



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for the Summit at Powder Mountain Phase 1 PRUD, Amendment 3. The request will amend the previous approved site plans for the Horizon Neighborhood at Powder Mountain and Village Nest at Powder Mountain. The amendment to the PRUD will increase the overall units in the Summit at Powder Mountain PRUD from 73 units to 77 units and will add one lodge to the Horizon Neighborhood. The amendment will also include another garage structure within the Village Nest @ Powder Mountain PRUD. The remaining PRUD area will remain unchanged.

Type of Decision: Administrative

Agenda Date: Tuesday, July 25, 2017

Applicant: Summit Mountain Holding Group, LLC

File Number: CUP 2017-09

Property Information

Approximate Address: Powder Mountain Ski Resort

Project Area: 15.6 Acres (77 Nest Units and two Lodges)

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

Existing Land Use: PRUD

Proposed Land Use: PRUD

Parcel ID: All of Summit Eden Ridge Nests PRUD Amendment 1 (Entry# 2672949), All of Village Nests at Powder Mountain (Entry# 27777000), All of Horizon Neighborhood at Powder Mountain PRUD (Entry# 2826293, 23-144-0001 and 23-130-0043)

Township, Range, Section: T7N, R2E, Sections 5, 6, 7 & 8

Adjacent Land Use

| | |
|---|---|
| North: Ski Resort/Resort Development | South: Ski Resort/Resort Development |
| East: Ski Resort/Resort Development | West: Ski Resort/Resort Development |

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
- Title 108, Chapter 5 Planned Residential Unit Development

Development History

- Summit at Powder Mountain Phase 1 is an approved PRUD, consisting of 73 units, two lodges and approximately 14 with approximately 10 acres identified as "Open Space" (see Exhibit A for the exiting PRUD boundary).
- Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 which was part of the original PRUD for 154 units in the Summit Eden Development.
- An amendment to the PRUD to address minor design edits was heard and received a positive recommendation from the Ogden Valley Planning Commission on March 19, 2013 and received a final approval by the Weber County Commission on Tuesday, July 9, 2013.

- The Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests final subdivision application were heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013. The Weber County Commission granted final approval on January 21, 2014.
- The dedication plat for the Summit Eden Ridge Nests PRUD was recorded on January 23, 2014 and the dedication plats for Summit Eden Phases 1A through 1D were recorded on January 27, 2014.
- A time extension was granted by the Weber County Planning Director on October 16, 2014 for the Summit Eden Village Nests and was later reinstated as the Village Nests at Powder Mountain on December 29, 2015.
- Village Nests at Powder Mountain received final approval on February 2, 2016 and was recorded on February 5, 2016 as the Village Nests at Powder Mountain, a condominium plat.
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.
- An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit “Nest” development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit “Nest” development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit “Nest” development and a lodge.
- The remaining approved development areas have been recorded as Summit Eden Phases 1A, 1B, 1C & 1D will be governed by approved Zoning Development Agreement and the LUC.

Background and Summary

The Planning Division staff has reviewed the proposed amendment against the current LUC, the previous PRUD and Zoning Development Agreement Master Plan. Staff supports the request to increase the “Horizon Neighborhood at Powder Mountain PRUD” as well as the “Village Nest at Powder Mountain PRUD” development areas.

The Horizon Neighborhood at Powder Mountain was approved as a 26 unit development with shared parking structures on 5.43 acres. The original Horizon Neighborhood at Powder Mountain PRUD dedicated 83% of the area as open space when recorded on November 14, 2016. The proposed amendment to the PRUD will allow for Horizon at Powder Mountain development area to increase in size to include 30 units, four garage structures and one lodge on a total development area of 6.31 acres. The proposal includes dedicating 4.96 acres of the 6.31 acres in The Horizon at Powder Mountain (78%) as open space.

The Village Nest at Powder Mountain was approved as a 20 unit development with two shared parking structures on 1.38 acres with 1.04 acres (75%) of the development area dedicated as open space. The proposed amendment for the Village Nest at Powder Mountain PRUD will increase the site area to 2.06 acres and dedicated 1.06 acres (51%) of the 2.06 acres as open space. The Village Nests at Powder Mountain PRUD will not increase in habitable units but an additional garage structure for a total of three garage structures will be part of the development.

All other areas within the Summit at Powder Mountain PRUD Amendment will remain unchanged. The total PRUD size will be increased from 14 acres with 10.67 acres (76%) as dedicated open space to 15.6 acres and 10.28 acres (66%) will be dedicated open space.

The application has been reviewed against the required information as outlined in the LUC §108-5 for consideration and approval of the proposed amendment to the PRUD. Planned Residential Unit Developments are listed as a “Conditional

Use” in the LUC and should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, must review and approve the general site and architectural design of the building, the layout of the parking areas and the landscaping.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

“The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley’s rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community’s well-being and overall, instill a sense of stewardship for the land.”

Lot area, frontage/width and yard regulations: 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 are applicable for a standard single family building permit:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

A lodge is being proposed to be located on the east side of The Horizon Neighborhood at Powder Mountain development. The lodge will be an amenity for the residents in the Horizon Neighborhood at Powder Mountain PRUD. Prior to receiving land use approval for the Horizon Lodge, 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, and 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 applicant has provided conceptual renderings and an amendment to the site layouts for the Horizon Neighborhood at Powder Mountain (see Exhibit E for site layout for Horizon Neighborhood at Powder and Village Nest at Powder Mountain development). 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 Horizon Neighborhood at Powder Mountain and the Village Nests at Powder Mountain are located within some potential geologic hazardous units per the UGS published Ogden 30 x 60 Quadrangle map. 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: An updated “Feasibility Letter” has been provided to ensure the additional units will be serviced by the Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber Fire District and the Weber Surveyor’s Office have reviewed and have made recommendations that will need to be addressed as part of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1 subdivision approval process. 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 any future subdivisions within the amended PRUD.

The Weber Fire District and the Weber Surveyor’s Office have reviewed and approved the proposal for the Village Nests at Powder Mountain. The Weber County Engineer’s has comments that will need to be addressed prior to recording any future subdivisions within the amended PRUD.

Additional design standards and requirements: The infrastructure has been installed throughout the Summit at Powder Mountain Phase 1 PRUD. Additional design criteria and landscaping designs have not been submitted for review primarily due to the conceptual nature of the proposed amendment and the desire to maintain as much native vegetation as possible to preserve the stability of the hillsides and limit the areas of disturbance. There may be additional site preparation in conjunction with an approved building permit. The proposal 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.

Staff Recommendation

Staff recommends approval for the Summit at Powder Mountain Phase 1 PRUD, Amendment 3. The request will amend the previous approved site plans for the Horizon Neighborhood at Powder Mountain and Village Nest at Powder Mountain. The amendment to the PRUD will increase the overall units in the Summit at Powder Mountain PRUD from 73 units to 77 units and will add one additional garage and one lodge to the Horizon Neighborhood. The amendment will also include another garage structure within the Village Nest @ Powder Mountain PRUD. The remaining PRUD area will remain unchanged. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A detailed material list of the proposed exterior building materials or material boards will be required for review and approval during the design review process.

This recommendation 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.

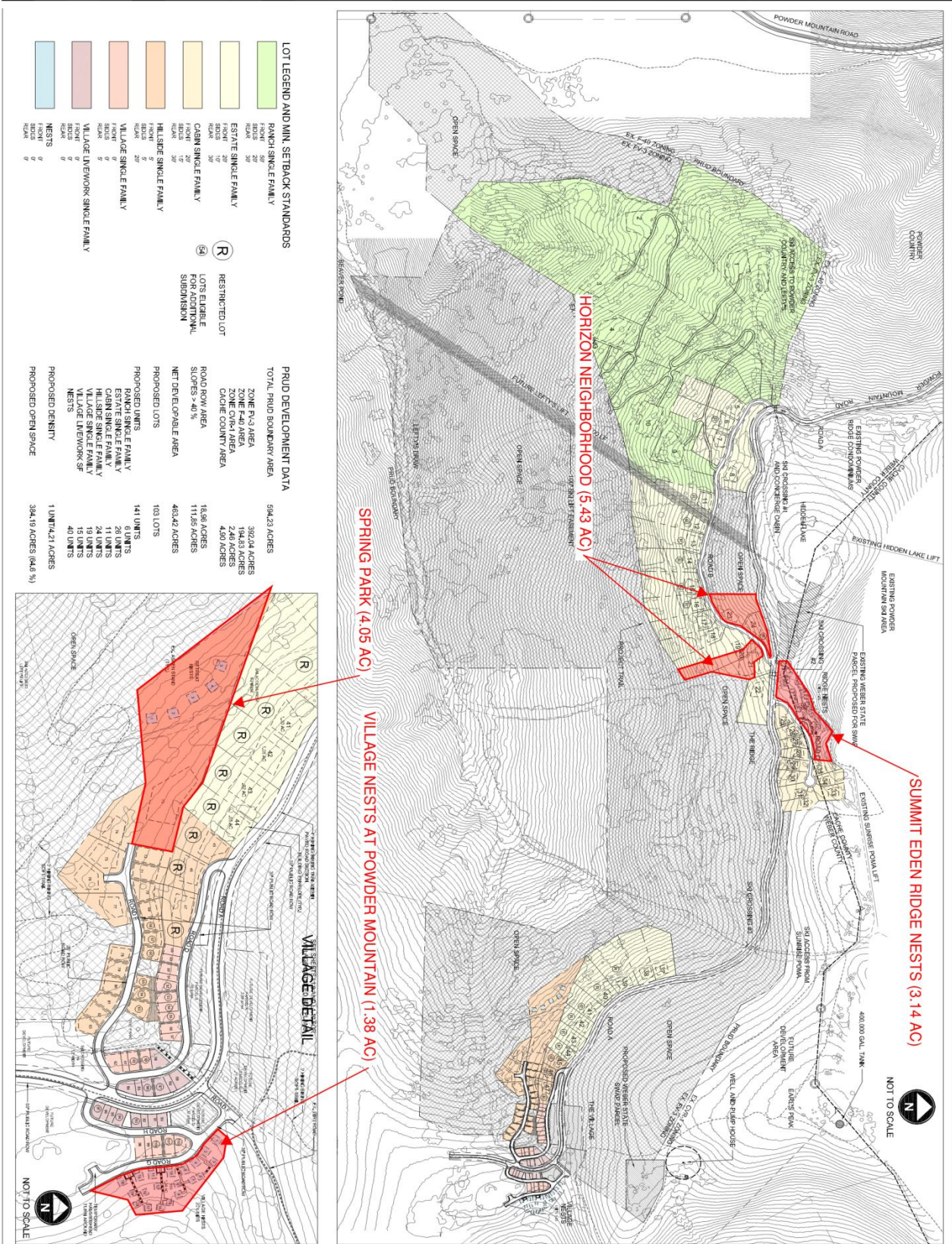
Exhibits

- A. The approved PRUD boundary
- B. The ZDA Conceptual Land Use Plan
- C. Application/Narrative
- D. Amended PRUD boundary
- E. Site layout for the Horizon Neighborhood and Village Nest amended development

Location Map 1



Exhibit A-Approved PRUD Boundary-Amendment 2

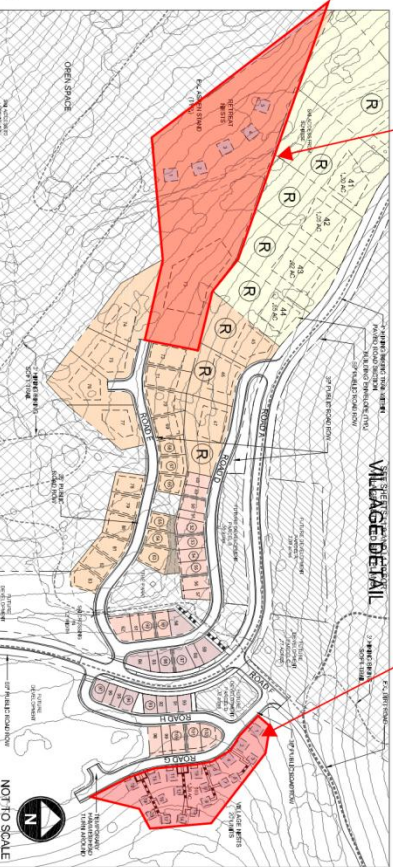


LOT LEGEND AND MIN. SETBACK STANDARDS

| | | | | |
|--------------------|-------------------------------|-----------|----------|----------|
| [Green Box] | RANCH SINGLE FAMILY | FRONT 20' | REAR 20' | SIDE 10' |
| [Light Green Box] | ESTATE SINGLE FAMILY | FRONT 20' | REAR 20' | SIDE 10' |
| [Yellow Box] | RANCH SINGLE FAMILY | FRONT 20' | REAR 20' | SIDE 10' |
| [Light Yellow Box] | CASIN SINGLE FAMILY | FRONT 20' | REAR 20' | SIDE 10' |
| [Orange Box] | HILLSIDE SINGLE FAMILY | FRONT 20' | REAR 20' | SIDE 10' |
| [Light Orange Box] | VILLAGE SINGLE FAMILY | FRONT 20' | REAR 20' | SIDE 10' |
| [Pink Box] | VILLAGE NETWORK SINGLE FAMILY | FRONT 20' | REAR 20' | SIDE 10' |
| [Light Blue Box] | NESTS | FRONT 20' | REAR 20' | SIDE 10' |

PRUD DEVELOPMENT DATA

| | |
|--------------------------|-----------------------|
| TOTAL PRUD BOUNDARY AREA | 594.23 ACRES |
| ZONE R-1.5 AREA | 382.04 ACRES |
| ZONE R-2.0 AREA | 194.83 ACRES |
| ZONE R-3.0 AREA | 22.00 ACRES |
| CACHE COUNTY AREA | 4.20 ACRES |
| ROAD ROW AREA | 18.98 ACRES |
| SLOPES > 40% | 111.26 ACRES |
| NET DEVELOPABLE AREA | 463.22 ACRES |
| PROPOSED LOTS | 103 LOTS |
| PROPOSED UNITS | 141 UNITS |
| RANCH SINGLE FAMILY | 6 UNITS |
| ESTATE SINGLE FAMILY | 28 UNITS |
| CASIN SINGLE FAMILY | 11 UNITS |
| VILLAGE SINGLE FAMILY | 19 UNITS |
| VILLAGE NETWORK SF | 15 UNITS |
| NESTS | 40 UNITS |
| PROPOSED DENSITY | 1 UNIT/4.21 ACRES |
| PROPOSED OPEN SPACE | 384.19 ACRES (64.6 %) |



OVERALL SITE PLAN

L1.2

| | |
|-------------|----------|
| DATE: | JAN 2017 |
| PROJECT: | 000 |
| DRAWN BY: | |
| CHECKED BY: | |
| SCALE: | |
| REVISIONS: | |

SUMMIT EDEN
PHASE 1 PRUD SUBMITTAL




LANGRARD

Overall Land Use Plan

The Overall Land Use Plan depicts general areas for development within the proposed Rezoning boundary. These areas indicate general land use areas and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezoning Application.

- DEVELOPMENT AREAS**
- A - Mid-Mountain
 - B - The Ridge
 - C - Earl's Village
 - D - Summit Village
 - E - Gertsen
 - F - The Meadow

| DEVELOPMENT LEGEND | | DEVELOPMENT DATA | |
|---|--|------------------------|------------|
|  | MIXED USE HOTELS COMMERCIAL/SKIER SERVICES/CONF. CENTER RETREATS | 1,218 ROOMS* | 159,000 SF |
|  | MULTI FAMILY | 1,256 UNITS | 180 ROOMS* |
|  | SINGLE FAMILY SINGLE FAMILY LOTS NESTS | 738 UNITS 340 NESTS | |

TOTAL UNITS 2,800 UNITS

* HOTEL AND RETREAT ROOMS EQUAL 33 UNITS EACH FOR DENSITY CALCULATIONS

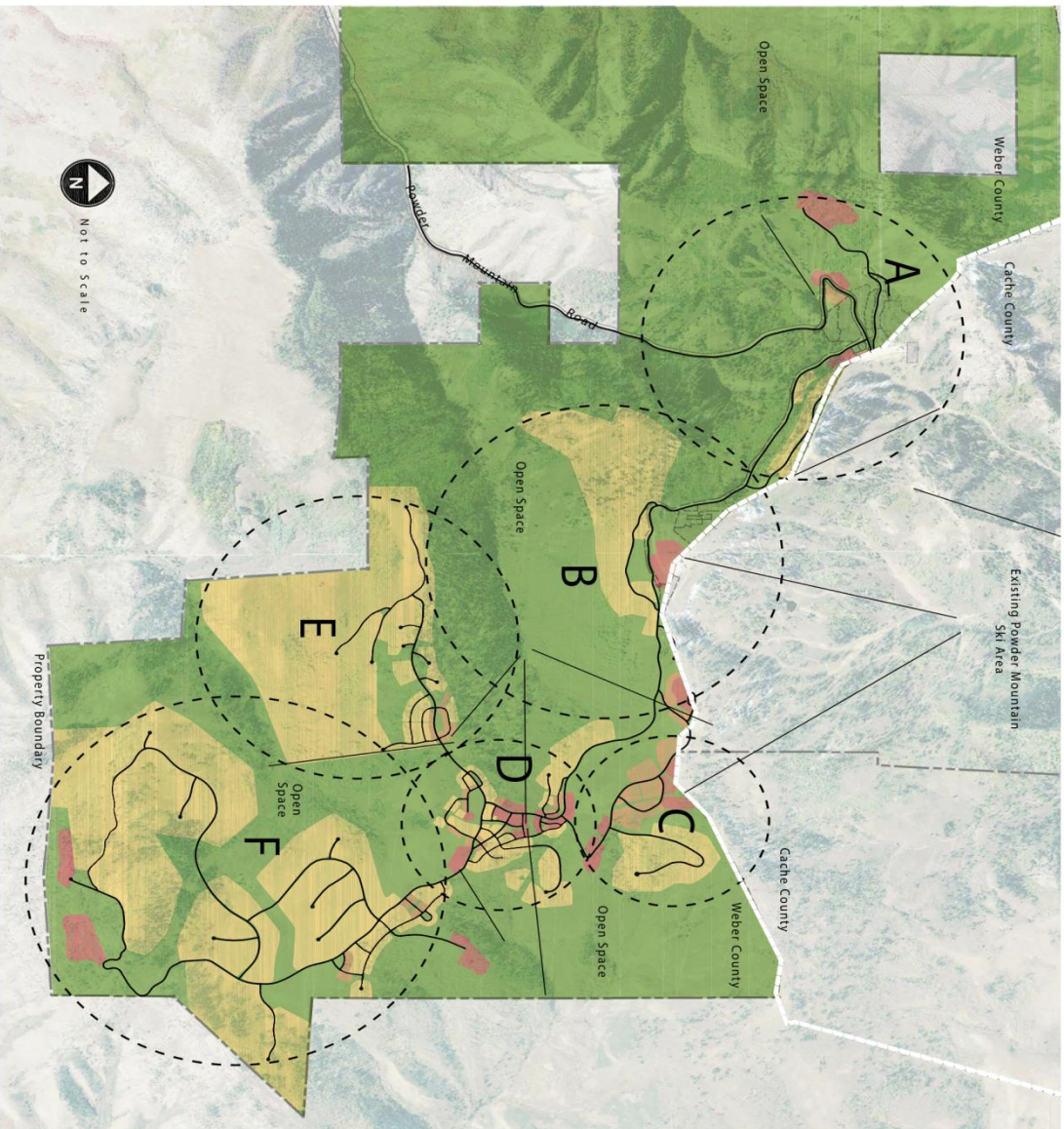


Exhibit B-ZDA Conceptual Land Use Plan

Exhibit C-Application and Narrative

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

| | | | |
|----------------------------|-------------------|-----------------------------|--------------------------|
| Date Submitted / Completed | Fees (Office Use) | Receipt Number (Office Use) | File Number (Office Use) |
|----------------------------|-------------------|-----------------------------|--------------------------|

Property Owner Contact Information

| | | | |
|---|------------|--|--|
| Name of Property Owner(s) SMHG PHASE I LLC | | Mailing Address of Property Owner(s) 3632 N. WOLF CREEK DRIVE, EDEN, UT 84310 | |
| Phone 435-640-7002 | Fax N/A | | |
| Email Address (required) JW@SUMMIT.CO | | Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail | |

Authorized Representative Contact Information

| | | | |
|--|------------|--|--|
| Name of Person Authorized to Represent the Property Owner(s) RICK EVERSON | | Mailing Address of Authorized Person 5200 S. HIGHLAND DR #101, SLC, UT 84117 | |
| Phone 801-897-4880 | Fax N/A | | |
| Email Address RICK@WATTSENERPRISES.COM | | Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail | |

Property Information

| | | |
|--|---|-------------------------|
| Project Name SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD | Total Acreage 14.88 | Current Zoning DRR-1 |
| Approximate Address POWDER MOUNTAIN RESORT | Land Serial Number(s) ALL OF VILLAGE NESTS AT POWDER MOUNTAIN, ALL OF HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN, ALL OF SUMMIT EDEN RIDGE NESTS AT POWDER MOUNTAIN, 23-144-0001, AND 23-130-0043 | |

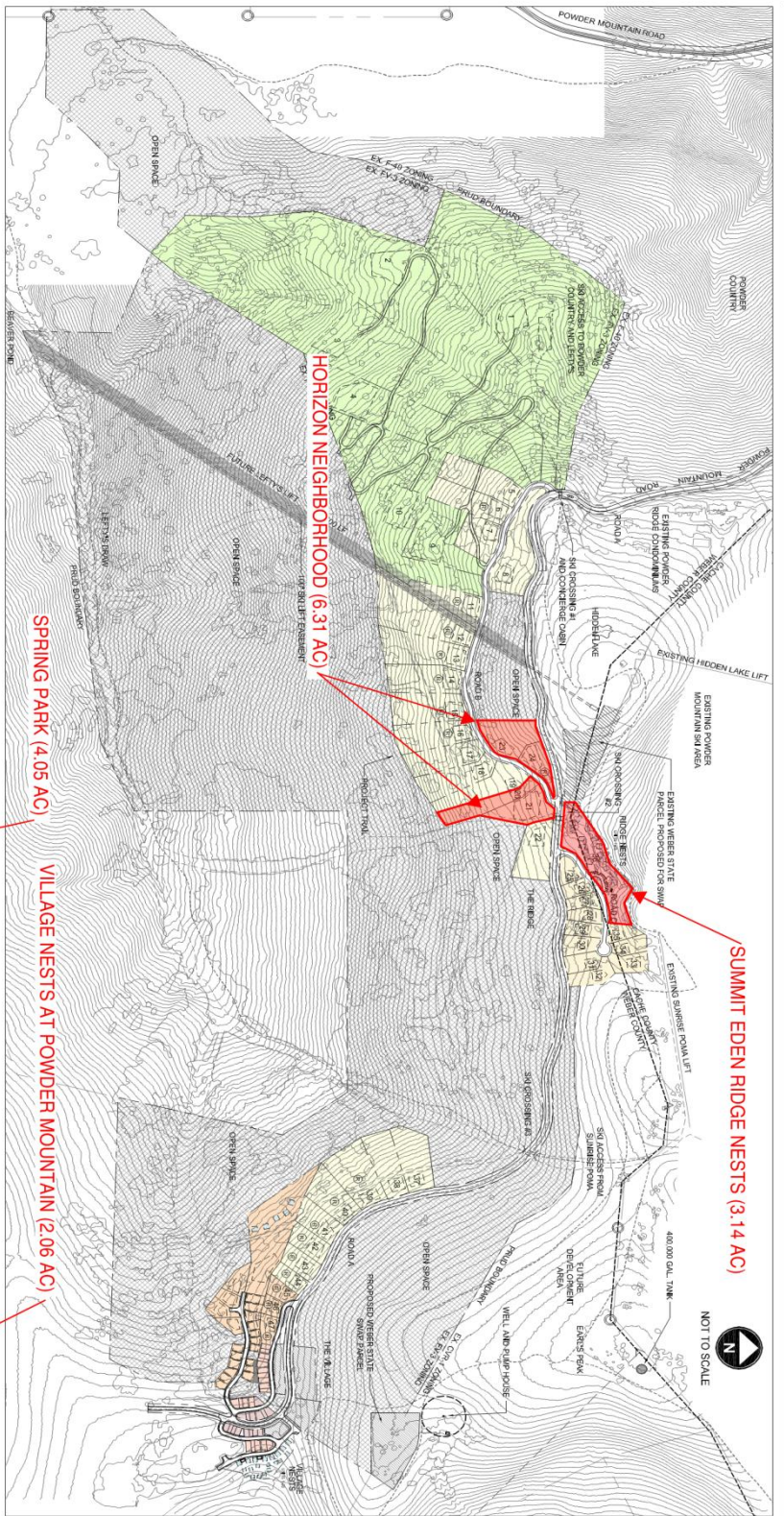
Proposed Use
SINGLE FAMILY RESIDENTIAL

Project Narrative
ON APRIL 9, 2013 THE COUNTY COMMISSION APPROVED CUP 2013-03 (SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD) WHICH INCLUDED 594.23 ACRES OF LAND. ON JULY 19, 2016 THE COUNTY COMMISSION APPROVED CUP 2016-13 WHICH AMENDED THE ORIGINAL PRUD AND SHRUNK IT DOWN TO 14 ACRES AND IDENTIFIED THE FOLLOWING PROJECTS TO BE INCLUDED:

SUMMIT EDEN RIDGE NESTS, 15 UNITS, 3.14 ACRES TOTAL, 2.69 ACRES OPEN SPACE (86%)
 VILLAGE NESTS AT POWDER MOUNTAIN, 20 UNITS, 1.38 ACRES TOTAL, 1.4 ACRES OPEN SPACE (75%)
 HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN, 26 UNITS, 5.43 ACRES TOTAL, 4.51 ACRES OPEN SPACE (83%)
 SPRING PARK AT POWDER MOUNTAIN, 12 UNITS, 4.05 ACRES TOTAL, 2.43 ACRES OPEN SPACE (60%)

THIS CUP IS TO AMEND THE PRUD, SPECIFICALLY HORIZON NEIGHBORHOOD TO INCREASE THE NUMBER OF UNITS TO 30, WITH 6.31 ACRES TOTAL AND 4.96 ACRES OPEN SPACE. WE ARE ALSO REQUESTING TO INCREASE THE SIZE OF THE VILLAGE NEST PROJECT TO 2.06 ACRES WITH 1.06 ACRES OF OPEN SPACE, KEEPING THE SAME NUMBER OF UNITS.

THIS CHANGE WOULD INCREASE THE TOTAL PRUD SIZE TO 15.6 ACRES TOTAL AND 10.8 ACRES OF OPEN SPACE (69%). IT WOULD ALSO INCREASE THE TOTAL NUMBER OF UNITS FROM 73 TO 77 (A 5% DENSITY INCREASE).

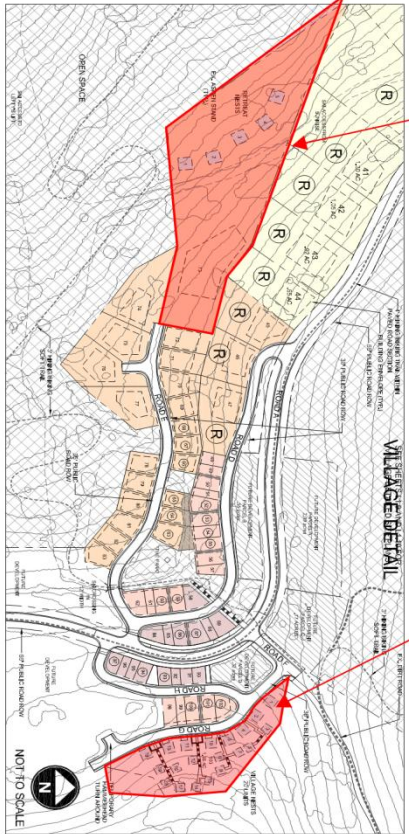


LOT LEGEND AND MIN. SETBACK STANDARDS

| | | | | |
|--|---------------------------------|-----------|----------|----------|
| | RANCH SINGLE FAMILY | FRONT 20' | REAR 20' | SIDE 10' |
| | ESTATE SINGLE FAMILY | FRONT 20' | REAR 20' | SIDE 10' |
| | CABIN SINGLE FAMILY | FRONT 15' | REAR 15' | SIDE 10' |
| | HILLIDE SINGLE FAMILY | FRONT 10' | REAR 10' | SIDE 10' |
| | VILLAGE SINGLE FAMILY | FRONT 5' | REAR 5' | SIDE 5' |
| | VILLAGE LIVENWORK SINGLE FAMILY | FRONT 5' | REAR 5' | SIDE 5' |
| | NESTS | FRONT 0' | REAR 0' | SIDE 0' |

PROUD DEVELOPMENT DATA

| | |
|--------------------------|----------------------|
| TOTAL PRUD BOUNDARY AREA | 594.23 ACRES |
| ZONE P-3 AREA | 392.24 ACRES |
| ZONE P-4/J AREA | 194.23 ACRES |
| COACH COUNTRY AREA | 460 ACRES |
| ROAD ROW AREA | 18.88 ACRES |
| NET DEVELOPABLE AREA | 111.95 ACRES |
| PROPOSED LOTS | 46342 ACRES |
| PROPOSED UNITS | 103 LOTS |
| RANCH SINGLE FAMILY | 141 UNITS |
| ESTATE SINGLE FAMILY | 6 UNITS |
| CABIN SINGLE FAMILY | 28 UNITS |
| VILLAGE SINGLE FAMILY | 11 UNITS |
| VILLAGE LIVENWORK SF | 15 UNITS |
| NESTS | 40 UNITS |
| PROPOSED DENSITY | 1 UNIT/14.21 ACRES |
| PROPOSED OPEN SPACE | 384.19 ACRES (64.6%) |



| | |
|---------------|-------------------|
| SHEET TITLE: | OVERALL SITE PLAN |
| SHEET NUMBER: | L1.2 |
| DATE: | JANUARY 22, 2019 |
| PROJECT: | 000100100 |
| DESIGNER: | SL |
| CHECKER: | SL |
| DATE: | 2019 |



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



Exhibit E-Site layout for the Horizon Neighborhood at Powder Mountain PRUD Amendment 1

VILLAGE NESTS EAST AT POWDER MOUNTAIN-PRUD
 VACATING AND REPLACING VILLAGE NESTS AT
 POWDER MOUNTAIN CONDOTTINIUS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 6 NORTH, RANGE 70 WEST, SALT LAKE BASIN AND MERIDIAN
 T14N 20W

BOUNDARIES
 BASED ON RECORDS
 N 87°00'00" E 110.00' TO
 STATE PLATE AND PER MERIDIAN
 COUNTY RECORDS
 COUNTY TRACT 171421

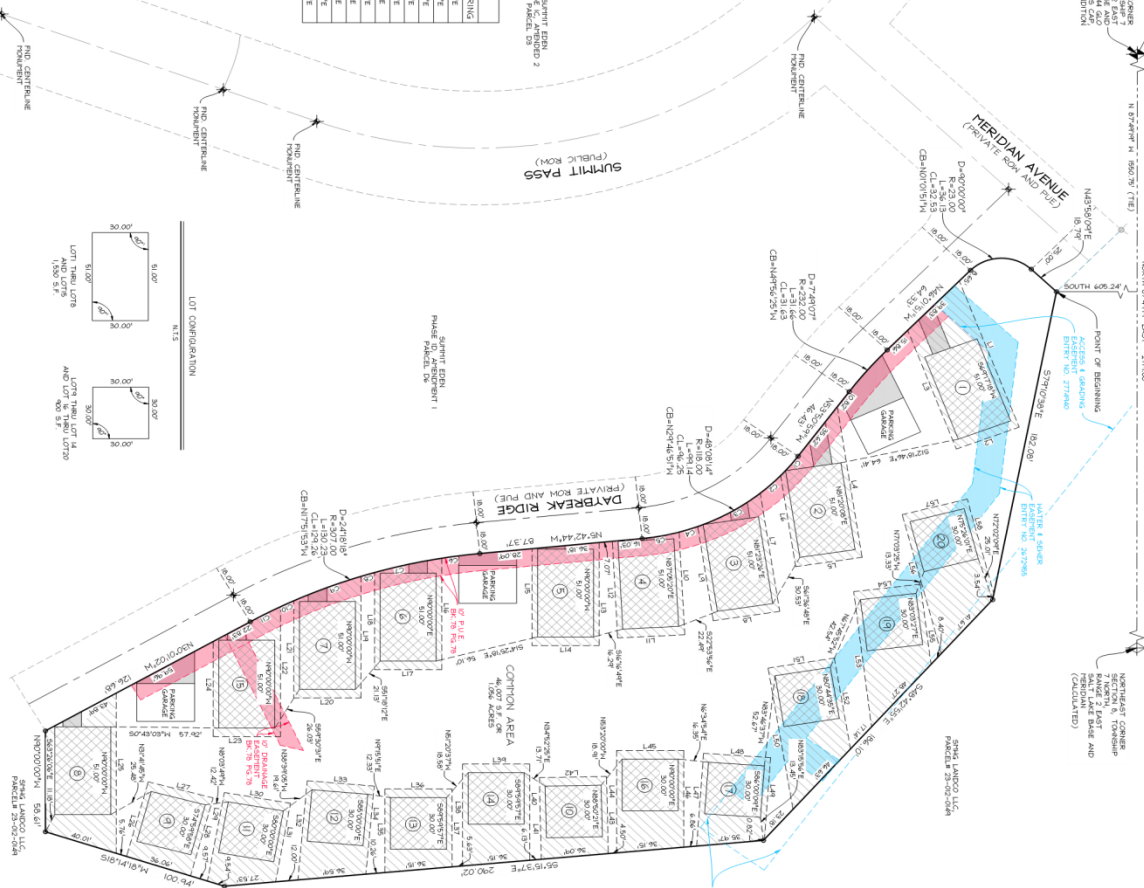
NORTH QUARTER CORNER
 SECTION 8, TOWNSHIP 6
 NORTH, RANGE 70 WEST AND
 MERIDIAN T14N 20W
 6000' CONDITION

NORTHEAST CORNER
 SECTION 8, TOWNSHIP 6
 NORTH, RANGE 70 WEST AND
 MERIDIAN T14N 20W
 6000' CONDITION

| LINE TABLE | LINE TABLE | LINE TABLE |
|-----------------------|-----------------------|-----------------------|
| LINE LENGTH | LINE LENGTH | LINE LENGTH |
| DIRECTION | DIRECTION | DIRECTION |
| L1 49.76' N 87°00' E | L23 96.42' N 87°00' E | L41 47.91' N 07°02' W |
| L2 36.00' N 87°00' E | L24 75.69' N 87°00' E | L42 47.91' N 07°02' W |
| L3 73.39' N 87°00' E | L25 36.00' N 87°00' E | L43 44.88' N 08°02' W |
| L4 80.22' N 87°00' E | L26 36.00' N 87°00' E | L44 54.00' N 07°02' W |
| L5 80.22' N 87°00' E | L27 36.00' N 87°00' E | L45 54.00' N 07°02' W |
| L6 13.57' N 87°00' E | L28 44.88' N 08°02' W | L46 54.00' N 07°02' W |
| L7 44.88' N 82°33' E | L29 44.88' N 08°02' W | L47 54.00' N 07°02' W |
| L8 36.00' N 82°33' E | L30 44.88' N 08°02' W | L48 54.00' N 07°02' W |
| L9 36.00' N 82°33' E | L31 44.88' N 08°02' W | L49 54.00' N 07°02' W |
| L10 94.76' N 82°33' E | L32 44.88' N 08°02' W | L50 83.40' N 07°02' W |
| L11 36.00' N 82°33' E | L33 44.88' N 08°02' W | L51 83.40' N 07°02' W |
| L12 42.22' N 87°00' E | L34 44.88' N 08°02' W | L52 83.40' N 07°02' W |
| L13 94.76' N 87°00' E | L35 36.00' N 87°00' E | L53 79.00' N 08°02' W |
| L14 36.00' N 87°00' E | L36 36.00' N 87°00' E | L54 36.00' N 08°02' W |
| L15 36.00' N 87°00' E | L37 48.88' N 08°02' W | L55 48.88' N 08°02' W |
| L16 36.00' N 87°00' E | L38 48.88' N 08°02' W | L56 48.88' N 08°02' W |
| L17 36.00' N 87°00' E | L39 48.88' N 08°02' W | L57 48.88' N 08°02' W |
| L18 36.00' N 87°00' E | L40 48.88' N 08°02' W | L58 48.88' N 08°02' W |
| L19 36.00' N 87°00' E | L41 48.88' N 08°02' W | L59 48.88' N 08°02' W |
| L20 36.00' N 87°00' E | L42 48.88' N 08°02' W | L60 48.88' N 08°02' W |

| ADDRESS TABLE | CURVE TABLE | | | | |
|---------------------------|---------------|---------|---------|--------|--------------|
| UNIT | CURVE LENGTH | | | | |
| ADDRESS | RADIUS | | | | |
| | DELTA | | | | |
| | CHORD LENGTH | | | | |
| | CHORD BEARING | | | | |
| 1 5604 N DAVENPARK RIDGE | C1 14.84' | 188.00' | 179.03' | 14.90' | 5697 87 27'E |
| 2 5790 N DAVENPARK RIDGE | C2 14.84' | 188.00' | 179.03' | 14.90' | 5497 09 53'E |
| 3 5790 N DAVENPARK RIDGE | C3 38.56' | 188.00' | 179.03' | 38.48' | 5307 09 53'E |
| 4 5790 N DAVENPARK RIDGE | C4 10.52' | 188.00' | 179.03' | 10.52' | 5697 09 53'E |
| 5 5790 N DAVENPARK RIDGE | C5 20.02' | 188.00' | 179.03' | 20.01' | 527 37 54'E |
| 6 5790 N DAVENPARK RIDGE | C6 30.52' | 188.00' | 179.03' | 30.51' | 527 37 54'E |
| 7 5790 N DAVENPARK RIDGE | C7 56.02' | 188.00' | 179.03' | 56.00' | 527 37 54'E |
| 8 5742 N DAVENPARK RIDGE | C8 7.60' | 307.00' | 172.90' | 7.59' | 527 37 54'E |
| 9 5742 N DAVENPARK RIDGE | C9 38.57' | 307.00' | 172.90' | 38.48' | 527 37 54'E |
| 10 5742 N DAVENPARK RIDGE | C10 8.07' | 307.00' | 172.90' | 8.07' | 527 37 54'E |
| 11 5742 N DAVENPARK RIDGE | C11 18.48' | 307.00' | 172.90' | 18.41' | 527 37 54'E |
| 12 5792 N DAVENPARK RIDGE | | | | | |
| 13 5792 N DAVENPARK RIDGE | | | | | |
| 14 5792 N DAVENPARK RIDGE | | | | | |
| 15 5792 N DAVENPARK RIDGE | | | | | |
| 16 5792 N DAVENPARK RIDGE | | | | | |
| 17 5792 N DAVENPARK RIDGE | | | | | |
| 18 5792 N DAVENPARK RIDGE | | | | | |
| 19 5792 N DAVENPARK RIDGE | | | | | |
| 20 5602 N DAVENPARK RIDGE | | | | | |

SPRING PHASE LLC
 3632 EDEN LANE, SUITE 200
 EDEN, UT, 84510



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOURNING BOUNDARY LINE
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MOUNTAIN
- SET REBAR WITH PLASTIC CAP
- STAMPED W/DATE ASSOC.
- PRIVATE LOT
- LETTED COMMON AREA
- COMMON AREA
- PRUD
- LOT NUMBER
- PUBLIC EXPONENT PER SURVEY EDDEN RECORDING THIS PLAT THEREAS LONGER REFERRED AND IS TO BE VACATED BY RECORDING AND IS ONLY SHOWN AT THIS TIME FOR REVIEW
- EXISTING EXHIBITS TO BE VACATED BY RECORDING THIS PLAT THEREAS LONGER REFERRED AND IS TO BE REMOVED FROM TO RECORDING AND ARE ONLY SHOWN AT THIS TIME FOR REVIEW

Sheet 2 of 2

TALISMAN
 301 SOUTH 200 WEST
 SUITE 200
 DENVER, CO 80202
 (303) 733-1000

STATE OF UTAH, COUNTY OF WEBER,
 RECORDER OF DEEDS
 RECEIVED ON _____
 ENTRY NO. _____
 DATE _____ THIS _____
 BOOK _____ PAGE _____
 FEE \$ _____

WEBER COUNTY RECORDER