



OGDEN VALLEY PLANNING COMMISSION

AMENDED MEETING AGENDA JANUARY 24, 2017 5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Consent Agenda:

- 1.1. UVL101816 Consideration and action on a request for preliminary approval of the Ella O Fowles Subdivision consisting of six lots, located at 148 N 10630 E, Huntsville in the Forest (F-5) Zone. (Rondell B Hanson, Applicant)

2. Petitions, Applications and Public Hearings

2.1. Administrative Items

a. New Business

1. UVO080116 Consideration and action on a request for preliminary plan approval of Old Town Eden Condominiums located at 5510 E 2200 N, Eden in the Commercial (CV-2) Zone. (Ben Toone, Applicant)

2. UVS120816 Consideration and action for the final plat approval of Summit Eden Phase 1C Amendment 4 located at 8553 East Copper crest, Eden in the Ogden Valley Destination and Recreation Resort (DRR-1) Zone. (SMHG Phase 1 LLC, Applicant)

2.2. Legislative Items

a. New Business

1. EV2016-07 Public Hearing to consider and take action on a request to vacate a 10 foot drainage easement and a 10 foot sewer easement running North to South from Copper Crest, a private road to Spring Park, a public record located in the Summit Eden Phase 1C Subdivision. (SMHG Phase 1 LLC, Applicant)
2. SUBVAC16-01: Consideration and approval on an application to vacate all of Lot 2 in the Lakeside View Subdivision located at 1034 N 7100 E in the Agricultural Valley (AV-3) Zone. (Judy Reeves, Applicant)

3. Public Comment for Items not on the Agenda

4. Remarks from Planning Commissioners

5. Planning Director Report

6. Remarks from Legal Counsel

7. Adjournment

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. No decisions are made in the pre-meeting, but it is an open, public meeting.

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



Staff Report for Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of the Ella O Fowles Subdivision consisting of six lots.

Type of Decision: Administrative

Agenda Date: Tuesday, January 24, 2017

Applicant: Rondell B Hanson

File Number: UVL 101816

Property Information

Approximate Address: 148 N 10630 E Huntsville, Utah

Project Area: 2.03 acres

Zoning: Forest (F-5) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-019-0001, 21-019-0002, 21-019-0003, 21-019-0004, 21-019-0005, 21-019-0006

Township, Range, Section: Township 6N Range 2E Section 14

Adjacent Land Use

North: Forest/Residential	South: Forest
East: Forest/Residential	West: Forest/Residential

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 9 (F-5 Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 23 (River and stream corridor setbacks)
- Title 108 (Standards) Chapter 12 (Non-Conforming lots) Section 11 (Subdivision plat requirements for nonconforming lots; exemptions)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting approval of this six lot subdivision that is located adjacent to the south fork of the Weber River (see Exhibit A). The six lots within this subdivision have the combined acreage of 2.03 acres. Lots one through six of Ella O Fowles Subdivision have existed in their current configuration prior to 1966, the year zoning was enacted in the upper valley. The purpose of the proposed subdivision is to correct a longstanding boundary description mistake that is not accurately representative of longstanding physical property boundaries. This subdivision is not increasing the number of lots, and the lots within this subdivision are considered "Lots of Record" that are nonconforming to current zoning standards.

The proposed application has been reviewed against certain standards in the Uniform land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The Ella O Fowles Subdivision is in harmony with the Ogden Valley General Plan by implementing development that will preserve natural, agricultural and open spaces within the valley.

Zoning: The property is located in the F-5 Zone. The purpose of this zone, as described in LUC §104-9-1, is stated below:

"The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas."

Lot Area, Frontage Width and Yard Regulations: The area of the lots within this proposal range from 20,089 Sq ft to 9,013 Sq ft., and the width of each lot range from 73.32 ft to 170.95 ft. Due to Lots one through six existing in their current configuration prior to zoning being enacted in the upper valley, these lots are considered to be "Lots of Record" as defined in the LUC §101-1-7 which states:

"Lot of record (lawfully created lot). A lot of record is defined and any of the following circumstances:

(3). A parcel/lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder before January 1, 1966"

The yard regulations for the F-5 zone are as follows:

Front: 30 feet

Side: 20 feet

Rear: 30 feet

The Lot areas and widths do not meet the minimum lot area of 5 acres for the F-5 Zone and the minimum width of 300 ft. Based on LUC §108-12-13, non-conforming lots may be allowed reduced side-yard setbacks. The reduced side-yard setbacks are established using the following equation:

1) A nonconforming lot's actual width (v) may be divided by the current required frontage/width (w) in order to formulate a ratio or proportional relation (x). (Formula: "v" divided by "w" equals "x".)

(2) The ratio may then be multiplied by the current zone's side-yard setback requirement (y) in order to establish a reduced setback (z). (Formula: "x" multiplied by "y" equals "z".)

(3) The reduced side-yard setback is subject to the conditions listed below.

a. Under no circumstances shall an interior lot be allowed to reduce the side-yard setback requirement below five feet on one side and eight feet on the other.

b. Under no circumstances shall a corner lot be allowed to reduce the side-yard requirement below 10 feet when the side yard fronts on a street.

Stream Corridor Setbacks: The required minimum building setbacks are 100 feet on both sides of the Weber River measured from the high water mark. Any additional improvements on these lots will need to adhere to the adopted stream corridor requirements.

Culinary Water: Each lot contains a personal well.

Sanitary Sewer: Each lot contains a personal septic system.

Natural Hazards: Being that these lots are in close proximity to the Weber River, and lie with the flood zone AE, it is recommended by FEMA that flood insurance be purchased for federally insured loans. A condition of approval has been added to staff's recommendations that the final subdivision plat shall show the floodplain/floodway boundaries. This requirement has been taken from LUC §106-1-8(c) (6).

Review Agencies: The proposed subdivision has been reviewed by Surveying, Engineering, Planning and the Treasurer's Office. These reviews have specific requirements that must be met prior to final approval. The Weber County Fire Marshal has posted a review and marked it as approved.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

Public Notice: Noticing requirements, according to LUC §106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Staff Recommendations

Staff recommends preliminary subdivision approval of Ella O Fowles Subdivision consisting of six lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The final subdivision plat shall reflect the floodplain/floodway boundaries per LUC §106-1-8(c) (6).
2. The Health Department shall review this proposal for its existing water wells and septic systems.

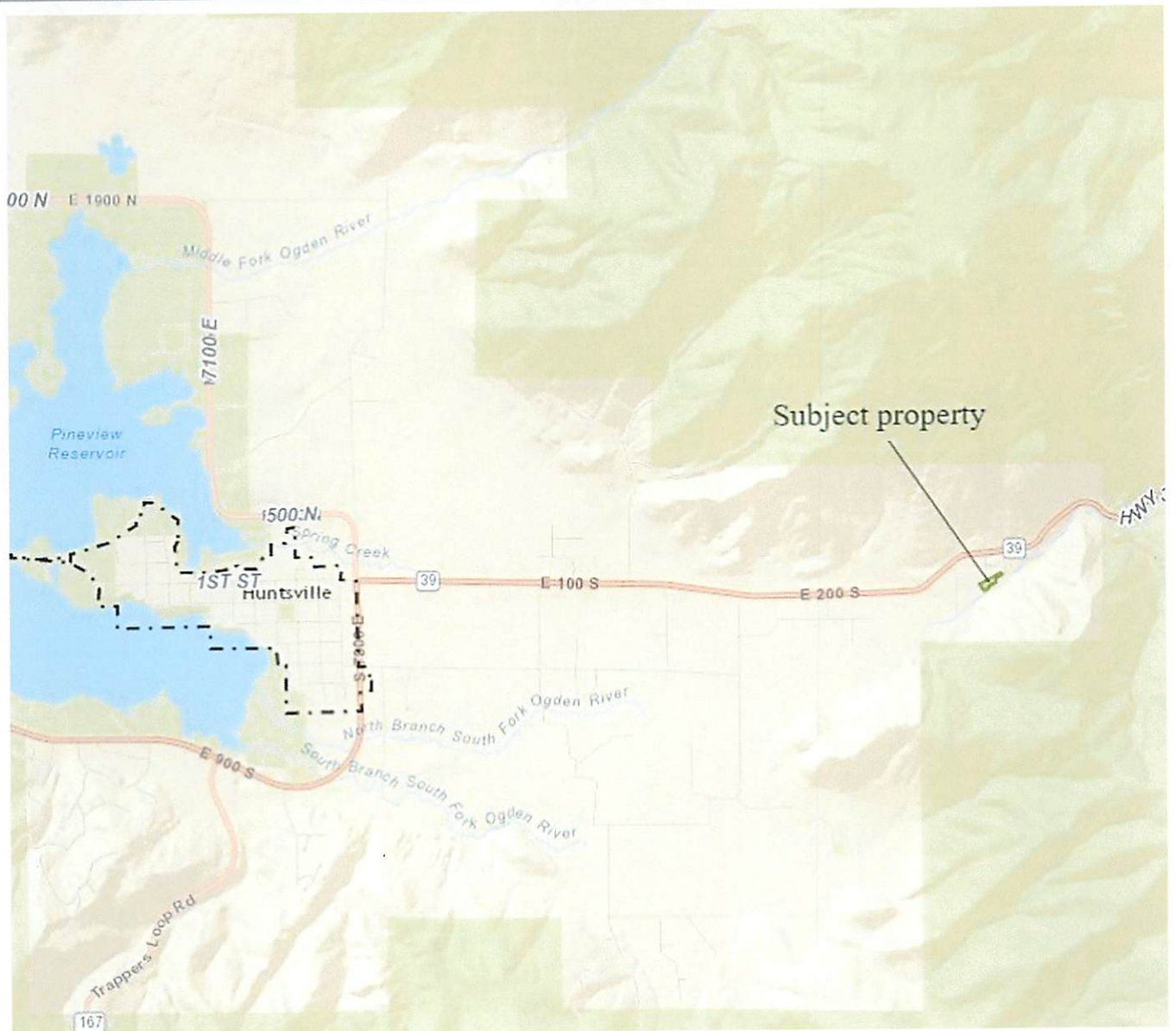
The recommendation for approval is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

- A. Ella O Fowles Subdivision Plat
- B. 1966 Recorder's Plat
- C. Subdivision application

Area Map



PART OF NW 1/4 OF
SECTION 14, T.6N., R.2E., S.L.B.&M.

18-A

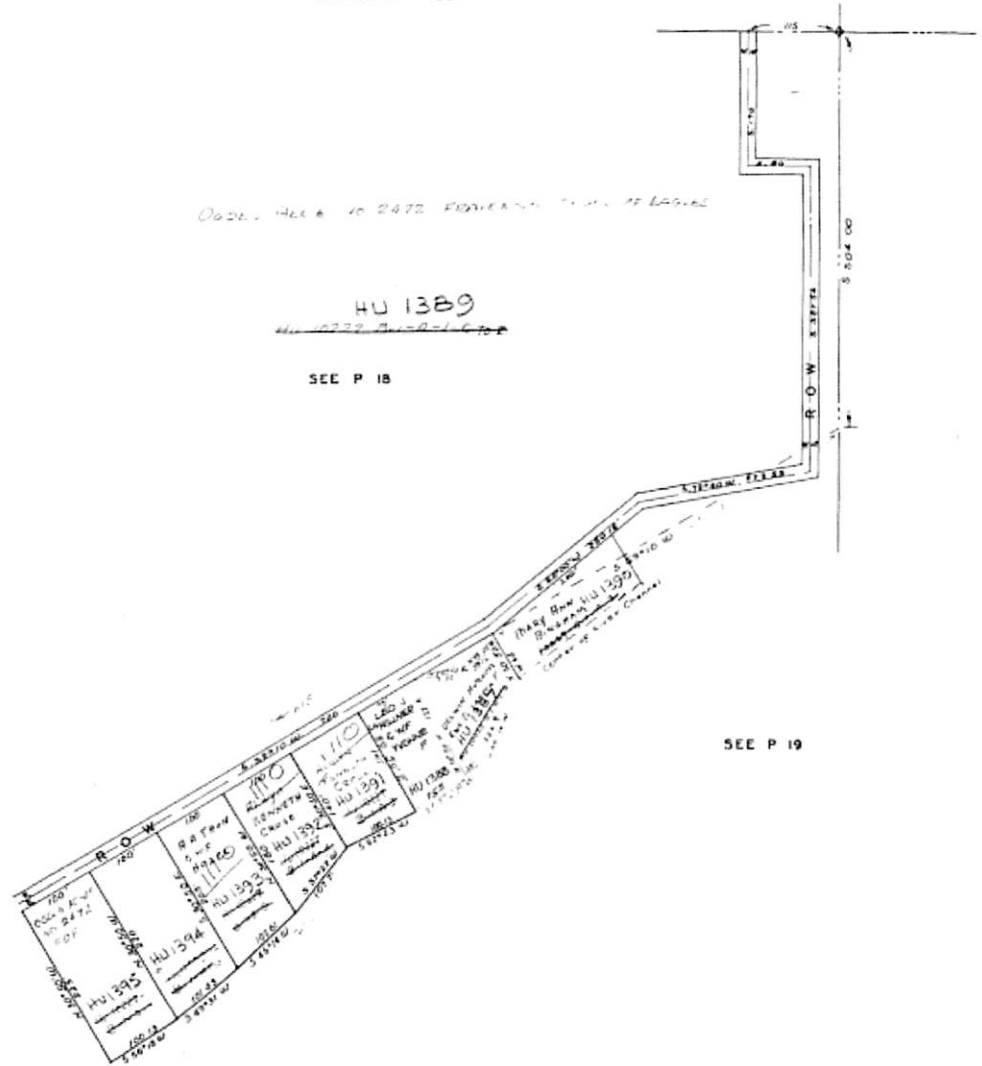
HUNTSVILLE DISTRICT

SCALE 1" = 100'

Order: Hill # 10 2472 REVENUE TAX 17 18 19 20

HU 13B9

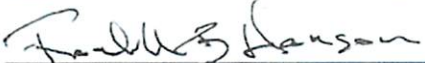
SEE P 18



SEE P 19

19

P.65 5-54

Weber County Subdivision Application			
All subdivisions 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)
Subdivision and Property Information			
Subdivision Name ELLA O FOWLES SUBDIVISION			Number of Lots 6
Approximate Address 148 N 10630 F Huntsville UT		Land Serial Number(s) 21-019-0003, 0001, 0002, 0004, 0005, 0006	
Current Zoning	Total Acreage 2.03		
Culinary Water Provider Individual lot wells	Secondary Water Provider N/A	Wastewater Treatment Individual septic	
Property Owner Contact Information			
Name of Property Owner(s) The Hanson Family Revocable Trust		Mailing Address of Property Owner(s) 529 Emerald Bay Laguna Beach, CA 92651	
Phone 949-395-1367	Fax		
EmailAddress randell.hanson@gmail.com		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) Randell B. Hanson		Mailing Address of Authorized Person 529 Emerald Bay Laguna Beach CA 92651	
Phone 949-395-1367	Fax		
EmailAddress randell.hanson@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Ernest D. Rowley		Mailing Address of Surveyor/Engineer Landmark Surveying Inc 4646 So. 3500 W #A-3 West Haven UT 84401	
Phone 801-731-4075	Fax		
EmailAddress ernest@landmarksurveyutah.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (We), Randell B. Hanson, Trustee Hanson Family Revocable Trust depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
 (Property Owner)		 (Property Owner)	
Subscribed and sworn to me this _____ day of _____, 20____.			
<i>See attached form</i>			
(Notary)			

Authorized Representative Affidavit

I (We), Randell B. Hanson, Trustee Hanson Family Reversible Trust the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Randell B. Hanson, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Randell B. Hanson
(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

see attached form

(Notary)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On Oct 6, 2016 before me, Patricia Nguyen, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rondell B. Hanson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Patricia Nguyen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing: Signer Is Representing:



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary plan approval of Old Town Eden Condominiums.
Type of Decision:	Administrative
Agenda Date:	Tuesday, January 24, 2017
Applicant:	Ben Toone
File Number:	UVO080116

Property Information

Approximate Address:	5510 E 2200 N, Eden, UT
Project Area:	1.37 acres
Zoning:	CV-2
Existing Land Use:	Commercial
Proposed Land Use:	Commercial
Parcel ID:	22-051-0082
Township, Range, Section:	Township 7 North, Range 1 East, Section 35

Adjacent Land Use

North:	Agriculture	South:	2200 North
East:	Weber Fire District	West:	5500 East

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 21, Commercial Valley Zones (CV-1) Zone
- Title 106, Subdivisions

Background

The applicant has submitted a request for preliminary plan approval of the Old Town Eden Condominiums, consisting of 4 units. As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for their recommendation. As part of the subdivision review process, the proposal has been reviewed against the current subdivision ordinance and the standards in the CV-2 zone. If the Planning Commission's recommendation is not appealed to the County Commission within 15 days of the Planning Commission's recommendation, then the Planning Commission's recommendation shall stand as the County's decision on preliminary approval.

The proposed subdivision is located at 5510 E 2200 N, Eden, UT and is in the CV-2 zone. All 4 units within the subdivision are existing buildings, 3 of the units are currently commercial businesses and 1 unit is a closed shop/garage for storage. The proposed subdivision conforms to both the zoning and subdivision requirements including adequate frontage and access along existing county roads, adequate lot width, and lot area (see Exhibit A).

The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights and to protect the features and character of Ogden Valley that residents value. The Ogden Valley General Plan also explains the vision for

commercial development as follows. *The Ogden Valley community desires sustainable and thriving local businesses in Ogden Valley.*

As such, this proposal is in conformance with the Ogden Valley General Plan.

Zoning: The subject property is located in the Commercial Valley (CV-2) zone.

The purpose of the CV-1 and CV-2 zones is identified in the LUC §104-21-1 as:

The purpose of the CV-1 and CV-2 zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the Ogden Valley in unincorporated Weber County. It is also to separate, into two commercial zones, uses based upon the type of activity which are compatible and complementary, as well as the intensity of land utilization and accessory use needs.

- (c) *The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.*

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: There are no minimum lot area or minimum lot width requirements for the CV-2 zone. There are also no minimum side yard setbacks in this zone. Per the LUC 104-21-4 (c), *A complete street design is required when the front setback is less than 20 feet, and may include a ten foot pathway, pedestrian lights, shade trees, clear view of intersection, and safe street crossings for pedestrians. The design is to be approved by the planning commission.*

This requirement has been included in the Planning Division's recommendation as a condition of approval.

Culinary water and sanitary sewage disposal: A will serve letter has been provided by the Eden Water Works Company regarding culinary water. As a review agency for this proposal, the Weber Morgan Health Department has stated that condominiums are able to have multiple dwelling units under individual ownership, serviced by a single onsite wastewater system without the sponsorship of a body politic.

Additional design standards and requirements: The proposed subdivision does not require the realignment of or the creation of a new street system. An encroachment agreement between the applicant and Weber County was recorded in 2008, allowing the existing buildings and facilities to encroach upon the county right-of-way.

Deferrals for curb and gutter, and sidewalk will be required as outlined in LUC 106-4-2 (e) and (f).

Review Agencies: To date, the proposed subdivision has received approval from the Weber Fire District and the Weber Morgan Health Department. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to final plat submittal.

Tax clearance: According to the preliminary title report, delinquent taxes for the property exist for previous years.

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 subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends preliminary plan approval of the Old Town Eden Condominiums, consisting of 4 units. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb and gutter, and sidewalks must be filed and recorded with the final Mylar.
2. The proposed subdivision must comply with the Complete Street standards as outlined in LUC 104-21-4(c).

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 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.

Exhibits

- A. Proposed Preliminary Plan
- B. Culinary will serve letters

Map 1



Map 2

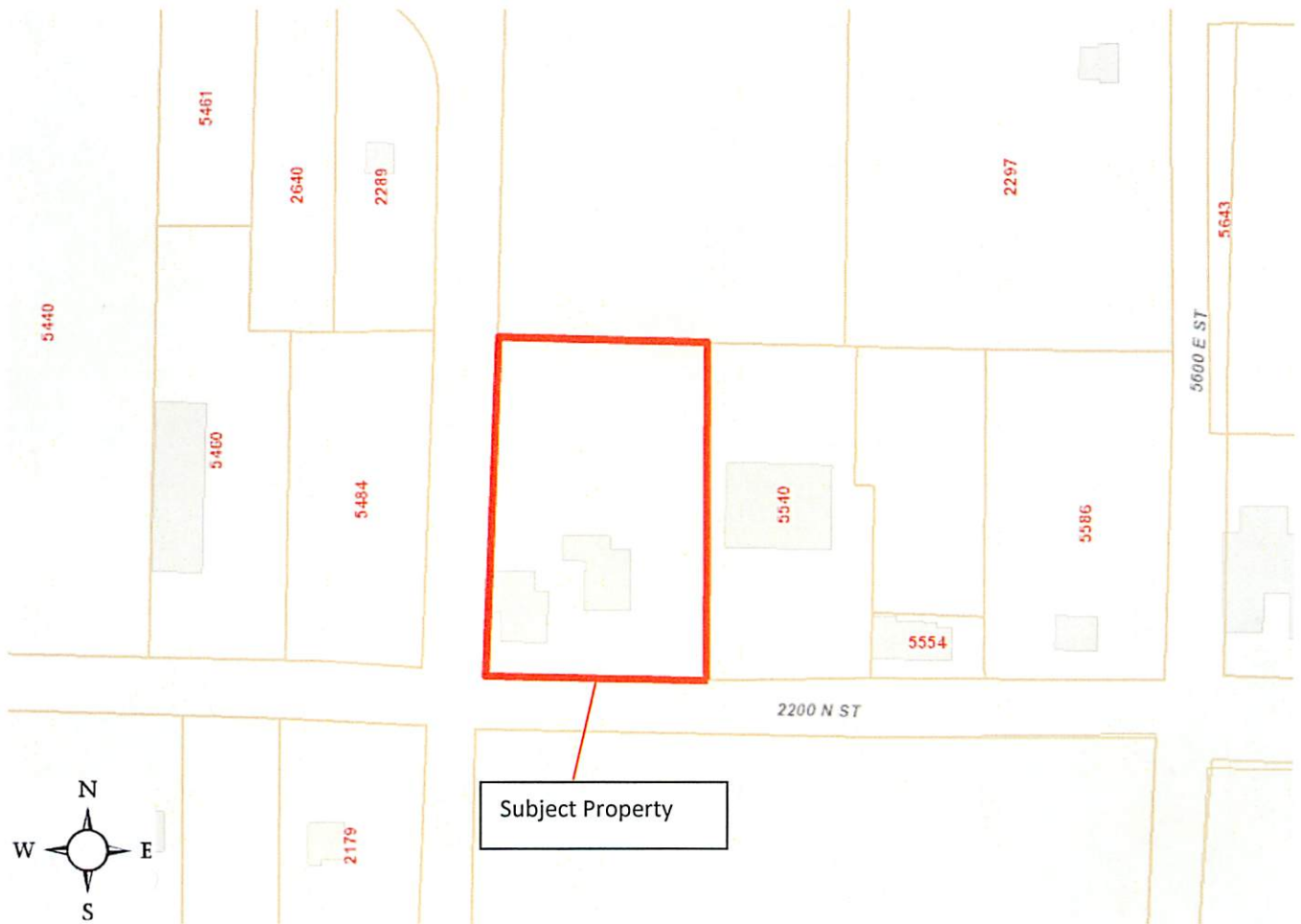


Exhibit A

Old Town Eden Condominiums

An Expandable Utah Condominium Project
A Part of Section 35, Township 7 North, Range 1 East, SLB&M
Eden, Weber County, Utah
November 2016

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 36, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-21-17 and that I have verified all measurements shown hereon this plat of Old Town Eden Condominiums, in Eden, Weber County, Utah and that it 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 in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this ____ day of ____ 2016.

NARRATIVE

This survey was requested by Mr. Ben Toone for the purpose of preparing a Condominium Plat on the subject property. A line bearing is 89°15'29" E between the Southeast corner and the Southeast corner of the Southeast Quarter of Section 35, T7N, R1E, SLB&M was used as the Basis of bearings.

Right of way plans for SR-166 (2500 East) were acquired from UDOT Region 1 for Project S-242(1). Sheet 2 shows the pertinent information to locate the right of way.

A right of way marker was found on the West side of 2500 East Street, and was used to aid in the positioning of the right of way in a East-west direction.

Using the information shown on the plans like to Existing structures were checked and found to be in tolerance. Angular information was also checked on the plan and was found to generally conform to the plan information, since the location for 2500 East Street was established.

A strong metallic signal under asphalt paving was found on the East side of the right of way perpendicular to the found monument on the West side. The Property owner mentioned he remembered a monument at that location but that it had been paved over a few years ago.

A right of way monument was also found of the Northwest corner of the intersection of 2200 North and 2500 East Streets, but it did not fit near check with the established location of the right of way or occupation of 2500 East Street.

The North line of the property was established from occupational evidence and by extending the North line of E.P. Subdivision.

The East line of the property was established adjacent to the West line of line of E.P. Subdivision.

The South line of the property was established along the North line of 2200 North Street. The Centerline of 2200 North Street was established from information provided by the Weber County Surveyor's Office, which is based on the Original Eden Township deeds and conveyances. Once Official the North right of way line generally fits the location shown on a record of survey drawing for Gale Armatrong, performed by Mountainwest Professional Land Surveyors dated 2/26/1982. File September 22, 1992 as Survey #0764.

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this ____ day of ____ 2016.
Chairman, Weber County Planning Commission

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, herein are hereby approved and will be accepted by the Commissioners of Weber County, Utah this ____ day of ____ 2016.
Chairman, Weber County Commission

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 are in force and effect.
Signed this ____ day of ____ 2016.
Weber County Attorney

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with the standards and drawings of the (State) guarantee is sufficient for the installation of these improvements.
Weber County Engineer

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and dedicate the same into state and streets as shown on this plat and name said plat.

Old Town Eden Condominiums, do hereby dedicate, grant and convey to Weber County, Utah: (1) Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of Public Utility service lines, storm drainage facilities, irrigation canals for the perpetual preservation of water channels attached within such easements and (2) Grant and convey the Subdivision Lot (unit) for owners associations, all these parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each lot (unit) owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes. We have herewith set our hands this ____ day of ____ 2016.

Old Town Eden LLC

Ben Toone - Managing Member

ACKNOWLEDGMENT

State of Utah
County of []
The foregoing instrument was acknowledged before me this ____ day of ____ 2016 by
Residing at: _____
Commission Number: _____
Commission Expires: _____
Print Name

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 35, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Eden, Weber County, Utah.

Beginning at the intersection of the North right of way line of 2200 North Street (established from Record of Survey #0764) and the East line of State Highway 166 (2500 East Street) sold plat is 2074.21 feet North 0°18'31" East along the Section line and 144.08 feet South 89°41'09" East from the Southwest corner of said Official Survey and running thence North 02°10'53" East 522.23 feet along said East right of way line to the North line extended of E.P. Subdivision, in Weber County, Utah; thence South 88°49'26" East 134.77 feet along said North line extended to the Northwest corner of said E.P. Subdivision; thence South 07°08'53" West 303.91 feet along the West line of said E.P. Subdivision to said North right of way line of 2200 North Street; thence North 82°02'51" West 202.41 feet along said North right of way line to the Point of Beginning.

Containing 59,880 square feet
or 1.3746 acres, more or less.

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 monument on record in County Offices. The approval 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 ____ 2016.

Chairman, Weber County Planning Commission
Weber County Surveyor

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.
Signed this ____ day of ____ 2016.

Chairman, Weber County Commission
Director - Weber Morgan Health Department

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with the standards and drawings of the (State) guarantee is sufficient for the installation of these improvements.

Weber County Engineer

- ### NOTES:
- Each condominium unit contained within the project is shown and is designated by one of the following:
Unit, consisting of 4 Units followed by a unit number (see Sheets 2 thru 4).
General Common Areas and facilities -
Private ownership -
Limited common areas and facilities -
Convertible Space -
 - All patios, decks, or balconies, contained within the project are considered Limited Common Areas. They are set aside and reserved for the use of the respective condominium unit to which they are attached and/or appurtenant.
 - All other areas contained within the project, but not shown with diagonal stripes or areas hatched lines are considered Common Areas, including sanitary sewer field area.
 - Dimensions on Sheet 1 are to exterior foundation only.
 - All Common Area is considered to be an easement for public utility and drainage purposes.
 - Convertible Lands shall not occur after 5 years from the recordation of the declaration (or shorter if specified in declaration) unless 1/2 of unit owners vote in favor of conversion.
 - Due to the property of the location of this Subdivision, Lot Owners within the development will accept responsibility for any storm water run off for roads adjacent to this property until curb and gutter is installed.

Sheet 1 of 5

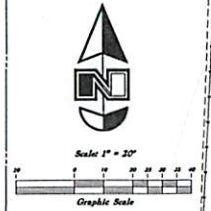
WEBER COUNTY RECORDER	
ENTRY NO.	FEE PAID
RECORDED	FILED FOR RECORD AND
IN BOOK	DATE
RECORDS PAGE	OFFICIAL
FOR	RECORDED
WEBER COUNTY RECORDER	
BY	DEPUTY

GREAT BASIN ENGINEERS INC.
6740 SOUTH 1475 EAST DUVEN, UTAH 84403
PH: (801) 224-1212 FAX: (801) 224-1244
WWW.GREATBASINENGINEERSINC.COM

Northwest corner of the Southeast Quarter of Section 35, T7N, R1E, SLB&M (Found Brass Cap Monument in Found corner)

Found Rebar and Rebar Cap (3.4' West)

- ### Legend
- Found Nail & Washer
 - Rebar & Cap
 - Sat Hub & Top
 - Sat Hub & Top
 - Found Right of Way Monument
 - Radial Line (1/2") Non-Radial Line
 - Fence
 - W.C.S. Weber County Surveyor
 - Meas. Measured Bearing or Distance
 - Hwy State Highway Plan Information
 - RT Roofing
 - FT Finished Floor
 - EYE Building Eye



Found Right of Way Monument (Start over Located E of 900s)

- ### NOTES
- Property is Subject to a right of Use for an Existing Waterline and Egress and Egress as called for in Special Warranty Deed recorded as Entry #225702 on January 6th 2012, in the Weber County Recorder's Office.
 - Property is Subject to an Easement agreement between Weber County and Ben Toone, allowing existing improvements to remain until such time as the County determines it is in the best interest of the public to terminate the easement, recorded as Entry #236955 on October 14th 2008 in Weber County Recorder's Office.
 - Property is Subject to a right of way easement for electrical lines recorded as Entry #228617 on August 21st 2007, in the Weber County Recorder's Office.

Found Right of Way Monument (1.8' West)

Point of Beginning

Southwest corner of the Southeast Quarter of Section 35, T7N, R1E, SLB&M (Found Brass Cap Monument in Found corner above Grade under)

Witness Corner (Found Nail and Washer in Asphalt)



Southwest corner of the Southeast Quarter of Section 35, T7N, R1E, SLB&M (Found Brass Cap Monument in Found corner)

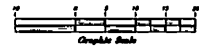
(2644.83' W.C.S.) 2644.80' Meas.

Old Town Eden Condominiums

An Expandable Utah Condominium Project
 A Part of Section 35, Township 7 North, Range 1 East, SLB&M
 Eden, Weber County, Utah
 November 2018

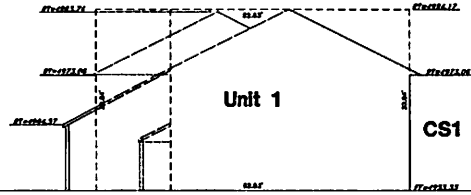


Scale 1" = 10'

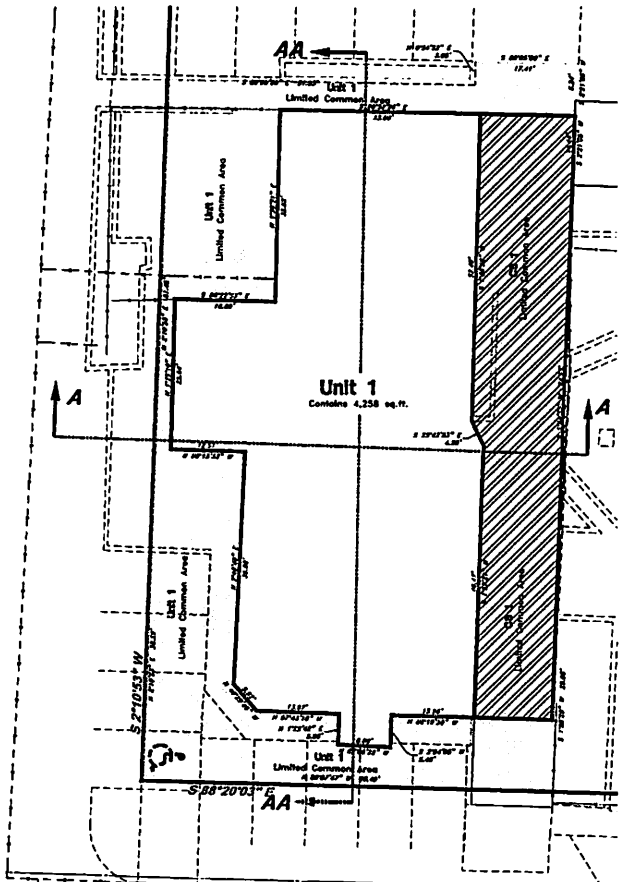


Legend

- Found Nail & Washer
- Rebar & Cap
- ⊙ Soil Nail & Tack
- ⊕ Found Right of Way Monument
- (Red.) Radial Line
- (N/R) Non-Radial Line
- +— Fence
- W.C.S. Weber County Surveyor
- Mess. Measured Bearing or Distance
- Way State Highway Plan Information
- RT Roofing
- FF Finished Floor
- EYE Existing Eye

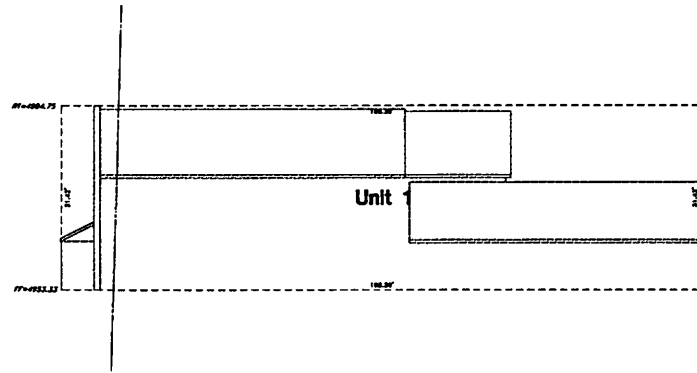


Section A-A



Unit 1

Parking Site Table					
Residential Units	Tenant	Usage	Total Sq. Ft.	Sq. Ft. for Parking	Required Parking
General Store (Department Store Level)	Carles & Markey	Restaurant	4,258	3,189	1 Space per Table
General Store North (Office Space)	PPW	Real Estate	600	600	1 Space per Two Employees (+4 Spaces for Client Use)
General Store South (Spokane Sherwood)	PPW	Showerroom	1,200	843	07 Unknown Use Defined
General Store (Small Office Space)	PPW	Office x 4	415	415	1 Space per Employee (+4 Spaces for Client use)
Old Victorian House	Crawford/Trigo	Ten Bar (No Seating)	1,658	1,141	2 Stalls x Three Class
Old Victorian House	Dale Smith	Real Estate	2,448	2,448	2 Stalls by Side
A Bay	Yukky Hub	Hair Salon	800	740	2 Spaces per Staff Member (only three at together)
B Bay	Free Spill Spa	Spa	800	402	2 Spaces per staff member
C Bay 2/3	Free Spill Spa	Spa	800	402	Same Bathrooms as above
C Bay 1/3	Shan Yoo	Therapy	144	144	Single Massage Table
Suite 1 (Full Service)	Citywide Mortgage	Mortgage	288	250	1 Space per Staff Member (+3 for Client Use)
Suite 2 (Full Service)	Evolution Homes	Contractors Office	288	250	Single Office of Contractor
Suite 3 (Full Service)	Kalbar Williams	Real Estate	182	182	1 Space per Two Employees (+4 Spaces for Client Use)
Suite 4 (Full Service)	Leasing Office	Vacant	182	182	
Suite 5 (Full Service)	Citywide Mortgage	Mortgage	182	182	1 Space per Two Employees (+4 Spaces for Client Use)
Suite 6 (Full Service)	Vacant	Office	144	144	
Hotel Building	Summit	Warehouse	2,800	2,800	2 Spaces per 3 Employees
Total			17,207	14,324	



Section AA-AA

NOTES:

1. Each condominium unit purchased under this project is an interest and is designated by one of the following:
 Unit, consisting of 2 Units followed by a unit number (See Sheet 2 and 3).
- General Common areas and facilities -
- Private ownership -
- Limited common areas and facilities -
- Convertible Space -
2. All patios, decks, or balconies contained within the project are considered Limited Common Areas. They are not sold and reserved for the use of the respective condominium unit in which they are attached and/or appurtenant.
3. All other areas contained within the project, but not shown with stepped sides or areas indicated there are considered Common Areas, including sanitary areas, trash and etc.
4. Dimensions on Sheet 1 are to exterior foundation only.
5. All Common Area is considered to be an easement for public utility and drainage purposes.
6. Convertible Units shall not occur after 5 years from the recording of the Declaration (or shorter if specified in Declaration) unless 1% of unit owners vote in favor of conversion.

GREAT BASIN ENGINEERING INC.

5748 SOUTH 1475 EAST EDEN, UTAH 84403
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Sheet 2 of 3

WEBER COUNTY RECORDER
 ENTRY NO. _____ FILE NO. _____
 RECORDED _____ FILED FOR RECORD AM _____
 _____ OF OFFICE
 RECORDS PAGE _____ RECORDS FOR _____

 WEBER COUNTY RECORDER
 BY: _____

Old Town Eden Condominiums

An Expandable Utah Condominium Project
 A Part of Section 35, Township 7 North, Range 1 East, SLB&M
 Eden, Weber County, Utah
 November 2016

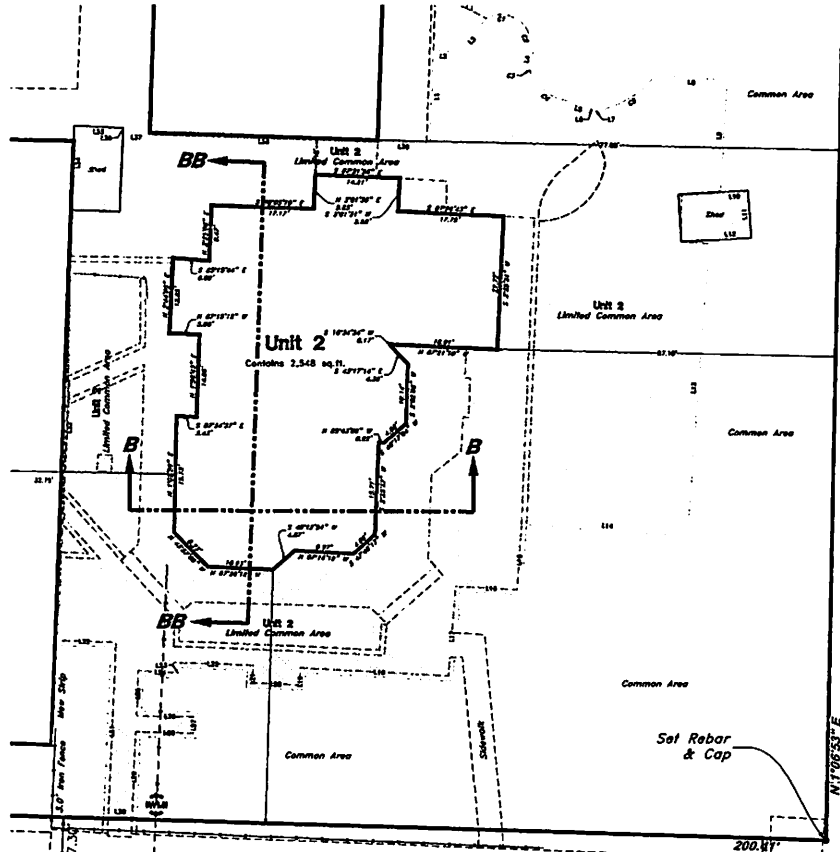


Line	Bearing	Length	Line	Bearing	Length
11	N 70°17'00" E	15.75	127	N 7°40'30" E	3.97
12	S 87°30'30" E	3.40	128	N 87°42'30" W	11.57
13	N 42°30'15" W	7.00	129	S 70°30'15" W	1.72
14	S 17°04'45" W	1.26	130	N 82°31'15" W	0.63
15	S 10°14'45" E	0.57	131	S 70°30'15" W	0.67
16	S 87°30'15" E	1.24	132	S 80°11'30" E	0.63
17	N 87°32'30" E	4.48	133	S 71°12'30" W	4.42
18	S 80°12'45" E	12.14	134	N 87°32'30" W	0.67
19	S 74°02'15" W	18.26	135	S 72°02'15" W	12.75
110	N 80°22'30" E	4.76	136	N 80°22'30" W	0.82
111	S 73°21'15" E	6.00	137	N 81°12'30" E	26.80
112	S 87°30'15" W	0.80	138	N 87°42'30" W	0.67
113	S 73°30'15" W	10.64	139	N 1°44'30" E	74.23
114	N 80°02'15" W	27.82	140	N 2°31'30" E	16.44
115	S 73°14'15" W	11.80	141	S 80°30'30" E	0.29
116	N 87°12'30" W	18.27	142	S 71°02'30" W	0.70
117	S 42°32'30" W	18.22	143	S 80°02'30" E	4.84
118	N 87°11'45" W	24.87	144	S 80°02'30" E	28.26
119	S 23°30'30" W	8.90	145	S 87°11'30" E	0.82
120	N 87°11'30" W	0.70			

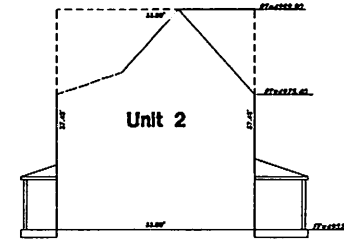
Curve	Date	Radius	Length	Chord	Chord Bearing
C1	02/14/76	4.23	0.67	0.74	N 80°28'28" E
C2	02/17/76	7.22	0.46	0.25	S 20°28'48" E
C3	02/18/76	1.20	1.22	1.04	S 71°02'11" E
C4	02/18/76	0.12	0.20	0.17	S 87°30'41" E
C5	02/18/76	11.84	11.77	11.26	N 80°22'30" E

Legend

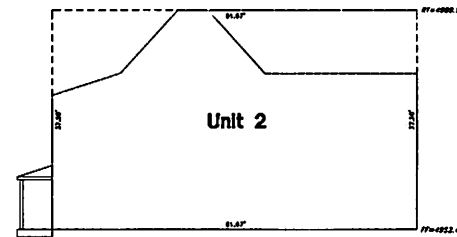
- ▲ Found Nail & Washer
- Rebar & Cap
- ⊙ Set Hub & Tack
- ⊙ Found Right of way Monument
- (Red) Reddial Line
- (N/R) Near-Radius Line
- - - - - Fence
- W.C.S. Weber County Surveyor
- Mees. Measured Bearing or Distance
- Hwy State Highway Plan Information
- RT Right-of-Way
- FF Finished Floor
- Eye Building Eye



Parking Site Table					
Rental Units	Tenant	Usage	Total Sq. Ft.	Sq. Ft. For Parking	Required Parking
General Store (Redwood Plaza Level)	Carto & Marayo	Restaurant	4,258	3,168	1 Space per Table
General Store North (Office upstairs)	PPH	Real Estate	600	600	1 Space per Two Employees (+4 Spaces for Client Use)
General Store Main (Upstairs Showroom)	PPH	Showroom	1,200	843	0? Unknown Use Deflood
General Store (Small Office upstairs)	PPH	Office x 4	418	418	1 Space per Employee (+4 Spaces for Client use)
Old Victorian House	Growling/Tape	Tee Bar (No Seating)	1,450	1,141	2 Seats = Yage Class
Old Victorian House	Dale Smith	Real Estate	2,448	2,448	2 Slots by Side
A Bay	Valley Hair	Hair Salon	800	740	2 Spaces per Staff Member (rarely there all together)
B Bay	Free Spirit Spa	Spa	800	402	2 Spaces per staff member
C Bay 2/3	Free Spirit Spa	Spa	800	402	Same Business as above
C Bay 1/3	Zhan Yoo	Therapy	242	144	Single Massage Table
Suite 1 (Full Service)	Citywide Mortgage	Mortgage	288	250	1 Space per Staff Member (+3 for Client Use)
Suite 2 (Full Service)	Enclave Homes	Contractors Office	288	250	Single Office of Contractor
Suite 3 (Full Service)	Kalbar Williams	Real Estate	182	182	1 Space per Two Employees (+4 Spaces for Client Use)
Suite 4 (Full Service)	Leading Office	Yessan	182	182	
Suite 5 (Full Service)	Citywide Mortgage	Mortgage	182	182	1 Space per Two Employees (+4 Spaces for Client Use)
Suite 6 (Full Service)	Yessan	Office	144	144	
Metal Building	Summit	Warehouse	2,800	2,800	2 Spaces per 3 Employees
Total			17,207	14,324	



Section B-B



Section BB-BB

NOTES:

1. Each condominium unit submitted within the project is or shall and is designated by one of the following:
 Unit, consisting of 4 units followed by a unit number (see Sheet 2 thru 5).
 General Common areas and facilities:
 Private ownership:
 Unified common areas and facilities:
 Convertible Space:
2. All patios, decks, or balconies, submitted with the project are considered Limited Common areas. They are not sold and reserved for the use of the respective condominium unit in which they are attached and/or appurtenant.
3. All other areas submitted with the project, but not shown with stippled areas or cross-hatching, are considered Common Area, including auxiliary areas such as mail area.
4. Dimensions on Sheet 1 are in exterior finished units.
5. All Common Area is reserved to be an accessory for public safety and drainage purposes.
6. Convertible lands shall not occur after 5 years from the recording of the Declaration for shorter if specified in accordance with the rules in favor of convertibility.

Sheet 3 of 5

WEBER COUNTY RECORDER
 ENTRY NO. _____ FILED FOR RECORD AND
 RECORDED _____ AT _____
 IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____ RECORDED
 FOR _____
 WEBER COUNTY RECORDER
 BY: _____

GREAT BASIN ENGINEERS

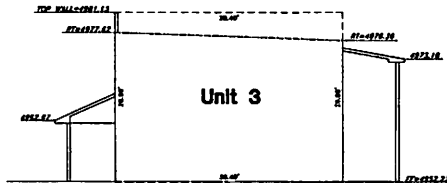
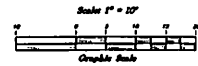
5748 SOUTH 1475 EAST BODDEN, UTAH 84403
 MAIN (801)304-4815 BLD (801)521-0323 FAX (801)392-7544
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Old Town Eden Condominiums

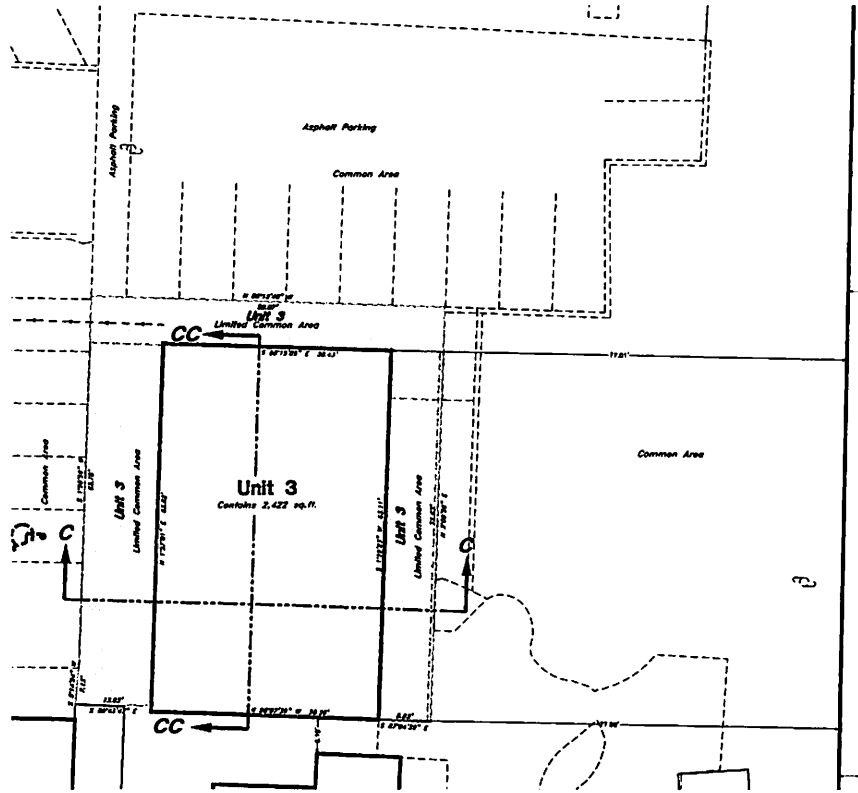
An Expandable Utah Condominium Project
 A Part of Section 35, Township 7 North, Range 1 East, SLB&M
 Eden, Weber County, Utah
 November 2016

Legend

- Found Hole & Washer
- o Bolter & Cap
- Set Hub & Tack
- Found Right of Way Monument
- (Dashed) Radial Line
- (N/W) Non-Radial Line
- o- Fence
- W.C.S. Weber County Surveyor
- Meas. Measured Bearing or Distance
- Hwy State Highway Plan Information
- RT Roadtop
- RT Finished Floor
- EYE Building Eye

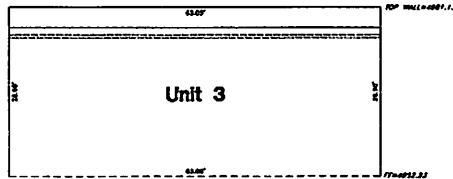


Section C-C



Unit 3

Parking Site Table					
Residential Unit	Tenant	Usage	Total Sq. Ft.	Sq. Ft. for Parking	Required Parking
General Store (Recreational Math Level)	Cartex & Marley	Restaurant	4,258	3,169	1 Space per table
General Store North (Office Upstairs)	PPR	Real Estate	600	600	1 Space per Ten Employees (+4 Spaces for Client Use)
General Store Main (Shoeman Shoemans)	PPR	Shoemans	1,300	848	0? Unknown Use Defined
General Store (Small Office Upstairs)	PPR	Office & I	418	418	1 Space per Employee (+4 Spaces for Client use)
Old Victorian House	Gravitas/Type	Tap Bar (No Seating)	1,450	1,141	2 Seats + Tapas Class
Old Victorian House	Dale Smith	Residence	2,448	2,448	2 Side by Side
A Bay	Walker Hair	Hair Salon	600	740	2 Spaces per Staff Member (varies hours of operation)
B Bay	Free Sp49 Spa	Spa	600	402	2 Spaces per Staff Member
C Bay 2/3	Free Sp49 Spa	Spa	600	402	Some Business as above
C Bay 1/3	Shen Yee	Therapy	242	144	Single Massage Table
Suite 1 (Full Service)	Chiyoko Mortgage	Mortgage	288	280	1 Space per Staff Member (+3 for Client Use)
Suite 2 (Full Service)	Emblen Homes	Construction Office	288	250	Single Office of Contractor
Suite 3 (Full Service)	Keller Williams	Real Estate	182	182	1 Space per Ten Employees (+4 Spaces for Client Use)
Suite 4 (Full Service)	Leasing Office	Wheat	182	182	
Suite 5 (Full Service)	Chiyoko Mortgage	Mortgage	182	182	1 Space per Ten Employees (+4 Spaces for Client Use)
Suite 6 (Full Service)	Wheat	Office	144	144	
Hotel Building	Sunbelt	Warehouse	2,800	2,800	2 Spaces per 3 Employees
Total			17,207	14,324	



Section CC-CC

NOTES:

- Each condominium unit contained within the project is as shown and is designated by one of the following:
 Unit, consisting of 4 units defined by a unit number (See Sheet 2 of 3).
 General Common area and facilities -
 Private common area -
 Limited common area and facilities -
 Convertible Space -
- All public, streets, or easements, contained within the project are considered Limited Common Area. They are not shown and reserved for the use of the respective condominium unit in which they are attached and/or appurtenant.
- All other areas contained within the project, but not shown with dashed lines or areas indicated blue are considered Common Area, including auxiliary sewer drain, mail area.
- Dimensions on Sheet 1 are in center foundation only.
- All Common Area is considered to be an easement for public utility and drainage purposes.
- Convertible Units shall not occur after 3 years from the commencement of the development (or shorter if specified in declaration) unless 75% of unit owners vote in favor of conversion.

GREAT BASIN ENGINEERING
 5740 SOUTH 1475 EAST OGDEN, UTAH 84403
 PHONE (801) 394-4615 BILLING (801) 392-1022 FAX (801) 392-7104
 WWW.GREATBASINENGINEERING.COM

Sheet 4 of 5

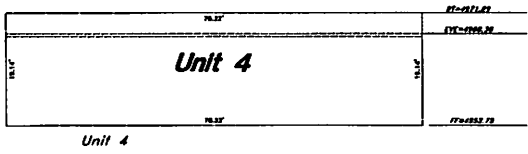
WEBER COUNTY RECORDER
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 RECORDED _____ FILED FOR RECORD AND
 INDEXED _____ AT _____
 BY _____ OF OFFICE
 RECORDS, MAIL _____ RECORDS
 FOR _____
 WEBER COUNTY RECORDER
 BY _____ DEPUTY

Old Town Eden Condominiums

An Expandable Utah Condominium Project
 A Part of Section 35, Township 7 North, Range 1 East, SLB&M
 Eden, Weber County, Utah
 November 2016

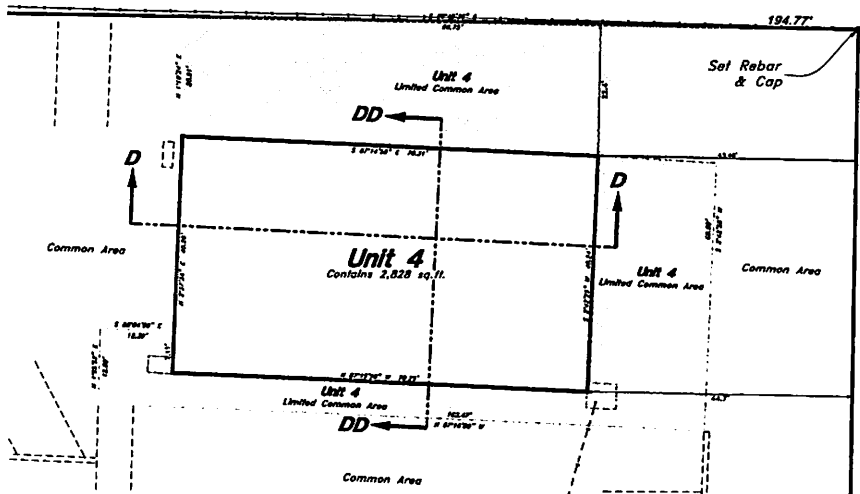
Legend

- ▲ Found Nail & Washer
- Rebar & Cap
- Set Hub & Tack
- ⊕ Found Right of way Monument
- (Red.) Redded Line
- (N/W) Non-Redded Line
- Fence
- W.C.S. Weber County Surveyor
- Meas. Measured Bearing or Distance
- Hwy State Highway Plan Information
- RT Right-of-Way
- FF Finished Floor
- EYE Building Eye

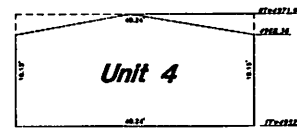


Section C-C

Parking Site Table					
Residential Units	Tenant	Usage	Total Sq. Ft.	Sq. Ft. For Parking	Required Parking
General Store (Retail/Small Main Level)	Carles & Harkley	Restaurant	4,250	3,169	1 Space per Table
General Store North (Office Upstairs)	PPR	Pool Table	800	600	1 Space per Two Employees (+4 Spaces for Client Use)
General Store Main (Upstairs Shoemans)	PPR	Shoemans	1,300	845	0? Unknown Use Defined
General Store (Small Offices Upstairs)	PPR	Office x 4	415	415	1 Space per Employee (+4 Spaces for Client use)
Old Victorian House	Groceries/Type	Tea Bar (No Seating)	1,450	1,141	2 Stalls + Type Class
Old Victorian House	Dale Smith	Residence	2,446	2,446	2 Cars by Site
A Bay	Valley Hub	Hair Salon	800	740	3 Spaces per Staff Member (Front Rows all together)
B Bay	Free Spirit Spa	Spa	800	402	2 Spaces per staff member
C Bay 2/3	Free Spirit Spa	Spa	800	402	Same Business as above
C Bay 1/3	Shan Yee	Therapy	842	144	Single Massage Table
Suite 1 (Full Service)	Cityside Mortgage	Mortgage	252	250	1 Space per Staff Member (+3 for Client Use)
Suite 2 (Full Service)	Emiljan Homes	Contractors Office	288	250	Single Office of Contractor
Suite 3 (Full Service)	Keller Williams	Real Estate	182	182	1 Space per Two Employees (+4 Spaces for Client Use)
Suite 4 (Full Service)	Leasing Office	Vacant	182	182	
Suite 5 (Full Service)	Cityside Mortgage	Mortgage	182	182	1 Space per Two Employees (+4 Spaces for Client Use)
Suite 6 (Full Service)	Vacant	Office	144	144	
Hotel Building	Summit	Warehouse	2,800	2,800	2 Spaces per 3 Employees
Total			17,207	14,324	



Unit 4



Section DD-DD

NOTES:

1. Each condominium unit associated with this project is as shown and is designated by one of the following:
 Unit, consisting of a table followed by a unit number (See Sheet 2 of 5).
 General Common areas and facilities -
 Private ownership -
 Limited common areas and facilities -
 Separable Space -
2. All public, utility, or easement associated with this project are considered Limited Common Areas. They are not shown and reserved for the use of the respective contribution unit in which they are situated and/or appurtenant.
3. All other areas associated with this project, but not shown with diagonal hatching or areas indicated with wavy lines are considered Common Area, including sanitary sewer drain flow area.
4. Easements on Sheet 1 are to exterior foundation walls.
5. All Common Area is considered to be an easement for public utility and drainage purposes.
6. Convertible Lots shall not occur after 8 years from the recording of the declaration (or shorter if specified in declaration) unless 5% of unit owners vote in favor of conversion.

GREAT BASIN ENGINEERS

6744 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-8815 S.L.C. (801)931-0822 FAX (801)399-7544
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Sheet 5 of 5

WEBER COUNTY RECORDER

ENTRY NO. _____ FILE NO. _____

RECORDED _____ FILED FOR RECORD ON _____

BY _____ OF OFFICE

RECORDED PAGE _____ OF _____

WEBER COUNTY RECORDER

BY _____

DEPUTY

**EDEN WATER WORKS COMPANY
PO BOX 13
EDEN, UTAH 84310
801-791-1772**

April 29, 2016

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

Re: Ben Toone
Eden, UT 84310

This letter is in regards to the 2 buildings that are running off of 1 meter located @ 5522 E 2200 N in Eden, UT. As long as both buildings remain in Ben Toone's ownership they may remain connected to 1 meter. If either building is sold a new share of stock in the Eden Water Works Co, Weber Basin replacement fee, and Installation of a new meter would be required. The cost for this would be \$8757.54. Please let us know if you have any questions.

Sincerely,



Board of Trustees
Eden Water Works Company

Kippen,Ronda

From: Eden Water Works Company [edenwaterworks@gmail.com]
Sent: Tuesday, September 13, 2016 2:23 PM
To: Hatfield, Ben; Kippen,Ronda
Subject: Ben Toone

Dear Commission Members -

This letter is to inform you that Ben Toone has purchased the 3rd water hook up needed for his project at Old Town Eden. Each building now has there own water share.

Thanks,
Thom Summers
Water Operator
Eden Water Works Co.
801-430-2695



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for the final plat approval of Summit Eden Phase 1C Amendment 4
Type of Decision: Administrative
Agenda Date: Tuesday, January 24, 2017
Applicant: SMHG Phase 1, LLC
File Number: UVS120816

Property Information

Approximate Address: 8553 East Copper Crest, Eden, Ut
Project Area: 1.357 acres
Zoning: Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use: Ski Resort
Proposed Land Use: Resort Development
Parcel ID: 23-130-0015, 23-130-0016, 23-130-0017, 23-130-0018, 23-130-0019, 23-130-0020, 23-136-0002, 23-136-0001, 23-130-0022, 23-130-0023, 23-130-0024, 23-130-0072, 23-130-0025, 23-130-0026, 23-130-0027, 23-130-0028, 23-130-0029
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: 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, 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 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
- 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

Background and Summary

The Planning Division recommends final approval of the Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels (see Exhibit A for the proposed amendment). 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). The applicant would like to amend 15 lots and two open space parcels (Lots 51R-56, 57B-62R, 116, Parcel OS2 and Parcel N) to create an additional four lots and two more open space parcels along a private road identified as Copper Crest and to vacate a drainage and sewer easement that are no longer necessary.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendments as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots; however, based on the amount of lots and the need to vacate two easements the proposed amendment is being forwarded for consideration and approval by the County Commission after receiving a recommendation from the Planning Commission per the approval process outlined in LUC §106-1-8. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan (shown below) 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 approved PRUD and the standards in the DRR-1 zone in LUC §104-29. The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

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 and multi-family, commercial and mixed use structures. The proposed amendment will create four additional lots with frontage along a private road identified as Copper Crest. The proposed 19 lots range in size from 1,490 square feet to 2,652 square feet. These lots will then be further developed as townhomes. 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:

- 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

The following development standards will be reviewed upon submittal for design review and land use approval for a multifamily unit:

- 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 of at least 6,200 feet above sea level

Based on the proposed lot configuration, the proposed lots meet 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 "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.

Geotechnical and geologic hazard investigations have taken place by IGES for the proposed subdivision in accordance with the Natural Hazard Areas as outlined in LUC§108-22. The site specific investigation for the proposed Lots 134-142 are in the IGES report Project # 01628-010 dated July 15, 2016. This report states that "No geologic hazards were observed on or adjacent to the property during the recent field mapping exercise." Specific recommendations have been made for the development of the Copper Crest East site and it is recommended that IGES staff is onsite to verify compliance with the recommendations.

The site specific investigation for the proposed Lots 124-133 are in the IGES report Project # 06128-022 dated January 16, 2017. This report states "The Copper Crest West project area does not appear to have major geological hazards that would adversely affect the development as currently proposed." Shallow groundwater conditions were observed on the property in both test pits, despite the excavations occurring in November; therefore, shallow groundwater hazards are considered to be high for the property. All other geologic hazards are considered to be low for the property. Specific recommendations have been made for the development of the Copper Crest West site and it is recommended that IGES staff is onsite to verify compliance with the recommendations.

A condition of approval that 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.

Review Agencies: The Weber County Engineering Division and the Weber County Surveyor's Office have reviewed the proposal and the applicant has addressed the areas of concern. Final approval from these review agencies is forthcoming. The Weber Fire District has reviewed and approved the proposal.

Additional design standards and requirements: 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 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

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 4, consisting of 19 lots and four open space parcels. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. Prior to recording the subdivision amendment, an ordinance must be approved and recorded to vacate the applicable easements.
2. A geologist and geotechnical engineer are onsite during development to ensure that their recommendations are adhered to.
3. 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.
3. The proposed subdivision amendment will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision amendment will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 4
- B. Recorded Summit Eden Phase 1C Subdivision Plat

Location Map 1

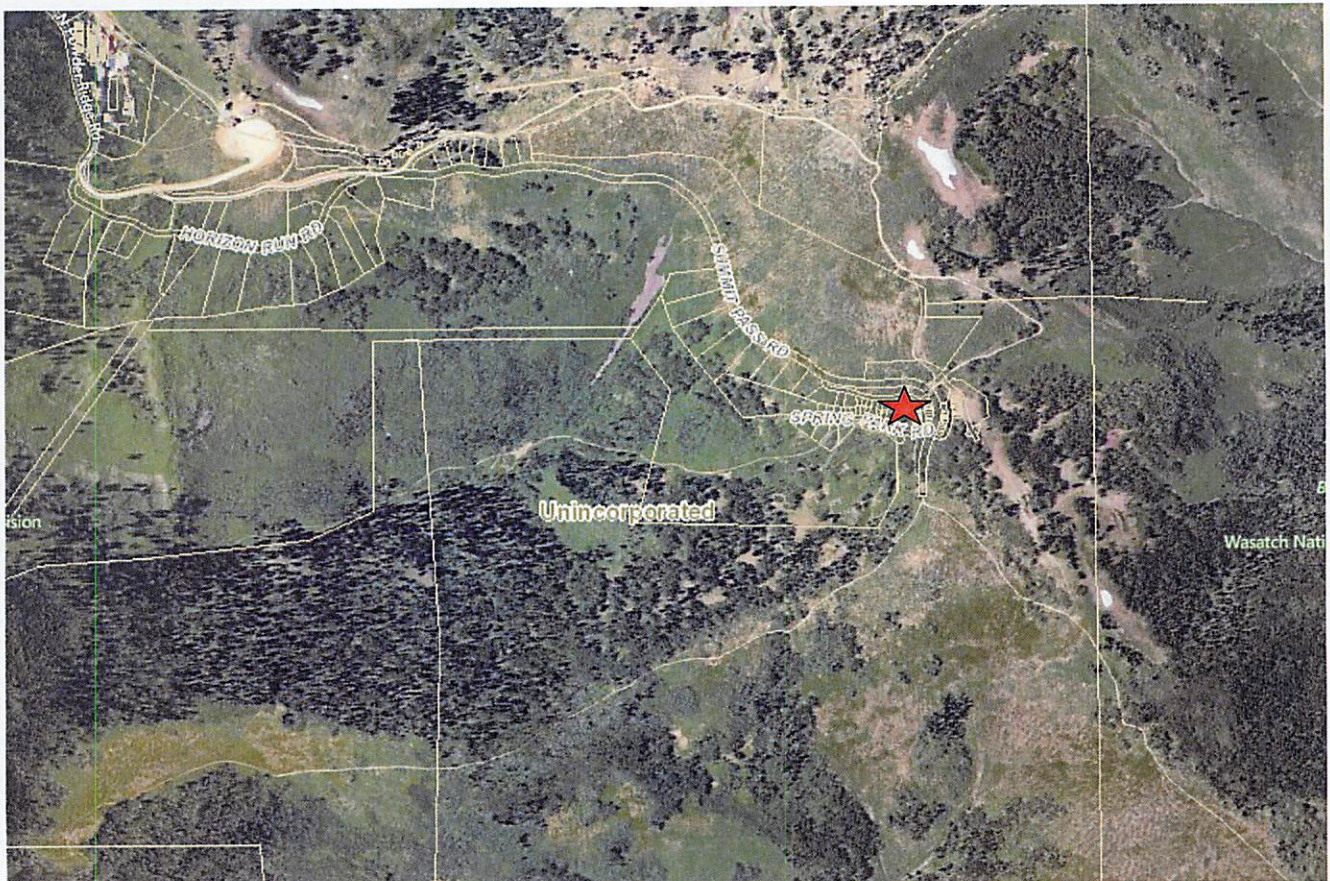
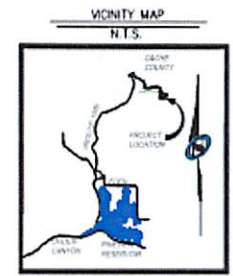


Exhibit A-Summit Eden Phase 1C Amendment 4

SUMMIT EDEN PHASE 1C AMENDMENT 4 AMENDING LOTS 51R-56, 57B-62R, 116, PARCEL OS2 (OPEN SPACE) AND PARCEL N (OPEN SPACE)

THE INSTRUMENT 1/4 OF SECTION 8, T. 24, N. 26, R. 24E, 184M
JANUARY 2017



SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 26, 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 17-12-11, AND THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE WCD 196-11-8-(1)(1), AND HAVE MET ALL REQUIREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT AND THAT THIS PLAT, SUMMIT EDEN PHASE 1C AMENDMENT 4, IS A NEUTRAL COUNTY LINC AND HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LINES INCLUDING SAID SUBDIVISION, BASED UPON DATA OBTAINED FROM RECORDS IN THE NEIDER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

RICHARD W. MILLER
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 108841

LEGAL DESCRIPTION:

ALL OF LOTS 51R, 52R, 53, 54, 55, 56, 57B, 58, 59, PARCEL N, 60A, 61B, 61C, 61D, AND 62R OF SUMMIT EDEN PHASE 1C SUBDIVISION AND ALL OF LOT 116 AND PARCEL OS2 OF SUMMIT EDEN PHASE 1C AMENDMENT 4, AS RECORDED IN THE OFFICE OF THE NEIDER COUNTY RECORDER.

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51R, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER CREEK TRACT PARCEL A1, SUMMIT EDEN PHASE 1C SUBDIVISION, ENTRY #6272845, BOOK 75, PAGE 29-43, AS RECORDED IN THE OFFICE OF THE NEIDER COUNTY RECORDER, SAID POINT BEING SOUTH 00°45'00" EAST 626.92 FEET AND EAST 3.88442 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND NEIDER (BASE) OF BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND NEIDER AND THE NEIDER COUNTY MONUMENT ON THE INTERSECTION OF THE NEIDER/COPPER COUNTY LINE AND THE SECTION LINE, AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF COPPER CREEK THE FOLLOWING LINE (2) COURSES, (1) NORTH-EASTERLY ALONG A 100.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 30°29'27" EAST, A DISTANCE OF 146.46 FEET), THENCE A CENTRAL ANGLE OF 48°25'00", A DISTANCE OF 148.28 FEET, (2) SOUTH-WESTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 88°55'31" EAST, A DISTANCE OF 87.18 FEET), THROUGH A CENTRAL ANGLE OF 87°20'00", A DISTANCE OF 82.28 FEET, (3) NORTH 89°55'51" EAST 138.80 FEET, (4) SOUTHWESTERLY ALONG A 100.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 30°29'27" EAST, A DISTANCE OF 146.46 FEET), THENCE A CENTRAL ANGLE OF 48°25'00", A DISTANCE OF 148.28 FEET, (5) SOUTH-WESTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 88°55'31" EAST, A DISTANCE OF 87.18 FEET), THROUGH A CENTRAL ANGLE OF 87°20'00", A DISTANCE OF 82.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COPPER CREEK, THENCE ALONG THE NORTHERLY LINE OF WINDING PARK THE FOLLOWING LINE (4) COURSES, (1) SOUTH 89°55'51" WEST 34.28 FEET, (2) NORTHWESTERLY ALONG A 100.00 RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 89°55'51" WEST, A DISTANCE OF 113.13 FEET), THROUGH A CENTRAL ANGLE OF 87°22'21", A DISTANCE OF 118.33 FEET, (3) NORTH 82°49'36" WEST 56.72 FEET, (4) NORTHWESTERLY ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 89°41'41" WEST, A DISTANCE OF 208.56 FEET), THROUGH A CENTRAL ANGLE OF 60°47'37", A DISTANCE OF 208.56 FEET TO THE SOUTHEAST CORNER OF LOT 63, THENCE ALONG THE EASTERN LINE OF LOT 63 FOLLOWING TWO (2) COURSES, (1) NORTH 89°55'51" EAST 20.17 FEET, (2) NORTH 89°55'51" WEST 82.64 FEET, THENCE SOUTH 89°55'51" WEST 113.13 FEET, THENCE NORTH 77°24'41" WEST 37.44 FEET TO THE SOUTHWESTERLY CORNER OF LOT 59R, THENCE ALONG THE WESTERLY LINE OF LOT 59R NORTH 00°42'11" EAST 71.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 50000 SQ. FT. or 1.137 ACRES.

SURVEY NARRATIVE:

- 1. THIS SURVEY WAS PERFORMED TO RECONSTRUCT LOTS 51R, 52R, 53, 54, 55, AND 56 OF SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #6272845) AND 12 LOTS AND 2 OPEN SPACE PARCELS, NOW KNOWN AS LOTS 114-115, PARCEL OS1, AND PARCEL OS2.
- 2. THE SURVEY ALSO INCLUDES LOT LINE ADJUSTMENTS TO LOTS 57B (NOW 130), 58 (NOW 136), 59 (NOW 137), PARCEL N (NOW PARCEL OS1), 60A (NOW 140), 60B (NOW 142), 61A (NOW 146), 61B (NOW 147), 61C (NOW 143) OF SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #6272845) AND LOT LINE ADJUSTMENTS TO LOT 116 (NOW 142) AND PARCEL OS2 (NOW PARCEL OS2) OF SUMMIT EDEN PHASE 1C AMENDMENT 4 (RECORDED 2/3/2016, ENTRY #2778993).
- 3. THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND NEIDER AND A FOUND NEIDER COUNTY LINE MONUMENT SET BY THE NEIDER COUNTY SURVEYOR'S OFFICE. THIS BEARING DERIVED FROM NEIDER COUNTY SURVEYORS BEARING BY 00°01'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

PLAT NOTES:

- 1. THIS PLAT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS, AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #6272845), INCLUDING CURRENTLY RECORDED EASEMENTS, LIENS, EASEMENTS NOTED ON THIS PLAT.
- 2. THE 12' ORANGE EASEMENT ADJACENT TO LOTS 51R, 52R, 55, AND 56 AS SHOWN ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #6272845), IS NOT SHOWN ON THIS PLAT AS IT HAS BEEN VACATED BY NEIDER COUNTY ORDINANCE # _____.
- 3. THE 12' NEIDER EASEMENT ADJACENT TO LOTS 54, 55, AND 61 AS SHOWN ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #6272845), IS NOT SHOWN ON THIS PLAT AS IT HAS BEEN VACATED BY NEIDER COUNTY ORDINANCE # _____.
- 4. THIS PLAT VACATES THE DESIGNATED BUILDING ENVELOPES FROM THE PREVIOUS LOTS AND THE NEW LOTS CREATED BY THIS PLAT WILL DEFAULT TO CURRENT ZONING REGULATIONS.
- 5. PARCEL G FROM SUMMIT EDEN PHASE 1C SUBDIVISION (PREPARED TO BE ON SUMMIT EDEN PHASE 1C AMENDMENT 1), NEIDER COS. HAS PREVIOUSLY RECORDED A PUBLIC UTILITY EASEMENT ACROSS ITS ENTIRE JENNY (271134). AMENDED PARCEL OS1 WILL CONTINUE TO MAINTAIN THIS PUBLIC UTILITY EASEMENT ACROSS ITS ENTIRE NEWLY CONFIGURED BOUNDARY.
- 6. PARCEL G FROM SUMMIT EDEN PHASE 1C SUBDIVISION (PREPARED TO BE ON SUMMIT EDEN PHASE 1C AMENDMENT 1), NEIDER COS. HAS PREVIOUSLY RECORDED A 10' PUBLIC UTILITY EASEMENT ALONG ITS FRONTAGE OF COPPER CREEK, A PRIVATE ROAD JENNY (2708074). AMENDED PARCEL OS2 WILL CONTINUE TO MAINTAIN THIS 10' PUBLIC UTILITY EASEMENT ALONG ITS NEWLY CONFIGURED FRONTAGE OF COPPER CREEK.

OWNER'S DEDICATION:

SUMMIT EDEN PHASE 1C, LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND DEDICATE THE SAME INTO LOTS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND HAVE SAID TRACT, TO BE KNOWN AS:
SUMMIT EDEN PHASE 1C AMENDMENT 4.

AND DO HEREBY GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN THE PLAT NOTES, SAID NOTES AND THE RESIGNATION AND GRANT OF EASEMENTS DESCRIBED THEREIN AND INCORPORATED HEREIN BY REFERENCE.
IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 20____.

SUMMIT EDEN PHASE 1C, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SHANE INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: _____
NAME: JEFF WENDELSON
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

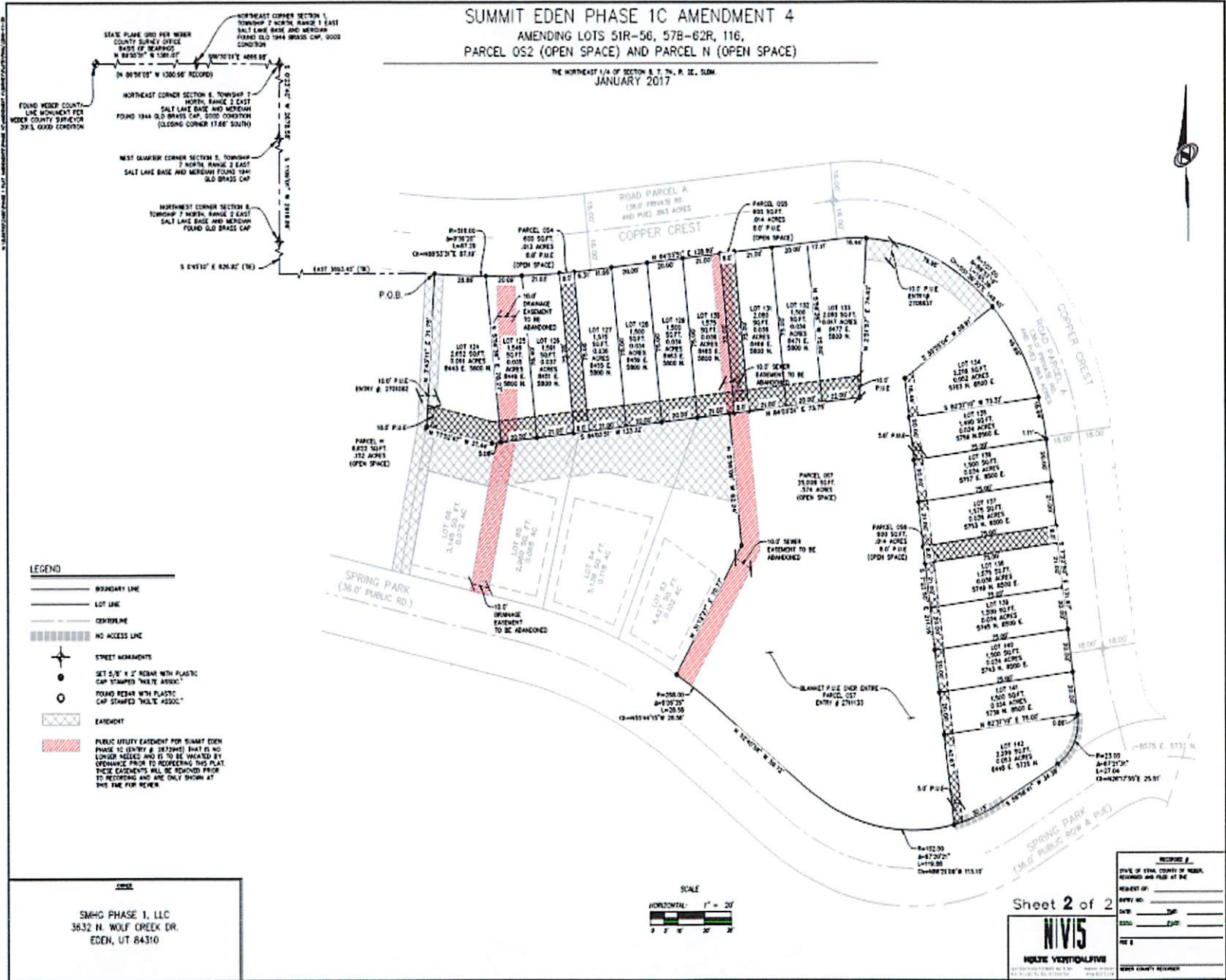
STATE OF UTAH _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY JEFF WENDELSON, THE AUTHORIZED SIGNATORY FOR SHANE INVESTMENTS LLC, THE SOLE MEMBER OF SUMMIT EDEN PHASE 1C, LLC.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____
RESIDING IN _____

NIVIS
DIGITAL VERTICALITY
Sheet 1 of 2
RECORDED # _____
STATE OF UTAH, COUNTY OF NEIDER
RECORDS AND PLATS AT THE
REQUEST OF: _____
ENTRY NO: _____
DATE: 2/3/16
COUNTY: NEIDER
PAGE # _____
NEIDER COUNTY RECORDER

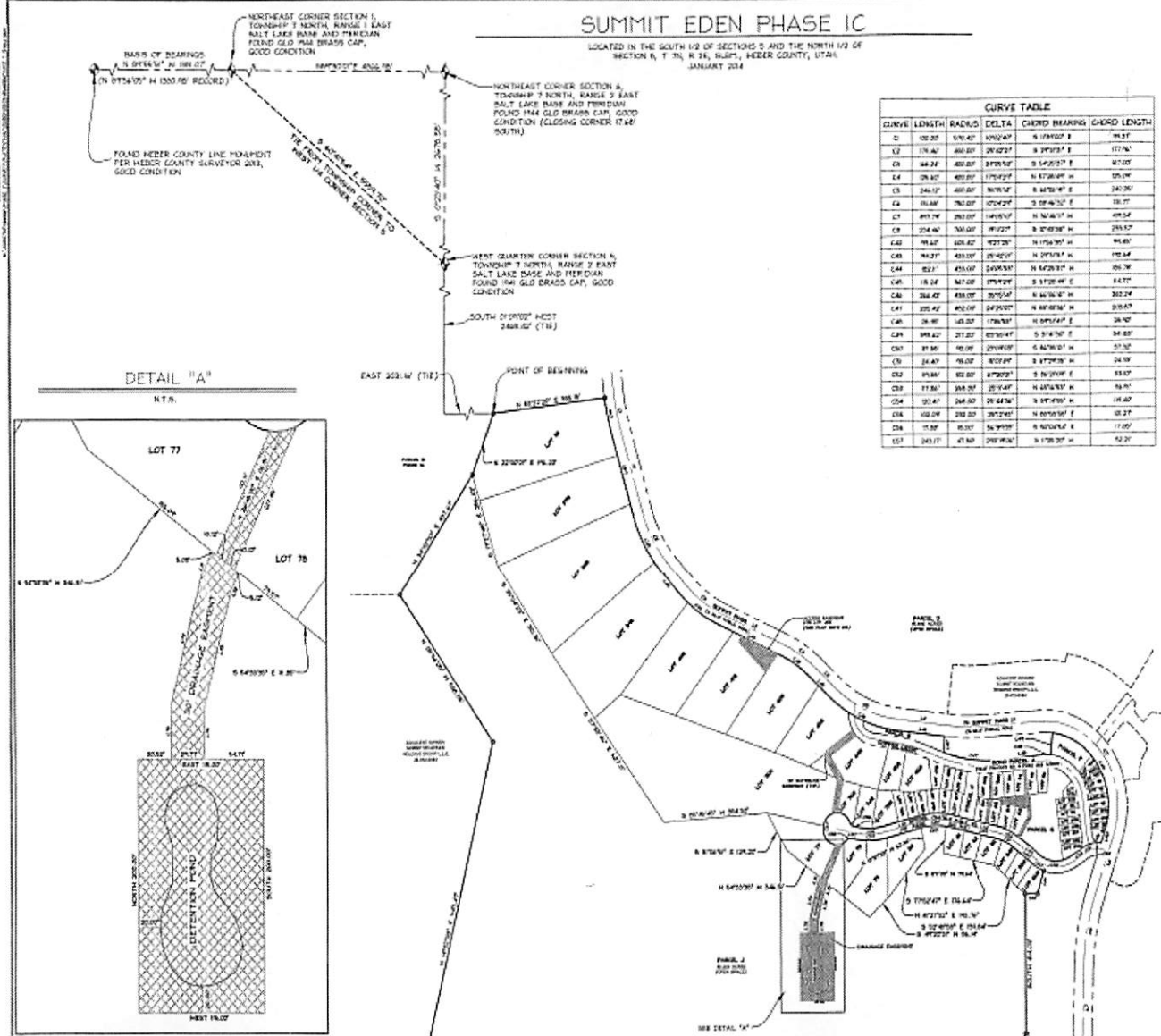
STATE	NEIDER COUNTY ATTORNEY	NEIDER COUNTY SURVEYOR	NEIDER COUNTY ENGINEER	NEIDER COUNTY PLANNING COMMISSION APPROVAL	NEIDER COUNTY COMMISSION APPROVAL
UTAH	I HAVE EXAMINED THE ORIGINAL, UNRECORDED AND OTHER INSTRUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY COMPLY WITH THE COUNTY ORDINANCE APPLICABLE TO THEM AND ARE IN FORM AND EFFECT. SIGNED THIS _____ DAY OF _____, 20____.	I HEREBY CERTIFY THAT THE NEIDER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMFUL NEW LINES AND DISPOSITIONS ON RECORDS IN THE COUNTY OFFICE. THE APPROVAL OF THIS PLAT BY THE NEIDER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR FROM EXERCISE THE PLAT FROM RESPONSIBILITIES AND/or OBLIGATIONS ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.	I HEREBY CERTIFY THAT THE RELEVANT PUBLIC INSTRUMENTS ESTABLISHED AND DERIVED FOR THIS SUBDIVISION COMPLY WITH COUNTY ORDINANCE AND THE JURISDICTION OF THE PLANNING COMMISSION IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____.	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE NEIDER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE RESIGNATION OF SHARES AND OTHER PUBLIC DATA AND RELATED INSTRUMENTS OF THESE INSTRUMENTS RELATING TO THE SUBDIVISION HEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF NEIDER COUNTY, THIS _____ DAY OF _____, 20____.
SHANE PHASE 1, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310	SIGNATURE _____	COUNTY SIGNATURE _____	SIGNATURE _____	CHAIRMAN-NEIDER COUNTY PLANNING COMMISSION _____	SIGNATURE NEIDER COUNTY COMMISSION _____ ATTEN: _____ TITLE _____



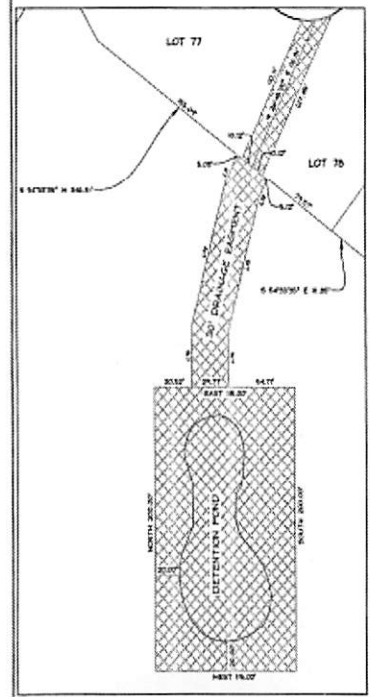
75-36

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8, T. 7N., R. 2E., S40T, HEDER COUNTY, UTAH
JANUARY 2014



DETAIL "A"



SUMMIT EDEN PHASE 1C
BOUNDARY AND PARCEL J

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, HEDER COUNTY, UTAH

CURVE	LENGTH	RADIUS	DELTA	CURVED BEARING	CHORD LENGTH
C1	132.00	570.42	420.00	S 174°00' 00" E	96.37
C2	174.42	480.00	264.00	S 225°00' 00" E	117.94
C3	84.21	480.00	132.00	S 54°00' 00" E	67.00
C4	264.42	480.00	174.00	S 87°00' 00" E	205.09
C5	346.17	480.00	216.00	S 45°00' 00" E	242.20
C6	164.88	762.00	103.20	S 08°45' 00" E	131.77
C7	493.74	263.00	148.00	S 52°45' 00" E	409.54
C8	204.42	762.00	103.20	S 87°00' 00" E	255.57
C9	96.87	480.00	97.20	S 174°00' 00" E	66.85
C10	96.87	480.00	97.20	S 270°00' 00" E	66.85
C11	222.14	480.00	242.00	S 45°00' 00" E	165.76
C12	16.54	342.00	17.00	S 172°00' 00" E	14.77
C13	346.42	480.00	222.00	S 45°00' 00" E	302.24
C14	222.14	480.00	242.00	S 87°00' 00" E	209.67
C15	26.86	480.00	17.00	S 08°45' 00" E	24.92
C16	346.42	212.00	222.00	S 54°00' 00" E	34.88
C17	81.50	480.00	201.00	S 42°00' 00" E	57.32
C18	164.87	96.00	103.00	S 172°00' 00" E	24.59
C19	96.87	480.00	97.20	S 270°00' 00" E	66.85
C20	11.86	342.00	12.00	S 172°00' 00" E	10.81
C21	103.47	242.00	264.00	S 87°00' 00" E	116.80
C22	103.47	242.00	264.00	S 08°45' 00" E	131.27
C23	11.86	342.00	12.00	S 42°00' 00" E	11.00
C24	345.17	474.00	264.00	S 172°00' 00" E	92.31

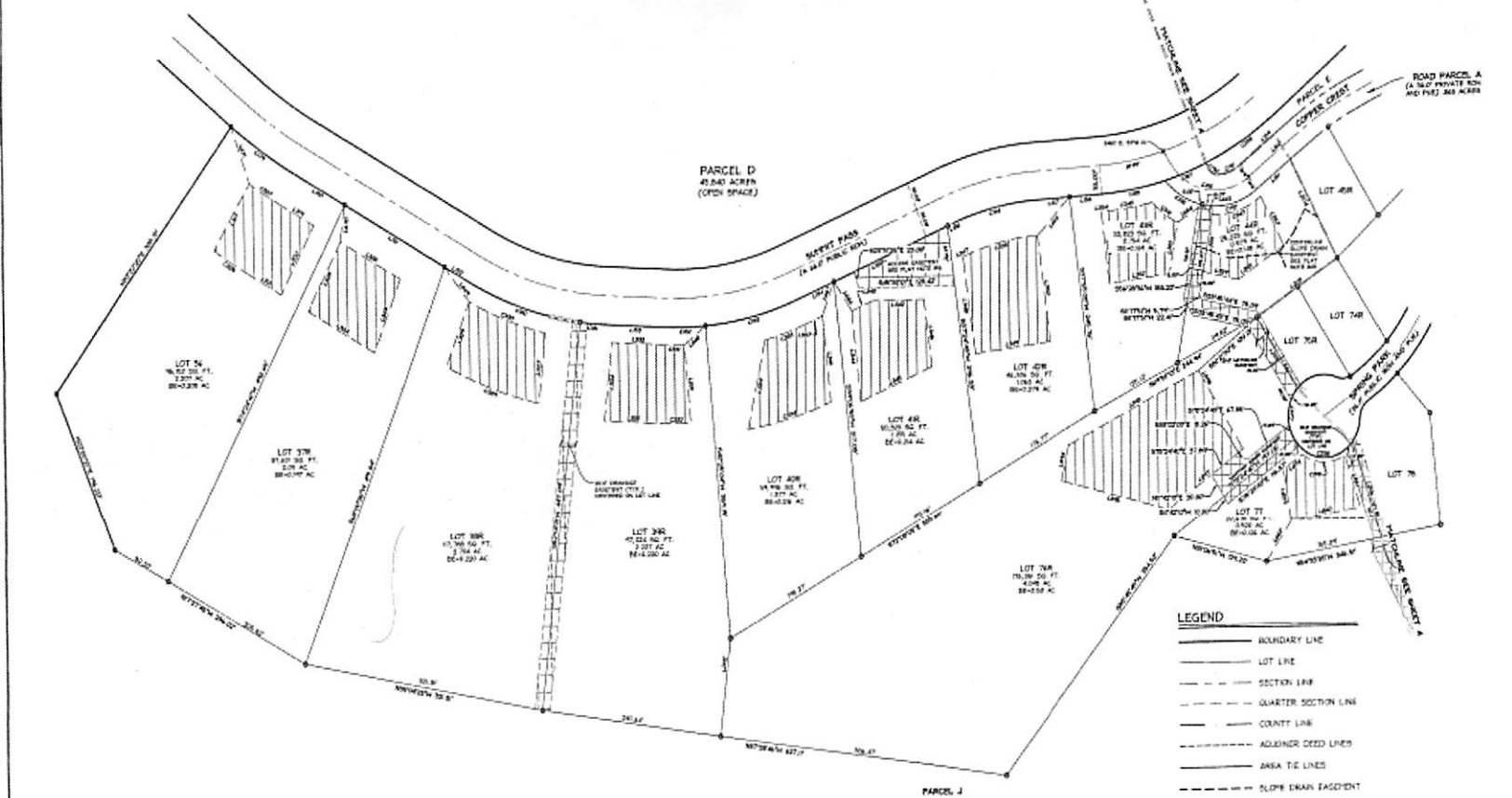
CURVE	LENGTH	RADIUS	DELTA	CURVED BEARING	CHORD LENGTH
C25	17.87	48.00	147.00	S 78°00' 00" E	17.00
C26	117.94	348.00	267.00	S 85°00' 00" E	14.90
C27	104.24	252.00	204.00	S 81°00' 00" E	106.50
C28	102.00	252.00	204.00	S 84°00' 00" E	103.37
C29	48.47	186.00	102.00	S 87°00' 00" E	48.70
C30	84.21	252.00	204.00	S 87°00' 00" E	87.70

LINE	LENGTH	DIRECTION
L1	24.95	S 48°00' 00" E
L2	126.90	S 48°00' 00" E
L3	41.80	S 48°00' 00" E
L4	94.50	S 48°00' 00" E
L5	142.20	S 48°00' 00" E
L6	189.90	S 48°00' 00" E
L7	237.60	S 48°00' 00" E
L8	285.30	S 48°00' 00" E
L9	333.00	S 48°00' 00" E
L10	380.70	S 48°00' 00" E
L11	428.40	S 48°00' 00" E
L12	476.10	S 48°00' 00" E
L13	523.80	S 48°00' 00" E
L14	571.50	S 48°00' 00" E
L15	619.20	S 48°00' 00" E
L16	666.90	S 48°00' 00" E
L17	714.60	S 48°00' 00" E
L18	762.30	S 48°00' 00" E
L19	810.00	S 48°00' 00" E
L20	857.70	S 48°00' 00" E
L21	905.40	S 48°00' 00" E
L22	953.10	S 48°00' 00" E
L23	1000.80	S 48°00' 00" E
L24	1048.50	S 48°00' 00" E
L25	1096.20	S 48°00' 00" E
L26	1143.90	S 48°00' 00" E
L27	1191.60	S 48°00' 00" E
L28	1239.30	S 48°00' 00" E
L29	1287.00	S 48°00' 00" E
L30	1334.70	S 48°00' 00" E
L31	1382.40	S 48°00' 00" E
L32	1430.10	S 48°00' 00" E
L33	1477.80	S 48°00' 00" E
L34	1525.50	S 48°00' 00" E
L35	1573.20	S 48°00' 00" E
L36	1620.90	S 48°00' 00" E
L37	1668.60	S 48°00' 00" E
L38	1716.30	S 48°00' 00" E
L39	1764.00	S 48°00' 00" E
L40	1811.70	S 48°00' 00" E
L41	1859.40	S 48°00' 00" E
L42	1907.10	S 48°00' 00" E
L43	1954.80	S 48°00' 00" E
L44	2002.50	S 48°00' 00" E
L45	2050.20	S 48°00' 00" E
L46	2097.90	S 48°00' 00" E
L47	2145.60	S 48°00' 00" E
L48	2193.30	S 48°00' 00" E
L49	2241.00	S 48°00' 00" E
L50	2288.70	S 48°00' 00" E
L51	2336.40	S 48°00' 00" E
L52	2384.10	S 48°00' 00" E
L53	2431.80	S 48°00' 00" E
L54	2479.50	S 48°00' 00" E
L55	2527.20	S 48°00' 00" E
L56	2574.90	S 48°00' 00" E
L57	2622.60	S 48°00' 00" E
L58	2670.30	S 48°00' 00" E
L59	2718.00	S 48°00' 00" E
L60	2765.70	S 48°00' 00" E
L61	2813.40	S 48°00' 00" E
L62	2861.10	S 48°00' 00" E
L63	2908.80	S 48°00' 00" E
L64	2956.50	S 48°00' 00" E
L65	3004.20	S 48°00' 00" E
L66	3051.90	S 48°00' 00" E
L67	3100.00	S 48°00' 00" E
L68	3148.10	S 48°00' 00" E
L69	3196.20	S 48°00' 00" E
L70	3244.30	S 48°00' 00" E
L71	3292.40	S 48°00' 00" E
L72	3340.50	S 48°00' 00" E
L73	3388.60	S 48°00' 00" E
L74	3436.70	S 48°00' 00" E
L75	3484.80	S 48°00' 00" E
L76	3532.90	S 48°00' 00" E
L77	3581.00	S 48°00' 00" E
L78	3629.10	S 48°00' 00" E
L79	3677.20	S 48°00' 00" E
L80	3725.30	S 48°00' 00" E
L81	3773.40	S 48°00' 00" E
L82	3821.50	S 48°00' 00" E
L83	3869.60	S 48°00' 00" E
L84	3917.70	S 48°00' 00" E
L85	3965.80	S 48°00' 00" E
L86	4013.90	S 48°00' 00" E
L87	4062.00	S 48°00' 00" E
L88	4110.10	S 48°00' 00" E
L89	4158.20	S 48°00' 00" E
L90	4206.30	S 48°00' 00" E
L91	4254.40	S 48°00' 00" E
L92	4302.50	S 48°00' 00" E
L93	4350.60	S 48°00' 00" E
L94	4398.70	S 48°00' 00" E
L95	4446.80	S 48°00' 00" E
L96	4494.90	S 48°00' 00" E
L97	4543.00	S 48°00' 00" E
L98	4591.10	S 48°00' 00" E
L99	4639.20	S 48°00' 00" E
L100	4687.30	S 48°00' 00" E
L101	4735.40	S 48°00' 00" E
L102	4783.50	S 48°00' 00" E
L103	4831.60	S 48°00' 00" E
L104	4879.70	S 48°00' 00" E
L105	4927.80	S 48°00' 00" E
L106	4975.90	S 48°00' 00" E
L107	5024.00	S 48°00' 00" E
L108	5072.10	S 48°00' 00" E
L109	5120.20	S 48°00' 00" E
L110	5168.30	S 48°00' 00" E
L111	5216.40	S 48°00' 00" E
L112	5264.50	S 48°00' 00" E
L113	5312.60	S 48°00' 00" E
L114	5360.70	S 48°00' 00" E
L115	5408.80	S 48°00' 00" E
L116	5456.90	S 48°00' 00" E
L117	5505.00	S 48°00' 00" E
L118	5553.10	S 48°00' 00" E
L119	5601.20	S 48°00' 00" E
L120	5649.30	S 48°00' 00" E
L121	5697.40	S 48°00' 00" E
L122	5745.50	S 48°00' 00" E
L123	5793.60	S 48°00' 00" E
L124	5841.70	S 48°00' 00" E
L125	5889.80	S 48°00' 00" E
L126	5937.90	S 48°00' 00" E
L127	5986.00	S 48°00' 00" E
L128	6034.10	S 48°00' 00" E
L129	6082.20	S 48°00' 00" E
L130	6130.30	S 48°00' 00" E
L131	6178.40	S 48°00' 00" E
L132	6226.50	S 48°00' 00" E
L133	6274.60	S 48°00' 00" E
L134	6322.70	S 48°00' 00" E
L135	6370.80	S 48°00' 00" E
L136	6418.90	S 48°00' 00" E
L137	6467.00	S 48°00' 00" E
L138	6515.10	S 48°00' 00" E
L139	6563.20	S 48°00' 00" E
L140	6611.30	S 48°00' 00" E
L141	6659.40	S 48°00' 00" E
L142	6707.50	S 48°00' 00" E
L143	6755.60	S 48°00' 00" E
L144	6803.70	S 48°00' 00" E
L145	6851.80	S 48°00' 00" E
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L149	7044.20	S 48°00' 00" E
L150	7092.30	S 48°00' 00" E
L151	7140.40	S 48°00' 00" E
L152	7188.50	S 48°00' 00" E
L153	7236.60	S 48°00' 00" E
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L155	7332.80	S 48°00' 00" E
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L157	7429.00	S 48°00' 00" E
L158	7477.10	S 48°00' 00" E
L159	7525.20	S 48°00' 00" E
L160	7573.30	S 48°00' 00" E
L161	7621.40	S 48°00' 00" E
L162	7669.50	S 48°00' 00" E
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L166	7861.90	S 48°00' 00" E
L167	7910.00	S 48°00' 00" E
L168	7958.10	S 48°00' 00" E
L169	8006.20	S 48°00' 00" E
L170	8054.30	S 48°00' 00" E
L171	8102.40	S 48°00' 00" E
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L173	8198.60	S 48°00' 00" E
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L175	8294.80	S 48°00' 00" E
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L177	8391.00	S 48°00' 00" E
L178	8439.10	S 48°00' 00" E
L179	8487.20	S 48°00' 00" E
L180	8535.30	S 48°00' 00" E
L181	8583.40	S 48°00' 00" E
L182	8631.50	S 48°00' 00" E
L183	8679.60	S 48°00' 00" E
L184	8727.70	S 48°00' 00" E
L185	8775.80	S 48°00' 00" E
L186	8823.90	S 48°00' 00" E
L187	8872.00	S 48°00' 00" E
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L189	8968.20	S 48°00' 00" E
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L191	9064.40	S 48°00' 00" E
L192	9112.50	S 48°00' 00" E
L193	9160.60	S 48°00' 00" E
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L195	9256.80	S 48°00' 00" E
L196	9304.90	S 48°00' 00" E
L197	9353.00	S 48°00' 00" E
L198	9401.10	S 48°00' 00" E
L199	9449.20	S 48°00' 00" E
L200	9497.30	S 48°00' 00" E
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L202	9593.50	S 48°00' 00" E
L203	9641.60	S 48°00' 00" E
L204	9689.70	S 48°00' 00" E
L205	9737.80	S 48°00' 00" E
L206	9785.90	S 48°00' 00" E
L207	9834.00	S 48°00' 00" E
L208	9882.10	S 48°00' 00" E
L209	9930.20	S 48°00' 00" E
L210	9978.30	S 48°00' 00" E
L211	10026.40	S 48°00' 00" E
L212	10074.50	S 48°00' 00" E
L213	10122.60	S 48°00' 00" E
L214	10170.70	S 48°00' 00" E
L215	10218.80	S 48°00' 00" E
L216	10266.90	S 48°00' 00" E
L217	10315.00	S 48°00' 00" E
L218	10363.10	S 48°00' 00" E
L219	10411.20	S 48°00' 00" E
L220	10459.30	S 48°00' 00" E
L221	10507.40	S 48°00' 00" E
L222	10555.50	S 48°00' 00" E
L223	10603.60	S 48°00' 00" E
L224	10651.70	S 48°00' 00" E
L225	10699.80	S 48°00' 00" E
L226	1	

LS-SL

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8, T. 7N, R. 2E, S45E1, WIDEOR COUNTY, UTAH
JANUARY 2014



LOT #	STREET ADDRESS
36	36A E SUPPLY PASS
37N	37N E SUPPLY PASS
38C	38C E SUPPLY PASS
39D	39D E SUPPLY PASS
40B	40B E SUPPLY PASS
41R	41R E SUPPLY PASS
42R	42R E SUPPLY PASS
43R	43R E SUPPLY PASS
44R	44R E SUPPLY PASS
76	76 E SPRING PASS
77	77 E SPRING PASS

SUMMIT EDEN PHASE 1C
LOTS 36-44R, 76, & 77.

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 8 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
 - - - ADJOINER DEED LINES
 - - - ANNA TIE LINES
 - - - SLOPE DRAIN EASEMENT
 - NO ACCESS LINE
 - HATCH LINE
 - ▲ CALCULATED SECTION CORNER AS NOTED
 - ◆ SECTION CORNER AS NOTED
 - ⊕ STREET PERMITS
 - SEE EMP # 3' RECORD WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
 - ▨ BUILDING ENVELOPE
 - ▩ EASEMENT



Sheet 3 of 6

RECORDED IN
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
RECORDS DEPARTMENT
RECORD # 2672945

ENTRY NO. _____
DATE _____
BY _____
PAGE 37

FILE # _____

CEDE COUNTY RECORDS

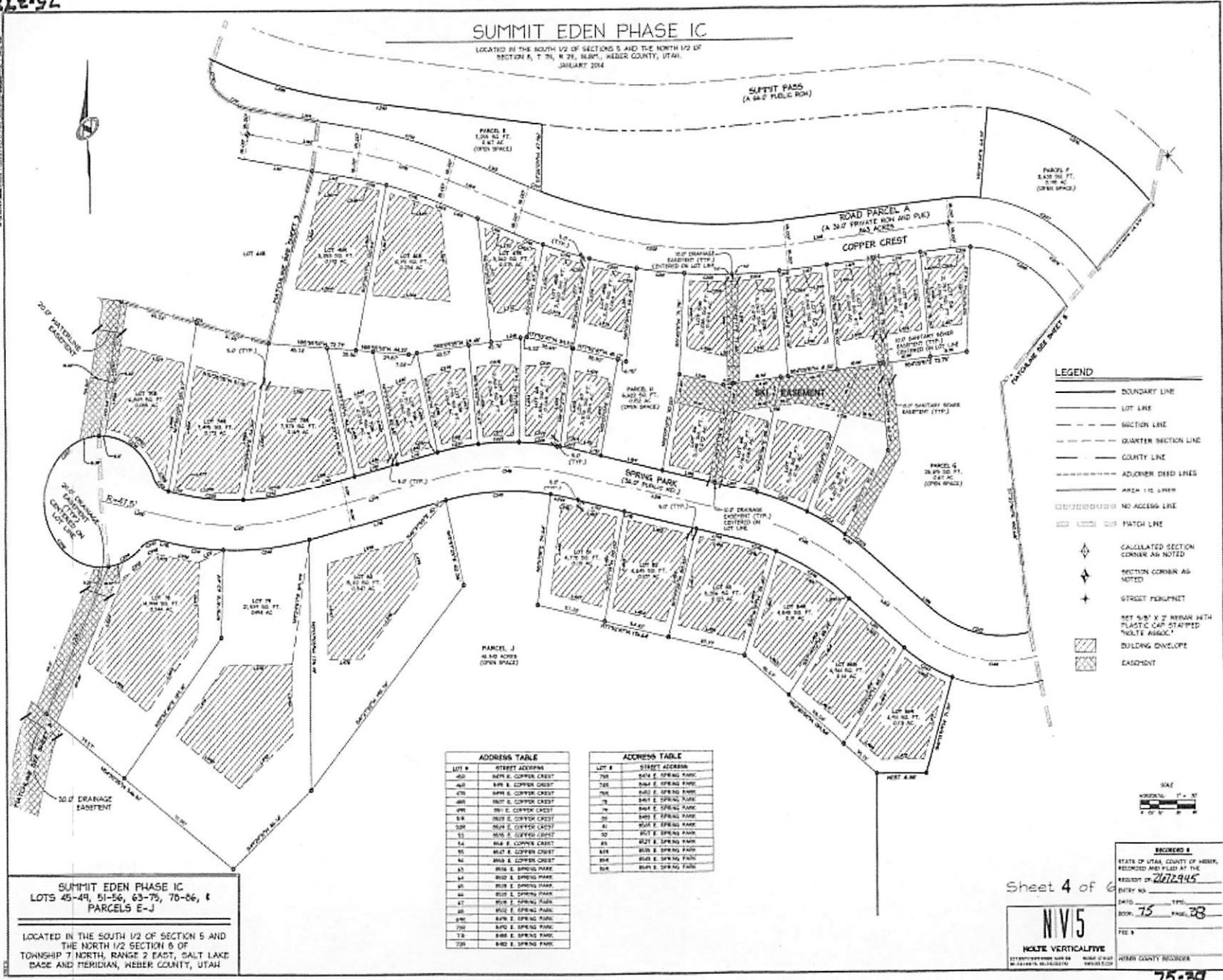
NVI5
NOLTE VERTICAL FIVE
LAND SURVEYORS
SALT LAKE CITY, UTAH

78-37

Exhibit B-Summit Eden Phase 1C

81E-51

Exhibit B-Summit Eden Phase 1C



SUMMIT EDEN PHASE 1C
 LOTS 45-49, 51-56, 63-75, 78-86, &
 PARCELS E-J

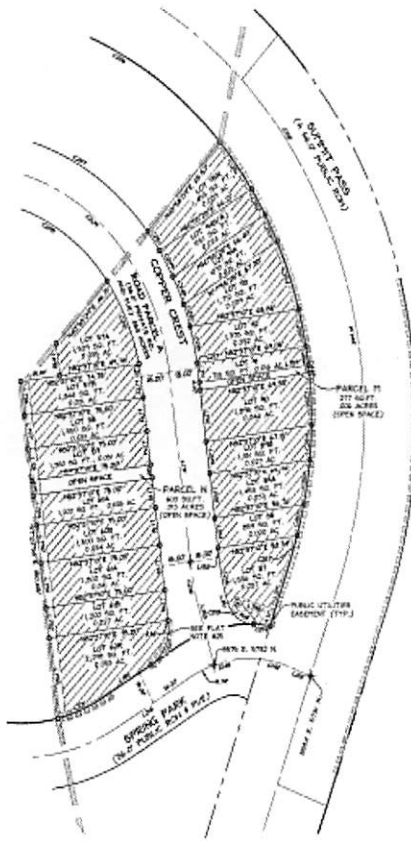
LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND
 THE NORTH 1/2 SECTION 6 OF
 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
 BASE AND MERIDIAN, WEBER COUNTY, UTAH

LOT #	STREET ADDRESS
45	5475 E. COPPER CREST
46	5476 E. COPPER CREST
47	5477 E. COPPER CREST
48	5478 E. COPPER CREST
49	5479 E. COPPER CREST
51	5481 E. COPPER CREST
52	5482 E. COPPER CREST
53	5483 E. COPPER CREST
54	5484 E. COPPER CREST
55	5485 E. COPPER CREST
56	5486 E. COPPER CREST
63	5491 E. SPRING PARK
64	5492 E. SPRING PARK
65	5493 E. SPRING PARK
66	5494 E. SPRING PARK
67	5495 E. SPRING PARK
68	5496 E. SPRING PARK
69	5497 E. SPRING PARK
70	5498 E. SPRING PARK
71	5499 E. SPRING PARK
72	5500 E. SPRING PARK
73	5501 E. SPRING PARK
74	5502 E. SPRING PARK
75	5503 E. SPRING PARK

LOT #	STREET ADDRESS
76	5504 E. SPRING PARK
77	5505 E. SPRING PARK
78	5506 E. SPRING PARK
79	5507 E. SPRING PARK
80	5508 E. SPRING PARK
81	5509 E. SPRING PARK
82	5510 E. SPRING PARK
83	5511 E. SPRING PARK
84	5512 E. SPRING PARK
85	5513 E. SPRING PARK
86	5514 E. SPRING PARK
87	5515 E. SPRING PARK
88	5516 E. SPRING PARK
89	5517 E. SPRING PARK
90	5518 E. SPRING PARK
91	5519 E. SPRING PARK
92	5520 E. SPRING PARK
93	5521 E. SPRING PARK
94	5522 E. SPRING PARK
95	5523 E. SPRING PARK
96	5524 E. SPRING PARK
97	5525 E. SPRING PARK
98	5526 E. SPRING PARK
99	5527 E. SPRING PARK
100	5528 E. SPRING PARK

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 8 AND THE NORTH 1/2 OF SECTION 9, T 7N, R 2E, S20M, WEBER COUNTY, UTAH
JANUARY 2014



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- - - - QUARTER SECTION LINE
- COUNTY LINE
- - - - ADJOINER DEED LINES
- ANGLE TIE LINES
- ○ ○ ○ ○ ○ ○ ○ ○ ○ NO ACCESS LINE
- ○ ○ ○ ○ ○ ○ ○ ○ ○ MATCH LINE
- ▲ CALCULATED SECTION CORNER AS NOTED
- ▲ SECTION CENTER AS NOTED
- ⊕ STREET MONUMENT
- 6" X 6" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- ▨ BUILDING ENVELOPE
- ▨ EASEMENT

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, 67-75 & PARCEL M & N
ADDRESS TABLES

LOCATED IN THE SOUTH 1/2 OF SECTION 8 AND THE NORTH 1/2 SECTION 9 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

Sheet 5 of 6

NIV5
NOLTE VERTICALS

RECORDED & INDEXED
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
OFFICE OF THE COUNTY CLERK
BY: 20140129
DATE: 75 1/29/14
PAGE: 39
FILE #
WEBER COUNTY RECORDER

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 6 AND THE NORTH 1/2 OF SECTION 8, T. 7N., R. 2E., S. 20N., HENRIK COUNTY, UTAH. JANUARY 2014

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 3 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 10 rows of data.

SUMMIT EDEN PHASE 1C LINE & CURVE TABLES. LOCATED IN THE SOUTH 1/2 OF SECTION 6 AND THE NORTH 1/2 SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, HENRIK COUNTY, UTAH.

Sheet 6 of 6

NIV5 HOUSE VERTICALS

STATE OF UTAH, COUNTY OF HENRIK, REGISTERED AND FILED AT THE OFFICE OF THE COUNTY CLERK, HENRIK COUNTY, UTAH. DATE: 7/5 2014. TIME: 4:40. FILE NO. 75-40.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A public hearing to consider and take action on a request to vacate a 10 foot drainage easement and a 10 foot sewer easement running North to South from Copper Crest, a private road to Spring Park, a public road located in the Summit Eden Phase 1C Subdivision.

Type of Decision: Legislative

Agenda Date: Tuesday, January 24, 2017

Applicant: SMHG Phase 1, LLC

File Number: EV 2016-07

Property Information

Approximate Address: 8525 East Copper Crest and 8545 East Copper Crest

Project Area: 3,614 square feet

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

Existing Land Use: Ski Resort

Proposed Land Use: Resort Development

Parcel ID: 23-130-0015, 23-130-0016, 23-130-0033, 23-30-0032, 23-130-0018, 23-130-0019, 23-136-0002

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: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: RG

Background and Summary

The applicant has submitted a request to vacate two easements in the Summit Eden Phase 1C Subdivision (see Exhibit A for the application and narrative). The applicant is currently in the process of amending this portion of the Summit Eden Phase 1C Subdivision (see Exhibit B for the proposed plat amendment 4). As part of the subdivision amendment, 15 lots and two open space parcels (Lots 51R-56, 57B-62R, 116, Parcel OS2 and Parcel N) will be modified to create an additional four lots and two more open space parcels along a private road identified as Copper Crest and vacate the drainage and sewer easement that are no longer necessary. The drainage and sewer infrastructure where initially planned to be installed within the identified easement areas; however, during construction, it was determined that a more desirable location for these improvements would be in the open space Parcel H and running along the westerly lot line of Parcel H and Lot 51R and Lot 66. Due to a portion of the 10 foot drainage easement falling outside of the proposed subdivision amendment area, it is necessary to vacate the area of the 10 foot drainage easement running along the west lot line of Lot 65 and the east lot line of Lot 66 by ordinance.

The requested areas to be vacated are identified in "yellow" on the attached Exhibit C and have been dedicated and recorded with the Weber County Recorder on Dedication Plat Entry# 2672945 (see Exhibit D for original Summit Eden Phase 1C Subdivision Plat). The review and consideration of the requested easement vacation has been done in compliance with Utah Code §17-27a-609.5. Written approvals from the applicable review agencies and utility providers are in the process of being obtained. The proposal to vacate the easements is subject to receiving approval of Summit Eden Phase 1C Amendment 4 Subdivision.

Summary of Planning Commission Considerations

The Planning Commission will need to determine if there will be any detrimental impacts caused by vacating the proposed drainage and sewer easements. Utah Code §17-27a-609.5 states that *"The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:*

- (a) good cause exists for the vacation; and*
- (b) the public interest or any person will not be materially injured by the proposed vacation."*

Conformance to the General Plan

Vacating the identified easements will not have a negative effect the Ogden Valley General Plan.

Staff Recommendation

Staff recommends approval of the request vacate a 10 foot drainage easement and a 10 foot sewer easement running North to South from Copper Crest, a private road to Spring Park, a public road located in the Summit Eden Phase 1C Subdivision. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. The ordinance to vacate the drainage and sewer easements will be recorded in conjunction with the Summit Eden Phase 1C Amendment 4 Subdivision Plat.

The recommendation is based on the following findings:

1. Vacating the proposed drainage easement and sewer easement will not have a negative effect on the Ogden Valley General Plan.
2. Based on the proposed subdivision amendment, good cause exists to vacate the easements.
3. The public interest or any person will not be materially injured by the proposed vacation.
4. The proposed vacation will not be detrimental to the public health, safety, or welfare.
5. The proposed vacation will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Easement Vacation Application with Narrative
- B. Proposed Summit Eden Phase 1C Amendment 4 Subdivision plat
- C. Easements to be vacated
- D. Original Summit Eden Phase 1C Subdivision plat

Location Map

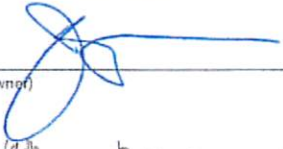


Exhibit A-Application with Narrative

Weber County Vacation 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)
Requesters Contact Information		
Name SMHG PHASE I LLC		Mailing Address 3632 N. WOLF CREEK DR, EDEN, UT 84310
Phone 435-640-7002	Fax N/A	
Email Address JW@SUMMIT.CO		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Property Information		
Address APPROX 8525 E COPPER CREST AND 8545 E COPPER CREST		Land Serial Number(s) 23-130-0015, 23-130-0016, 23-130-0033, 23-130-0032, 23-130-0018, 23-130-0019, 23-136-0002
Vacation Request <input checked="" type="checkbox"/> Easement <input type="checkbox"/> Road <input type="checkbox"/> Subdivision <input type="checkbox"/> Subdivision Lot		Current Zoning DRR-1
Subdivision Name SUMMIT EDEN PHASE 1C		Lot Number(s) LOT 51R, 52R, 66, 65, 54, 55, OS2
<p>Project Narrative</p> <p>There are two easements to be vacated, both being shown on sheet 4 of Summit Eden Phase 1C subdivision plat (entry #2672945). One easement is a 10' drainage easement, and the other is a 10' sewer easement. Both easements were dedicated on the said plat due to the road design at the time of platting. The design was later updated so both the sewer and storm drain were routed in different locations, with separate easements recorded.</p> <p>Drainage Easement to be Vacated: A 10' wide Drainage Easement as depicted on Summit Eden Phase 1C subdivision plat, as recorded on January 27, 2014 as entry number 2672945 in the office of the Weber County Recorder. Said easement is 10' in width and is centered on the shared lot line of Lot 51R and Lot 52R and the shared lot line of Lot 65 and Lot 66.</p> <p>Sanitary Sewer Easement to be Vacated: A 10' wide Sanitary Sewer Easement as depicted on Summit Eden Phase 1C subdivision plat, as recorded on January 27, 2014 as entry number 2672945 in the office of the Weber County Recorder. Said easement is 10' in width and the northern portion is centered on the shared lot line of Lot 54 and Lot 55. The southern portion of said easement is located in which the western edge runs along the shared property line between Parcel G and Lot 63 with the entire southern portion located within Parcel G (Parcel G was renamed as Parcel OS2 on Summit Eden Phase 1C Amendment 1 plat, recorded February 5, 2016 as entry number 2776993).</p> <p>See attached descriptions and exhibit.</p>		
Property Owner Affidavit		
I (We), <u>JEFF WERBELOW</u> , depose and say that I (we) am (are) the ownert(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.		
 _____ (Property Owner)		_____ (Property Owner)
Subscribed and sworn to me this <u>19th</u> day of <u>December</u> , 20 <u>16</u>		
 OLGA MARIASINA NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 678124 COMM. EXP. 06-16-2018		 _____ (Notary)

Authorized Representative Affidavit

I (We), JEFF WEBBELOW, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), RICK EVERSON, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.




(Property Owner)

(Property Owner)

Dated this 19th day of December, 2018, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



OLGA MARIASINA
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 678124
COMM. EXP. 06-18-2018



(Notary)

SUMMIT EDEN PHASE 1C AMENDMENT 4

AMENDING LOTS 51R-56, 57B-62R, 116,
PARCEL OS2 (OPEN SPACE) AND PARCEL N (OPEN SPACE)

THE NORTHEAST 1/4 OF SECTION 8, T. 36, N. 36, E. 36, 36M
JANUARY 2017



SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 20, 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 SECTIONS 17-21-11, AND THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE WCD 196-11-8-(1)(3), AND HAVE MET ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT, AND THAT THIS PLAT, SUMMIT EDEN PHASE 1C AMENDMENT 4, IN NEWER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LINES INCLUDING SAID SURVEYOR, BASED UPON DATA COMPILED FROM RECORDS IN THE NEWER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

RICHARD W. MILLER
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 108841

LEGAL DESCRIPTION

ALL OF LOTS 51R, 52R, 53, 54, 55, 56, 57B, 58, 59, PARCEL N, 61A, 61B, 61A, 61B, AND 62R OF SUMMIT EDEN PHASE 1C SUBDIVISION AND ALL OF LOT 116 AND PARCEL OS2 OF SUMMIT EDEN PHASE 1C AMENDMENT 1, AS RECORDED IN THE OFFICE OF THE NEWER COUNTY RECORDER.

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51R, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER CREEK (BEING PARCEL OS2, SUMMIT EDEN PHASE 1C SUBDIVISION, ENTRY NO. 2672346, BOOK 75, PAGE 29-43, AS RECORDED IN THE OFFICE OF THE NEWER COUNTY RECORDER, SAID POINT BEING SOUTH 09°45'00" EAST 626.92 FEET AND EAST 338.42 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND NEWMAN (DENSE OF BEARING IS NORTH 80°52'11" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND NEWMAN AND THE NE NEWER COUNTY MONUMENT ON THE INTERSECTION OF THE NEWER/CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF COPPER CREEK THE FOLLOWING (2) COURSES: (1) NORTHEASTERLY ALONG A 116.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 80°52'11" EAST, A DISTANCE OF 87.18 FEET, THROUGH A CENTRAL ANGLE OF 87°20'17", A DISTANCE OF 82.28 FEET; (2) NORTH 80°52'11" EAST 128.80 FEET; (3) SOUTHWESTERLY ALONG A 107.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 51°30'37" EAST, A DISTANCE OF 104.86 FEET), THROUGH A CENTRAL ANGLE OF 88°29'57", A DISTANCE OF 102.38 FEET; (4) SOUTH 22°33' EAST 124.67 FEET; (5) SOUTHWESTERLY ALONG A 23.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 28°17'50" EAST, A DISTANCE OF 25.31 FEET, THROUGH A CENTRAL ANGLE OF 87°20'17", A DISTANCE OF 27.54 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SPINGS HOLE, THENCE ALONG THE NORTHERLY LINE OF SPINGS HOLE THE FOLLOWING (4) COURSES: (1) SOUTH 80°56'41" WEST 34.28 FEET; (2) NORTHEASTERLY ALONG A 102.00 RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 80°52'11" EAST, A DISTANCE OF 113.19 FEET), THROUGH A CENTRAL ANGLE OF 87°20'17", A DISTANCE OF 119.33 FEET; (3) NORTH 82°49'50" WEST 36.72 FEET; (4) NORTHEASTERLY ALONG A 288.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 85°44'11" WEST, A DISTANCE OF 26.56 FEET, THROUGH A CENTRAL ANGLE OF 6°06'32", A DISTANCE OF 26.56 FEET TO THE SOUTHEAST CORNER OF LOT 63, THENCE ALONG THE EASTERN LINE OF LOT 63 FOLLOWING TWO (2) COURSES: (1) NORTH 31°27'21" EAST 20.17 FEET; (2) NORTH 68°26'11" WEST 43.24 FEET, THENCE SOUTH 80°52'11" WEST 133.33 FEET, THENCE NORTH 27°52'47" WEST 37.44 FEET TO THE SOUTHWESTERLY CORNER OF LOT 51R, THENCE ALONG THE WESTERLY LINE OF LOT 51R NORTH 02°42'11" EAST 71.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 50000 SQ. FT. or 1.137 ACRES.

SURVEY NARRATIVE

- THIS SURVEY WAS PERFORMED TO RECONFIGURE LOTS 51R, 52R, 53, 54, 55, AND 56 OF SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672346) AND TO LOTS AND 2 OPEN SPACE PARCELS, NOW KNOWN AS LOTS 116-118, PARCEL OS2, AND PARCEL OS1.
- THE SURVEY ALSO INCLUDES LOT LINE ADJUSTMENTS TO LOTS 57B (NOW 130), 58 (NOW 136), 59 (NOW 137), PARCEL OS1 (NOW PARCEL OS2), 60A (NOW 140), 60B (NOW 150), 61A (NOW 146), 61B (NOW 147), 62R (NOW 142) OF SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672346) AND LOT LINE ADJUSTMENTS TO LOT 116 (NOW 124) AND PARCEL OS2 (NOW PARCEL OS1) OF SUMMIT EDEN PHASE 1C (RECORDED 2/3/2014, ENTRY #2779945).
- THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 80°52'11" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND NEWMAN AND A FOUND NEWER COUNTY LINE MONUMENT SET BY THE NEWER COUNTY SURVEYOR'S OFFICE. THIS BEARING DIFFERS FROM NEWER COUNTY SURVEYORS BEARING BY 00°01'41" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 84.

PLAT NOTES

- THIS PLAT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS, AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672346), INCLUDING CURRENTLY RECORDED AMENDMENTS, WHETHER OTHERWISE NOTED ON THIS PLAT.
- THE 1/2" ORANGE EASEMENT ADJACENT TO LOTS 51R, 52R, 53, 54, AND 55 AS SHOWN ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672346), IS NOT SHOWN ON THIS PLAT AS IT HAS BEEN VACATED BY NEWER COUNTY ORDINANCE # _____.
- THE 1/2" NEWER EASEMENT ADJACENT TO LOTS 54, 55, AND 56 AS SHOWN ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672346), IS NOT SHOWN ON THIS PLAT AS IT HAS BEEN VACATED BY NEWER COUNTY ORDINANCE # _____.
- THIS PLAT VACATES THE DESIGNATED BULLETS ENVELOPES FROM THE PREVIOUS LOTS AND THE NEW LOTS CREATED BY THIS PLAT WILL DEFAULT TO CURRENT NEWER NETWORKS.
- PARCEL OS FROM SUMMIT EDEN PHASE 1C SUBDIVISION (PREVIOUS TO 012 ON SUMMIT EDEN PHASE 1C AMENDMENT 1), NEWER COS, HAS PREVIOUSLY RECEIVED A BULKHEAD PUBLIC UTILITY EASEMENT ACROSS ITS BULKHEAD (ENTRY #271133). AMENDED PARCEL OS1 WILL CONTINUE TO MAINTAIN THIS PUBLIC UTILITY EASEMENT ACROSS ITS DITIC NEWLY CONFIGURED BULKHEAD.
- PARCEL OS FROM SUMMIT EDEN PHASE 1C SUBDIVISION (PREVIOUS TO 012 ON SUMMIT EDEN PHASE 1C AMENDMENT 1), NEWER COS, HAS PREVIOUSLY RECEIVED A 10' PUBLIC UTILITY EASEMENT ALONG ITS FRONTAGE OF COPPER CREEK, A PRIVATE ROAD (ENTRY #2708765). AMENDED PARCEL OS2 WILL CONTINUE TO MAINTAIN THIS 10' PUBLIC UTILITY EASEMENT ALONG ITS NEWLY CONFIGURED FRONTAGE OF COPPER CREEK.

OWNER'S DEDICATION

SUMMIT EDEN PHASE 1C, LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND DEDICATE TO THE PUBLIC THE SAME WITH LOTS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND HAVE SAID TRACT, TO BE KNOWN AS:
SUMMIT EDEN PHASE 1C AMENDMENT 4.

AND DO HEREBY GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN THE PLAT NOTES, SUCH NOTES AND THE RESIGNATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.
IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE
DAY OF _____, 2017.

SUMMIT EDEN PHASE 1C, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SUMMIT INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: _____
NAME: JOFF WENDELSON
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF UTAH _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JOFF WENDELSON, THE AUTHORIZED SIGNATORY FOR SUMMIT INVESTMENTS LLC, THE SOLE MEMBER OF SUMMIT EDEN PHASE 1C, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

Sheet
1 of 2

NIVIS
DIGITAL VERTICALITY
LITHOGRAPHED IN THE U.S.A.
BY NIVIS INC. 2017

RECORDED # _____
OFFICE OF STATE COUNTY OF NEWER,
RECORDS AND PLATS AT THE
REQUEST OF: _____
ENTRY NO. _____
DATE: _____
BOOK: _____
PAGE: _____
BY: _____
NEWER COUNTY RECORDER

OWNER'S SIGNATURE
I HAVE EXAMINED THE ORIGINAL, WARRANTED AND TRUSTED INSTRUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE HERETO AND ARE IN FORM AND APPET.
SIGNED THIS _____ DAY OF _____, 2017.

SALVAGE

OWNER'S SIGNATURE
I HEREBY CERTIFY THAT THE NEWER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORDS IN THE COUNTY. CROSSING THE APPROVAL OF THIS PLAT BY THE NEWER COUNTY SURVEYOR'S OFFICE DOES NOT RELIEVE THE LANDOWNER AND SURVEYOR WHO DRAWS THIS PLAT FROM RESPONSIBILITIES AS FOR QUALITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2017.

COUNTY SURVEYOR

STATE COUNTY SIGNATURE
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC APPOINTMENT STANDARDS AND CRITERIA FOR THE SUBDIVISION CONFORM WITH COUNTY ORDINANCES AND THE APPLICABLE OF THE FINANCIAL STATEMENT IS SUFFICIENT FOR THE INSTALLATION OF THESE APPOINTMENTS.
SIGNED THIS _____ DAY OF _____, 2017.

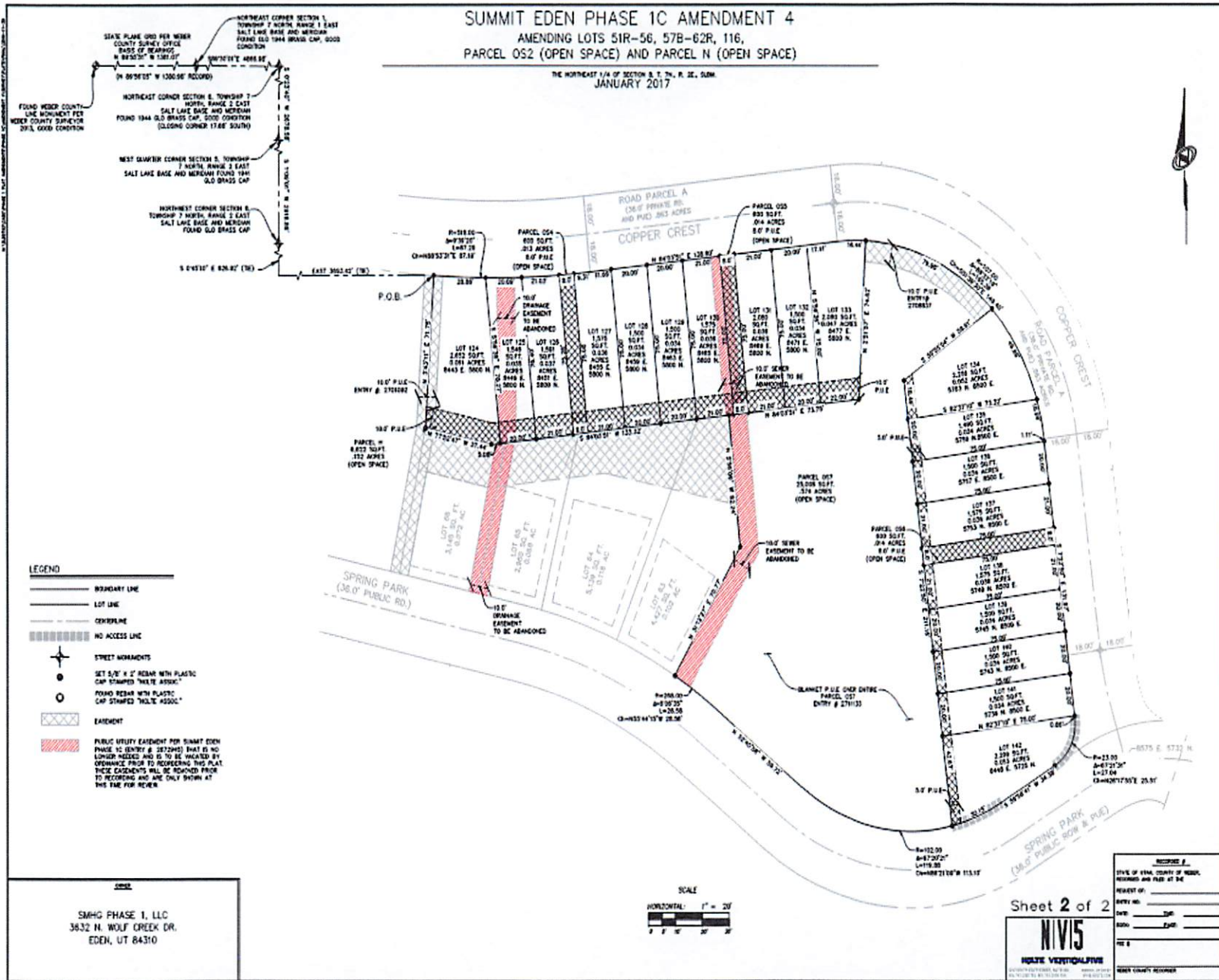
SUPPORTER

NEWER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS FULLY APPROVED BY THE NEWER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2017.

CHAIRMAN-NEWER COUNTY PLANNING COMMISSION

NEWER COUNTY ENGINEER SIGNATURE
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT, THE DESCRIPTION OF EASEMENTS AND OTHER PUBLIC UTILITIES AND RECORDS, INCLUDING OF THESE INSTRUMENTS ASSOCIATED WITH THE SUBDIVISION HEREON ARE CORRECTLY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF NEWER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 2017.

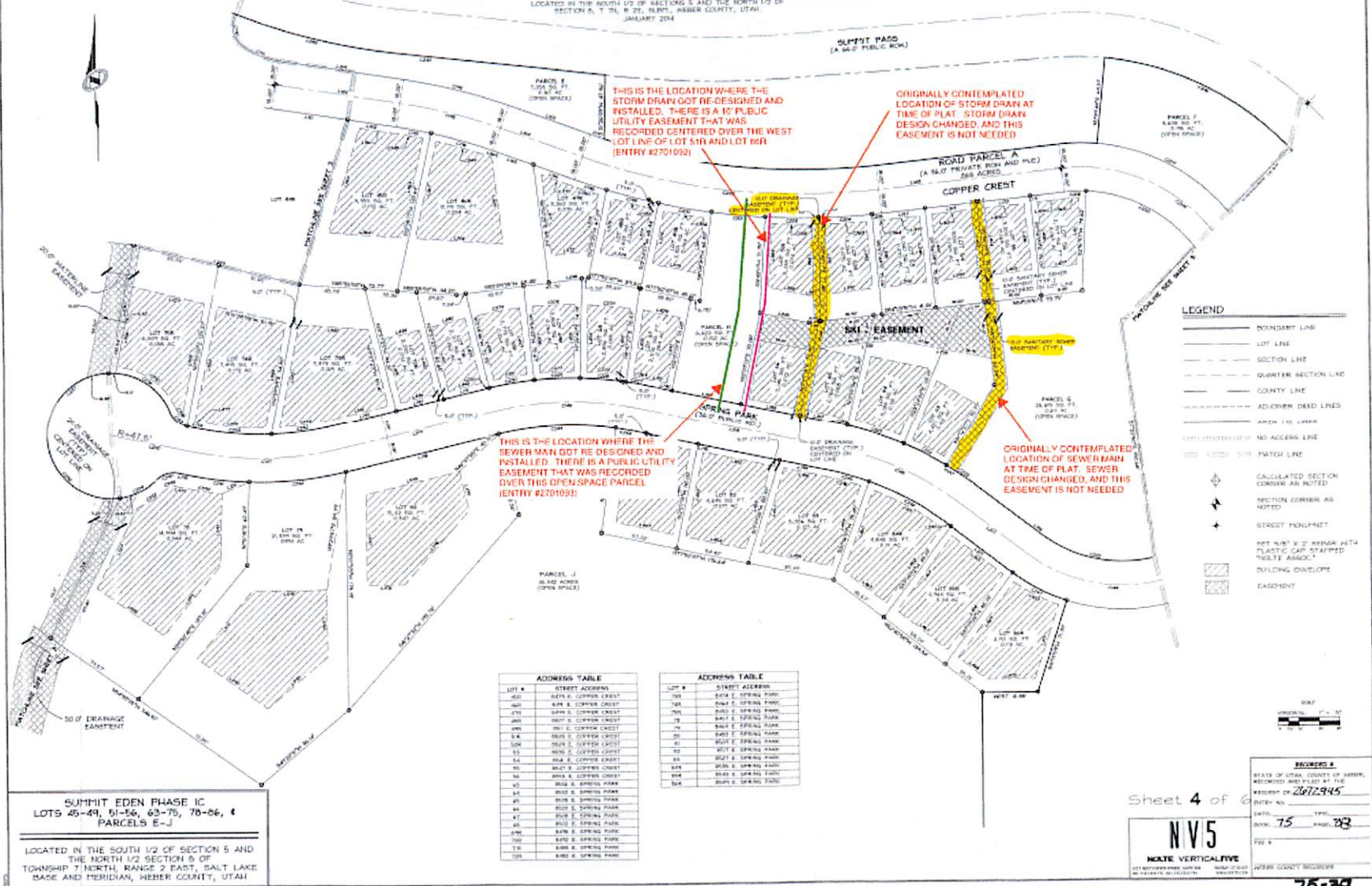
SUPPORTER



21E-5L

SUMMIT EDEN PHASE IC

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



THIS IS THE LOCATION WHERE THE STORM DRAIN WAS RE-DESIGNED AND INSTALLED. THERE IS A 12" PUBLIC UTILITY EASEMENT THAT WAS RECORDED CENTERED OVER THE WEST LOT LINE OF LOT 51R AND LOT 56R (ENTRY #2701052)

ORIGINALLY CONTEMPLATED LOCATION OF STORM DRAIN AT TIME OF PLAT. STORM DRAIN DESIGN CHANGED, AND THIS EASEMENT IS NOT NEEDED

THIS IS THE LOCATION WHERE THE SEWER MAIN GOT RE-DESIGNED AND INSTALLED. THERE IS A PUBLIC UTILITY EASEMENT THAT WAS RECORDED OVER THIS OPEN SPACE PARCEL (ENTRY #2701053)

ORIGINALLY CONTEMPLATED LOCATION OF SEWER MAIN AT TIME OF PLAT. SEWER DESIGN CHANGED, AND THIS EASEMENT IS NOT NEEDED

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEAD LINES
- AREA TO BE LAVED
- NO ACCESS LINE
- NO ACCESS LINE
- PATCH LINE
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET FURNISHMENT
- NET AREA OF WYWAY WITH PLASTIC CAP STAMPED "SCALE 4800"
- BUILDING ENVELOPE
- EASEMENT

SUMMIT EDEN PHASE IC
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 OF SECTION 6 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN, HEBER COUNTY, UTAH

LOT #	STREET ADDRESS
45	509 E. SPRING PARK
46	509 E. SPRING PARK
47	509 E. SPRING PARK
48	509 E. SPRING PARK
49	509 E. SPRING PARK
51	509 E. SPRING PARK
52	509 E. SPRING PARK
53	509 E. SPRING PARK
54	509 E. SPRING PARK
55	509 E. SPRING PARK
56	509 E. SPRING PARK
57	509 E. SPRING PARK
58	509 E. SPRING PARK
59	509 E. SPRING PARK
60	509 E. SPRING PARK
61	509 E. SPRING PARK
62	509 E. SPRING PARK
63	509 E. SPRING PARK
64	509 E. SPRING PARK
65	509 E. SPRING PARK
66	509 E. SPRING PARK
67	509 E. SPRING PARK
68	509 E. SPRING PARK
69	509 E. SPRING PARK
70	509 E. SPRING PARK
71	509 E. SPRING PARK
72	509 E. SPRING PARK
73	509 E. SPRING PARK
74	509 E. SPRING PARK
75	509 E. SPRING PARK
76	509 E. SPRING PARK
77	509 E. SPRING PARK
78	509 E. SPRING PARK
79	509 E. SPRING PARK
80	509 E. SPRING PARK
81	509 E. SPRING PARK
82	509 E. SPRING PARK
83	509 E. SPRING PARK
84	509 E. SPRING PARK
85	509 E. SPRING PARK
86	509 E. SPRING PARK
87	509 E. SPRING PARK
88	509 E. SPRING PARK
89	509 E. SPRING PARK
90	509 E. SPRING PARK
91	509 E. SPRING PARK
92	509 E. SPRING PARK
93	509 E. SPRING PARK
94	509 E. SPRING PARK
95	509 E. SPRING PARK
96	509 E. SPRING PARK
97	509 E. SPRING PARK
98	509 E. SPRING PARK
99	509 E. SPRING PARK
100	509 E. SPRING PARK

Sheet 4 of 4

RECORDED &
STATE OF UTAH, COUNTY OF HEBER,
RECORDING BOOK 2872945
ENTRY NO.
DATE: 75
BOOK: 75 PAGE: 38

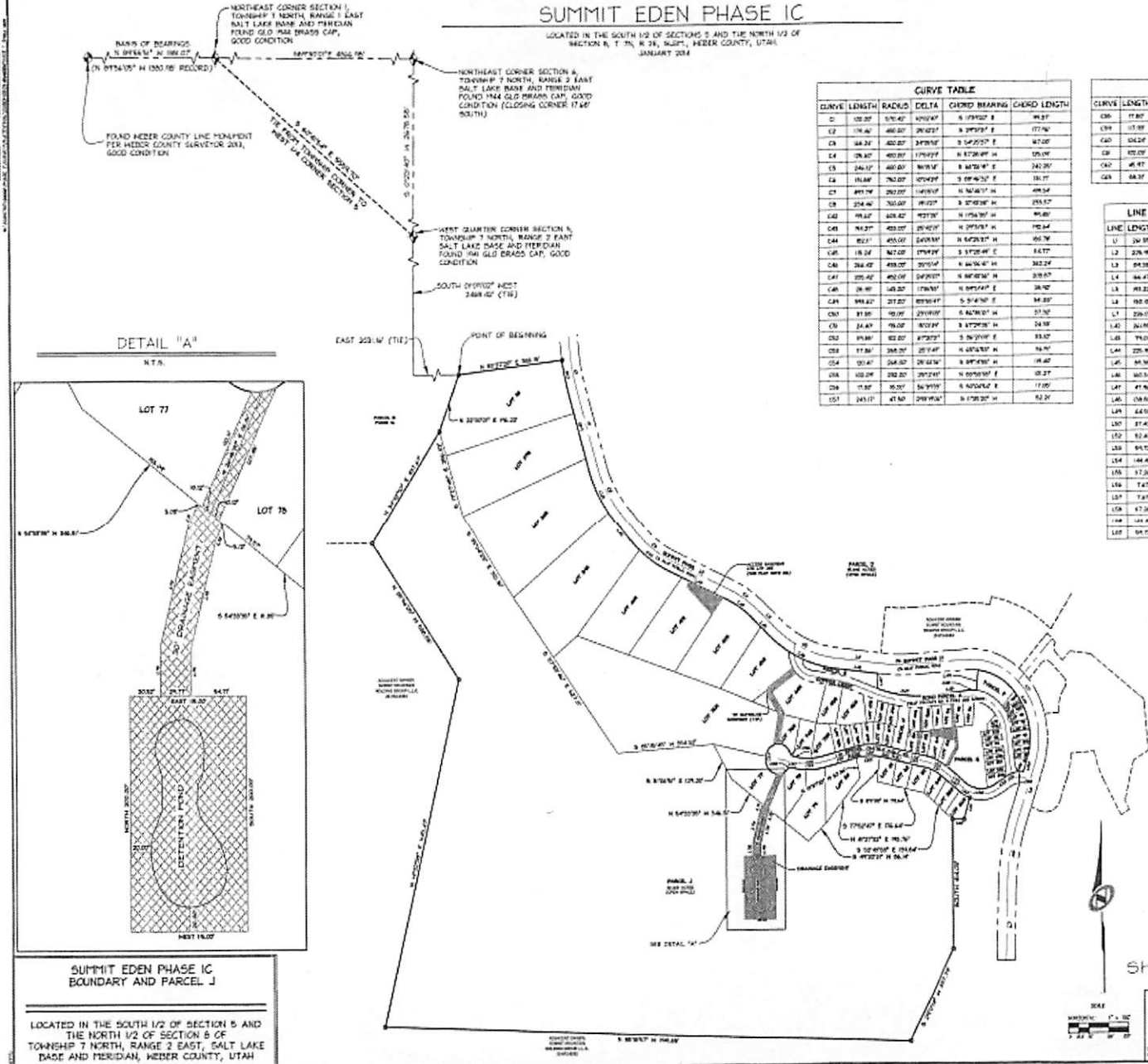
NV5
NATIVE VERTICALITY
HEBER COUNTY REGISTER

75-5L

Exhibit C-Easements to be vacated

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, S45E1, HEDER COUNTY, UTAH
JANUARY 2014

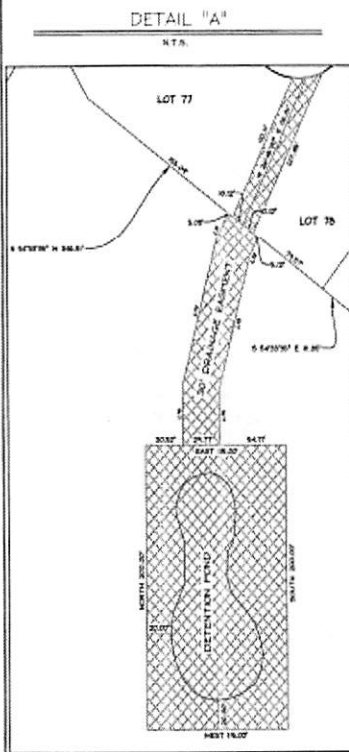


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	132.00	576.00	120.000°	S 173°00' 00" E	91.31
C2	174.40	466.00	204.000°	S 29°59' 59" E	177.94
C3	84.24	422.00	171.000°	S 54°22' 57" E	67.00
C4	28.87	460.00	171.000°	S 87°28' 00" E	25.00
C5	24.17	460.00	90.000°	S 87°28' 00" E	24.20
C6	18.88	762.00	107.000°	S 09°42' 57" E	18.77
C7	493.79	292.00	140.000°	N 52°30' 00" W	494.54
C8	224.40	561.00	90.000°	S 07°00' 00" W	225.17
C9	191.67	428.42	107.000°	N 10°54' 30" W	194.80
C10	91.27	422.00	204.000°	N 29°59' 59" W	92.04
C11	82.17	455.00	240.000°	N 62°28' 00" W	85.79
C12	18.24	842.00	171.000°	S 57°28' 00" E	18.77
C13	286.42	438.00	207.000°	N 64°54' 41" W	282.24
C14	206.40	462.00	240.000°	N 80°00' 00" W	207.67
C15	81.80	462.00	171.000°	N 80°00' 00" W	81.80
C16	89.42	217.00	89.000°	S 51°42' 00" E	84.89
C17	81.80	103.00	270.000°	S 62°30' 00" W	57.32
C18	24.43	762.00	107.000°	S 87°28' 00" W	24.38
C19	93.80	82.00	87.000°	S 26°20' 00" E	83.07
C20	17.84	385.00	207.000°	N 40°30' 00" W	18.74
C21	101.47	244.00	204.000°	S 89°49' 00" W	101.40
C22	102.00	282.00	207.000°	N 89°00' 00" E	102.21
C23	71.87	80.00	54.000°	S 82°00' 00" E	77.00
C24	143.17	47.50	200.000°	S 17°20' 00" W	82.21

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C25	17.80	81.00	54.000°	S 78°00' 00" W	17.00
C26	17.80	243.00	207.000°	N 89°00' 00" E	18.00
C27	142.20	232.00	204.000°	S 89°00' 00" W	138.70
C28	102.00	252.00	207.000°	N 89°00' 00" E	103.37
C29	46.47	186.00	100.000°	S 87°00' 00" E	45.70
C30	84.37	232.00	204.000°	S 87°00' 00" W	87.70

LINE TABLE	
LINE	LENGTH
L1	24.30
L2	226.40
L3	44.00
L4	64.27
L5	93.22
L6	182.00
L7	226.07
L8	24.00
L9	79.07
L10	225.00
L11	84.50
L12	305.50
L13	47.90
L14	158.80
L15	44.00
L16	274.07
L17	52.47
L18	94.72
L19	144.40
L20	17.20
L21	74.77
L22	67.20
L23	144.40
L24	104.72

LINE TABLE	
LINE	LENGTH
L25	71.50
L26	144.00
L27	22.07
L28	16.77
L29	76.77
L30	138.87
L31	45.87
L32	44.40



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, HEDER COUNTY, UTAH

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJOINER DEED LINES
 - AREA TIE LINES
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - NET 300' X 2' REBAR OR PLASTIC CAP, STAMPED "HOTEL ASSOC."
 - BUILDING ENVELOPE
 - EASEMENT

RECORDED IN STATE OF UTAH, COUNTY OF HEDER, REGISTERED AND FILED AT THE REQUEST OF 2672145

PATENT NO. _____

DATE: _____ TIME: _____

BOOK: 75 PAGE: 36

FILE # _____

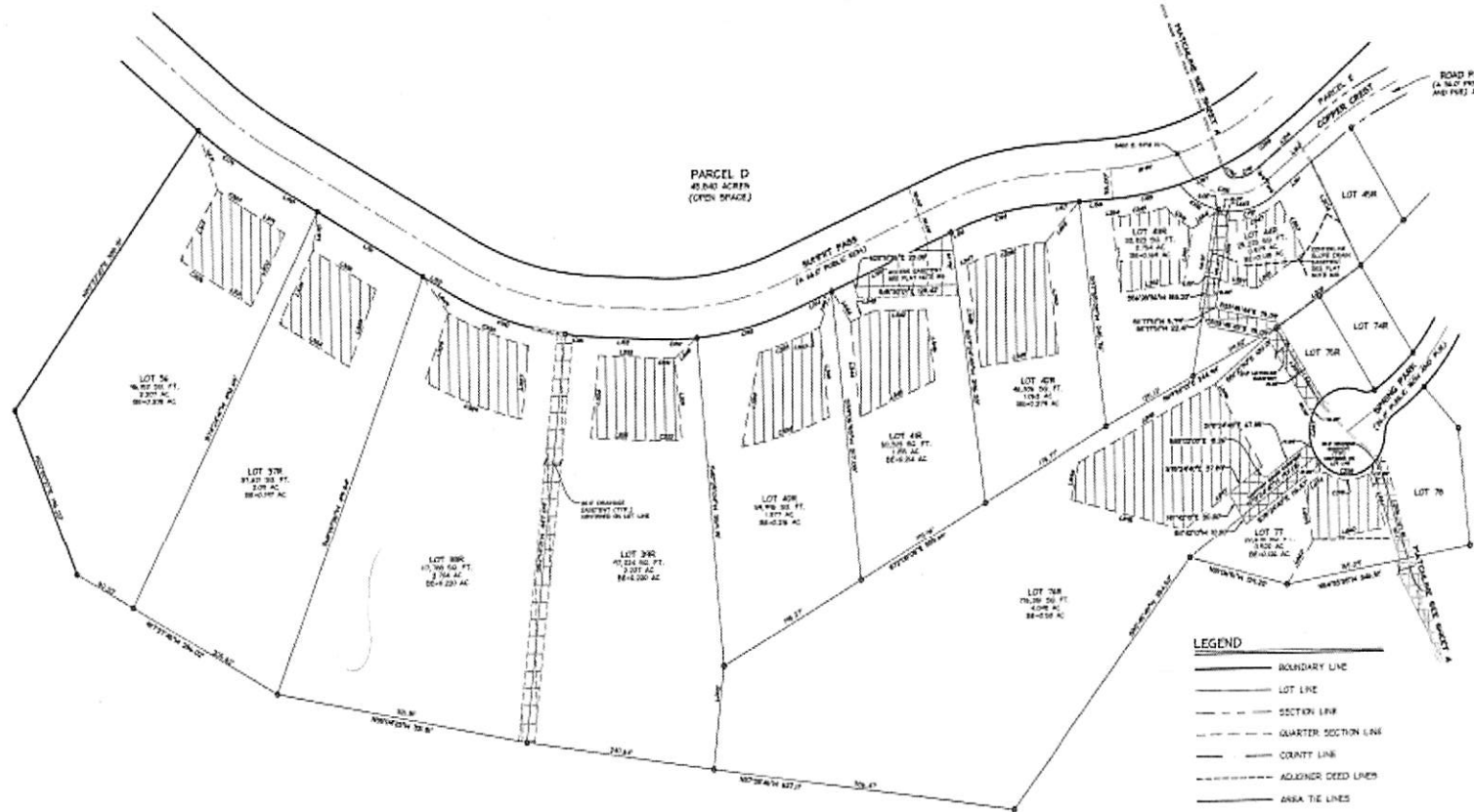
HEDER COUNTY RECORDER

Exhibit D-Summit Eden Phase 1C

LS-SL

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8, T. 7N, R. 2E, S4E1, HEBER COUNTY, UTAH
JANUARY 2014



ADDRESS TABLE

LOT #	STREET ADDRESS
36	SAGE E. SUPPLY PASS
37	SAGE E. SUPPLY PASS
38	SAGE E. SUPPLY PASS
39	SAGE E. SUPPLY PASS
40	SAGE E. SUPPLY PASS
41	SAGE E. SUPPLY PASS
42	SAGE E. SUPPLY PASS
43	SAGE E. SUPPLY PASS
44	SAGE E. SUPPLY PASS
45	SAGE E. SUPPLY PASS
46	SAGE E. SUPPLY PASS
47	SAGE E. SUPPLY PASS
48	SAGE E. SUPPLY PASS
49	SAGE E. SUPPLY PASS
50	SAGE E. SUPPLY PASS
51	SAGE E. SUPPLY PASS
52	SAGE E. SUPPLY PASS
53	SAGE E. SUPPLY PASS
54	SAGE E. SUPPLY PASS
55	SAGE E. SUPPLY PASS
56	SAGE E. SUPPLY PASS
57	SAGE E. SUPPLY PASS
58	SAGE E. SUPPLY PASS
59	SAGE E. SUPPLY PASS
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62	SAGE E. SUPPLY PASS
63	SAGE E. SUPPLY PASS
64	SAGE E. SUPPLY PASS
65	SAGE E. SUPPLY PASS
66	SAGE E. SUPPLY PASS
67	SAGE E. SUPPLY PASS
68	SAGE E. SUPPLY PASS
69	SAGE E. SUPPLY PASS
70	SAGE E. SUPPLY PASS
71	SAGE E. SUPPLY PASS
72	SAGE E. SUPPLY PASS
73	SAGE E. SUPPLY PASS
74	SAGE E. SUPPLY PASS
75	SAGE E. SUPPLY PASS
76	SAGE E. SUPPLY PASS
77	SAGE E. SUPPLY PASS

SUMMIT EDEN PHASE 1C
LOTS 36-44R, 76, & 77.

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, HEBER COUNTY, UTAH

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - - - SECTION LINE
 - - - QUARTER SECTION LINE
 - - - COUNTY LINE
 - - - ADJOINER DEED LINES
 - - - ANNA TIE LINES
 - - - SLOPE GRASS EASEMENT
 - NO ACCESS LINE
 - HATCH LINE
 - ◆ CALCULATED SECTION CORNER AS NOTED
 - ◆ SECTION CORNER AS NOTED
 - + STREET POINT/PIET
 - NET 6"0" X 2" REDDAR WITH PLASTIC CAP STAMPED "NOLTE ANNO"
 - ▨ BUILDING ENVELOPE
 - ▨ EASEMENT



Sheet 3 of 6

RECORDED &
STATE OF UTAH, COUNTY OF HENRI,
RECORDED AND FILED AT THE
OFFICE OF THE COUNTY CLERK
REGISTRY OF 2672945
ENTRY NO.
DATE: 1/15/14 TYPE: PLAT
BOOK: 15 PAGE 37
FEE \$
HEBER COUNTY RECORDER

NV5
NOLTE VERTICAL FIVE
REGISTERED PROFESSIONAL SURVEYOR
STATE OF UTAH LICENSE NO. 10000

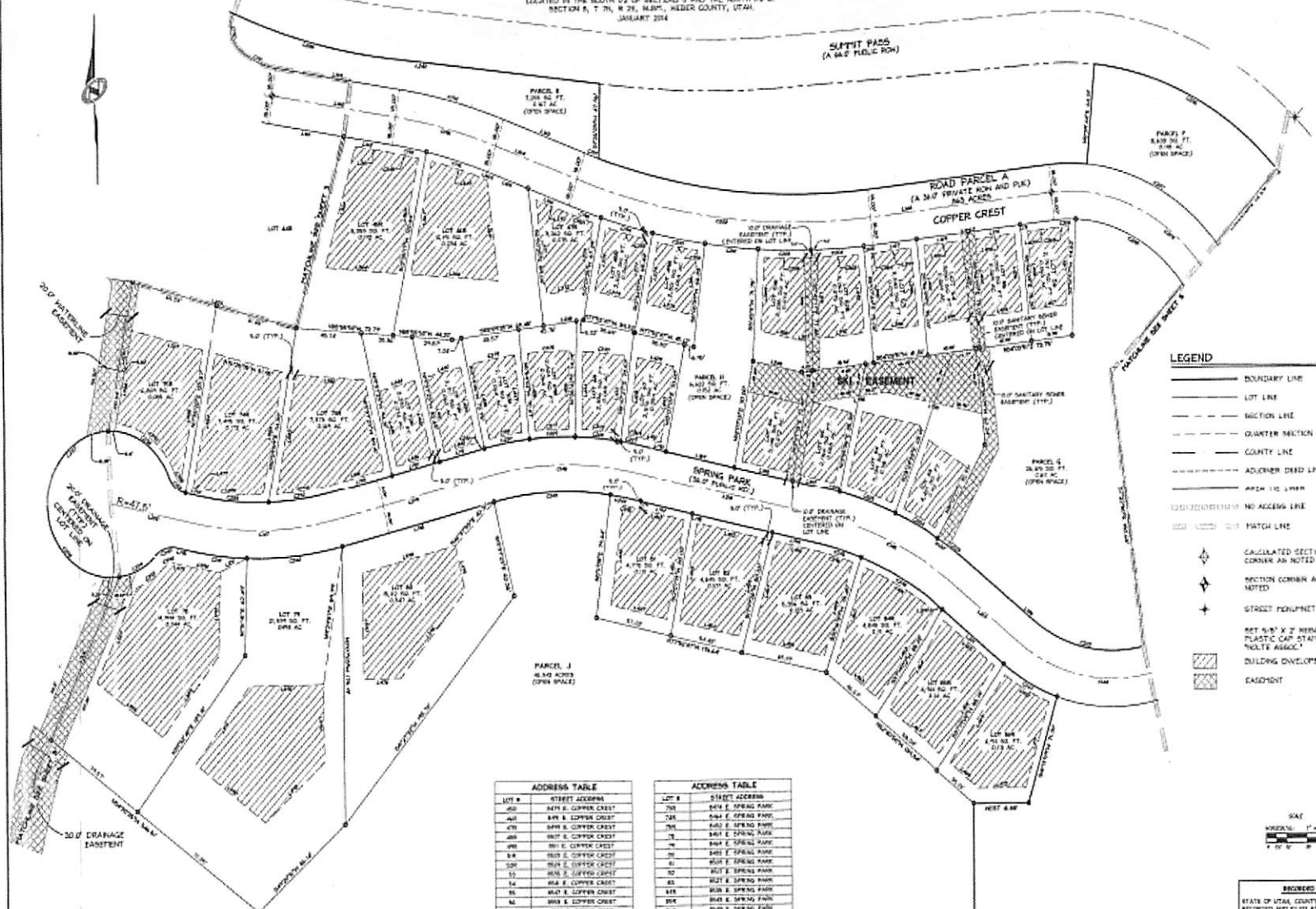
70-37

Exhibit D-Summit Eden Phase 1C

81E-9L

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8, T. 7N, R. 23E, S44M, WEBER COUNTY, UTAH
JANUARY 2014



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - - - SECTION LINE
 - - - QUARTER SECTION LINE
 - - - COUNTY LINE
 - - - ADJOINER DEAD LINES
 - AREA 1:10 LINES
 - ||||| NO ACCESS LINE
 - ||||| PATCH LINE
 - ⬆ CALCULATED SECTION CORNER AS NOTED
 - ⬆ SECTION CORNER AS NOTED
 - ⊕ STREET PERMITS
 - ⊕ NET 5/8" X 2" NIPER WITH PLASTIC CAP STAMPED "VOLTE ASSOC."
 - ▨ BUILDING ENVELOPE
 - ▨ EASEMENT

ADDRESS TABLE

LOT #	STREET ADDRESS
45	845 E. COPPER CREST
46	846 E. COPPER CREST
47	847 E. COPPER CREST
48	848 E. COPPER CREST
49	849 E. COPPER CREST
51	851 E. COPPER CREST
52	852 E. COPPER CREST
53	853 E. COPPER CREST
54	854 E. COPPER CREST
55	855 E. COPPER CREST
56	856 E. COPPER CREST
63	863 E. SPRING PARK
64	864 E. SPRING PARK
65	865 E. SPRING PARK
66	866 E. SPRING PARK
67	867 E. SPRING PARK
68	868 E. SPRING PARK
69	869 E. SPRING PARK
70	870 E. SPRING PARK
71	871 E. SPRING PARK
72	872 E. SPRING PARK
73	873 E. SPRING PARK
74	874 E. SPRING PARK
75	875 E. SPRING PARK
78	878 E. SPRING PARK
79	879 E. SPRING PARK
80	880 E. SPRING PARK
81	881 E. SPRING PARK
82	882 E. SPRING PARK
83	883 E. SPRING PARK
84	884 E. SPRING PARK
85	885 E. SPRING PARK
86	886 E. SPRING PARK

ADDRESS TABLE

LOT #	STREET ADDRESS
76	876 E. SPRING PARK
77	877 E. SPRING PARK
78	878 E. SPRING PARK
79	879 E. SPRING PARK
80	880 E. SPRING PARK
81	881 E. SPRING PARK
82	882 E. SPRING PARK
83	883 E. SPRING PARK
84	884 E. SPRING PARK
85	885 E. SPRING PARK
86	886 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 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

Sheet 4 of 6

NVIS
 VOLTE VERTICALITY

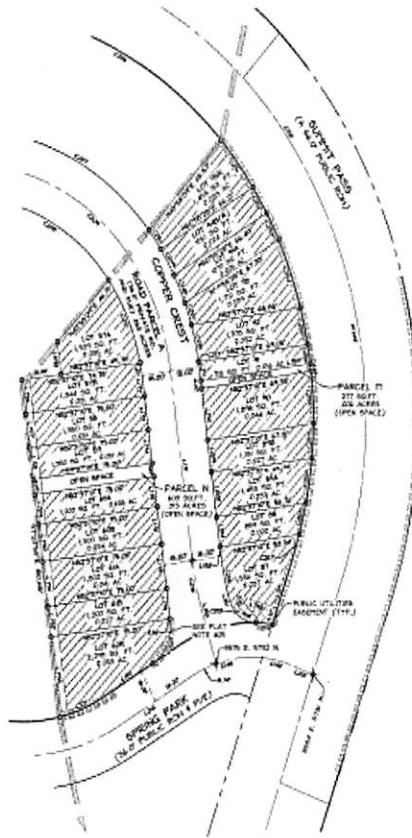
ENGINEER'S
 STATE OF UTAH, COUNTY OF WEBER,
 RECORDS AND PLOTS AT THE
 REQUEST OF 2672945
 ENTER NO. _____
 DATE: 7/5/14 TYPED: 7/8/14
 BOOK: 75 PAGE: 38
 FEE \$ _____
 WEBER COUNTY RECORDER

75-38

Exhibit D-Summit Eden Phase 1C

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 8 AND THE NORTH 1/2 OF SECTION 6, T 7N, R 2E, S20E1, WEBER COUNTY, UTAH
JANUARY 2014



LEGEND

- BOUNDARY LINE
- LOT LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - COUNTY LINE
- - - ADJACENT DEED LINES
- - - AREA TIE LINES
- ▨ NO ACCESS LINE
- ▨ PATCH LINE
- ⬆ CALCULATED SECTION CORNER AS NOTED
- ⬆ SECTION CORNER AS NOTED
- ⬆ STREET MONUMENT
- 8" X 8" X 2' REDAR WITH PLASTIC CAP STAFFED "MULTI ASSOCI"
- ▨ BUILDING ENVELOPE
- ▨ EASEMENT

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



SUMMIT EDEN PHASE 1C
LOTS 57A-62, 57-75 & PARCEL M & N
ADDRESS TABLES

LOCATED IN THE SOUTH 1/2 OF SECTION 8 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 6

RECORDED &
 STATE OF UTAH, COUNTY OF WEBER,
 RECORDED AND FILED AT THE
 OFFICE OF THE
 COUNTY CLERK
 DATE: 11/22/15
 BOOK: 75 PAGE: 39
 FILE #

NIV5
 HOLTE VERTICALS
 2200 W. 1000 S. SUITE 100
 SALT LAKE CITY, UT 84119
 PHONE: (801) 488-8888
 FAX: (801) 488-8889
 EMAIL: info@holteverticals.com
 WEB: www.holteverticals.com

WEBER COUNTY RECORDER

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T. 3N, R. 2E, S.20TH, WEBER COUNTY, UTAH. JANUARY 2014

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

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LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

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CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, LONG CHORD, LENGTH. Contains 18 rows of data.

SUMMIT EDEN PHASE 1C LINE & CURVE 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 6 of 6

NIV5
NOTE: VERTICAL CURVE DATA IS SHOWN ON SHEET 7 OF THIS SET.

ENCLOSURE
STATE OF UTAH, COUNTY OF WEBER, BEING AND FILED AT THE OFFICE OF THE COUNTY CLERK, WEBER COUNTY, UTAH, THIS 15th DAY OF JANUARY, 2014.
BY: [Signature]
COUNTY CLERK



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and approval on an application to vacate all of Lot 2 in the Lakeside View Subdivision.

Type of Decision: Legislative

Agenda Date: Tuesday, January 24, 2017

Applicant: Judy Reeves

File Number: SUBVAC 16-01

Property Information

Approximate Address: 1034 N 7100 E Huntsville, Utah 84317

Project Area: 13.8 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Single Family Dwelling

Proposed Land Use: Residential

Parcel ID: 21-137-0002

Township, Range, Section: 6N, 2E, Sections 6, 7

Adjacent Land Use

North: Agricultural	South: Agricultural/Residential
East: Agricultural	West: Agricultural

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Utah Code Title 17 (Counties) 27a (County Land Use) Part 6 (Subdivisions) Section 608 (Vacating or amending a Subdivision Plat)

Background and Summary

The applicant is requesting approval to vacate all of Lot 2 in the Lakeside View Subdivision. This vacation is being executed by way of ordinance and is supported by a plat amendment that will be processed as a small subdivision by the Planning Division following the completion of the subdivision vacation. The current acreage of Lot 2 is 13.8 acres. The applicant has expressed that the purpose of the vacation and plat amendment is to create a 3 acre lot, leaving the remaining 10.8 acres as an agricultural parcel not approved for development.

In order to meet the Utah State Code requirements found in Title 17-27a-608 (Vacating or amending a subdivision plat) Judy Reeves, who resides in the home on Lot 2, has obtained signatures from the executor of Lakeside Acres LLC and the owners of Lot 1 in the Lakeside View Subdivision, which have been attached as Exhibit D.

The amended plat has been included in this report as Exhibit A. The amended Lot 2 will become Lot 3, and the remaining area to the rear will be labeled as "Remaining Parcel Not Approved for Development".

The following is an analysis of this application based on applicable State and County ordinances.

Analysis

General Plan: This vacation is in accord with the Ogden Valley General Plan by preserving open spaces within a rural setting and encouraging agricultural pursuits.

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the Uniform Land Use Code (LUC) 104-6-1

"The purpose of the AV-3 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."

Subdivision Vacation: Specific requirements found in State Code 17-27a-608 and 17-27a-609 list the proper procedure for vacating a lot within a subdivision. These requirements have been followed by the applicant who has provided the necessary documentation to meet all State statute. In 2014, the Utah Code governing the process to vacate or amend a subdivision plat was changed. Utah Code now allows for the recordation of an amended subdivision plat to vacate the original subdivision or a portion of the subdivision; however, since a portion of the original lot will not be included in the new configuration, that portion of Lakeside View Subdivision must be vacated by ordinance. The quote below is from Utah Code §17-27a-609(3) (a).

"A legislative body may vacate a subdivision or a portion of a subdivision by recording in the county recorder's office an ordinance describing the subdivision or the portion being vacated".

Utah Code §17-27a-609 (1) states that the land use authority may approve the vacation or amendment of a plat if the land use authority finds that:

- a. *"there is good cause for the vacation or amendment: and*
- b. *no public street, right-of way, or easement have been vacated or amended."*

A Vacation Ordinance has been created, and reviewed by the County Attorney. This Vacation Ordinance has been included in this report as Exhibit C.

Review Agencies: The vacation of lot 2 within the Lakeside View Subdivision has been reviewed by the Engineering Division, and the Planning Division. The Surveying Department has made some inquiries on this project, but has yet to post a review. It is anticipated that the comments from County reviewing agencies can be adequately addressed.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

Public Notice: A notice for a Public Hearing has been posted in the local paper, State and County website and mailed to the affected entities at least 10 calendar days before the first public hearing meeting both State and The Uniform Land Use Code of Weber County, Utah (LUC) noticing requirements.

Summary of Planning Commission Considerations

The Planning Commission will need to determine if "there is good cause for the vacation or amendment and no public street, right-of-way, or easement has been vacated or amended." Utah Code 17-27a-609 (1)

Staff Recommendations

Staff recommends approval of the request to vacate all of Lot 2 in the Lakeside View Subdivision. This recommendation for approval is subject to all review agency requirements and is based on the following condition:

1. The ordinance to vacate Lot 2 in the Lakeside View subdivision will be recorded with the Weber County Recorder's Office in conjunction with the approved plat amendment.

This recommendation is based on the following findings:

1. The proposed subdivision vacation supports and conforms to the Ogden Valley General Plan.
2. The proposed subdivision vacation complies with applicable County ordinances.
3. The proposed subdivision vacation complies with the applicable State Code.
4. The vacation will allow for a new subdivision plat amendment to move forward, preserving over 10 acres of agricultural property; therefore the proposal shows good cause for the vacation.
5. The proposal will not vacate any public streets, rights-of-way or easements.
6. The proposed subdivision vacation will not be detrimental to the public health, safety, or welfare.
7. The proposed subdivision vacation will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Lakeside View Subdivision 1st Amendment Plat
- B. Original Lakeside View Subdivision Plat
- C. Recorders Plat
- D. Subdivision application
- E. Vacating Ordinance

Area Map



LAKESIDE VIEW SUBDIVISION 1st AMENDMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HUNTSVILLE CITY, WEBER COUNTY, UTAH
DECEMBER, 2016

NORTHWEST CORNER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, PLUMB 2" WEBER COUNTY INSTRUMENT IN 2200 CORRECTION ESTABLISHED 1984

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREIN AS S027°18'37"

NARRATIVE

THE PURPOSE OF THIS PLAN IS TO CORRECT A TWO LOT AMENDED SUBDIVISION PLAN. THE BOUNDARY WAS DETERMINED BY RETRACING LOT 7 OF THE RECORD LAKESIDE VIEW SUBDIVISION. ALL CORNERS WERE MARKED OR SET AS MARKS.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
ALL OF LOT 2, LAKESIDE VIEW SUBDIVISION ACCORDING TO THE ORIGINAL PLAN THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, ALSO DESCRIBED AS:

BEGINNING AT A POINT IN THE EAST RIGHT OF MAP LINE OF 7100 EAST STREET AS SO DETERMINED BY FOUND LOT RIGHT OF WAY MONUMENTS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, LAKESIDE VIEW SUBDIVISION, SAID POINT BEING 30024.37' N, 2042.27' EAST TO THE NORTHWEST CORNER OF SECTION 7 AND 34874.28', 138.14' EAST AND 30724.53' N 00.84' FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 8, AND HERRING TRINCHES ALONG THE BOUNDARY OF LOT 2, SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) HERRING TRINCH 182.81 FEET; (2) HERRING TRINCH 401.14' FEET; (3) HERRING TRINCH 181.37 FEET TO AN EXISTING FENCE, THENCE 30015.12' E ALONG SAID FENCE LINE, AND 24 FEET TO THE NORTHWEST CORNER OF GRAVEL ROAD SUBDIVISION, THENCE 34874.28' E ALONG THE NORTH LINE OF SAID SUBDIVISION, 1328.87 FEET TO THE EASTWEST RIGHT-OF-WAY LINE OF 7100 EAST STREET, THENCE 34874.28' E ALONG THE EASTWEST RIGHT-OF-WAY LINE OF 7100 EAST STREET, 2042.27' TO THE POINT OF BEGINNING.

CONTAINING 802,312 SQUARE FEET OR 18.615 ACRES MORE OR LESS.
lot 2 of the original will need to be vacated by way of ordinance and brought before the Planning Commission then County Commission for approval.
Lot 2 will be re-platted showing lot 3 and Remainder parcel.

TEST PIT

- TP1 2-11" S&T LOCAL GRANULAR STRUCTURE
- 11-03" S&T LOCAL GRANULAR STRUCTURE
- 25-17" LOAMY SAND, SINGLE STRAIN STRUCTURE
- TP2 2-11" S&T LOCAL GRANULAR STRUCTURE
- 11-03" S&T LOCAL GRANULAR STRUCTURE
- 25-17" LOAMY SAND, SINGLE STRAIN STRUCTURE
- TP3 2-11" S&T LOCAL GRANULAR STRUCTURE
- 11-03" S&T LOCAL GRANULAR STRUCTURE
- 25-17" LOAMY SAND, SINGLE STRAIN STRUCTURE
- TP4 2-11" S&T LOCAL GRANULAR STRUCTURE
- 11-03" S&T LOCAL GRANULAR STRUCTURE
- 25-17" LOAMY SAND, SINGLE STRAIN STRUCTURE

DEVELOPER:

ADY REEVE
1074 N. 7100 E
HUNTSVILLE, UT 84317

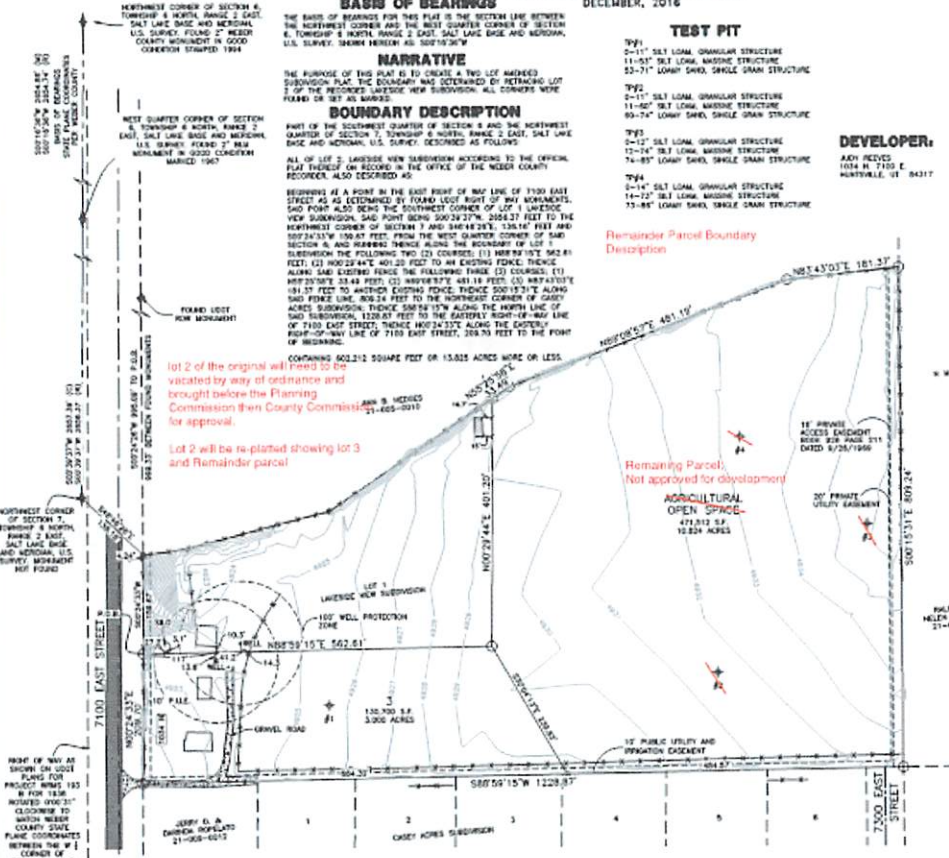


WELL PROTECTION NOTE

"AGRICULTURE IS THE PROPOSED 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 SO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (S.M.A. Ord. 02-01, JANUARY 28, 1982, ORD. 02022-0, MARCH 05, 2002)

AGRICULTURAL NOTICE

"AGRICULTURE IS THE PROPOSED 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 SO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (S.M.A. Ord. 02-01, JANUARY 28, 1982, ORD. 02022-0, MARCH 05, 2002)



SURVIVOR'S CERTIFICATE

I, JUDGE J. WOOD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE REVIEWED A SERIES OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE NOTICED ALL REQUIREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF LAKESIDE VIEW SUBDIVISION AMENDMENT I, IN HUNTSVILLE CITY, WEBER COUNTY, UTAH, AND NEAR THEREABOUTS TO THE DESCRIBED TRACT AND TO THE TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS IN SAID SUBDIVISION, BASED AND FROM SAID SURVEY MADE BY ME ON THE GROUND, FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HUNTSVILLE CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS, RECORDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____ 20____.

JUDICIAL OFFICE
1074 N. 7100 E
UTAH LICENSE NUMBER _____

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND RESERVE THE SAME INTO A TWO LOT SUBDIVISION AS SHOWN ON THE PLAN AND MAKE SAID TRACT LEGISLATIVE NON-SUBDIVISION AMENDMENT I, AND ALSO TO GRANT AND RESERVE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESCRIBED HEREIN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, SEWERAGE CANALS OR FOR THE AERATION, PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE (WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY), WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED THEREON SUCH EASEMENTS, THE OWNERS DO ALSO HEREBY GRANT A WELL PROTECTION EASEMENT TO THE HERRING TRINCH HEALTH DEPARTMENT THE BOUNDARY OF THIS EASEMENT AND TO COMPLY WITH THE REGULATORY LANDS REQUIREMENTS, ORDINANCES, AND PROCESSES ADMINISTERED BY THE HERRING TRINCH HEALTH DEPARTMENT FOR THE PROTECTION OF EXISTING WATER WELLS IN THE STATE OF UTAH AND TO PROVIDE A SEPARATION FROM A COUNTRY WATER WELL FROM CONCENTRATED SOURCES OF CONTAMINATION, THE CAUSALITY OF POLLUTION ARE CONSIDERED AS BUT NOT LIMITED TO: SOLIDS, OILS, GREASE, FERTILIZERS, PESTICIDES, LANTHANE COPPER, FUEL OILS, HAZARDOUS WASTE STORAGE, OR OTHER SOURCES OF POLLUTANTS DEEMED APPROPRIATE, UNLESS THE REGULATORY AUTHORITY OF THE HERRING TRINCH HEALTH DEPARTMENT HAS WELL PROTECTION EASEMENT AS GRANTED IN A PERPETUAL EASEMENT AND SHALL FURNISH WITH THE LAND AND IS BOUND BY ANY AND ALL SUCCESSIONS AND ASSIGNS.

SIGNED THIS _____ DAY OF _____ 20____.

Wm Roy Mowbray, Manager Lakeside Acres LLC

ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF _____

ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED _____ (NAME), BEING BY MY DULY SWORN, AND ACKNOWLEDGED TO ME _____ SIGNED BY _____ VOLUNTARILY, AND FOR THE PURPOSES THEIR MOTIONS.

COMMISSION EXPERTS _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF _____

ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED _____ (NAME), BEING BY MY DULY SWORN, AND ACKNOWLEDGED TO ME _____ SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEIR MOTIONS.

COMMISSION EXPERTS _____ NOTARY PUBLIC _____

Reeve & Associates, Inc.
345 SOUTH 900 WEST SUITE 200
HUNTSVILLE, UT 84317
PHONE: 801-942-5555
FAX: 801-942-5556

Project Info:
Surveyor: _____
Designer: _____
Scale: 1" = 400'
Date: 12-16-2016
Name: LAKESIDE VIEW
SUBDIVISION AMENDMENT I
Number: 1772-CC-16
Revision: 1-REV
Scale: 1" = 400'

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN 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 DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____ 20____.

WEBER COUNTY ENGINEER _____

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN, THE LOCATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSIGNED WITH THIS SUBDIVISION, THROUGH AND HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS _____ DAY OF _____ 20____.

CHAIRMAN, WEBER COUNTY COMMISSION _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR COMPLIANCE WITH LAWS AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THE PLAN BY THE WEBER COUNTY SURVEYOR'S OFFICE DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO DEDUCED THIS PLAN FROM THE NON-RESPONSIBLE AND/OR LABELS ASSOCIATED TO SAID PLAN.

SIGNED THIS _____ DAY OF _____ 20____.

WEBER COUNTY SURVEYOR _____

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND I HEREBY CERTIFY THAT CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE APPLICABLE THEREON ARE NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____ 20____.

WEBER COUNTY ATTORNEY _____

WEBER-MORAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOIL, FOLIARLARVAE, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____ 20____.

WEBER-MORAN HEALTH DEPARTMENT _____

Webb County Recorder

Entry No. _____ Fee Paid _____
and Record: _____
Investigated by: _____
of the Official Records, Page _____
Recorded For: _____
Webb County Recorder _____

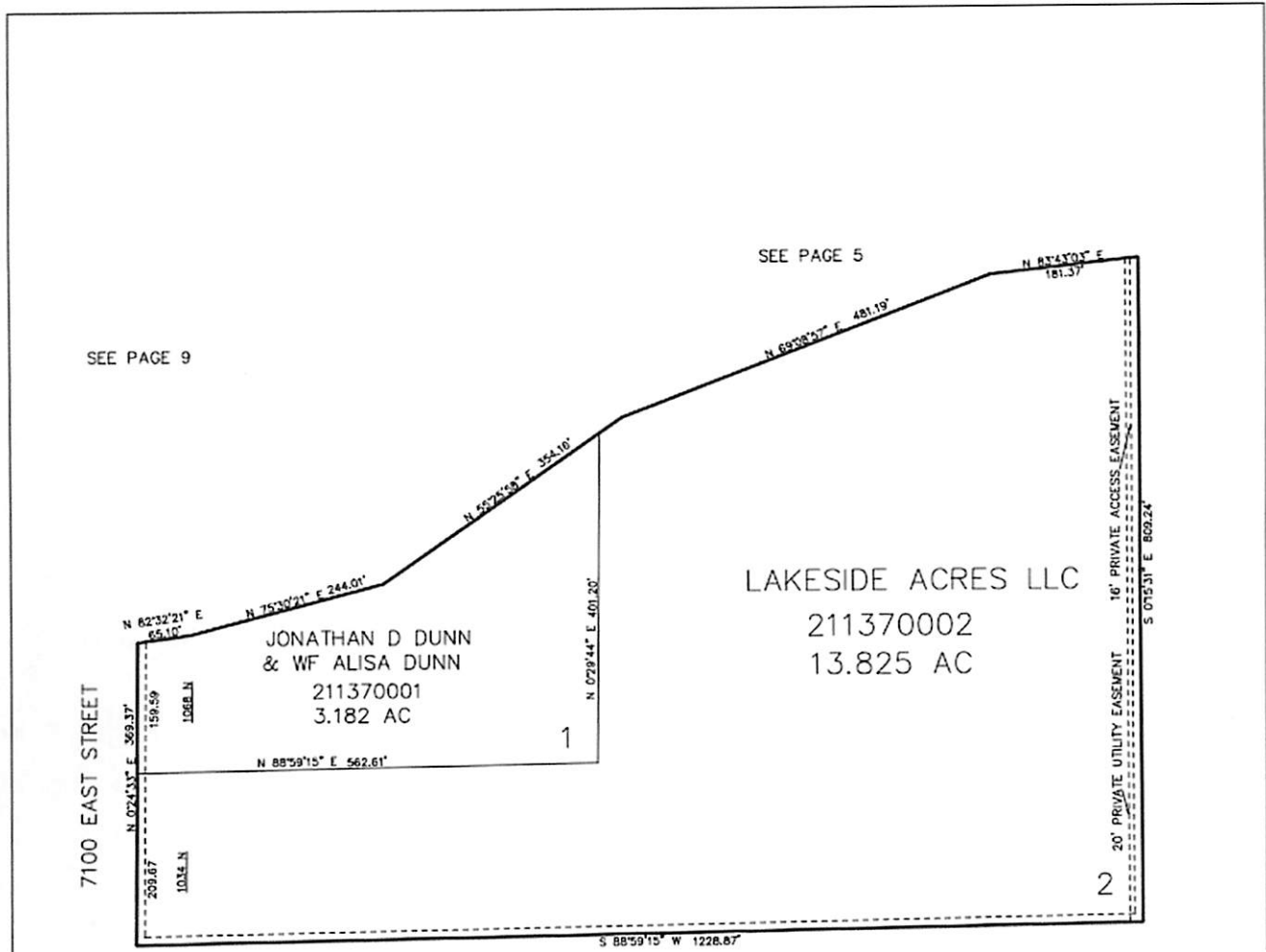
PART OF THE SW. 1/4, OF SECTION 6 AND THE NW. 1/4, OF SECTION 7, T.6N., R.2E., S.L.B. & M.


LAKESIDE VIEW SUBDIVISION

IN WEBER COUNTY

SCALE 1" = 100'

TAXING UNIT: 318



Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed 9-22-2016	Fees (Office Use) 600.00	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name Lake Side View Subdivision 1st Amendment			Number of Lots 2
Approximate Address 1034 N 7100 E Huntsville, UT 84317		Land Serial Number(s) 21-137-0001 21-137-0002	
Current Zoning AV-3	Total Acreage 13.824		
Culinary Water Provider Well - Private	Secondary Water Provider	Wastewater Treatment Septic	
Property Owner Contact Information			
Name of Property Owner(s) Lakeside View Acres		Mailing Address of Property Owner(s) 1034 N 7100 E Huntsville, Utah 84317	
Phone 801-254-0330	Fax		
Email Address JL13GrandsReeves@gmail.com		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) Judy Reeves		Mailing Address of Authorized Person 1034 N. 7100 E Huntsville, Utah 84317	
Phone 801-254-0330	Fax		
Email Address JL13GrandsReeves@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Reeve + Associate		Mailing Address of Surveyor/Engineer 5160 W 1500 S. Riverdale, Utah 84405	
Phone 801-621-3100	Fax 801-621-2666		
Email Address ogden@reeve-assoc.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
<p>I (We), <u>Judy L. Reeves</u>, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
<p><u>Judy L. Reeves</u> (Property Owner)</p>		 (Property Owner)	
Subscribed and sworn to me this <u>22</u> day of <u>September</u> , 20 <u>16</u> .			
			<p><u>Kary C. Serrano</u> (Notary)</p>

Weber County Vacation 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)
Requesters Contact Information		
Name <i>Judy Reeves</i>		Mailing Address <i>1034 North 7100 East Huntsville, Utah 84317</i>
Phone <i>801-254-0330</i>	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address <i>JL13 BrandsReeves@gmail.com</i>		
Property Information		
Address <i>1034 North 7100 East Huntsville, Utah 84317</i>		Land Serial Number(s)
Vacation Request <input type="checkbox"/> Easement <input type="checkbox"/> Road <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Subdivision Lot		Current Zoning
Subdivision Name		Lot Number(s)
Project Narrative		
Property Owner Affidavit		
<p>I (We), <i>Michael R. Martin</i> <i>Alison Dill</i> do hereby depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.</p>		
<p><i>Michael R. Martin</i> (Property Owner)</p>		<p><i>Alison Dill</i> (Property Owner)</p>
<p>Subscribed and sworn to me this <u>7</u> day of <u>January</u>, 20 <u>17</u>.</p>		<p><i>David L. Peterson</i> (Notary Public) DAVID L. PETERSON Commission #632085 My Commission Expires May 31, 2019 State of Utah</p>
		(Notary)

Authorized Representative Affidavit

I (We), Michael R. Martin, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Judy L. Reeves, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Michael R. Martin
(Property Owner)

Alice Dunn
(Property Owner)

Dated this 7 day of January, 20 17, personally appeared before me Alice Dunn Michael R. Martin, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

David L. Peterson
(Notary)



Ordinance _____

An ordinance of Weber County vacating lot 2 of Lakeside View Subdivision

Whereas, Judy Reeves, the owner of Lot 2 of Lakeside View Subdivision, has requested the vacation of Lot 2 of Lakeside View Subdivision and

Whereas, after providing proper public notice, a public hearing was held on January 31, 2017 regarding the vacation of Lot 2 within the Lakeside View Subdivision; and

Whereas, the Weber County Engineering Department has been notified and has provided written approval of the vacation of Lot 2 of the Lakeside View;

Whereas, the vacation of Lot 2 of the Lakeside View Subdivision will not substantially affect the Ogden Valley General Plan, safety, and welfare of the general public;

Now Therefore, the Weber County Board of Commissioners vacates the following:

Lot 2 of the Lakeside View Subdivision as platted and recorded in the Weber County Recorder's Office, and further described as follows:

ALL OF LOT 2, LAKESIDE VIEW SUBDIVISION, WEBER COUNTY, UTAH

Adopted and ordered published this ____ day of _____, 2017 by the Weber County Board of Commissioners,

Commissioner Ebert	Voting _____
Commissioner Gibson	Voting _____
Commissioner Harvey	Voting _____

James Ebert, Chair

ATTEST:

Ricky D. Hatch, CPA Weber County Clerk/Auditor