 00" E
L51	S 67° 25' 00" E
L52	S 67° 25' 00" E
L53	S 67° 25' 00" E
L54	S 67° 25' 00" E
L55	S 67° 25' 00" E
L56	S 67° 25' 00" E
L57	S 67° 25' 00" E
L58	S 67° 25' 00" E
L59	S 67° 25' 00" E
L60	S 67° 25' 00" E



SUMMIT EDEN PHASE 1C BOUNDARY AND PARCEL J

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH



**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJONER DEED LINES
- ARCA T.C. LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- SET 5/8" X 2" REBAR IN PLASTIC CAP, STAMPED "NOLTE ASSOC."
- BUILDING ENVELOPE
- ENCUMBER

RECORDED IN STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE DEPARTMENT OF 2672445

ENTRY NO. \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

BOOK 75 PAGE 36

PREPARED BY NOLTE VERT. CALIFIVE

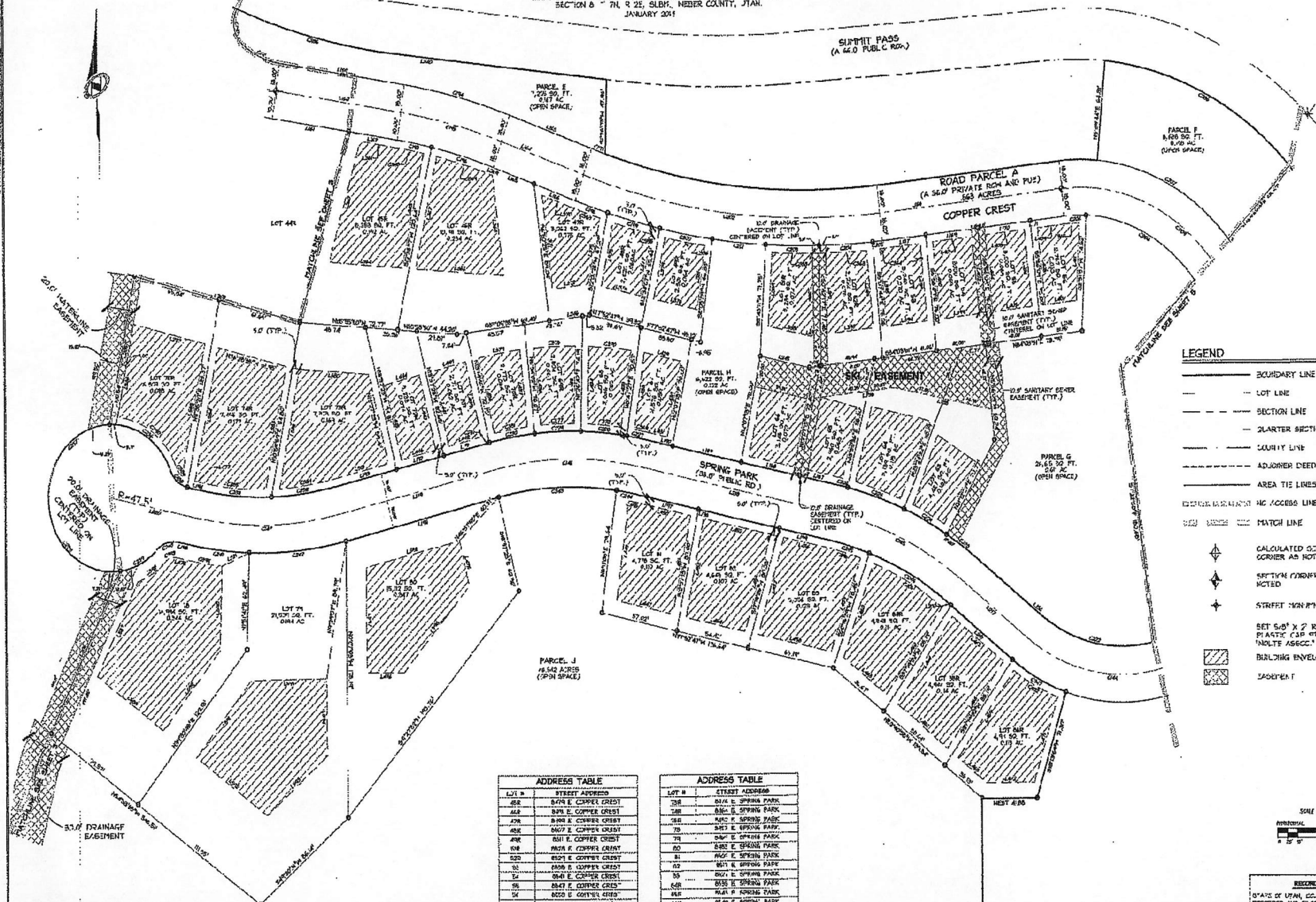
SCALE 1" = 100'

Sheet 2 of 6

Exhibit A-Summit Eden Phase 1C-Original Plat

# SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 6 - 7N, R 2E, S18E, WEBER COUNTY, UTAH  
JANUARY 2011

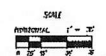


**LEGEND**

- BOUNDARY LINE
- - - LOT LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - UTILITY LINE
- - - ADJOINER DEED (HP)
- - - AREA TIE LINES
- - - ACCESS LINE
- - - MATCH LINE

- ◆ CALCULATED SECTION CORNER AS NOTED
- ◆ SECTION CORNER AS NOTED
- ◆ STREET MONUMENT

- SET 5" X 7" REBAR WITH PLATE "CAP" STAMPED "NVLTE ASBCE"
- ▨ BUILDING ENVELOPE
- ▨ CASHEA F



ADDRESS TABLE		ADDRESS TABLE	
LOT #	STREET ADDRESS	LOT #	STREET ADDRESS
441	5474 E COPPER CREST	328	5474 E SPRING PARK
442	5476 E COPPER CREST	329	5476 E SPRING PARK
443	5478 E COPPER CREST	330	5478 E SPRING PARK
444	5480 E COPPER CREST	331	5480 E SPRING PARK
445	5482 E COPPER CREST	332	5482 E SPRING PARK
446	5484 E COPPER CREST	333	5484 E SPRING PARK
447	5486 E COPPER CREST	334	5486 E SPRING PARK
448	5488 E COPPER CREST	335	5488 E SPRING PARK
449	5490 E COPPER CREST	336	5490 E SPRING PARK
450	5492 E COPPER CREST	337	5492 E SPRING PARK
451	5494 E COPPER CREST	338	5494 E SPRING PARK
452	5496 E COPPER CREST	339	5496 E SPRING PARK
453	5498 E COPPER CREST	340	5498 E SPRING PARK
454	5500 E COPPER CREST	341	5500 E SPRING PARK
455	5502 E COPPER CREST	342	5502 E SPRING PARK
456	5504 E COPPER CREST	343	5504 E SPRING PARK
457	5506 E COPPER CREST	344	5506 E SPRING PARK
458	5508 E COPPER CREST	345	5508 E SPRING PARK
459	5510 E COPPER CREST	346	5510 E SPRING PARK
460	5512 E COPPER CREST	347	5512 E SPRING PARK
461	5514 E COPPER CREST	348	5514 E SPRING PARK
462	5516 E COPPER CREST	349	5516 E SPRING PARK
463	5518 E COPPER CREST	350	5518 E SPRING PARK
464	5520 E COPPER CREST	351	5520 E SPRING PARK
465	5522 E COPPER CREST	352	5522 E SPRING PARK
466	5524 E COPPER CREST	353	5524 E SPRING PARK
467	5526 E COPPER CREST	354	5526 E SPRING PARK
468	5528 E COPPER CREST	355	5528 E SPRING PARK
469	5530 E COPPER CREST	356	5530 E SPRING PARK
470	5532 E COPPER CREST	357	5532 E SPRING PARK
471	5534 E COPPER CREST	358	5534 E SPRING PARK
472	5536 E COPPER CREST	359	5536 E SPRING PARK
473	5538 E COPPER CREST	360	5538 E SPRING PARK
474	5540 E COPPER CREST	361	5540 E SPRING PARK
475	5542 E COPPER CREST	362	5542 E SPRING PARK
476	5544 E COPPER CREST	363	5544 E SPRING PARK
477	5546 E COPPER CREST	364	5546 E SPRING PARK
478	5548 E COPPER CREST	365	5548 E SPRING PARK
479	5550 E COPPER CREST	366	5550 E SPRING PARK
480	5552 E COPPER CREST	367	5552 E SPRING PARK
481	5554 E COPPER CREST	368	5554 E SPRING PARK
482	5556 E COPPER CREST	369	5556 E SPRING PARK
483	5558 E COPPER CREST	370	5558 E SPRING PARK
484	5560 E COPPER CREST	371	5560 E SPRING PARK
485	5562 E COPPER CREST	372	5562 E SPRING PARK
486	5564 E COPPER CREST	373	5564 E SPRING PARK
487	5566 E COPPER CREST	374	5566 E SPRING PARK
488	5568 E COPPER CREST	375	5568 E SPRING PARK
489	5570 E COPPER CREST	376	5570 E SPRING PARK
490	5572 E COPPER CREST	377	5572 E SPRING PARK
491	5574 E COPPER CREST	378	5574 E SPRING PARK
492	5576 E COPPER CREST	379	5576 E SPRING PARK
493	5578 E COPPER CREST	380	5578 E SPRING PARK
494	5580 E COPPER CREST	381	5580 E SPRING PARK
495	5582 E COPPER CREST	382	5582 E SPRING PARK
496	5584 E COPPER CREST	383	5584 E SPRING PARK
497	5586 E COPPER CREST	384	5586 E SPRING PARK
498	5588 E COPPER CREST	385	5588 E SPRING PARK
499	5590 E COPPER CREST	386	5590 E SPRING PARK
500	5592 E COPPER CREST	387	5592 E SPRING PARK
501	5594 E COPPER CREST	388	5594 E SPRING PARK
502	5596 E COPPER CREST	389	5596 E SPRING PARK
503	5598 E COPPER CREST	390	5598 E SPRING PARK
504	5600 E COPPER CREST	391	5600 E SPRING PARK
505	5602 E COPPER CREST	392	5602 E SPRING PARK
506	5604 E COPPER CREST	393	5604 E SPRING PARK
507	5606 E COPPER CREST	394	5606 E SPRING PARK
508	5608 E COPPER CREST	395	5608 E SPRING PARK
509	5610 E COPPER CREST	396	5610 E SPRING PARK
510	5612 E COPPER CREST	397	5612 E SPRING PARK
511	5614 E COPPER CREST	398	5614 E SPRING PARK
512	5616 E COPPER CREST	399	5616 E SPRING PARK
513	5618 E COPPER CREST	400	5618 E SPRING PARK
514	5620 E COPPER CREST	401	5620 E SPRING PARK
515	5622 E COPPER CREST	402	5622 E SPRING PARK
516	5624 E COPPER CREST	403	5624 E SPRING PARK
517	5626 E COPPER CREST	404	5626 E SPRING PARK
518	5628 E COPPER CREST	405	5628 E SPRING PARK
519	5630 E COPPER CREST	406	5630 E SPRING PARK
520	5632 E COPPER CREST	407	5632 E SPRING PARK
521	5634 E COPPER CREST	408	5634 E SPRING PARK
522	5636 E COPPER CREST	409	5636 E SPRING PARK
523	5638 E COPPER CREST	410	5638 E SPRING PARK
524	5640 E COPPER CREST	411	5640 E SPRING PARK
525	5642 E COPPER CREST	412	5642 E SPRING PARK
526	5644 E COPPER CREST	413	5644 E SPRING PARK
527	5646 E COPPER CREST	414	5646 E SPRING PARK
528	5648 E COPPER CREST	415	5648 E SPRING PARK
529	5650 E COPPER CREST	416	5650 E SPRING PARK
530	5652 E COPPER CREST	417	5652 E SPRING PARK
531	5654 E COPPER CREST	418	5654 E SPRING PARK
532	5656 E COPPER CREST	419	5656 E SPRING PARK
533	5658 E COPPER CREST	420	5658 E SPRING PARK
534	5660 E COPPER CREST	421	5660 E SPRING PARK
535	5662 E COPPER CREST	422	5662 E SPRING PARK
536	5664 E COPPER CREST	423	5664 E SPRING PARK
537	5666 E COPPER CREST	424	5666 E SPRING PARK
538	5668 E COPPER CREST	425	5668 E SPRING PARK
539	5670 E COPPER CREST	426	5670 E SPRING PARK
540	5672 E COPPER CREST	427	5672 E SPRING PARK
541	5674 E COPPER CREST	428	5674 E SPRING PARK
542	5676 E COPPER CREST	429	5676 E SPRING PARK
543	5678 E COPPER CREST	430	5678 E SPRING PARK
544	5680 E COPPER CREST	431	5680 E SPRING PARK
545	5682 E COPPER CREST	432	5682 E SPRING PARK
546	5684 E COPPER CREST	433	5684 E SPRING PARK
547	5686 E COPPER CREST	434	5686 E SPRING PARK
548	5688 E COPPER CREST	435	5688 E SPRING PARK
549	5690 E COPPER CREST	436	5690 E SPRING PARK
550	5692 E COPPER CREST	437	5692 E SPRING PARK
551	5694 E COPPER CREST	438	5694 E SPRING PARK
552	5696 E COPPER CREST	439	5696 E SPRING PARK
553	5698 E COPPER CREST	440	5698 E SPRING PARK
554	5700 E COPPER CREST	441	5700 E SPRING PARK
555	5702 E COPPER CREST	442	5702 E SPRING PARK
556	5704 E COPPER CREST	443	5704 E SPRING PARK
557	5706 E COPPER CREST	444	5706 E SPRING PARK
558	5708 E COPPER CREST	445	5708 E SPRING PARK
559	5710 E COPPER CREST	446	5710 E SPRING PARK
560	5712 E COPPER CREST	447	5712 E SPRING PARK
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565	5722 E COPPER CREST	452	5722 E SPRING PARK
566	5724 E COPPER CREST	453	5724 E SPRING PARK
567	5726 E COPPER CREST	454	5726 E SPRING PARK
568	5728 E COPPER CREST	455	5728 E SPRING PARK
569	5730 E COPPER CREST	456	5730 E SPRING PARK
570	5732 E COPPER CREST	457	5732 E SPRING PARK
571	5734 E COPPER CREST	458	5734 E SPRING PARK
572	5736 E COPPER CREST	459	5736 E SPRING PARK
573	5738 E COPPER CREST	460	5738 E SPRING PARK
574	5740 E COPPER CREST	461	5740 E SPRING PARK
575	5742 E COPPER CREST	462	5742 E SPRING PARK
576	5744 E COPPER CREST	463	5744 E SPRING PARK
577	5746 E COPPER CREST	464	5746 E SPRING PARK
578	5748 E COPPER CREST	465	5748 E SPRING PARK
579	5750 E COPPER CREST	466	5750 E SPRING PARK
580	5752 E COPPER CREST	467	5752 E SPRING PARK
581	5754 E COPPER CREST	468	5754 E SPRING PARK
582	5756 E COPPER CREST	469	5756 E SPRING PARK
583	5758 E COPPER CREST	470	5758 E SPRING PARK
584	5760 E COPPER CREST	471	5760 E SPRING PARK
585	5762 E COPPER CREST	472	5762 E SPRING PARK
586	5764 E COPPER CREST	473	5764 E SPRING PARK
587	5766 E COPPER CREST	474	5766 E SPRING PARK
588	5768 E COPPER CREST	475	5768 E SPRING PARK
589	5770 E COPPER CREST	476	5770 E SPRING PARK
590	5772 E COPPER CREST	477	5772 E SPRING PARK
591	5774 E COPPER CREST	478	5774 E SPRING PARK
592	5776 E COPPER CREST	479	5776 E SPRING PARK
593	5778 E COPPER CREST	480	5778 E SPRING PARK
594	5780 E COPPER CREST	481	5780 E SPRING PARK
595	5782 E COPPER CREST	482	5782 E SPRING PARK
596	5784 E COPPER CREST	483	5784 E SPRING PARK
597	5786 E COPPER CREST	484	5786 E SPRING PARK
598	5788 E COPPER CREST	485	5788 E SPRING PARK
599	5790 E COPPER CREST	486	5790 E SPRING PARK
600	5792 E COPPER CREST	487	5792 E SPRING PARK
601	5794 E COPPER CREST	488	5794 E SPRING PARK
602	5796 E COPPER CREST	489	5796 E SPRING PARK
603	5798 E COPPER CREST	490	5798 E SPRING PARK
604	5800 E COPPER CREST	491	5800 E SPRING PARK
605	5802 E COPPER CREST	492	5802 E SPRING PARK
606	5804 E COPPER CREST	493	5804 E SPRING PARK
607	5806 E COPPER CREST	494	5806 E SPRING PARK
608	5808 E COPPER CREST	495	5808 E SPRING PARK
609	5810 E COPPER CREST	496	5810 E SPRING PARK
610	5812 E COPPER CREST	497	5812 E SPRING PARK
611	5814 E COPPER CREST	498	5814 E SPRING PARK
612	5816 E COPPER CREST	499	5816 E SPRING PARK
613	5818 E COPPER CREST	500	5818 E SPRING PARK

**SUMMIT EDEN PHASE 1C**  
 LG15 45-43, 51-56, 63-75, 78-86, & PARCELS E-  
 LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 6 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SA., LAKE BASIN AND MERIDIAN, WEBER COUNTY, UTAH

Sheet 4 of 6  
**NVLTE**  
 NOLTE VERTICAL FIVE  
 RECORDED IN STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE OFFICE OF THE CLERK OF THE COUNTY OF WEBER, UTAH, ON 01/11/2011, BOOK 268, PAGE 75.  
 DATE: 01/11/2011  
 ENTRY NO.: 2687345  
 REC'D: 01/11/2011  
 FILE #

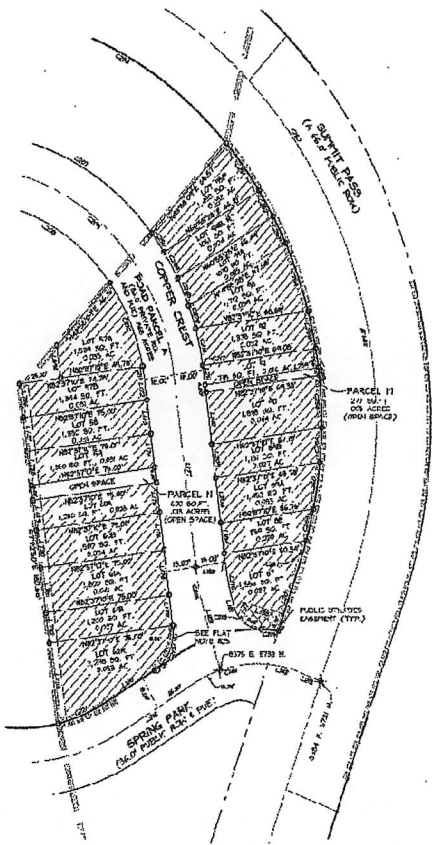
Exhibit A-Summit Eden Phase 1C-Original Plat



62-91

**SUMMIT EDEN PHASE 1C**

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 6, T. 7N, R. 27E, S41Y1, WEBER COUNTY, UTAH  
JANUARY 2014



**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- - - QUARTER SECTION LINE
- COUNTY LINE
- - - ALIQUOT DEED LINED
- - - ARPA TIE LINES
- MATCH LINE
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MOUNDLET
- 311 1/2" x 2" ROAD WITH PAVEMENT CAP SHOWN AS NOTED
- BUILDING ENVELOPE
- EASEMENT

**ADDRESS TABLE**

LOT #	STREET ADDRESS
57A	57A N COPPER CREST
57B	57B N COPPER CREST
57C	57C N COPPER CREST
57D	57D N COPPER CREST
57E	57E N COPPER CREST
57F	57F N COPPER CREST
57G	57G N COPPER CREST
57H	57H N COPPER CREST
57I	57I N COPPER CREST
57J	57J N COPPER CREST
57K	57K N COPPER CREST
57L	57L N COPPER CREST
57M	57M N COPPER CREST
57N	57N N COPPER CREST
57O	57O N COPPER CREST
57P	57P N COPPER CREST
57Q	57Q N COPPER CREST
57R	57R N COPPER CREST
57S	57S N COPPER CREST
57T	57T N COPPER CREST
57U	57U N COPPER CREST
57V	57V N COPPER CREST
57W	57W N COPPER CREST
57X	57X N COPPER CREST
57Y	57Y N COPPER CREST
57Z	57Z N COPPER CREST



**SUMMIT EDEN PHASE 1C**  
LOTS 57A-62, 67-76 & PARCEL M 4 N  
ADDRESS TABLES

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 6 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

Sheet 5 of 8

**NIV15**  
MONTE VERTICAL FIVE

RECORDED IN  
OFFICE OF STATE COUNTY OF WEBER,  
RECORDED AND FILED AT 1:30 P.M.  
ENTRY NO. 2162245  
DATE: 1/16/14 TIME: 3:39  
PAGE 39  
FEE \$

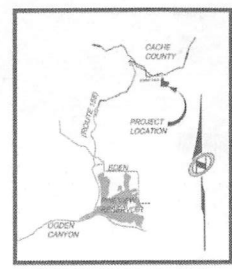
76-39

Exhibit A-Summit Eden Phase 1C-Original Plat

# SUMMIT EDEN PHASE 1C AMENDMENT 3 AMENDING PARCEL E

THE NORTHEAST 1/4 OF SECTION 8, T. 7N, R. 2E, S16E1  
JUNE 2016

VICINITY MAP  
N.T.S.



### SURVEYOR'S CERTIFICATE

I, RICHARD H. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 66, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT, AND THAT THIS PLAT, SUPPLEMENTED BY SECTION 17-23-17, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS INCLUDING SAID SUBDIVISION BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.



RICHARD H. MILLER  
PROFESSIONAL LAND SURVEYOR  
UTAH CERTIFICATE NO. 15544

### SURVEY NARRATIVE:

1-THE SURVEY WAS PERFORMED TO AMEND PARCEL E, SUPPLEMENTED EDEN PHASE 1C, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NUMBER 247248, IN BOOK 75 AT PAGES 35-40, BY JOINING IT WITH A PORTION OF COUNTY PARCEL 25-D2-028 TO BE NOW CALLED DEVELOPMENT PARCEL D8. DEVELOPMENT PARCEL D8 IS INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS AND DECLARANT RESERVES ALL DEVELOPMENT RIGHTS ASSOCIATED WITH SUCH PARCEL. DEVELOPMENT PARCEL D8 IS SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR FOWLER POLARIS AND THAT IN THE FUTURE BE SUBMITTED TO A NEIGHBORHOOD DECLARATION.

2-THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 09°56'16" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE. THIS BEARING DIFFERS FROM WEBER COUNTY SURVEYORS BEARINGS BY 0°02'04" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

### PLAT NOTES:

1-THE PLAT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL SUBDIVISION PLAT (ENTRY# 247248 BOOK 75, PAGE 35-40) UNLESS OTHERWISE NOTED ON THIS PLAT.

2-THE TEMPORARY SLOPE EASEMENTS AS DEFINED ON THE DEDICATION PLAT FOR SUPPLY PASS AND SPRING PARK (ENTRY# 237284, BOOK 75, PAGE 13-27) AND ALSO DEFINED IN PLAT NOTE #14 ON THE ORIGINAL SUPPLEMENTED EDEN PHASE 1C SUBDIVISION PLAT (ENTRY# 247248 BOOK 75, PAGE 35-40) REMAIN IN PLACE AND ARE NOT INTENDED TO BE VACATED BY THIS PLAT AMENDMENT.

### OWNER'S DEDICATION:

SPHS PHASE 1, LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS TO BE KNOWN HEREAFTER AS SUPPLEMENTED EDEN PHASE 1C AMENDMENT 3 THE BOUNDARIES, BEARINGS, AND DIMENSIONS OF ALL PORTIONS WITHIN THE SUBDIVISION AS INTENDED TO BE DEDICATED TO THE USE OF THE PUBLIC, MCO 106-1-6(c)(7); MCO 106-1-6(c)(1); UCA 17-27a-602(1)(c).

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DATE OF \_\_\_\_\_ 2016.

SPHS PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: SPHS INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ITS: SOLE MEMBER

BY: \_\_\_\_\_  
NAME: JEFF HERBELOW  
TITLE: AUTHORIZED SIGNATORY

### ACKNOWLEDGEMENT:

STATE OF UTAH \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 BY JEFF HERBELOW, THE AUTHORIZED SIGNATORY FOR SPHS INVESTMENTS LLC, THE SOLE MEMBER OF SPHS PHASE 1 LLC.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN: \_\_\_\_\_

### LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING THE NORTH-WEST CORNER OF PARCEL E, SUPPLEMENTED EDEN PHASE 1C SUBDIVISION, ENTRY NO. 247248, BOOK 75, PAGE 35-40, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 07°08'01" EAST 472.54 FEET AND EAST 3302.68 FEET FROM THE NORTH-WEST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN THENCE BY NORTH 89°56'16" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE HERRICK/CACHE COUNTY LINE AND THE SECTION LINE, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SUPPLEMENTED EDEN PHASE 1C SUBDIVISION, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) EASTERLY ALONG A 433 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 75°56'29" EAST A DISTANCE OF 180.00 FEET), THROUGH A CENTRAL ANGLE OF 15°47'41", A DISTANCE OF 183.96 FEET; 2) SOUTH 03°44'01" EAST 166.47 FEET; 3) EASTERLY ALONG A 783.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 80°40'32" EAST A DISTANCE OF 137.90 FEET), THROUGH A CENTRAL ANGLE OF 10°42'59", A DISTANCE OF 137.69 FEET; 4) NORTH 80°11'14" EAST 183.22 FEET; 5) EASTERLY ALONG A 217.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 80°40'09" EAST A DISTANCE OF 38.42 FEET), THROUGH A CENTRAL ANGLE OF 10°42'59", A DISTANCE OF 35.47 FEET, TO THE NORTHEAST CORNER OF PARCEL F OF ABOVE SAID SUPPLEMENTED EDEN PHASE 1C SUBDIVISION, THENCE SOUTH 59°44'11" WEST 64.51 FEET ALONG SAID LOT LINE, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COPPER CREST ROAD, THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COPPER CREST ROAD THE FOLLOWING EIGHT (8) COURSES: 1) NORTHERLY ALONG A 143 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 89°56'16" WEST A DISTANCE OF 29.90 FEET), THROUGH A CENTRAL ANGLE OF 10°23'51", A DISTANCE OF 29.65 FEET; 2) SOUTH 04°29'51" WEST 138.00 FEET; 3) EASTERLY ALONG A 492.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 83°04'21" WEST A DISTANCE OF 24.81 FEET), THROUGH A CENTRAL ANGLE OF 23°42'59", A DISTANCE OF 24.32 FEET; 4) NORTH 30°31'14" WEST 64.70 FEET; 5) NORTHERLY ALONG A 418.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 78°40'21" WEST A DISTANCE OF 80.60 FEET), THROUGH A CENTRAL ANGLE OF 11°06'12", A DISTANCE OF 80.00 FEET; 6) NORTH 81°02'26" WEST 83.74 FEET; 7) NORTHERLY ALONG A 57.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 86°17'14" WEST A DISTANCE OF 29.56 FEET), THROUGH A CENTRAL ANGLE OF 37°04'27", A DISTANCE OF 29.92 FEET; 8) NORTHERLY ALONG A 18.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 10°23'04" WEST A DISTANCE OF 23.95 FEET), THROUGH A CENTRAL ANGLE OF 6°36'50", A DISTANCE OF 25.65 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,464 SQUARE FEET OR 0.72 ACRES

**OWNER**  
SMHG PHASE 1, LLC  
3632 N. WOLF CREEK DR.  
EDEN, UT 84310  
SIGNATURE \_\_\_\_\_

**WEBER COUNTY ATTORNEY**  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
SIGNATURE \_\_\_\_\_

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THERETO. I SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
COUNTY SURVEYOR \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
SIGNATURE \_\_\_\_\_

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
QUARTER-WEBER COUNTY PLANNING COMMISSION \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
SHERIFF, WEBER COUNTY COMMISSION \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
WEBER COUNTY RECORDER \_\_\_\_\_

Sheet 1 of 2

**NV5**  
NOTICE VERTICAL FILE  
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
ENTRY NO. \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
WEBER COUNTY RECORDER \_\_\_\_\_

Exhibit B-Summit Eden Phase 1C Amendment 3



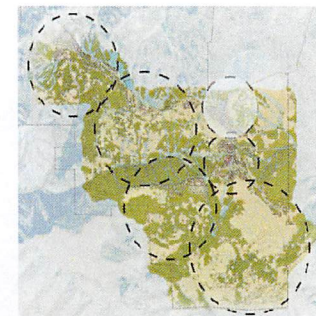
# Earl's Village Illustrative Plan



Earl's Village is the high mountain ski destination within the resort with hotels, townhomes and condominiums located around the south side of Earl's Peak. The Village provides for excellent access to the existing Powder Mountain Ski terrain while providing development parcels with commanding views from the top of the Mountain. Ski access out of the Village leads to Lefty's, Mary's Bowl and to the Summit Village. Earl's also contains a limited number of ski-in/ski-out estate single family lots at the top of Mary's bowl.

Earl's Village also provides a secondary access stub for the project providing public access to the adjacent properties north and east of the Powder Mountain project area. This access is provided via Summit Pass Road with a roadway stubbed to the adjacent parcel and existing dirt road where the most feasible future roadway connection to the east exists. A separate roadway study has been provided to Weber County engineering to illustrate this connection feasibility.

KEY MAP





# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final approval of the Paul Gibson Subdivision, a one lot subdivision with access by a private right of way.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, July 13, 2016

**Applicant:** Paul Gibson, owner

**File Number:** LVF 061716 & AE 0516

### Property Information

**Approximate Address:** 2742 South 4700 West, Taylor UT

**Project Area:** 5.26 acres

**Zoning:** Agriculture (A-1) Zone

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential, Agriculture

**Parcel ID:** 15-083-0034

**Township, Range, Section:** T6N, R2W, Section 32

### Adjacent Land Use

<b>North:</b> Agriculture	<b>South:</b> Residential
<b>East:</b> Agriculture	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Felix Lleverino  
fleverino@co.weber.ut.us  
801-399-8767

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Flag lot access strip, private right-of-way, and access easement standards), (Access to a lot/parcel using a private right-of-way of access easement), (Access to a lot/parcel at a location other than across the front lot line)

## Background and Summary

The applicant is requesting approval of the Paul Gibson Subdivision, a one lot subdivision located at approximately 2742 South 4700 West in the A-1 Zone. The proposed 5.261 acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone (see Exhibit A).

The purpose of this subdivision is for the owner, Paul Gibson, to build a single family home. The access to this parcel will be from 4700 West Street via a private right of way. The consideration to utilize the existing 60 ft access and utility easement that was required during the approval process for the Gibson Hill Subdivision in 2006 for a possible future public road connecting 4550 West to 4700 West has been denied by the owner of Gibson Hill Subdivision (see Exhibit B). After being denied access through Gibson Hill subdivision, Paul has opted to utilize the alternate route which connects to 4700 W via an access through a private right of way that Paul Gibson will maintain.

Culinary water will be provided by Taylor West Weber Water Improvement District and wastewater will be controlled by individual septic systems. Electrical and gas utilities have been installed through the Gibson Hill Subdivision PUE running from the cult de sac that provides access to the Gibson Hill Subdivision. Prior to Paul Gibson Subdivision being approved and recorded, all review agency requirements must be addressed and completed.

## Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock uses.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. That land use requirements for this zone are stated in the LUC§ 104-5 as follows:

*The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone LUC 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

As stated in the land use code in relation safety standards LUC 108-7-29 2(a) "The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement".

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-1 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'. The proposed subdivision is a one lot subdivision that fronts a county road identified as 3600 West. This subdivision is considered an "Agricultural Parcel" with 5.26 acres as defined in the General Provisions of the LUC§101-7.

Currently there is a small shed located on the lot. The applicant will build the single family dwelling in front of the existing shed. It appears that both structures will conform to the minimum yard setback regulations of the A-1 zone as found in LUC §104-5-7.

Culinary water and sanitary sewage disposal: Will serve and feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Taylor West Weber Improvement District. The Weber-Morgan Health Department has performed a percolation test and has granted approval for a septic system to be installed for the Paul Gibson Subdivision.

Review Agencies: The proposed subdivision has been reviewed and approved with conditions by the Weber Fire District. The Weber County Engineering and Surveying Divisions have not reviewed the proposal to date. The applicant will need to ensure that prior to recording the final Mylar, all conditions of approval must be met.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §26-1-7.

## Staff Recommendations

Staff recommends final approval of the Paul Gibson Subdivision, a one lot subdivision with access by a private right of way. This recommendation is subject to all review agency requirements and based on the following condition:

1. The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to 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 approval of Paul Gibson Subdivision 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 the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, July 13, 2016.

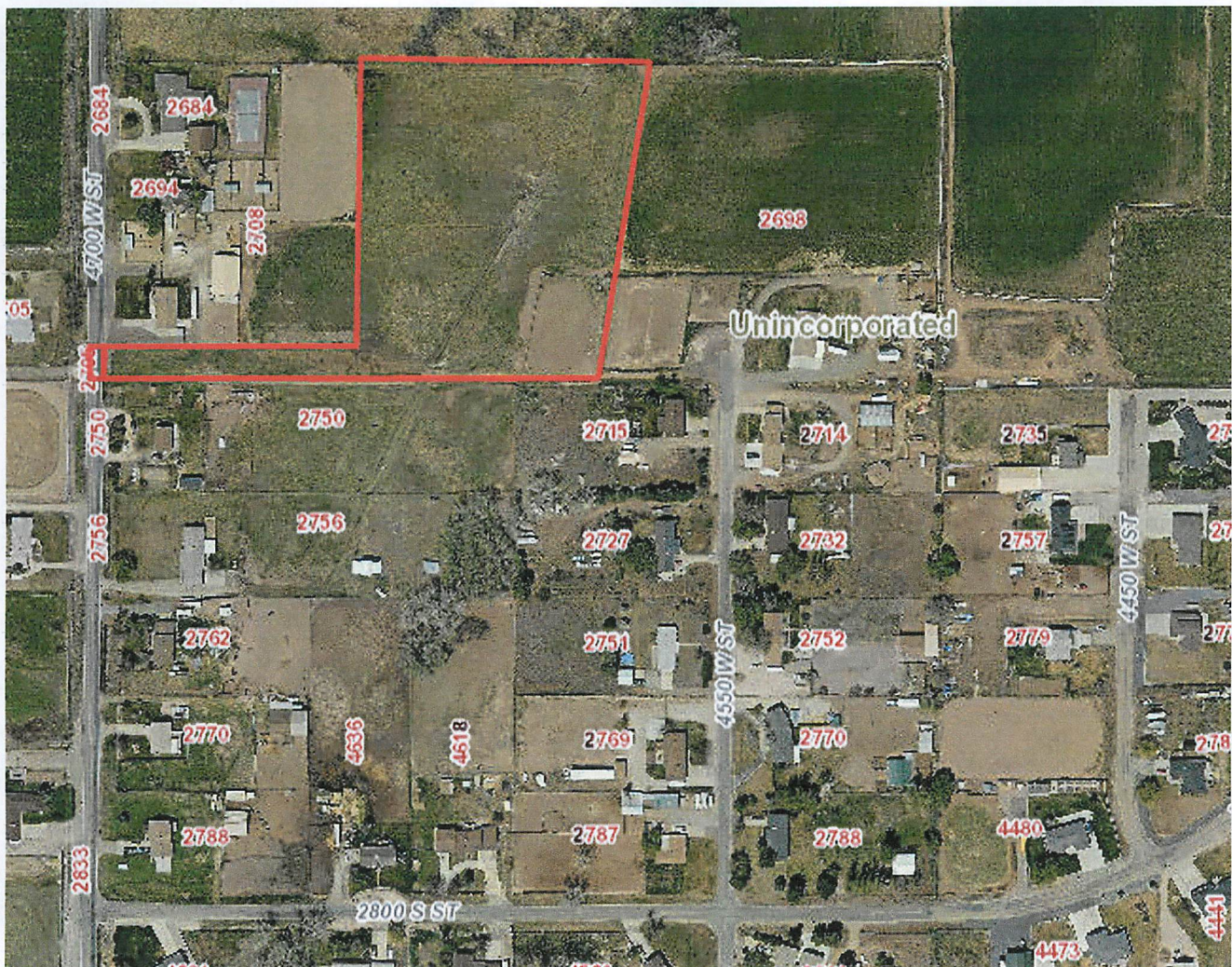
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Rick Grover  
Weber County Planning Director

## Exhibits

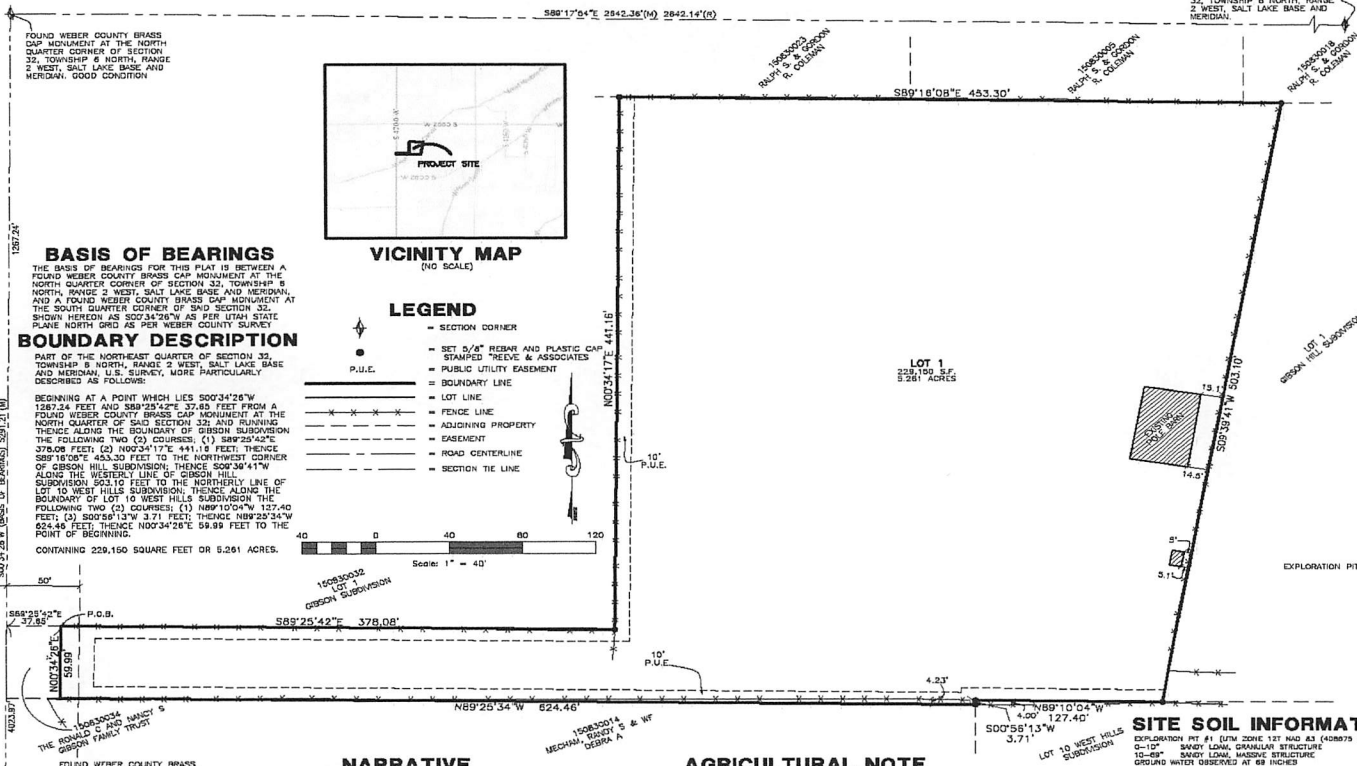
- A. Paul Gibson Subdivision Plat
- B. Gibson Hill Subdivision Plat showing 60' access and utility easement

## Map 1



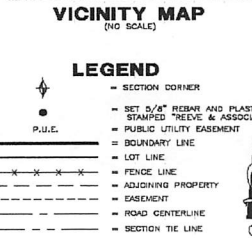
# PAUL GIBSON SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MAY, 2016



**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PLAN IS BETWEEN A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY SHOWN HEREIN AS S00°34'26\"/>

**BOUNDARY DESCRIPTION**  
PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH LIES S00°34'26\"/>



**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY TO CREATE A ONE LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BY MATCHING EXISTING SUBDIVISIONS AND DEEDS. THE DEED FOR THE COLEMAN PROPERTY TO THE NORTH HAS A SLIGHT OVERLAP. THE COLEMAN DEEDS WERE ACCEPTED AS THEY FOLLOW CLOSER TO THE FENCE LINE TO WHICH THERE IS A BOUNDING GULL.

**AGRICULTURAL NOTE**  
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

**SITE SOIL INFORMATION**  
EXPLORATION PIT #1 (UTM ZONE 12T NAD 83 (40879 E 4561380 N) 2-10\"/>

**SURVEYOR'S CERTIFICATE**  
I, TREVOR J. HATCH DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH CHAPTER 20, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN AND THAT THIS PLAN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED. THIS PLAN HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HERIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION. BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM FIELD SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, I AM CERTIFIED THAT ALL REQUIREMENTS OF APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

8031945  
TREVOR J. HATCH  
STATE OF UTAH

**OWNERS DEDICATION AND CERTIFICATION**  
WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THE PLAN AND NAME SAID SUBDIVISION PAUL GIBSON SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHWAYS AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT OF WAY AND EASEMENT OVER THE LANDS DESIGNATED HEREBY AS PUBLIC UTILITY, STORM WATER AND STORM DRAIN EXHAUSTERS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, REVISION DETAILS OF FOR THE PERPETUAL BENEFIT OF THE PUBLIC AND TO BE USED FOR THE PERPETUAL BENEFIT OF THE PUBLIC AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING DEDICATED WITHIN SAID EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PAUL GIBSON

**ACKNOWLEDGMENT**  
STATE OF UTAH \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (NAME) (ADDRESS) OF THE ABOVE OWNERS OF SECTION AND CERTIFICATION, WHO BEING BY ME DULY ADVISED, SO ACKNOWLEDGE TO BE SIGNED FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND SPECIFICATIONS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNATURE \_\_\_\_\_

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR INFORMATION, CORRECTIONS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE PUBLIC RECORDS. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR'S OFFICE DOES NOT CONSTITUTE A GUARANTEE AND SURVEYOR WHO DISCUSS THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED WITH THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

WEBER COUNTY SURVEYOR

**WEBER-MORGAN HEALTH DEPARTMENT**  
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THE SUBDIVISION HAVE BEEN INSTALLED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

WEBER-MORGAN HEALTH DEPARTMENT

**DEVELOPER**  
PAUL GIBSON  
8275 SOUTHMOOR AVENUE  
WARR, UTAH 84093



**PROJECT INFORMATION**  
Surveyor: T. HATCH  
Project Name: PAUL GIBSON SUBDIVISION  
Designers: D. GARDNER  
Number: 8720-01  
Begin Date: 5-23-2016  
Revision: 1  
Paper: 1 of 1

WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_  
FILED FOR RECORDING 2016  
\_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_  
WEBER COUNTY RECORDER  
DEPUTY



52-89

# Gibson Hill Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 32, T.6N., R.2W., S.L.B.&M., WEBER COUNTY, UTAH  
NOVEMBER, 2005

### Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 32, T.6N., R.2W., S.L.B.&M., U.S. SURVEY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING 589°17'24"E ALONG THE SECTION LINE, 862.90 FEET, AND SOUTH 825.04 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32, THENCE S89°06'36"E ALONG SAID FENCE 120.30 FEET TO THE SOUTHWEST CORNER OF HADLEY FARM SUBDIVISION, THENCE S89°16'24"E ALONG SOUTHERN BOUNDARY LINE OF SAID HADLEY FARM SUBDIVISION, 334.32 FEET, THENCE S00°18'27"W 498.15 FEET TO THE NORTHERLY LINE OF WEST HILLS SUBDIVISION, THENCE N88°57'42"W ALONG SAID NORTHERLY LINE, 327.77 FEET, THENCE N87°10'12"W ALONG SAID NORTHERLY LINE, 208.62 FEET, THENCE N09°29'41"E, 503.43 FEET TO THE POINT OF BEGINNING.  
CONTAINS: 5.65 ACRES

### Basis Of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEBER COUNTY COORDINATE SYSTEM AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 32, T.6N., R.2W., S.L.B.&M., SHOWN HEREON AS: S89°17'54"E.

### Narrative

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARY AND CREATE A ONE LOT SUBDIVISION AT THE ESTATE OF RICHARD GORDON. THE NORTH LINE WAS HELD TO A LONG ESTABLISHED EXISTING FENCELINE AND THE SOUTH LINE OF HADLEY FARM SUBDIVISION. THE SOUTH LINE FOLLOWS THE NORTH LINE OF THE WEST HILLS SUBDIVISION. THE EAST AND WEST LINES WERE DETERMINED BY DIFF. ALL BOUNDARY CORNERS ARE SET WITH A 3/8" IRON AND CAP MARKED "THEVE & ASSOCIATES" UNLESS OTHERWISE NOTED.

A-1 ZONE NOTE:  
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982)

### Surveyor's Certificate

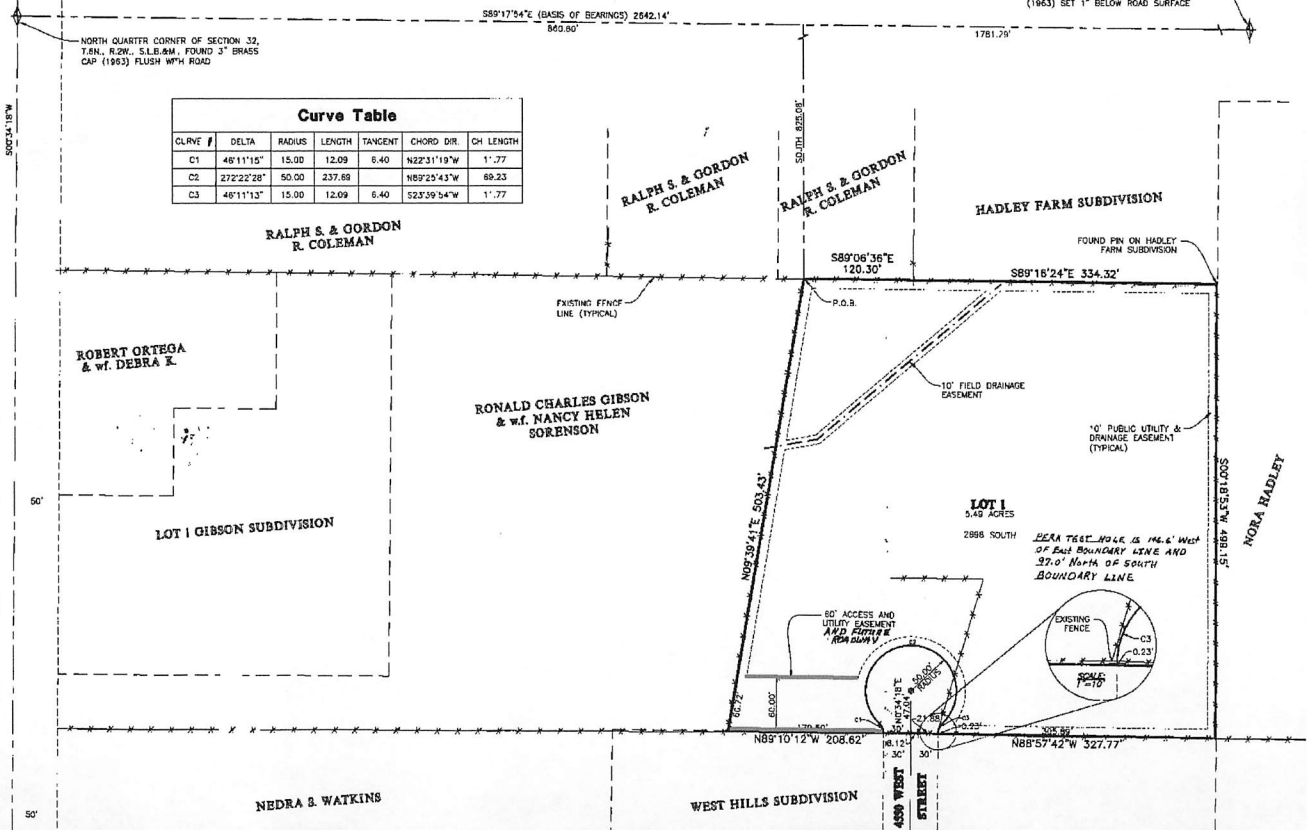
I, DARYL N. PENROD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF GIBSON HILL SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.  
SIGNED THIS 22nd DAY OF December 2005

5331827  
UTAH LICENSE NUMBER

DARYL N. PENROD  
STATE OF UTAH  
REGISTERED PROFESSIONAL LAND SURVEYOR

### Curve Table

CLINE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIR.	CH LENGTH
C1	46°11'15"	15.00	12.09	6.40	N22°31'19"W	1' 77
C2	27°22'28"	50.00	237.68		N89°29'43"W	88.23
C3	46°11'13"	15.00	12.09	6.40	S23°39'54"W	1' 77



### Owners Dedication And Certification

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBSIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT GIBSON HILL SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, ALLEYS, AND EASEMENTS OF THE ABOVE OWNERS' DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME, AND TO THE PUBLIC, THAT THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED, HAVE GRANTED AND AGREE TO GRANT A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.  
SIGNED THIS 23rd DAY OF Feb 2006

Richard B. Libron  
Carolyn D. Wilson

### Acknowledgment

STATE OF UTAH  
COUNTY OF \_\_\_\_\_  
ON THE 23rd DAY OF Feb 2006 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Richard B. Libron (AND Carolyn D. Wilson) OF THE ABOVE OWNERS' DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME, AND TO THE PUBLIC, THAT THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED, HAVE GRANTED AND AGREE TO GRANT A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### Acknowledgment

STATE OF UTAH  
COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND \_\_\_\_\_) OF THE ABOVE OWNERS' DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME, AND TO THE PUBLIC, THAT THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED, HAVE GRANTED AND AGREE TO GRANT A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### Project Info.

Surveyor: D. PENROD  
Designer: MCKAY  
Begin Date: 11-28-05  
Name: GIBSON HILL SUBDIVISION  
Number: 5069-01  
Revision: \_\_\_\_\_  
Checked: \_\_\_\_\_

### Weber County Recorder

I HEREBY CERTIFY THAT THE SO'S, PROPORTION RATE, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS 21st DAY OF February 2006

Recorded For: \_\_\_\_\_  
By: \_\_\_\_\_  
Weber County Recorder

### Weber County Planning Commission Approval

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS 19th DAY OF February 2006

Chairman, WEBER COUNTY PLANNING COMMISSION

### Weber County Engineer

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

Engineer

### Weber County Commission Acceptance

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
SIGNED THIS 22nd DAY OF February 2006

Commissioner

### Weber County Surveyor

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTATION RECORD IN COUNTY OFFICES. THE APPROVED PLAT BY THE WEBER COUNTY SURVEYOR IS THE LICENSED LAND SURVEYOR WHO HAS REVIEWED THIS PLAT FROM THE RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.  
SIGNED THIS 22nd DAY OF February 2006

### Weber County Attorney

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCES APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative approval application for final plat approval of McLean Subdivision, a one lot subdivision. The application is being forwarded for reconsideration of the request to deferral of curb, gutter, and sidewalk.

**Application Type:** Administrative

**Agenda Date:** Wednesday, July 13, 2016

**Applicant:** Susan McLean

**File Number:** LVM 031016

### Property Information

**Approximate Address:** 771 South 4100 West

**Project Area:** 7.46 acres

**Zoning:** Agricultural (A-1)

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-046-0013

**Township, Range, Section:** T6N, R2W, Section 16

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> School and residential
<b>East:</b> Agricultural	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Felix Lleverino  
 flleverino@co.weber.ut.us  
 801-399-8767

**Report Reviewer:** RK

## Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions) Chapter 4 (Subdivision Improvements required), (Guarantee of Improvements), (Inspection of improvements)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

## Background

The McLean Subdivision, a one lot subdivision (see Exhibit A) has been reviewed and approved by all county reviewing agencies. The application is being forwarded to the Planning Director for reconsideration of the applicant's written request to defer the installation of the curb, gutter and sidewalk until the County deems necessary. The County Engineering Division has approved the proposed subdivision conditioned upon the applicant entering into a deferral agreement with the County. If the requested deferral is approved, the deferral agreement will be recorded against the property. The total length and square footage of improvements requested to be deferred are 289.18 linear feet of curb and gutter and 1445.9 square feet of sidewalk. The site is located at approximately 771 South 4100 West in the A-1 Zone.

## Analysis

**General Plan:** In maintaining conformity to the surrounding area where farming and agricultural uses are dominant. Granting McLean subdivision approval for deferral of curb, gutter and sidewalk are recommended by the planning staff.

**Zoning:** The purpose and main use of property located in the A-1 zone are identified in the LUC 104-5-1.

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

Reviewing Agencies: Prior to recording final mylar for Surveying, Engineering, and Fire Department requirements must be met.

Tax Clearance: There are no outstanding tax payments related to this parcel.

### Staff Recommendation

Staff recommends final approval of McLean Subdivision, a one lot subdivision including the reconsideration of the request for a deferral agreement for the subdivision improvements. This recommendation for approval is subject to all review agency requirements and based on the following condition:

1. Prior to recording final Mylar, the applicant will enter into a deferral agreement for McLean Subdivision. The deferral agreement must be recorded with the final Mylar.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision, with the recommended conditions of approval, complies with 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 or negatively impact the surrounding properties and uses.

### Administrative Approval

Administrative final approval of McLean Subdivision, including the reconsideration of the request for a deferral agreement for the subdivision improvements 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 the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, July 13, 2016.

---

Rick Grover  
Weber County Planning Director

### Exhibits

- A. Subdivision Plat

Location Map

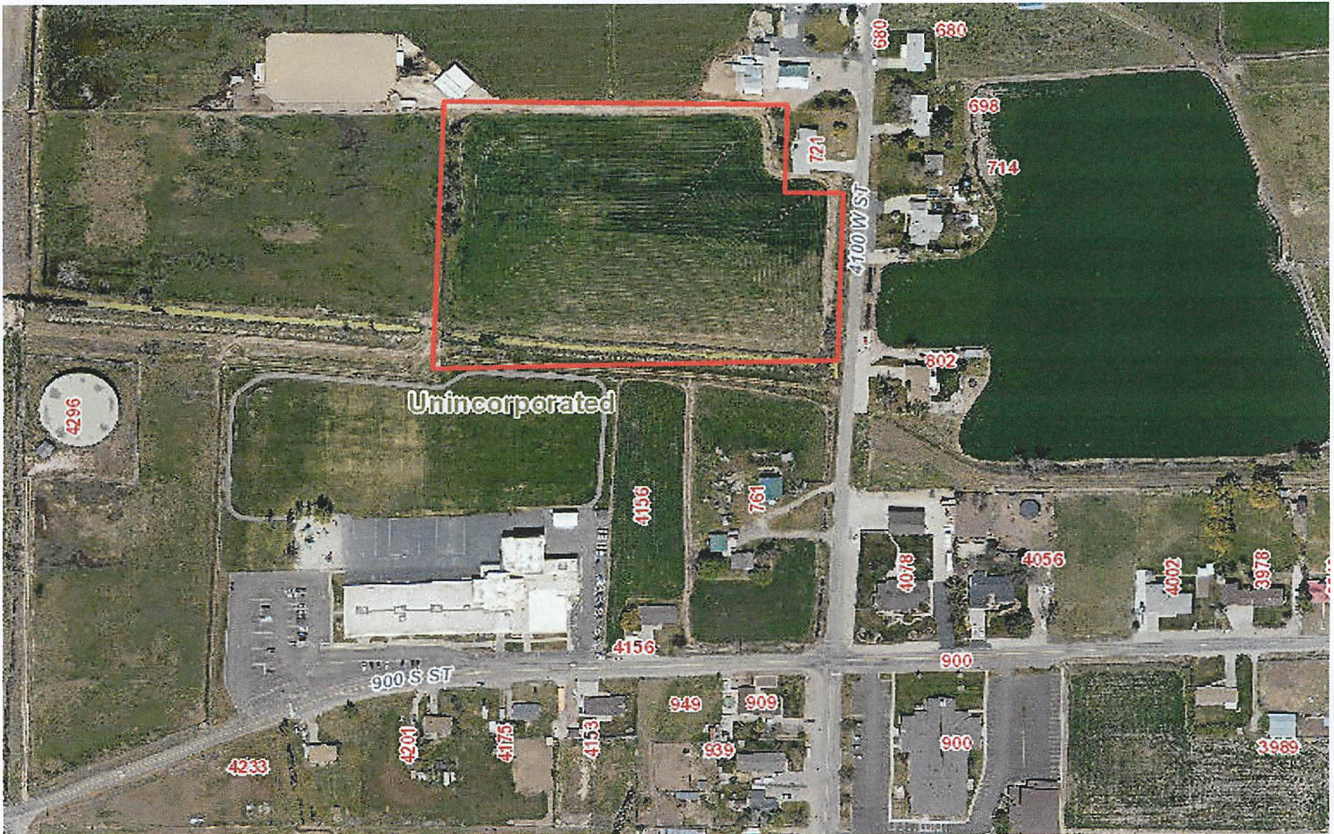


Exhibit A

McLEAN SUBDIVISION

PART OF THE SW 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: December 2015



Scale - 1" = 40' 0 40 80

- Legend: EXISTING FENCE, EASEMENTS, STREET CENTERLINE, FIND SECTION CORNER, SET MUD NAIL, FIND REBAR AND CAP, SET #3/4" REBAR AND CAP STAMPED LANDMARK, ROAD/STREET DESIGNATION

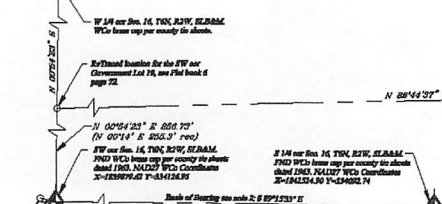
NARRATIVE

- 1. The purpose of the survey is to create a one lot plot as shown herein.
2. The mode of bearing or bearing is as described in the description.
3. The boundaries of the subdivision are based on the location that the owner desired which leaves a 50 foot area on the north between the house to the north and the new line of this subdivision for access to the farm and possible development at a future time.
4. The south boundary is identified as the center line of the Hooper Canal as recorded in Plat book 71 page 27 of the county records. This easement does not show a width on the plat, however, the easement being shown to be 50 feet from the south line is wide enough to accommodate the canal and the field drainage ditch that in its use on the south of the property.
5. The east boundary is the east boundary of Government Lot 20. The boundary has been retraced from the recorded Plat book 6 page 72. Section 16 was granted to the State of Utah as School Trust Land Section and this plot was shown as a fence line survey of the occupied land in 1939 by Worthington Johnson and recorded Nov. 20, 1939. It was produced so that the State could lease title to the lands as occupied.
6. The plot has been retraced and translated to match as best possible the existing fence evidence relating to the lot sections for this area of the section. It was found that no single location for the plot will fit all of the subsection within the section, so each area of the section may require a separate resection and translation.
7. Monumentation for the section and found rebar of prior surveys as shown and noted.
8. Documents used or reviewed in this survey are, but not limited to, the following:
B.1. Ownership sheets and Abstracts from Weber County Recorder's electronic document access for Parcel no.'s: 15-048-0209, 15-048-0013, 15-048-0013, 15-048-0014, 15-048-0014.
B.2. Recorder Chancery Files; book 13 page 046, book 15 page 43-1, book 15 page 46-2.
B.3. Deeds of record by Entry no: 821490, 946615, 946666, 946667, 951264, 952471, 974323, 1030258, 1047272, 1263848, 1265847, 1449138, 1461373, 1462376, 1462377, 1504133, 2208950, 2208951, 2323237, 2323238.
B.4. Record of Survey plat numbers: 1195, 1243, 1257.
B.5. Subdivision plots of record by Plat book-page; 6-72, 55-25, 66-00, 71-27, 71-28, 72-83.
B.6. County Surveyor monument the sheets for WC-11 (9805120-1-5011), W1/4 Sec 16 (No. 1819 or No.138), S1/4 Sec 16 (No. 17-20), SW Sec 16 (No. 1719).

- NOTE: 1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural uses shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. (Land. Ord. Sec. 10B-1-b(8)(b))
2. Lower Valley Concrete System is (NA01907) U.S. expanded to ground using a combined factor of 1.000250877833. The vertical coordinates are based on the published values of the Weber County Surveyor's Office.
3. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curbs and gutters are installed.
4. New Telfer Pit 1: 0-25' sandy loam, granular structure. 20-34' sandy clay loam, massive structure. Soil is moist up to 25 inches Observed ground water @ 84'

Center line Hooper Canal Easement as recorded Plat book 71 page 27, April 28, 2010.

15-048-0013 Robert & Elaine McLean Living Trust, dated Aug. 27, 1999, Subdivision Parcel, Not approved for Development



WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the site, parcelation rules, and site conditions for this subdivision have been investigated by this office and approved for site water/sewer disposal systems. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY

I have examined the financial statements and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and are now in force and effect. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Signature

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and dedicate the same into lots and streets on shown herein and name said tract McLEAN SUBDIVISION: We hereby dedicate to public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares, and further dedicate grant and convey said street(s) and/or road(s) as public utility corridors or may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated herein on this plat, utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation, maintenance and operation of public utility services line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state wherever it is applicable and as may be authorized by the governing authority, with no buildings or structures being erected within such easements. We hereby grant and dedicate Drainage Easements unto all owners of lots upon which private land drains are conducted or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgment

IN WITNESS WHEREOF, said ROBERT & ELAINE McLEAN LIVING TRUST, dated August 27, 1999 and any amendments thereto, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Robert H. Morgan, trustee Debra H. McLean, trustee STATE OF UTAH ) SS COUNTY OF WEBER ) On the date first above written personally appeared before me the above named signers, residing at 7231 South 4100 West, Salt Lake City, Utah 84124, who, being by me duly sworn and affirmed, did say that they are the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signers(s) acknowledged to me that they as trustee(s), executed the same in the name of the trust. WITNESS my hand and official stamp the date in the certificate first above written:

Notary Public Residing in:

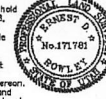
My Commission Expires:

BOUNDARY DESCRIPTION

A part of land being part of Government Lot 20, Section 16, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said tract having a total area of 5,971.737 sq. ft. between the aforementioned location of the Southeast Corner (C.O.C.) NAD83 Zone Plane Coordinates: 20418697.43 (Y) and 34126.95 (X) and the South Quarter Corner (C.O.C.) NAD83 Zone Plane Coordinates: 20418697.43 (Y) and 34126.95 (X) of said Section 16, said tract more particularly described as follows: BEGINNING at a point on the east boundary of said Lot 20 at the southeast corner of property described in Quit Claim No. 95077, Book 1183 page 97 recorded Sep. 29, 1997, and point being located by survey the following way (1) course: 1) 246.75 feet North 0°42'23" East along section line to the Southeast corner of government 49 (2) 19.48 acres on East Book 6 page 72 recorded Nov. 20, 1999. (3) 1,036.97 feet North 54°42'37" East along the south line of East 19 and 20 and plat to the Southeast corner of said Lot 20. (4) 213.81 feet North 0°17'37" East along the east boundary of Lot 20. BEING said Southeast corner of Section 16, NAD83 Zone Plane South 0°17'37" West 35.78 feet to the corner of the easement for the Hooper Canal - West Weber Canal North branch known as Ditch 17 recorded Plat book 71 page 27 of April 28, 2010. Thence North 0°12'10" West 44.82 feet along the center line of said canal easement. Thence North 82°44'40" West 111.12 feet along the center line of said canal easement. Thence South 89°06'29" East 506.18 feet. Thence South 0°42'59" East 266.43 feet. Thence North 89°11'21" East 120.78 feet. Thence North 0°40'58" East 60.08 feet. Thence South 89°11'21" East 67.71 feet to the East boundary of said Lot 20. Thence South 0°17'37" West 35.78 feet along said East boundary of Lot 20 to the point of beginning. Containing 1,000.00 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 26, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act. I have made a survey of the property(s) shown herein in accordance with UCA 17-23-17, verifying measurements, and plotting measurements as represented. That this plat was prepared from the field notes of this survey and from documents and records as stated herein. I further certify that to the best of my knowledge and belief, all data meet the current requirements of the Land Use Ordinance of Weber County.



WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with base and monuments as recorded in county records. The original of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Signature: WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with city standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial documents submitted with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Chairman, Weber County Commission Title: Weber County Clerk

Landmark Surveying, Inc. 468 South 200 West - 4-A1 The Bluffs, UT 84001 801-731-0375 WEBER COUNTY RECORDER Entry no. Fee paid Filed for record and recorded \_\_\_\_\_ day of \_\_\_\_\_, 2015. at \_\_\_\_\_ of official records, on page \_\_\_\_\_ County Recorder Loren H. Kils By Deputy: \_\_\_\_\_