

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

September 12, 2018

11:00-12:00 p.m.

1. **UVS081318: Consideration and action for final plat approval of Summit Eden Phase 1C Amendment 8, located at 8536 E Spring Park in Eden, in the Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone. (Ingrid Sanders, Applicant) Steve Burton, Presenter**
2. **UVN072718: Consideration and action for final plat approval of Nordic Valley Minor Subdivision, located at 2770 N 3750 E in Eden, in the Forest Valley 3 (FV-3) Zone. Edwin Heater & Dennis Miller Applicants) Steve Burton, Presenter**
3. **Adjournment**

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st 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 Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final plat approval of Summit Eden Phase 1C Amendment 8
Type of Decision: Administrative
Agenda Date: Wednesday, September 12, 2018
Applicant: Ingrid Sanders
File Number: UVS081318

Property Information

Approximate Address: 8536 E Spring Park, Eden
Project Area: 0.10 acres
Zoning: Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use: Ski Resort
Proposed Land Use: Resort Development
Parcel ID: 23-130-0030
Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8768
Report Reviewer: RK

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, Hillside Development Review Procedures and Standards
- Title 108, Natural Hazards Areas

Development History

- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit 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.
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G Administratively Approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 Administratively Approved on July 10, 2015

- 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.
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016
- 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.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J", was heard and received administrative approval by the planning director in a public meeting held on August 16, 2017.
- Summit Eden Phase 1C Amendment 6, removing the designated building envelope from lot 44R, was recorded on April 25, 2018.
- Summit Eden Phase 1C Amendment 7, creating eight lots and one open space parcel between the public right of way known as Summit Pass and a private road identified as Copper Crest was recorded on August 23, 2018.

Background and Summary

The Planning Division recommends final approval of Summit Eden Phase 1C Amendment 8, removing the designated building envelope from lot 63 (now lot 152). The original Summit Eden Phase 1C consisted of 64 lots and 8 open space parcels (see Exhibit B for the recorded Summit Eden Phase 1C Subdivision plat). Each lot within Phase 1C was designated with building envelopes, including the R-lots. The building envelope is not required on the proposed lot 152 because the lot was not designated as an R lot. Removing the building envelope will allow the owner to have more area to place a single family dwelling on the lot.

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

Analysis

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

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

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

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the DRR-1 zone in LUC §104-29 and the approved Zoning Development Agreement Conceptual Layout to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

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, two, three, four, multi-family, commercial, and mixed use structures. The proposed amendment will not alter the lot lines of the existing lot 63. The following development standards will be reviewed upon submittal for land use approval for a residential building:

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

Based on the proposed lot configuration, the proposed lot meets the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District based on a will serve letter that has been submitted for an additional 313 units in the Summit at Powder Mountain development.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 1, 2018.

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

Staff Recommendation

Staff recommends final approval of the Summit Eden Phase 1C Amendment 8, removing the designated building envelope from lot 63. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal.
2. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Summit Eden Phase 1C Amendment 8 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. Proposed Summit Eden Phase 1C Amendment 8
- B. Recorded Summit Eden Phase 1C Subdivision Plat

Location Map 1



2011-11-18 10:42:42 AM
C:\WORK\2011\EDEN\EDEN PHASE IC AMENDMENT 8\EDEN PHASE IC AMENDMENT 8.DWG

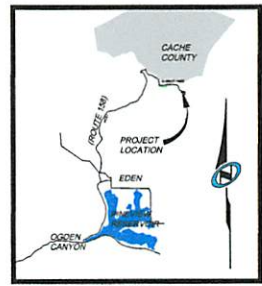
Exhibit A

SUMMIT EDEN PHASE IC, AMENDMENT 8 AMENDING LOT 63

LOCATED IN THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, HEBER COUNTY, UTAH MARCH 2018

PLAT NOTES:

1. THIS PLAT AMENDMENT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SUPPIT EDEN PHASE IC (ENTRY# 267246), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. THIS PLAT VACATES THE DESIGNATED BUILDING ENVELOPES FROM LOT 63, SUPPIT EDEN PHASE I C (NOM LOT 152), AND DEFAULTS TO CURRENT ZONING SETBACKS.



VICINITY MAP
N.T.S.

OWNER'S DEDICATION:

I, INGRID SANDERS, AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT EDEN PHASE IC AMENDMENT 8.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY _____ OF _____ 20____

BY: _____
NAME: _____
TITLE: _____

DECLARANT CONSENT

SPHG PHASE I LLC, AS THE MASTER DEVELOPER AND DECLARANT OF THE ORIGINAL SUPPIT EDEN PHASE IC SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF HEBER COUNTY ON JANUARY 27, 2014 AS ENTRY NUMBER 267246, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AMENDMENT, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES OF SAID SUPPIT EDEN PHASE IC SUBDIVISION

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY _____ OF _____ 20____

SPHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: SPHG INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: _____
NAME: _____
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH _____, I S S
COUNTY OF _____, I S S
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____, THE AUTHORIZED SIGNATORY FOR SPHG INVESTMENTS LLC, THE SOLE MEMBER OF SPHG PHASE I LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

ACKNOWLEDGEMENT:

STATE OF UTAH _____, I S S
COUNTY OF _____, I S S
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 66, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCD 106-1-RC(2), AND THAT THIS PLAT, SUPPIT EDEN PHASE IC, AMENDMENT 8, IN HEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE HEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF APPLICABLE STATUTES AND ORDINANCES OF HEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 107998

LEGAL DESCRIPTION

ALL OF LOT 63 OF THE SUPPIT EDEN PHASE IC SUBDIVISION AS RECORDED AND ON FILE WITH THE HEBER COUNTY RECORDERS OFFICE

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 130 OF SUPPIT EDEN PHASE IC AMENDMENT 4, SAID POINT BEING SOUTH 823.87 FEET AND EAST 130.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.1B.M. (BASIS-OF-BEARING IS N 89°55'11" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.1B.M. AND THE SET HEBER COUNTY MONUMENT ON THE INTERSECTION OF THE HEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING N89°55'11" E 17.77 FEET ALONG THE SOUTH LINE OF SAID LOT 130, THENCE S00°54'01" E 42.24 FEET, THENCE S51°12'27" W 30.77 FEET TO A POINT ON THE NORTH LINE OF SPRING PARK, THENCE ALONG THE NORTH LINE OF SPRING PARK WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 07°45'05" (CHORD BEARING AND DISTANCE OF N62°43'36" W 36.44 FEET) FOR AN ARC DISTANCE OF 36.41 FEET, THENCE N23°24'22" E 13.19 FEET TO THE POINT OF BEGINNING

CONTAINING 4,427 S.F. OR 0.102 AC.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL LOT 63 OF SUPPIT EDEN PHASE IC, (NOM KNOWN AS LOT 152) TO AMEND AND REMOVE THE BUILDING ENVELOPE.
2. THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'11" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.1B.M. AND A FOUND HEBER COUNTY MONUMENT AT THE INTERSECTION OF THE HEBER/CACHE COUNTY LINE AND SAID SECTION LINE. (THIS BEARING OFFERS FROM THE HEBER COUNTY SURVEYOR'S BEARING BY 07°01'45" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
3. THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SUPPIT EDEN PHASE IC SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUPPIT PASS, COPPER CREST, AND SPRING PARK, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.



TALISMAN
CIVIL CONSULTANTS
127 SOUTH 415 WEST
SUITE 200
MURKIN, UT 84057
801.343.1800

RECORDED #

STATE OF UTAH, COUNTY OF HEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
HEBER COUNTY RECORDER

<p>OWNER</p> <p>INGRID SANDERS 970 W. BROADWAY STE E-184 JACKSON, WY 83002</p>	<p>HEBER COUNTY ATTORNEY</p> <p>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____</p> <p>_____ SIGNATURE</p>	<p>HEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE HEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE HEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREDITH. SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ COUNTY SURVEYOR</p>	<p>HEBER COUNTY ENGINEER</p> <p>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____</p> <p>_____ SIGNATURE</p>	<p>HEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS DULY APPROVED BY THE HEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.</p> <p>_____ CHAIRMAN-HEBER COUNTY PLANNING COMMISSION</p>	<p>HEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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 HEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, HEBER COUNTY COMMISSION ATTEST: _____ TITLE:</p>
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Exhibit A

SUMMIT EDEN PHASE IC, AMENDMENT 8 AMENDING LOT 63

LOCATED IN THE NORTHEAST CORNER OF
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
HEBER COUNTY, UTAH
AUGUST 2008

BASIS OF BEARINGS
N04°52'51"W 1301.07'
(N04°52'05"W 1300.70' RECORD)

LAND HEBER COUNTY LINE
MONUMENT PER HEBER COUNTY
IRVETOR, 4" BRASS CAP 203,
GOOD CONDITION
USH IN CONCRETE
ITAL 'A'

NORTHEAST CORNER SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FOUND GLO 1/4" 4" BRASS CAP
GOOD CONDITION
6" ABOVE GROUND
DETAIL 'B'

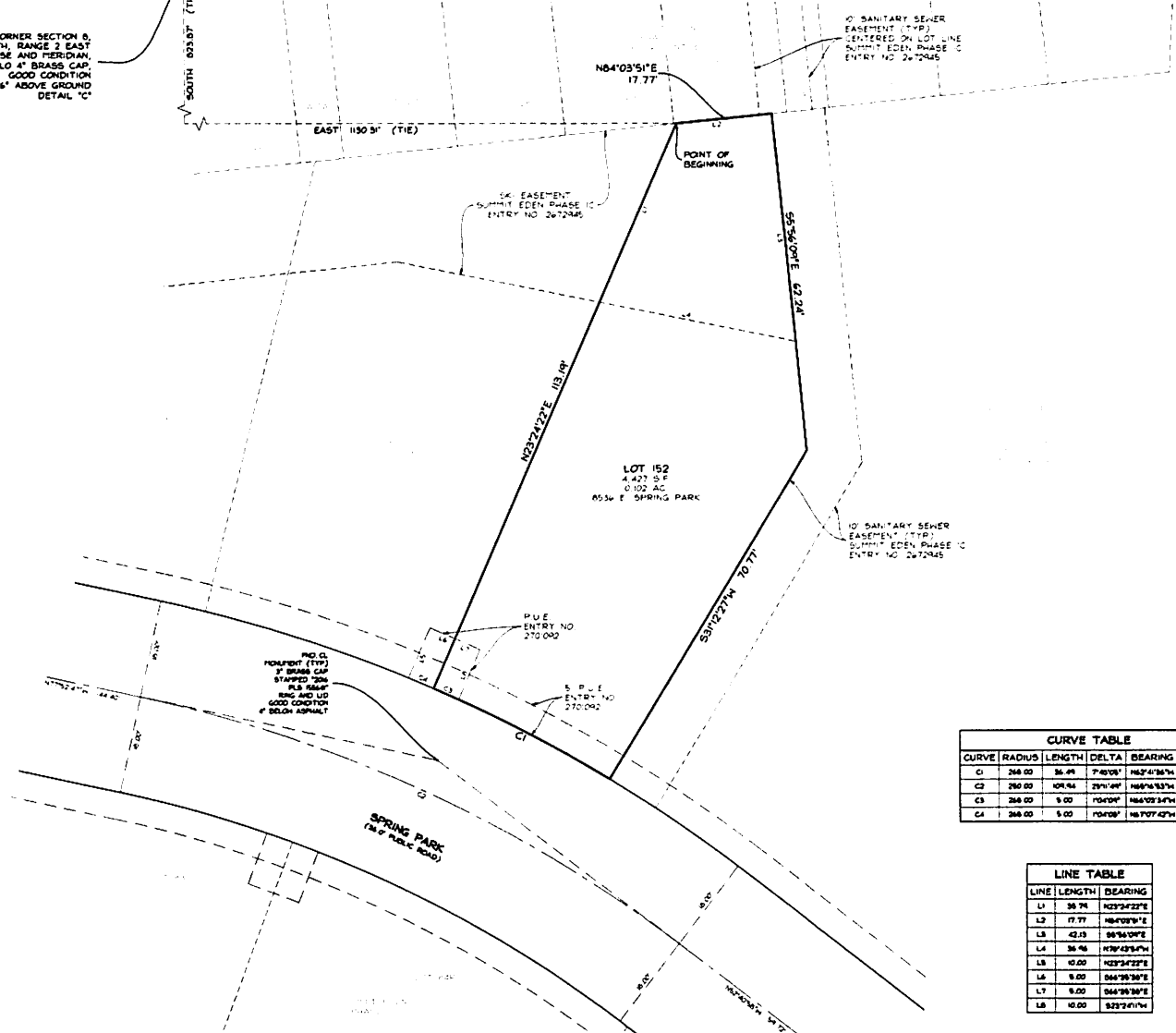
NORTH QUARTER CORNER SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
FOUND 1/4" 4" BRASS CAP
GOOD CONDITION
6" ABOVE GROUND
DETAIL 'C'



LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - ADJOINER DEED LINES
- - - RIGHT-OF-WAY LINE
- - - ROAD CENTERLINE
- ◆ SECTION CORNER AS NOTED
- ⊕ FOUND CL MONUMENT
- FND. NO. 5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "OLTE"

INGRID SANDERS
970 W. BROADWAY STE E-184
JACKSON, WY 83002



Sheet 2 of 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	268.00	36.49	7°42'03"	N82°41'36"W	36.46
C2	260.00	108.94	23°11'49"	N88°16'53"W	108.06
C3	268.00	9.00	1°04'09"	N84°02'54"W	9.00
C4	268.00	9.00	1°04'09"	N87°07'42"W	9.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.74	N23°24'22"E
L2	17.77	N84°03'51"E
L3	42.13	S8°34'09"E
L4	36.98	N78°43'54"W
L5	10.00	N23°24'22"E
L6	9.00	S84°02'54"W
L7	9.00	S84°02'54"W
L8	10.00	S23°24'14"W

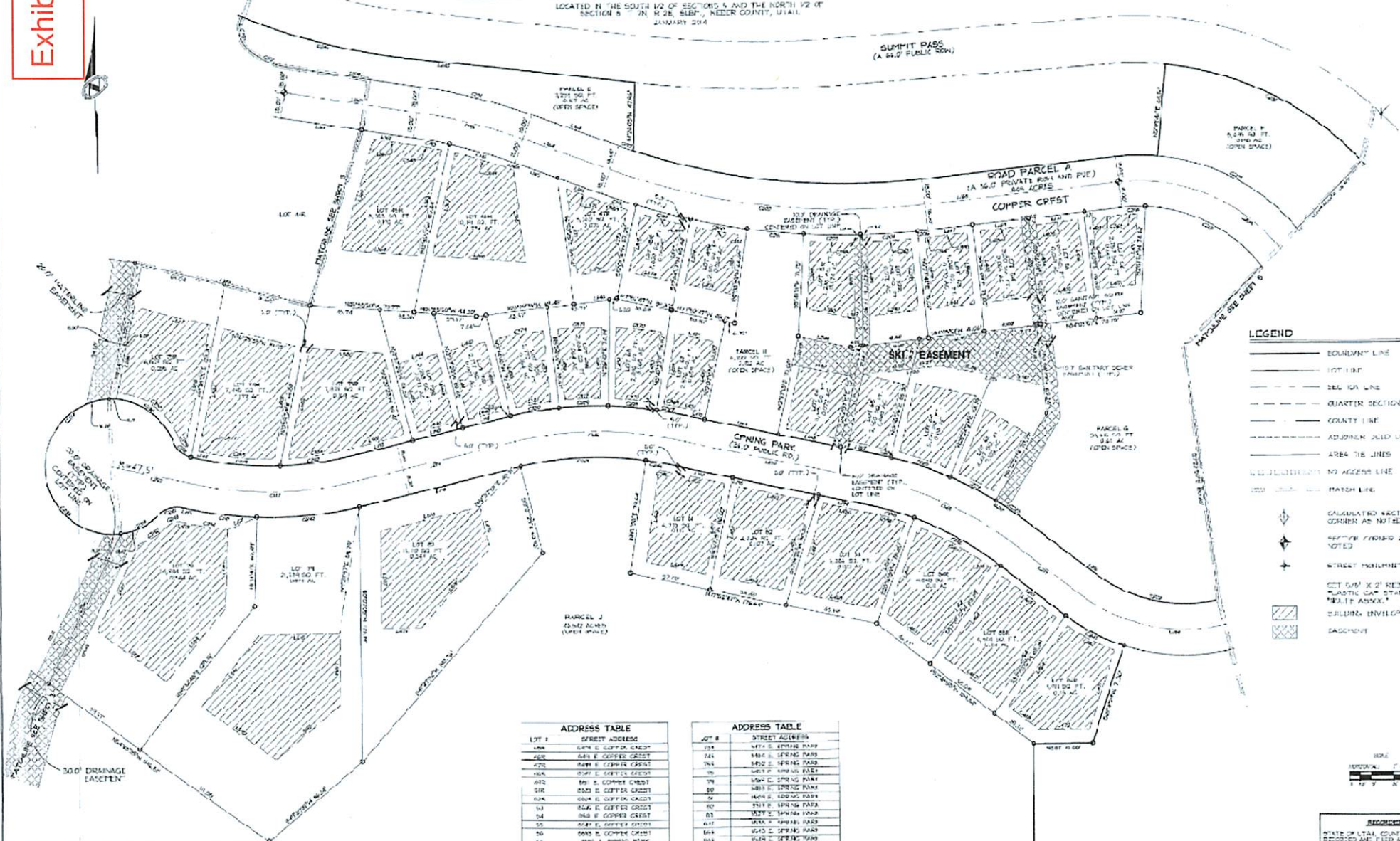
TALISMAN
TITLE PROFESSIONALS

827 SOUTH STATE STREET
SUITE 200
HEBER, UT 84309
801.733.1000

RECORDED &
STATE OF UTAH, COUNTY OF HEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
HEBER COUNTY RECORDER

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 6 IN T.2N. R.2E. S16P., WEBER COUNTY, UTAH
JANUARY 2014



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - - - QUARTER SECTION LINE
 - - - COUNTY LINE
 - - - ADJACENT LOT LINES
 - - - AREA TIE LINES
 - - - NO ACCESS LINE
 - - - MATCH LINE
 - ◇ CALCULATED FRACTION CORNER AS NOTED
 - ◆ SECTION CORNER OR VOTED
 - ⊕ STREET MARKER
 - SET BACK X 2' REMAIN IN "ELASTIC CAP" STAMPED "MULTI ASSOC."
 - ▨ BUILDING ENVELOPE
 - ▩ EASEMENT

ADDRESS TABLE

LOT #	STREET ADDRESS
45A	6474 E. SPRING PARK
45B	6474 E. SPRING PARK
45C	6474 E. SPRING PARK
45D	6474 E. SPRING PARK
45E	6474 E. SPRING PARK
45F	6474 E. SPRING PARK
45G	6474 E. SPRING PARK
45H	6474 E. SPRING PARK
45I	6474 E. SPRING PARK
45J	6474 E. SPRING PARK
45K	6474 E. SPRING PARK
45L	6474 E. SPRING PARK
45M	6474 E. SPRING PARK
45N	6474 E. SPRING PARK
45O	6474 E. SPRING PARK
45P	6474 E. SPRING PARK
45Q	6474 E. SPRING PARK
45R	6474 E. SPRING PARK
45S	6474 E. SPRING PARK
45T	6474 E. SPRING PARK
45U	6474 E. SPRING PARK
45V	6474 E. SPRING PARK
45W	6474 E. SPRING PARK
45X	6474 E. SPRING PARK
45Y	6474 E. SPRING PARK
45Z	6474 E. SPRING PARK

ADDRESS TABLE

LOT #	STREET ADDRESS
46A	6474 E. SPRING PARK
46B	6474 E. SPRING PARK
46C	6474 E. SPRING PARK
46D	6474 E. SPRING PARK
46E	6474 E. SPRING PARK
46F	6474 E. SPRING PARK
46G	6474 E. SPRING PARK
46H	6474 E. SPRING PARK
46I	6474 E. SPRING PARK
46J	6474 E. SPRING PARK
46K	6474 E. SPRING PARK
46L	6474 E. SPRING PARK
46M	6474 E. SPRING PARK
46N	6474 E. SPRING PARK
46O	6474 E. SPRING PARK
46P	6474 E. SPRING PARK
46Q	6474 E. SPRING PARK
46R	6474 E. SPRING PARK
46S	6474 E. SPRING PARK
46T	6474 E. SPRING PARK
46U	6474 E. SPRING PARK
46V	6474 E. SPRING PARK
46W	6474 E. SPRING PARK
46X	6474 E. SPRING PARK
46Y	6474 E. SPRING PARK
46Z	6474 E. SPRING PARK

SUMMIT EDEN PHASE 1C
LOTS 45-49, 51-56, 63-75, 78-86, & PARCELS E-J
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 BASIN AND MERIDIAN, WEBER COUNTY, UTAH

Sheet 4 of 6

NV15
ROUTE VERTICAL FIVE

RECORDED IN
STATE OF UTAH, COUNTY OF WEBER
RECORDED AND FILED AT THE
OFFICE OF THE CLERK OF COURTS
JANUARY 2014
PAGE 75 OF 93

WEBER COUNTY RECORDER
76.20



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final plat approval of Nordic Valley Minor Subdivision
Type of Decision: Administrative
Agenda Date: Wednesday, September 12, 2018
Applicant: Edwin Heater and Dennis Miller
File Number: UVN072718

Property Information

Approximate Address: 2770 N 3750 E
Project Area: 1.07 acres, 1.13 acres
Zoning: Forest Valley 3 (FV-3)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 22-054-0005, 22-022-0059
Township, Range, Section: T7N, R1E, Section 28

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766
Report Reviewer: RG

Applicable Ordinances

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- Title 104, Chapter 14, Forest Valley Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Background and Summary

The applicants are requesting final approval of Nordic Valley Minor Subdivision, consisting of a boundary line adjustment between two lots. The proposed Lot 1 was originally Lot 40 of Nordic Valley Estates No. 2, and the proposed Lot 2 was originally Lot 2 of Nordic View Subdivision No. 2. The proposed boundary line adjustment will maintain the acreage (3 acres) and frontage (150 feet) required by the FV-3 zone.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the Forest Valley Zone (FV-3). The purpose and intent of the zone is described in LUC §104-14-1 as follows:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance the standards in the FV-3 zone in LUC §104-14. The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The FV-3 zone requires a 3 acre minimum lot area and a minimum lot width of 150 feet. The original subdivision plats for each of the respective lots were platted when the zoning allowed for 1 acre minimum lot sizes. The proposed amended plat will still reflect the 1 acre requirement, as Lot 2 will be 1.06 acres and Lot 1 will be 1.07 acres in size. Each lot will meet the 150 foot width requirement.

Based on the proposed lot configuration, the proposed lot meets the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Feasibility letters were not required with the proposal as both lots have been previously platted.

Review Agencies: The Weber County Engineering Division and the Weber County Surveyor's have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments, including comments from the Fire District will need to be addressed.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 1, 2018.

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

Staff Recommendation

Staff recommends final approval of Nordic Valley Minor Subdivision. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal.
2. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Nordic Valley Minor 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: _____

Rick Grover
Weber County Planning Director

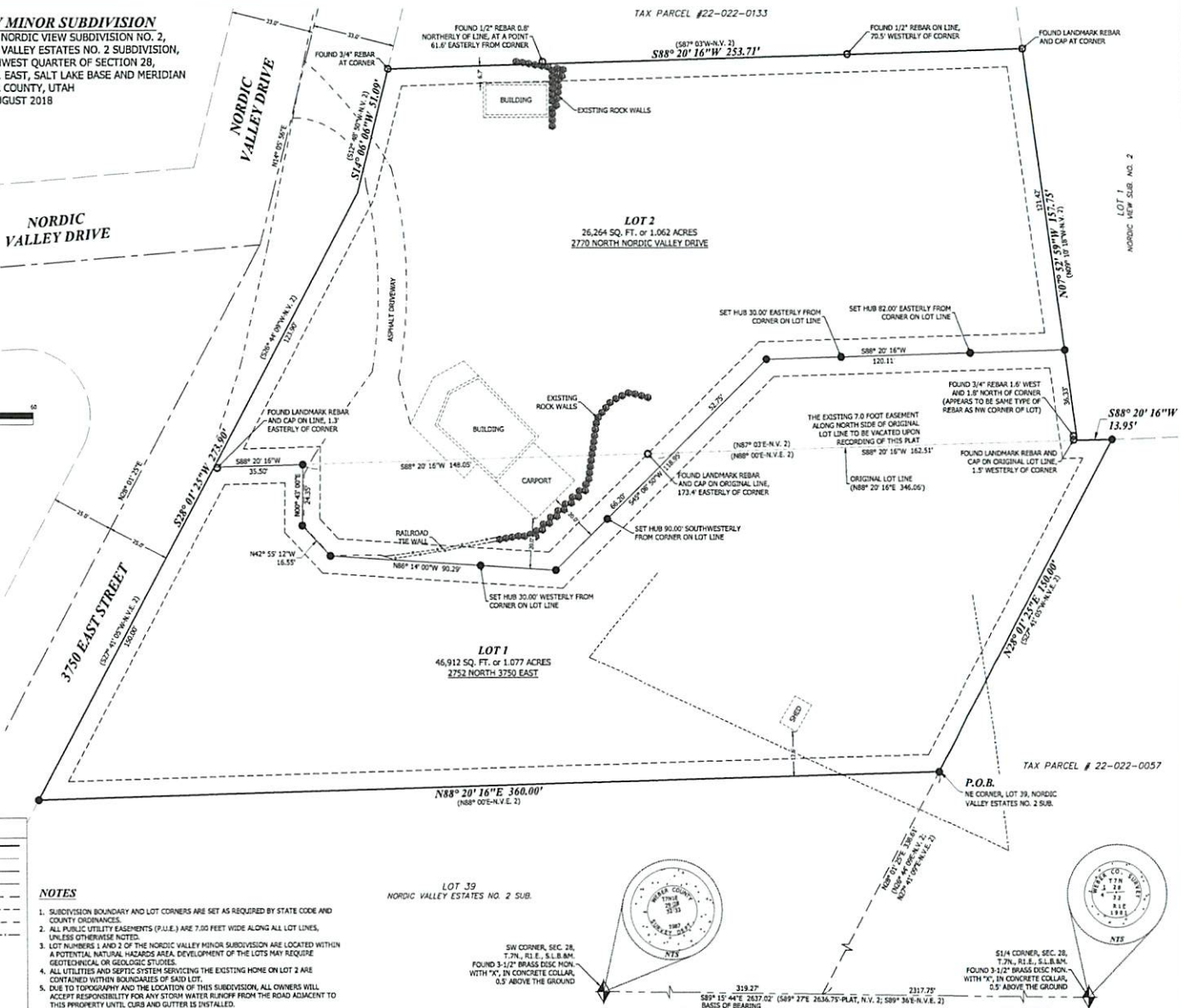
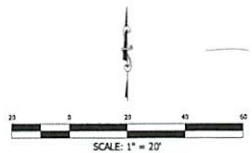
Exhibits

- A. Nordic Valley Minor Subdivision plat
- B. Nordic Valley Estates No. 2 plat
- C. Nordic View Subdivision No. 2 plat

Location Map 1



NORDIC VALLEY MINOR SUBDIVISION
INCLUDING ALL OF LOT 2, NORDIC VIEW SUBDIVISION NO. 2,
AND ALL OF LOT 40, NORDIC VALLEY ESTATES NO. 2 SUBDIVISION,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,
OWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
AUGUST 2018



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF FENCE LINE
- WIRE FIELD FENCE LINE

RECORD CALLS ()

- SET 5/8" REBAR WITH HMA ENTELLUS CAP, L.S. #166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

- NOTES**
- SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCES.
 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 7.00 FEET WIDE ALONG ALL LOT LINES, UNLESS OTHERWISE NOTED.
 - LOT NUMBERS 1 AND 2 OF THE NORDIC VALLEY MINOR SUBDIVISION ARE LOCATED WITHIN A POTENTIAL NATURAL HAZARDS AREA. DEVELOPMENT OF THE LOTS MAY REQUIRE GEOTECHNICAL OR GEOLOGIC STUDIES.
 - ALL UTILITIES AND SEPTIC SYSTEM SERVICING THE EXISTING HOME ON LOT 2 ARE CONTAINED WITHIN BOUNDARIES OF SAID LOT.
 - DUE TO TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNITS, CURBS AND GUTTER IS UNPAID.

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 THIS _____ DAY OF _____, 20__.

CHAIRMAN, WEBER COUNTY COMMISSION _____

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS ON THE _____ DAY OF _____, 20__.

CHAIRMAN: _____

ATTEST: _____

TITLE: _____

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 ON THIS _____ DAY OF _____, 20__.

WEBER COUNTY ENGINEER _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ON THIS _____ DAY OF _____, 20__.

WEBER COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 IN ACCORDANCE WITH TITLE 98, CHAPTER 22, PROFESSIONAL ENGINEERING AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH STATE CODE, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO HERETOFORE TO BE KNOWN AS NORDIC VALLEY MINOR SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED, AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

PRELIMINARY

VON R. HILL P.L.S. UT #166385 DATE _____

PLAT NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN TWO LOTS OF ADJOINING SUBDIVISIONS. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS ALONG THE SECTION LINE, AS SHOWN. WE TOOK RECORD BEARINGS FROM THE NORDIC VIEW SUBDIVISION NO. 2 (N.V. 2) DEDICATION PLAT (ENTRY #1591517, BOOK 32 OF C.L.R., PAGE 2, WEBER COUNTY RECORDER) AND FROM THE NORDIC VALLEY ESTATES NO. 2 (N.V.E. 2) DEDICATION PLAT (ENTRY #166385, BOOK 18 OF PLATS, PAGE 45, W.C.R.), WE ROTATED THE RECORD BEARINGS TO THE BEARING SHOWN HEREON BASED ON THE COUNTY MONUMENT POSITIONS, TOWNSHIP 7 NORTH, RANGE 1 EAST PLAT PREPARED BY THE WEBER COUNTY SURVEYOR'S OFFICE.

WE HAVE ALSO RE-TRACED A SURVEY OF SAID PARCEL PERFORMED IN 2007 BY DALLAS K. BUTTARS (LANDMARK SURVEYING), SURVEY #091917. WE FOUND VARIOUS REBAR FROM THE 2007 SURVEY AS WELL AS FENCING, AS SHOWN. TWO 3/4" REBAR THAT WERE FOUND APPEAR TO BE ON THE SURVEY FROM BUTTARS, WHO WAS SURVEYING FOR NORDIC VIEW SUBDIVISION NO. 2. THEY ALSO APPEAR TO BE OF THE SAME TYPE AND CHARACTER OF THE TWO, THE 3/4" REBAR AT THE NORTHWEST CORNER OF THE LOT WAS UNDISTURBED ON THE 2007 BUTTARS SURVEY.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 39, NORDIC VALLEY ESTATES NO. 2 SUBDIVISION, SAID POINT BEING SOUTH 89°15'44" EAST 119.27 FEET ALONG THE SECTION LINE TO THE EAST LINE OF SAID SUBDIVISION AND NORTH 28°52'21" EAST 338.61 FEET ALONG SAID EAST SUBDIVISION LINE FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AND RUNNING THENCE NORTH 28°51'25" EAST 150.00 FEET TO THE SOUTH LINE OF LOT 1, NORDIC VIEW SUBDIVISION NO. 2; THENCE SOUTH 88°20'16" WEST 13.95 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 07°32'59" WEST 157.79 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89°07'18" WEST 253.31 FEET TO THE EAST LINE OF A STREET; THENCE SOUTH 14°06'08" WEST 57.99 FEET ALONG SAID EAST STREET LINE; THENCE SOUTH 28°51'25" WEST 273.90 FEET ALONG SAID EAST STREET LINE TO THE NORTHWEST CORNER OF SAID LOT 39; THENCE NORTH 89°20'16" EAST 360.00 FEET ALONG THE NORTH LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 1 AND TO THE POINT OF BEGINNING, CONTAINING 2.139 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SURVEY THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT, NORDIC VALLEY MINOR SUBDIVISION, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CHANNELS, OR FOR THE PROPER PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, 20__.

EDWIN J. HEATER
2770 NORTH NORDIC VALLEY DRIVE
EDEN, UT 84310

JACQUELINE L. HEATER
2770 NORTH NORDIC VALLEY DRIVE
EDEN, UT 84310

HAURINE PARKER
3485 WEST PIONEER ROAD
ODGEN, UT 84404

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20__ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, HAURINE PARKER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20__ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, EDWIN J. HEATER AND JACQUELINE L. HEATER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

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 ON THIS _____ DAY OF _____, 20__.

WEBER COUNTY ATTORNEY _____

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____
ON _____ AT _____
IN _____ BOOK _____ OF _____
OFFICIAL RECORDS, AT PAGE _____
RECORDED FOR: _____

COUNTY RECORDER _____

BY: _____ (DEPUTY)

Entellus

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #169032 06/12/2018 3:02 PM
06/12/2018 3:02 PM

Exhibit B

SUMMER HOME SUBDIVISION NORDIC VALLEY ESTATES NO. 2

PART OF SECTIONS 28, 29, 32 & 33, T7N, R1E,
S.L.B. & M., U.S. SURVEY

Weber County, Utah

Notice to Purchasers of Summer Home Subdivision Lots:
This Subdivision has been approved in accordance with the Summer Home Subdivision provisions of the Subdivision Regulations of Weber County which require the requirements for the provision of a dedicated public street, an approved water supply system and sanitary disposal system to each of the lots in the Subdivision.
All streets are private. Right-of-Ways, not public through-ways.
Bearing Base for Nordic Valley Drive is taken from Section 28 and an assumed bearing of the West line of Section 28 of South (as obtained from Byron McGraw) Bearing Base for Nordic Valley Estates No. 2 is taken from Silver Ball Estates No. 1 (as Platted by Byron McGraw).
Bearing Base difference is of 57' 05"

COUNTY ATTORNEY
I have examined the proposed plat of Nordic Valley Estates No. 2 and in my opinion it conforms with the County ordinances applicable thereto.

D. J. Moore
County Attorney

PLANNING COMMISSION
This is to certify that this plat of Nordic Valley Estates No. 2 has been approved by the Weber County Planning Commission, this 25 day of NOVEMBER, 1969.

Staley R. Ward
Chairman

COUNTY APPROVAL
This is to certify that this plat of Nordic Valley Estates No. 2 is hereby accepted by the County Commissioners, of Weber County Utah on this 12 day of JAN, 1970.

John W. Anderson
Chairman

COUNTY ENGINEER
I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and local description of the land embraced therein and find them to be correct and to agree with the lines and monuments on record in this office.

Date: JAN 7, 1970
Frank W. Nelson
Signature

SURVEYOR'S CERTIFICATE
I, Joy R. Anderson, a registered land surveyor in the State of Utah, do hereby certify this plat of Nordic Valley Estates No. 2 in Weber County, Utah, has been correctly drawn to the designated scale, and is a true and correct representation of the following description of lands included in said Subdivision based on data compiled from records of the Weber County Records Office, and a survey made on the ground.

Joy R. Anderson
Joy R. Anderson

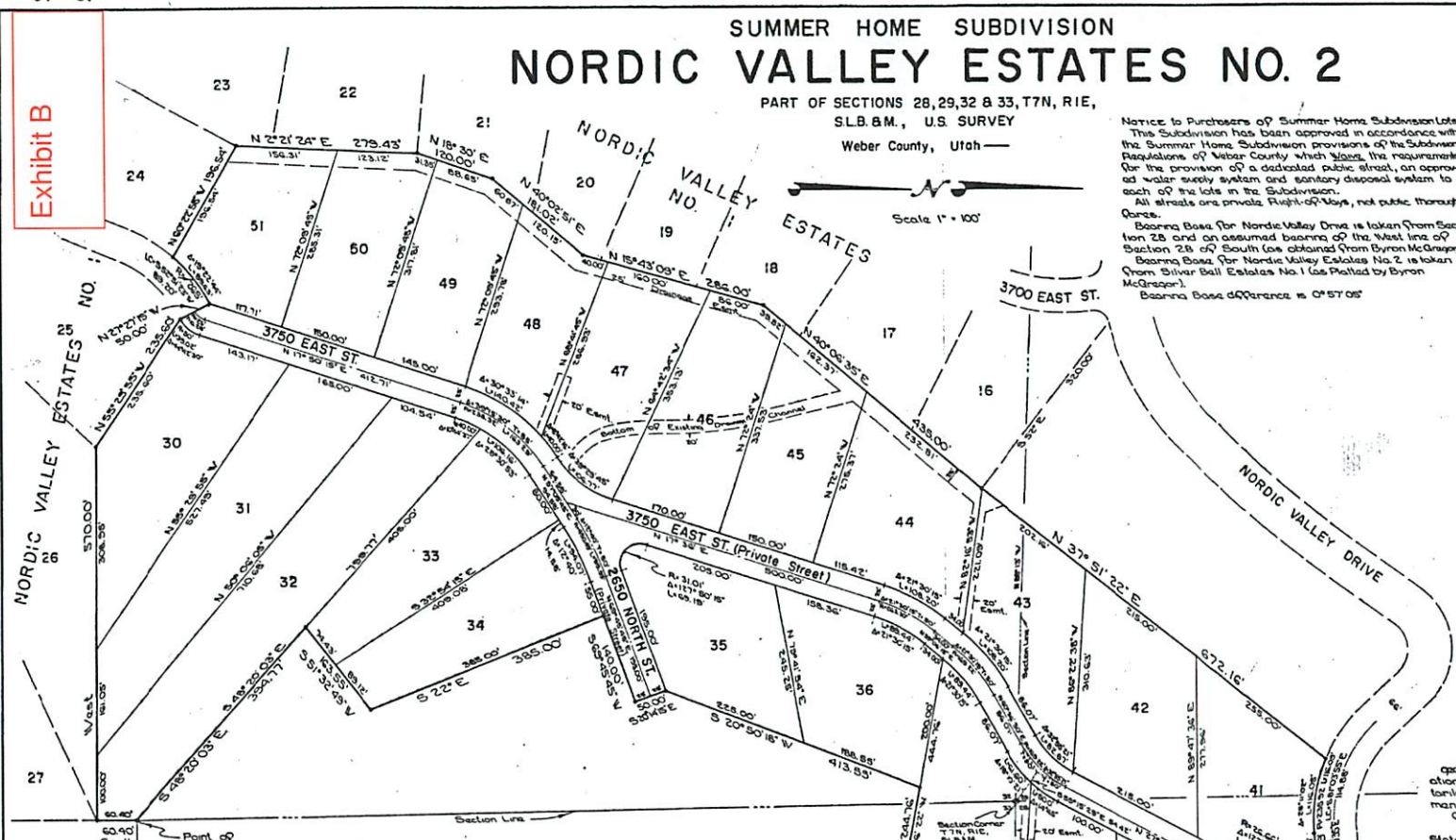
ACKNOWLEDGEMENT
State of Utah, County of Weber, On this day of Nov, 1969, personally appeared before me the undersigned Notary Public, Arthur Christensen and after being duly sworn acknowledged to me that he is president of said Corporation and that he signed the Owners Dedication, freely, voluntarily and in behalf of said Corporation for the purposes mentioned.
Commission Expires: 2-11-73 *Arthur Christensen*
Notary Public

State of Utah, County of Weber, On the 22 day of Nov, 1969, personally appeared before me the undersigned Notary Public, Franklin D. Maughan and Dale T. Browning and after being duly sworn acknowledged to me that they are president and secretary of said Corporation, and that they signed the Owners Dedication, freely, voluntarily and in behalf of said Corporation for the purposes mentioned.
Commission Expires: 2-11-73 *Franklin D. Maughan*
Notary Public

State of Utah, County of Weber, On the 22 day of Nov, 1969, personally appeared before me the undersigned Notary Public, the winners of the following Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.
Commission Expires: 2-11-73 *Arthur Christensen*
Notary Public

PREPARED BY
GREAT BASIN ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS LAND SURVEYORS
Ogden, Utah

530454 \$17.50
FILED AND RECORDED FOR
HOME ABSTRACT CO
1970 JAN 13 PM 1:33
18 Book 16 of PLATS, Page 40
RUTH EAMES OLSEN
WEBER COUNTY RECORDER
Benny M. Riddle



OWNER'S DEDICATION

The undersigned Owners of the herein described tract of land do hereby set apart & subdivide the same into lots, with right-of-ways and utility easements as shown on this plat which are hereby made a part hereof, and assign to the land included in said plat the name of Nordic Valley Estates No. 2. The undersigned Owners further dedicate, grant and convey to Weber County a perpetual R.O.W. and easement over upon and under the land designated on this plat as public utility easements, for same to be used for the installation and maintenance and operation of public utility service lines as may be authorized by Weber County. The owners of the tracts of land herein subdivided hereby reserve to themselves, their heirs and their heirs, next of kin, successors, administrators, executors, personal representatives, and assigns, a right-of-way to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners their successors, or assigns, on, over, and across all those portions or parts of said tract of land designated on said plat as private R.O.W., said R.O.W. to be maintained by said Owners, their heirs, successors or assigns.

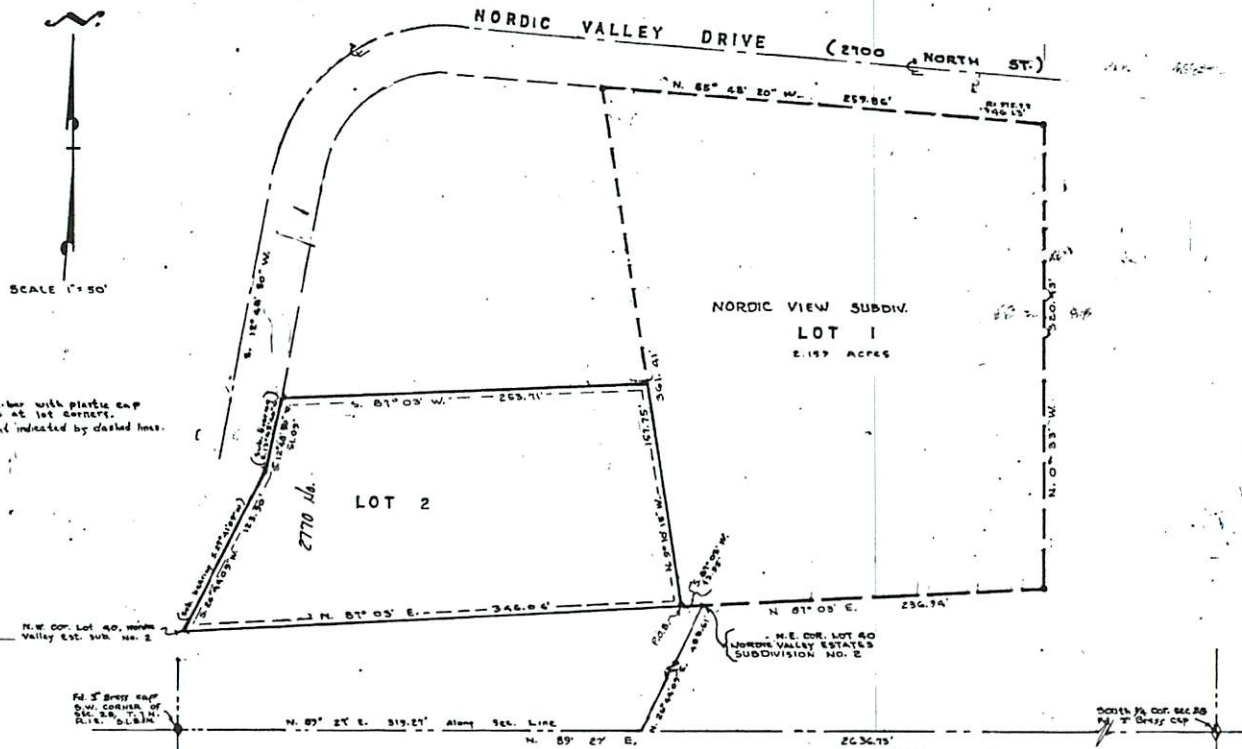
Arthur Christensen President
Franklin D. Maughan President
Dale T. Browning Secretary
Mavis C. Clarke
Ray F. Clarke

BOUNDARY DESCRIPTION

A part of Sections 28, 29, 32 and 33, T7N, R1E, S.L.B. & M., U.S. Survey; Beginning at the S.W. corner of the NW 1/4 of Section 33, said point being also the NW corner of Lot 5, Big Sky Estate No. 1, running thence South 60.40° along West line of said lot 5 to the N.E. corner of Nordic Valley Estates No. 1; thence the following (1) courses along the Northernly and Eastern boundary lines of Nordic Valley Estates No. 1; West 570.00° N, N 89° 25' 55" W 235.60° N, N 27° 21' 15" W 50.00° N, along the arc of a 245.00° radius curve to the left for a length of 89.63° (C= 85° 51' 23" W 85° 20' 13" N 67° 22' 58" W 196.54° N, N 2° 21' 24" E 279.43° N, N 18° 30' E 120.00° N, N 40° 02' 51" E 181.02° N, N 15° 43' 07" E 286.00° N, N 40° 06' 25" E 436.00° N to the N.E. corner of Lot 16, Nordic Valley No. 1; thence N 37° 51' 22" E 672.16° N to the South Line of Nordic Valley Drive; thence along the Southernly line of said Road the following three (3) courses: along the arc of a 235.92° radius curve to the left for a length of 118.05° (C= 58° 03' 55" E 114.88° N), N 64° 03' 35" E 60.39° N, and along the arc of a 172.58° radius curve to the left for a length of 214.50° (C= N 48° 18' 08" E 201.10° N); thence S 13° 43' 40" W 70.19° N, thence S 27° 41' 05" W 123.90° N; thence N 88° 00' E 340.00° N; thence S 27° 41' 05" W 709.00° N; thence N 79° 46' 22" W 244.75° N; thence S 20° 50' 18" W 413.55° N; thence S 20° 14' 15" E 80.00° N; thence S 69° 45' 45" W 140.00° N; thence S 22° E 389.00° N; thence S 51° 32' 45" W 183.55° N; thence S 48° 20' 05" E 394.77° N to the Point of Beginning.

NORDIC VIEW SUBDIVISION NO. 2

LOCATED IN THE S.W. 1/4 OF SECTION 20, T.7N, R.1E, S.L.B. & M.
WEBER COUNTY, UTAH



Note: set re-bar with plastic cap labeled R.L.S. 1996 at lot corners.
7' utility easement indicated by dashed lines.

SURVEYORS CERTIFICATE
I, Larry M. Butters, a registered Land Surveyor in the State of Utah, do hereby certify that this plat of Nordic View Subdivision No. 2 in Weber County, Utah, has been correctly drawn to scale and is a true and correct representation of the following description of lands included in said Subdivision, based on data compiled from records in the Weber County Records Office, Weber County Surveyor's Office, and surveys made on the ground.
Signed this 26th day of May, 1989.



R.L.S. 1996
License No. _____
Signature: Larry M. Butters

OWNERS DEDICATION

We, the undersigned Owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract Nordic View Subdivision No. 2 and do hereby dedicate, grant and convey to Weber County, Utah all those parts or portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever; and also grant and dedicate perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds and drainage easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by Weber County, Utah, with no buildings or structures being erected within such easements.

Signed this 12th day of October, 1989.
James R. Stoop Erin M. Stoop
James R. Stoop Erin M. Stoop

ACKNOWLEDGEMENT

State of Utah } ss
County of Weber }
On this 12th day of Oct, 1989, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.
James R. Stoop Erin M. Stoop
Commission Expires _____
Notary Public



BOUNDARY DESCRIPTION

A part of the Southwest 1/4 of Section 20, T.7N, R.1E, S.L.B. & M., U.S. Survey; beginning at a point N. 09° 21' E. 519.21' ft. along the section line and N. 20° 42' 09" E. 488.61' ft. and S. 01° 03' W. 13.95' ft. from the southwest corner of said Section 20; running thence N. 9° 01' W. 167.75' ft., thence S. 87° 03' W. 253.71' ft., thence S. 12° 48' 10" W. 81.09' ft. (along Subdivision bearing given as S. 13° 45' 00" W.) thence S. 26° 44' 09" W. 123.90' ft. (Subdivision bearing given as S. 27° 49' 09" W.) to the Northwest corner of lot 40, Nordic Valley Subdivision No. 2, thence N. 01° 03' E. 346.06' ft. (Subdivision bearing given as N. 08° 00' E.) to the point of beginning.

WEBER COUNTY ATTORNEY
I have examined the Subdivision documents submitted with this plat and find they are in conformity with the ordinance requirements of force and effect.
Signed this _____ day of _____, 1989.
Signature: _____

WEBER COUNTY PLANNING COMMISSION
This is to certify that this Subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of August, 1989.
Dwight C. Barker
Sign. Chairman
Weber County Planning Commission

WEBER COUNTY ENGINEER
I hereby certify that I have investigated the lines of survey of the foregoing plat legal description of the lands embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office. I also approve the required improvement standards and drawings for this Subdivision and the amount of financial guarantee for these improvements.
Signed this 26th day of May, 1989.
Signature: _____



WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this Subdivision Plat and the Dedication and financial guarantee for public improvements thereon are hereby accepted by the Commission of Weber County, Utah, this _____ day of _____, 1989.
Chairman, Weber County Commission

WEBER COUNTY RECORDER
Entry No. 101517 - FEE PAID \$20.00 FILED FOR RECORD AND RECORDED OCTOBER 16, 1989, AT 10:18 AM IN BOOK 32 OF OFFICIAL RECORDS, PAGE 2. RECORDED FOR FRED GONYAK
Doug Gonyak
WEBER COUNTY RECORDER
BY: Karla Prosser
DEPUTY