



OGDEN VALLEY PLANNING COMMISSION

PLANNING REGULAR MEETING AGENDA

July 25, 2017
5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Minutes: Approval of the June 27, 2017 meeting minutes
2. Consent Agenda:
 - 2.1. CUP 2017-12 Consideration and action on a conditional use permit application for a 10,000 gallon water storage tank and pump station for the Valley View Recreational Camp and Mountain Property, located at 3175 E 3350 N in the Forest Valley (FV-3) Zone. (Corporation of Presiding Bishop of the Church of Jesus Christ of LDS, Applicant; Jason Broome, Project Engineer, Agent)
 - 2.2. CUP 2016-11 Consideration and action on an expiration extension of a conditional use permit to operate a recreational lodge on Lot 6 of the Sanctuary Subdivision, located at 9686 East Maple Ridge Road in the Forest 40 (F-40) Zone. (Tim Charlwood, Applicant)
3. Petitions, Applications and Public Hearings
 - 3.1. Administrative:
 - a. New Business:
 1. CUP 2017-09 Consideration and action for the Summit at Powder Mountain Phase 1 PRUD, Amendment 3. The request will amend the previous approved site plans for the Horizon Neighborhood at Powder Mountain and Village Nest at Powder Mountain. The amendment to the PRUD will increase the overall units in the Horizon Neighborhood at Powder Mountain PRUD from 73 units to 77 units and will add one lodge to the Horizon Neighborhood. The remaining PRUD area will remain unchanged. (Summit Mountain Holding Group LLC, Applicant)
 2. UVH060216 Consideration and action for final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1 located at 7758 East Horizon Run in the Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone. (Summit Mountain Holding Group LLC, Applicant)
3. Public Comment for Items not on the Agenda
4. Remarks from Planning Commissioners
5. Planning Director Report
6. Remarks from Legal Counsel

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 at 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 to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for a 10,000 gallon water storage tank and pump station for the Valley View Recreational Camp and Mountain Property.

Type of Decision: Administrative

Agenda Date: Tuesday, July 25, 2017

Applicant: Corporation of Presiding Bishop of the Church of Jesus Christ of LDS

Authorized Agent: Jason Broome, Project Engineer (Forsgren Associates Inc)

File Number: CUP# 2017-12

Property Information

Approximate Address: 3175 East 3350 North, Eden, UT

Project Area: 25.25 acres

Zoning: Forest Valley Zone (FV-3)

Existing Land Use: Church recreation camp

Proposed Land Use: Church recreation camp

Parcel ID: 22-023-0024

Township, Range, Section: Township 7 North, Range 1 East, Section 29

Adjacent Land Use

North: Forest	South: Residential
East: Forest	West: Recreation camp

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14 Forest Valley Zone (FV-3)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses

Summary and Background

The applicant is requesting approval of a conditional use permit to install a 10,000 gallon underground water storage tank and a booster pump station at the Valley View Recreational Camp and Mountain Property located at approximately 3175 E 3350 N, Eden. The project will consist of modifications to the existing water distribution system (waterlines, valving, hydrants), including two spring rehabilitations. The proposed improvements will help optimize the beneficial use of the applicant's water rights. The property lies in the Forest Valley Zone (FV-3) which allows "Water pumping plants and reservoirs" when authorized by a conditional use permit.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The Ogden Valley General Plan identifies the need for additional culinary water and new water infrastructure based on projected growth. (see the 2016 Ogden Valley General Plan Chapter 7: Utilities and Public Services). The proposed

use conforms to the Ogden Valley General Plan by providing additional water sources to meet the demands of the Valley's existing water systems throughout developing areas.

Zoning: The subject property is located within the FV-3 Zone which is categorized as the "Forest Valley Zone". The intent of the Forest Valley Zone can be further described per LUC §104-14-1 as follows:

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

The FV-3 Zone has specific standards identified in the LUC §104-14-5 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: 30'
 - Side: 20'
 - Rear: 30' (main building) 10' (accessory building)
- Minimum lot area: 3 acres
- Minimum lot width: 150'
- Main Building height:
 - Maximum: 35'
 - Accessory building height:
 - Maximum: 25', unless meeting requirements of LUC §108-7-16, Large accessory buildings

The pump station building and water storage tank meet the applicable setbacks and building height limitations outlined above. The subject property maintains the lot size requirement at approximately 25.25 acres. Although the property does not maintain adequate lot width, the parcel is considered a 'lot of record' according to LUC §101-1-7, as found on the 1966 ownership maps (see Exhibit C).

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Prior to commencing work, the applicant will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Design Review: The FV-3 zone and the proposed conditional use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has provided a detailed site plan (see Exhibit B). The proposal is not considered large scale construction; therefore considerable traffic congestion or delay is not anticipated. Per the County Engineering Division, the contractor will be responsible to guarantee site materials are not tracked onto the County roadways. A condition of approval has been added to the Planning Division's recommendation to ensure the contractor cleans all equipment prior to exiting the site and sweeps the County roadway as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along County roads.
- *Considerations relating to landscaping.* The applicant has outlined considerations to landscaping in the site plan as part of the construction drawings. The site plan indicates that the contractor shall reseed all areas disturbed by construction with a native grass seed mix. Deciduous and evergreen trees currently make up 20-% of the project area, as required by LUC §108-1-4(3) and LUC §108-2-5(a).
- *Considerations relating to buildings and site layout.* The proposed booster pump station will be located approximately 185' north of the existing lodge. The pump station improvements will include a 7' X 10' shed. The applicant has included an example of the architectural details of the shed as part of the application (see Exhibit D). Based on the architectural details of the proposed building, the Planning Division staff feels that the structure meets the Ogden Valley Architectural Design Standards as outlined in LUC§ 108-2-5. The 10,000 gallon water storage tank will be located approximately 160' north of the south property line and 60' west of the east property line. The tank will be approximately 31' 6 1/2" X 8' and will be buried in 24" of top soil. The tank will be reseeded after construction with a native grass seed mix.

- *Considerations relating to utility easements, drainage, and other engineering questions.* The site plan shows temporary access roads through the Nordic Valley Ski Resort Property, however, the applicant has revised the application by stating that no access agreement was granted, as such, access will only be within the RCMP property. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: Prior to the commencement of work, the applicant will need to receive the approval from all applicable agencies for the water system improvements. A condition has been made part of the Planning Division's recommendations to ensure that all conditions of the review agencies will be met.

Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under "Decision Requirements", which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission will need to determine if the request for a water pumping plant has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

Staff Recommendation

The Planning Division recommends approval of file# CUP 2017-12, a conditional use permit application for a 10,000 gallon water storage tank and pump station for the Valley View Recreational Camp and Mountain Property, located at approximately 3175 E 3350 N, Eden. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to commencing work, the applicant will need to receive the approval from the applicable agencies for the water pumping plant-, including all permits outlined in the Engineering Division's review.
2. All equipment leaving the site will be cleaned prior to entering the County right-of-way and the contractor will be responsible for sweeping the County roadway, as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along the County right-of-way.
3. All State, Federal and County standards will be met prior to commencement of construction including receiving any applicable permits from the State.
4. The applicant will be required to provide the Planning Division with the colors and textures of the proposed shed prior to receiving the conditional use permit and land use approval.

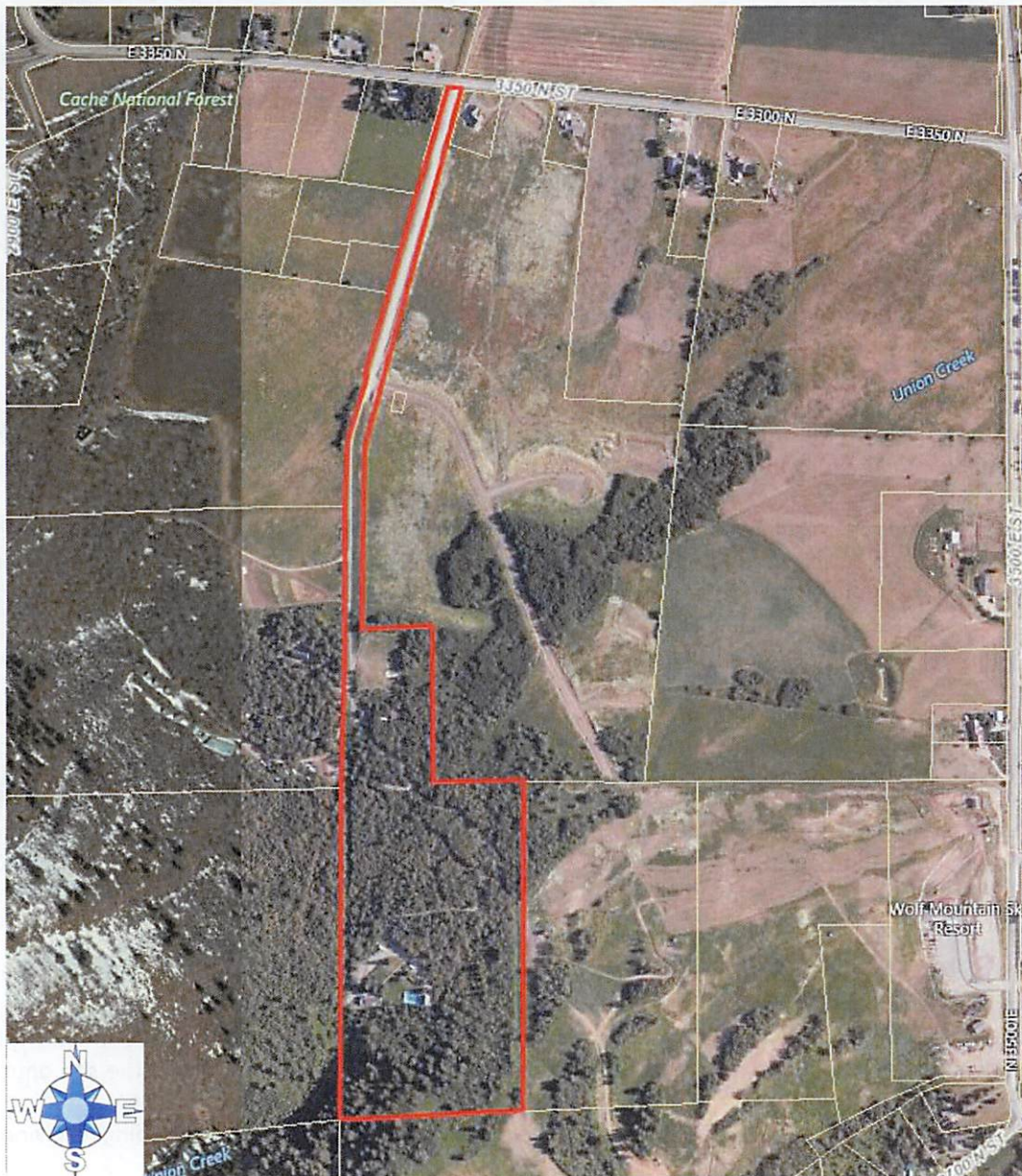
This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide the needed water sources to meet the demands the Ogden Valley.
3. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application
- B. Site and Building Plan
- C. 1966 Ownership Map
- D. Example image of shed

Map 1



Weber County Conditional Use Permit Application

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

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Corporation of Presiding Bishop of the Church of Jesus Christ of LDS		Mailing Address of Property Owner(s) 50 East North Temple Salt Lake City, UT 84150	
Phone 801.815.0260	Fax		
Email Address (required) BigelowBC@ldschurch.org		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) John D Simmons		Mailing Address of Authorized Person 370 East 500 South, Suite 200 Salt Lake City, UT 84111	
Phone 801.364.4785	Fax 801.364.4802		
Email Address JSimmons@Forsgren.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Valley View RCMP - Water System Improvements	Total Acreage 25.25 Acres	Current Zoning FV-3
Approximate Address 3175 East 3350 North Eden, Utah 84310	Land Serial Number(s) 22-023-0024	

Proposed Use
Church Recreation Camp

Project Narrative

The proposed project will make improvements to the Valley View RCMP (Recreational Camp & Mountain Property) potable water system, owned and operated by the Church of Jesus Christ of Latter Day Saints. These improvements will consist of: two spring rehabilitations, installation of one new 10,000 gallon under ground storage water tank, installation of a booster pump station and new disinfection system, and modifications to the existing water distribution system (waterlines, valving, hydrants) and infrastructure. All structures in support of the new water system consist of precast concrete and one shed type wooden frame and plywood construction building. The pump station building is 10'x7'x8' tall, and will be built next to the existing 6,000 gallon concrete wet well. Other precast includes two 7'x7'x7' spring collection boxes, and approximately 95' linear feet of cutoff walls installed at the spring collection sites for collection, metering and overflow. Improvements will also include construction of a new tank access road. The project is not expected to impact any adjacent properties, the proposed improvements will not result in an expanded use of the facility.

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

1. The spring(s) rehabilitation is necessary to help optimize beneficial use of the applicants water rights. The spring rehabilitation, water tanks, disinfection system and modifications to the existing water system infrastructure are designed and specified in compliance with Utah State Division of Drinking Water Standards, and do not pose a threat to health, safety or general welfare of persons, nor will it be harmful to property or improvements in the community.
2. The spring rehabilitation, water tanks, disinfection system and modifications to the existing water system infrastructure complies with the regulations and conditions specified in the Zoning Ordinance for its use.
3. The location of the improvements in the proposed locations conform to the goals, policies and governing principles and the use of the Master Plan for Weber County.
4. The construction of the proposed improvements will not be detrimental to any appreciable degree in any known way.
5. The improvements to the property are compatible with and complementary to its existing use as a campground.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

1. This is an amendment to current CUP and is current with subject and surrounding properties.



DRAWING NOTES

- ◆ PROVIDE AND INSTALL NEW FOUR FLOATS WITHIN TANK. PUMP START, PUMP STOP, HIGH LEVEL ALARM, LOW LEVEL ALARM. CONNECT EACH TO CABLES FROM PUMP STATION.
- ◆ PROVIDE AND INSTALL NEW IN-GROUND 24" x 8" FULL BOX DO NOT SPICE CONDUITS.
- ◆ PROVIDE AND INSTALL NEW FLOAT WITHIN TANK FOR LOW SUCTION TO STOP PUMP BEFORE TANK GOES DRY. SEE DETAIL.
- ◆ REMOVE EXISTING WELL PUMP CONTROL, FLOATS. PROVIDE AND INSTALL NEW FLOATS. CONNECT TO EXISTING WIRING FIELD COORDINATE.
- ◆ CONDUIT WITHIN BUILDING TO POWER PANEL. SEE ONE-LINE DIAGRAM.
- ◆ TOOK 24" MIN. TUBING ELECTRONIC TIME CLOCK TO CONTROL C.I.2 RESEAL AND SOLENOID VALVE. SEE ONE-LINE DIAGRAM. INTERMATIC ACT 700 SERIES OF EQUAL COND AND PLUS CONNECT TO 120V RECEPTACLE.
- ◆ C.I.2 ANALYZER. CONTROLLER BY TIME CLOCK. CONNECT TO TIME CLOCK WITH 3/4" CONDUIT, 24" x 8", 14' x 2' G.
- ◆ C.I.2 SAMPLE SOLENOID VALVE OPEN WHEN TIME CLOCK CALLS FOR SAMPLE. CONNECT TO TIME CLOCK WITH 3/4" x 1/2", 14' x 2' G.

ELECTRICAL SITE PLAN
SCALE: 1"=50'-0"
0 50 100

NO.	REVISIONS	BY	DATE

DESIGNED N.E. JOHN
APPROVED N.E. JOHN
QA R. CL

ATTENTION
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AT FULL SIZE
(IF NOT IN SCALE AND OTHERWISE)



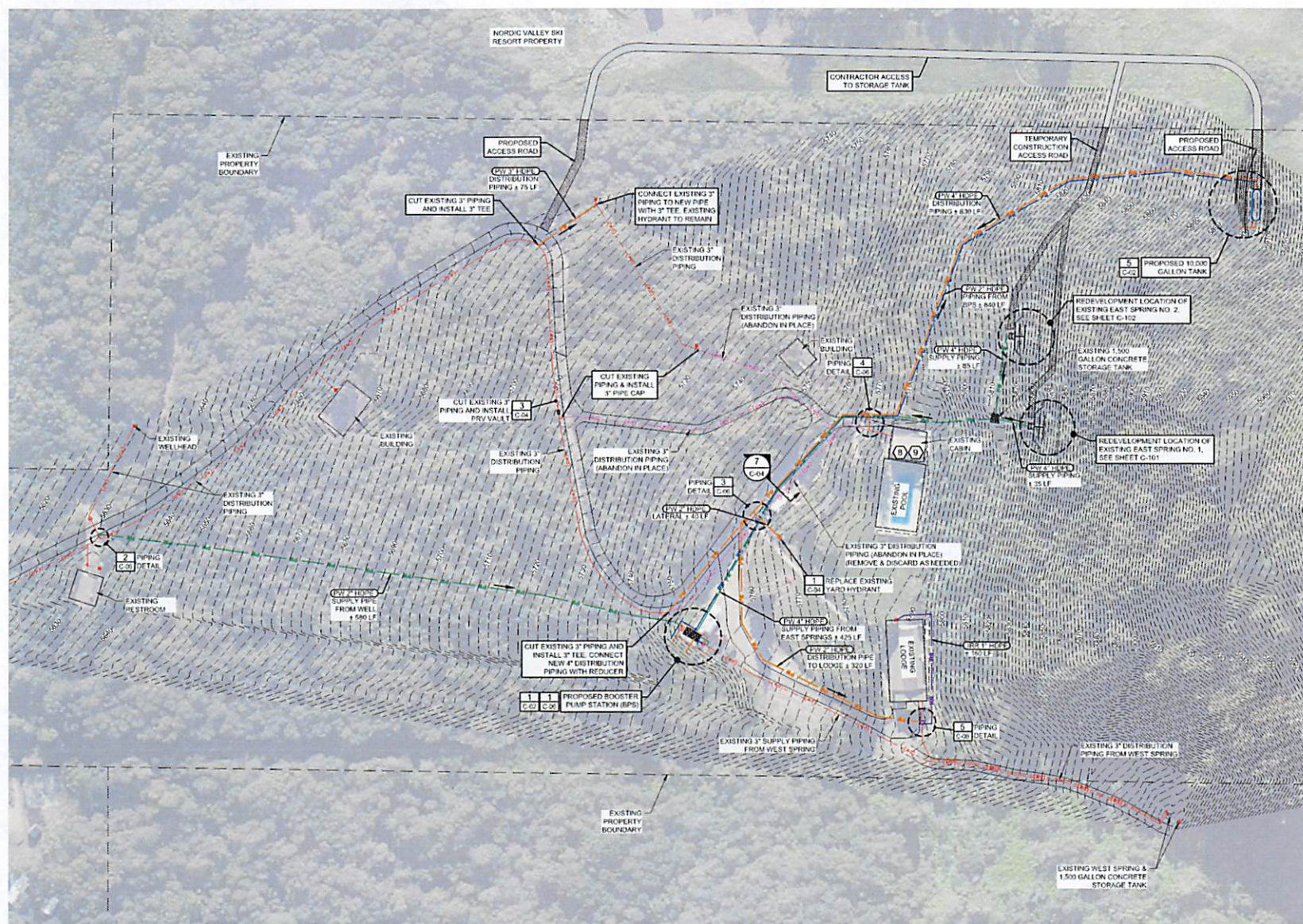
Project for
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

FORSGREN Associates Inc.
370 EAST 600 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: 801.366.4750 FAX: 801.366.4902



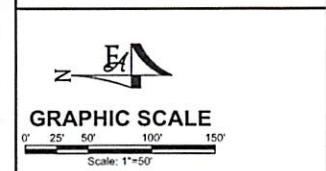
VALLEY VIEW RCMP
WATER SYSTEM IMPROVEMENTS
ELECTRICAL SITE PLAN

BID SET
PROJECT NO: **05-16-0138**
SHEET NO: **E-100**
DATE: MAR, 2017 PAGE NO: 20 OF 24



- CONSTRUCTION NOTES:**
- CONTRACTOR SHALL RE-VEGETATE ALL AREAS DISTURBED BY CONSTRUCTION. SEED MIX SHALL CONTAIN AREA NATIVE GRASSES. SUBMIT PLAN AND DETAILS FOR APPROVAL BY ENGINEER.
 - MAINTAIN 24" MINIMUM BURY DEPTH TO TOP OF PIPE.
 - FURNISH & INSTALL HDPE PIPE FITTINGS AS NEEDED.
 - CONTRACTOR SHALL REPAIR DIRT ACCESS ROADS TO PRE-CONSTRUCTION CONDITIONS.
 - CONTRACTOR SHALL LOCATE HIGH POINTS ON TRANSMISSION PIPELINE FOR AIR RELEASE VALVE INSTALLATION. LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD LOCATED.
 - CONTRACTOR SHALL LOCATE LOW POINTS IN TRANSMISSION PIPELINE FOR DRAIN ASSEMBLY INSTALLATION. LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD LOCATED.
 - CONTRACTOR SHALL PROVIDE ASPHALT PATCH WHERE CUT FOR PIPE TRENCH. 3" ASPHALT OVER 8" ROAD BASE, ±1,400 SF.
- (B) LOCATE EACH CL 17 CHLORINE ANALYZER IN CABIN. INCLUDE ALL NECESSARY COMPONENTS FOR A COMPLETE & FUNCTIONAL SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. FIELD COORDINATE LOCATION W/ FACILITY MANAGER.
- (D) PROVIDE NEW WATER CONNECTION FOR POOL FILLING WITH BALL VALVE & CHECK VALVE COORDINATE LOCATION & SIZE WITH FACILITY MANAGER AND POOL PROFESSIONAL.

- LEGEND**
- (Green line) — (Green arrow) — SUPPLY PIPING TO WETWELL
 - (Blue line) — (Blue arrow) — DISTRIBUTION PIPING TO SYSTEM
 - (Red line) — (Red arrow) — PUMPED PIPING TO STORAGE TANK
 - (Dashed blue line) — EX. WATER PIPELINES
 - (Dashed red line) — EX. WATER PIPELINES (ABANDONED)
 - (Purple line) — IRRIGATION PIPING



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NO.	REVISIONS	BY	DATE

DRAWN N. PATTERSON
 DESIGNED N. PATTERSON
 APPROVED J. BROOKS
 QA J. BROOKS



Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

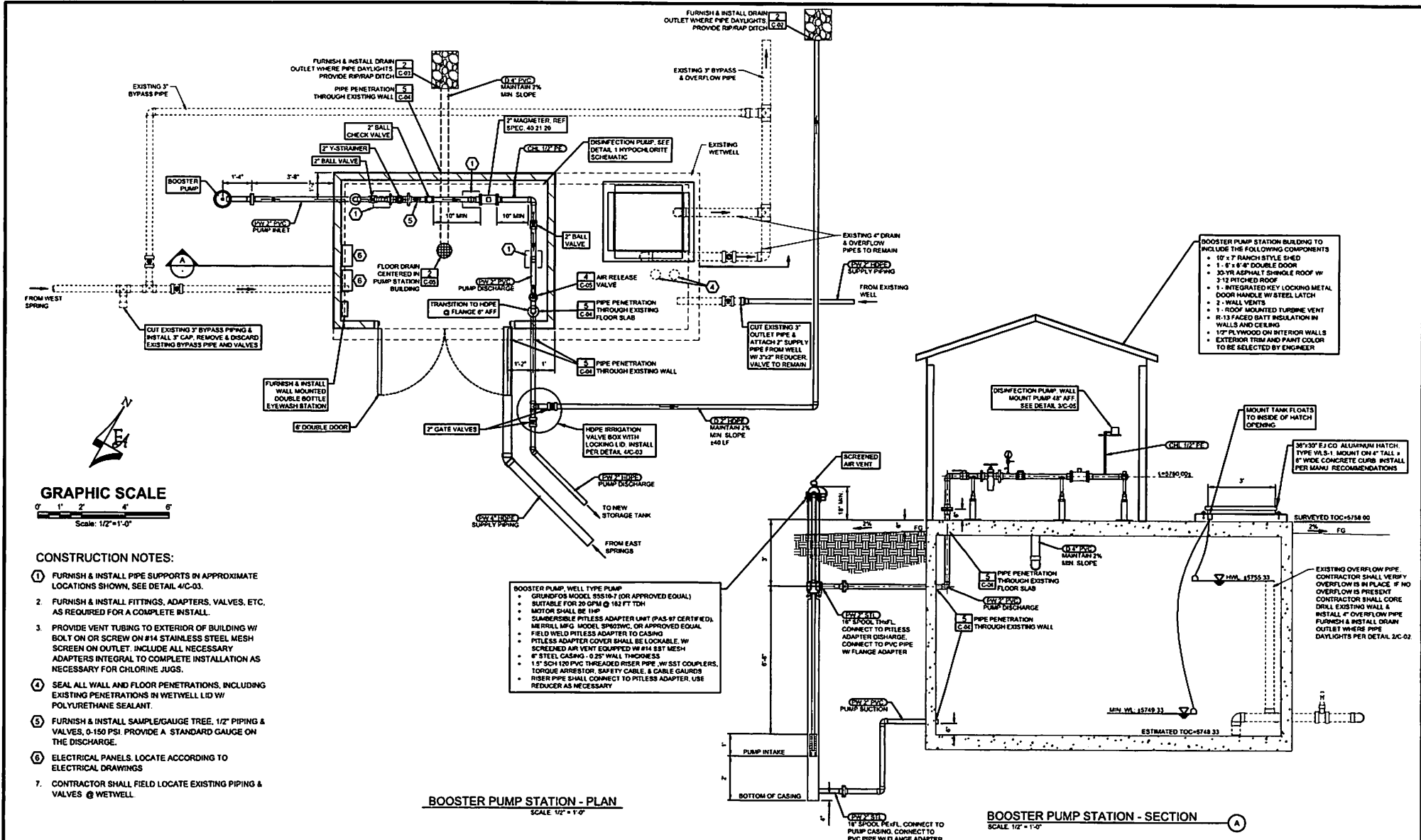
FORSGREN Associates Inc.
 370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
 PH: 801.364.6785 FAX: 801.364.6302



VALLEY VIEW RCMP
WATER SYSTEM IMPROVEMENTS
OVERALL SITE PLAN

PROJECT NO: **05-16-0138**
 SHEET NO: **C-100**
 DATE: **APR. 2017** PAGE NO: **10 OF 24**

BID SET



GRAPHIC SCALE
 0 1 2 4 6
 Scale: 1/2" = 1'-0"

CONSTRUCTION NOTES:

- 1 FURNISH & INSTALL PIPE SUPPORTS IN APPROXIMATE LOCATIONS SHOWN, SEE DETAIL 4/C-03.
- 2 FURNISH & INSTALL FITTINGS, ADAPTERS, VALVES, ETC. AS REQUIRED FOR A COMPLETE INSTALL.
- 3 PROVIDE VENT TUBING TO EXTERIOR OF BUILDING W/ BOLT ON OR SCREW ON #14 STAINLESS STEEL MESH SCREEN ON OUTLET. INCLUDE ALL NECESSARY ADAPTERS INTEGRAL TO COMPLETE INSTALLATION AS NECESSARY FOR CHLORINE JUGS.
- 4 SEAL ALL WALL AND FLOOR PENETRATIONS, INCLUDING EXISTING PENETRATIONS IN WETWELL LID W/ POLYURETHANE SEALANT.
- 5 FURNISH & INSTALL SAMPLE/GAUGE TREE, 1/2" PIPING & VALVES, 0-150 PSI. PROVIDE A STANDARD GAUGE ON THE DISCHARGE.
- 6 ELECTRICAL PANELS LOCATE ACCORDING TO ELECTRICAL DRAWINGS
- 7 CONTRACTOR SHALL FIELD LOCATE EXISTING PIPING & VALVES @ WETWELL

BOOSTER PUMP, WELL TYPE PUMP

- GRUNDOS MODEL 55510-7 (OR APPROVED EQUAL)
- SUITABLE FOR 20 GPM @ 162 FT TDH
- MOTOR SHALL BE 1HP
- SUMMERIBLE PITLESS ADAPTER UNIT (PAS BY CERTIFIED), METRAL MFG. MODEL SP02WC, OR APPROVED EQUAL.
- FIELD WELD PITLESS ADAPTER TO CASING
- PITLESS ADAPTER COVER SHALL BE LOCKABLE, W/ SCREENED AIR VENT EQUIPPED W/ #14 SST MESH
- 6" STEEL CASING - 0.25" WALL THICKNESS
- 1.5" SCH 120 PVC THREADED RISER PIPE, W/ SST COUPLERS, TORQUE ARRESTOR, SAFETY CABLE, & CABLE GUARDS
- RISER PIPE SHALL CONNECT TO PITLESS ADAPTER, USE REDUCER AS NECESSARY

BOOSTER PUMP STATION - PLAN
 SCALE 1/2" = 1'-0"

BOOSTER PUMP STATION - SECTION
 SCALE 1/2" = 1'-0"

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NO.	REVISIONS	BY	DATE

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Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

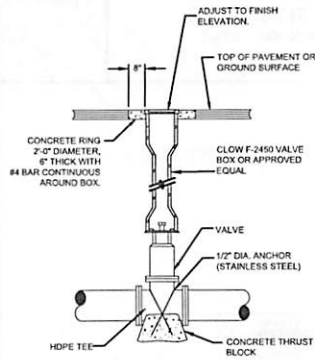
FORSGREN Associates Inc.
 370 EAST 800 SOUTH, STE 200, SALT LAKE CITY, UT 84111
 PH 801.364.4785 FAX 801.364.4822



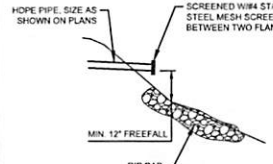
VALLEY VIEW RCMP		PROJECT NO: 05-16-0138
WATER SYSTEM IMPROVEMENTS BOOSTER PUMP STATION PLAN		SHEET NO: C-02
DATE: APR. 2017	PAGE NO.: 05 OF 24	

GENERAL NOTES

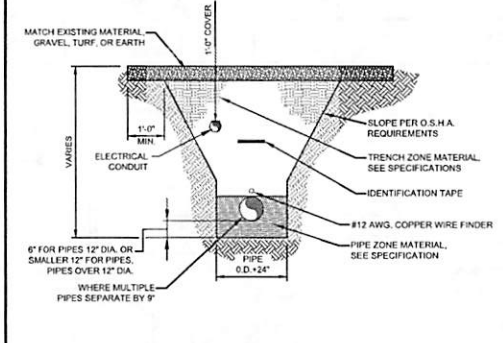
1. ANY MODIFICATION TO THE ORIGINAL CONSTRUCTION PACKAGE SHALL BE APPROVED BY THE ENGINEER OF RECORD.
2. CONTRACTOR SHALL NOTIFY BLUE STAKES OF UTAH (800-662-4111) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
3. ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.
4. CONTRACTOR SHALL LOCATE, RETAIN, AND PROTECT ALL EXISTING UTILITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS IMPACTED BY CONSTRUCTION.
7. ALL PARTS, FITTINGS, SEALS, SOLVENTS, ETC. SHALL BE NSF APPROVED FOR USE IN DRINKING WATER APPLICATIONS.
8. CONTRACTOR SHALL PROVIDE ALL FITTINGS, BOLTS, FLANGES, ETC. THAT ARE INTEGRAL TO A COMPLETE OPERATIONAL PROJECT.
9. CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUITS, JUNCTIONS, EQUIPMENT, ETC. THAT ARE INTEGRAL TO A COMPLETE OPERATIONAL PROJECT.



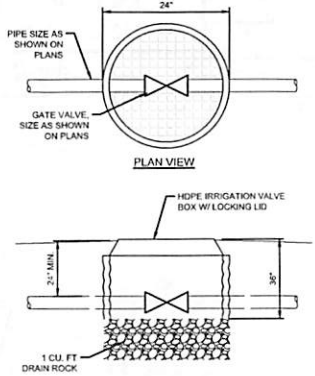
BURIED VALVE TYPE 2
SCALE: N.T.S.



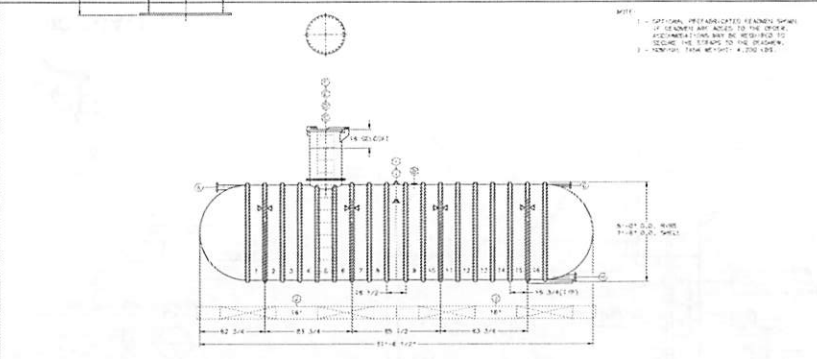
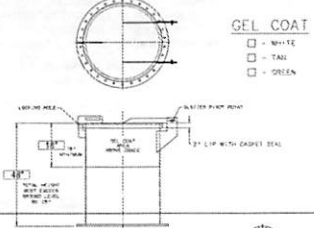
OVERFLOW/DRAIN OUTLET
SCALE: N.T.S.



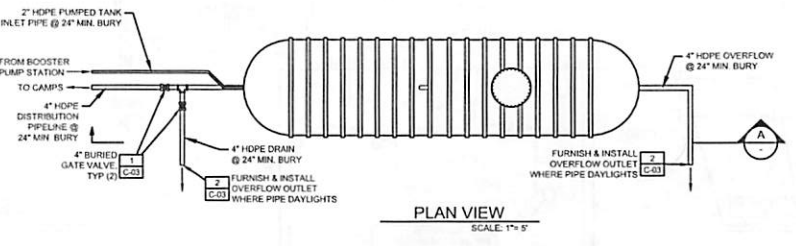
TYPICAL PIPE TRENCH
SCALE: N.T.S. SPEC # 31 22 22



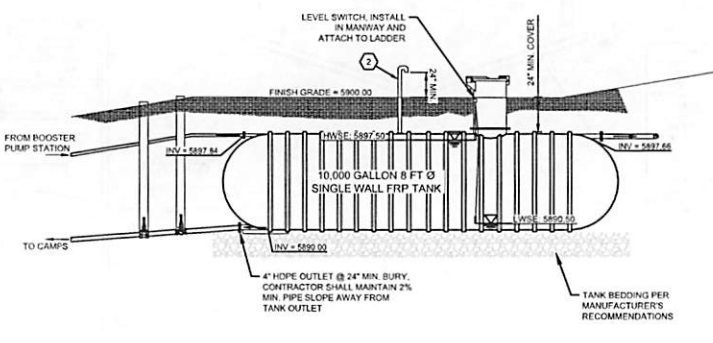
BURIED VALVE TYPE 1
SCALE: N.T.S.



ITEM	QTY	DESCRIPTION
1	1	4" HOPE PLUMP TANK INLET PIPE @ 24" MIN. BURY
2	1	4" HOPE DRAIN @ 24" MIN. BURY
3	1	4" HOPE DISTRIBUTION PIPELINE @ 24" MIN. BURY
4	1	4" HOPE OVERFLOW @ 24" MIN. BURY
5	1	4" HOPE GATE VALVE TYP (2)
6	1	4" HOPE PLUMP TANK INLET PIPE @ 24" MIN. BURY
7	1	4" HOPE DRAIN @ 24" MIN. BURY
8	1	4" HOPE DISTRIBUTION PIPELINE @ 24" MIN. BURY
9	1	4" HOPE OVERFLOW @ 24" MIN. BURY
10	1	4" HOPE GATE VALVE TYP (2)
11	1	4" HOPE PLUMP TANK INLET PIPE @ 24" MIN. BURY
12	1	4" HOPE DRAIN @ 24" MIN. BURY
13	1	4" HOPE DISTRIBUTION PIPELINE @ 24" MIN. BURY
14	1	4" HOPE OVERFLOW @ 24" MIN. BURY
15	1	4" HOPE GATE VALVE TYP (2)



PLAN VIEW
SCALE: 1"=5'



SECTION A
SCALE: 1"=5'

POTABLE WATER STORAGE TANK
SCALE: 1"=5'

NO.	REVISIONS	BY	DATE

ATTENTION
LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)



Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

FORSGREN Associates Inc.
370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: 801-364-4785 FAX: 801-364-4802

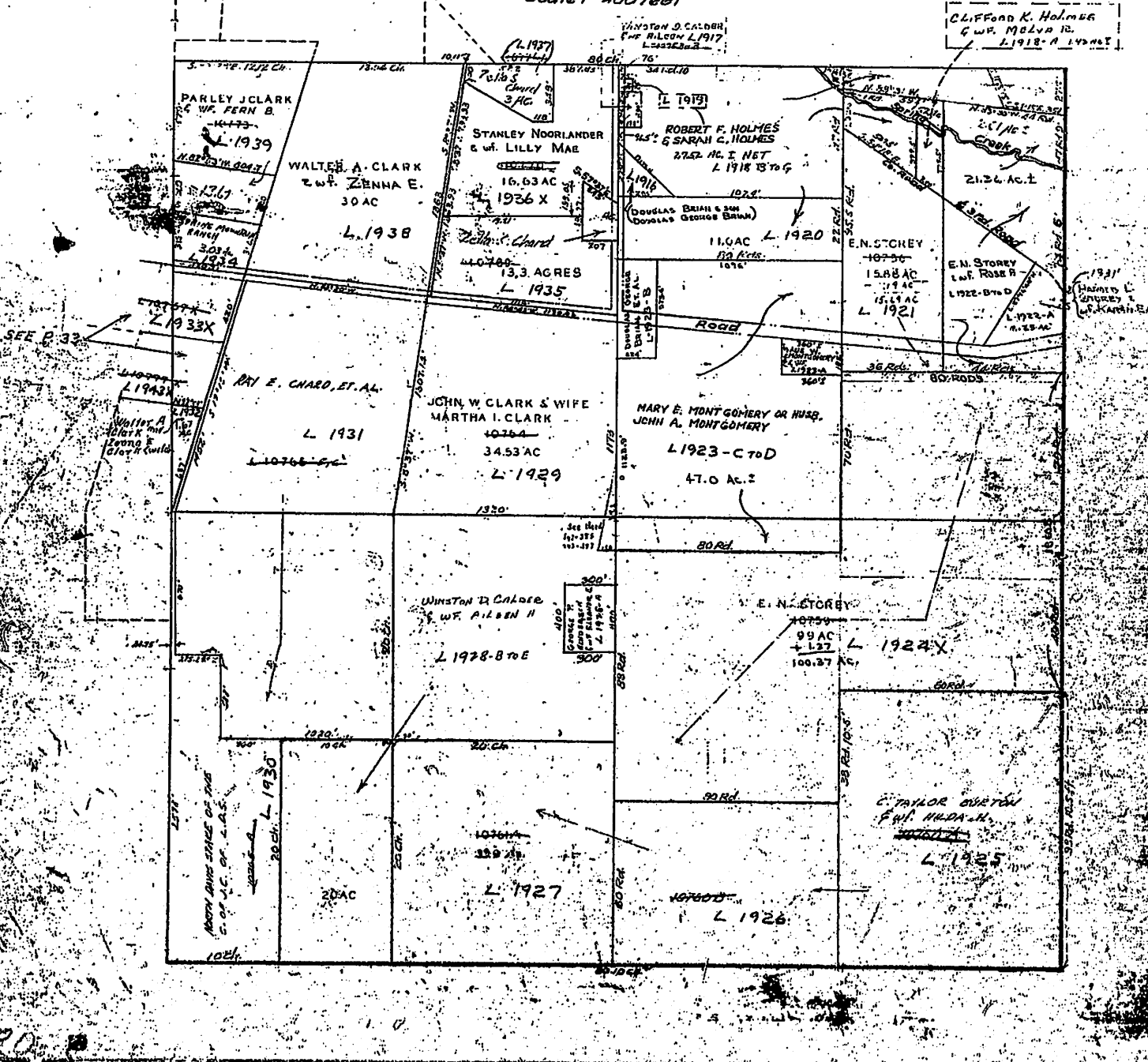


VALLEY VIEW RCMP
WATER SYSTEM IMPROVEMENTS
CIVIL NOTES AND DETAILS

BID SET
PROJECT NO: 05-16-0138
SHEET NO: C-03
DATE: APR. 2017
PAGE NO: 06 OF 24

P:\2016\05-16-0138_Valley View Camp\CAD\DWG\Civil\05-16-0138_UR_C-03.dwg ----- 4/24/2017 4:21 PM

SECTION 29 T. 7 N. R. 1 E. S. L. B & M.
Liberty District
Scale 1"=400 feet





08.12.2015



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Expiration extension of a conditional use permit to operate a recreational lodge on lot 6 of the Sanctuary subdivision, at 9686 East Maple Ridge Road.

Agenda Date: Tuesday, July 25, 2017

Applicant: Tim Charlwood

File Number: CUP 2016-11

Property Information

Approximate Address: 9686 East Maple Ridge Road

Project Area: Lot area: 1,755,032.4 sqft. (40.29 Acres).
Building area: 7,440.25 sqft.

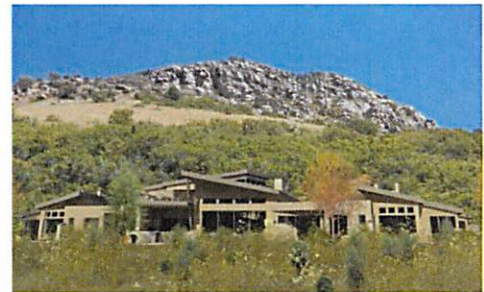
Zoning: F-40 (Forest 40)

Existing Land Use: Vacant subdivided land.

Proposed Land Use: Recreation Lodge

Parcel ID: 21-130-0003

Township, Range, Section: Township: 6 North, Range: 2 East, Section: 03 (Southwest Quarter Section)



Adjacent Land Use

North: Vacant/Forest and Wildland/Rural Recreation	South: Large (40 acre) Subdivision Lot
East: Open Space/Common Area (Green Hills HOA)	West: Large (40 acre) Subdivision Lot

Staff Information

Report Presenter: Charlie Ewert
cewert@co.weber.ut.us
801-399-8763

Report Reviewer: RG

Applicable Ordinances

- §101-1-7 (Definitions)
- §104-9 (Forest Zones)
- §104-28 (Ogden Valley Sensitive Lands Overlay District)
- §108-1 (Design Review)
- §108-2 (Ogden Valley Architectural, Landscape and Screening Standards)
- §108-4 (Conditional Uses)
- §108-18 (Drinking Water Source Protection)

Summary and Background

On July 5, 2016, the Planning Commission approved a conditional use permit for a recreational lodge on lot 6 of the Sanctuary subdivision. Shortly thereafter the Green Hills Homeowner’s Association appealed the decision to the Board of Adjustment. On August 25, 2016 the Board of Adjustment denied the Green Hills request to reverse the Planning Commission’s decision approving the conditional use permit.

During this timeframe, the Green Hills Homeowner’s association sought reprieve from the courts. A temporary restraining order was granted that restricts the owner, Tim Charlwood, from constructing the lodge on the lot.

Mr. Charlwood is now requesting an extension of the conditional use permit approval, considering the delays are due to court action and not related to inaction on his part. On June 27, 2016, Mr. Charlwood formally requested the extension.

The Notice of Decision letter from the Planning Commission is attached, as is the Notice of Decision letter from the Board of Adjustment.

Planning Commission Considerations

Weber County Code explains how to address a request for extension of a conditional use permit. Section 108-4-8 states:

Sec. 108-4-8. - Revocation and expiration.

...

- (b) Unless there is substantial action under a conditional use permit within a maximum period of one year of its approval from the land use authority, the conditional use permit shall expire. The land use authority may grant a maximum extension of six months. Upon expiration of any extension of time granted by the land use authority, the approval for the conditional use permit shall expire and become null and void.

This code section says that the land use authority “may” grant an extension, but considering that there are not any objective standards specifying the grounds for not approving an extension, staff recommend reading the “may” as a “shall.” The applicant is likely entitled to an extension of the original permit. All conditions and findings are still applicable.

Conformance to the General Plan

Conditional use permit extensions are not mentioned in the general plan.

Staff Recommendation

Staff recommends approval of the extension of the Sanctuary Recreation Lodge conditional use permit, original cup file #CUP 2016-11, based on the following findings:

1. That the extension request complies with the Weber County Code.
2. That the six month extension shall apply using the decision date of the Board of Adjustment (August 25, 2016).

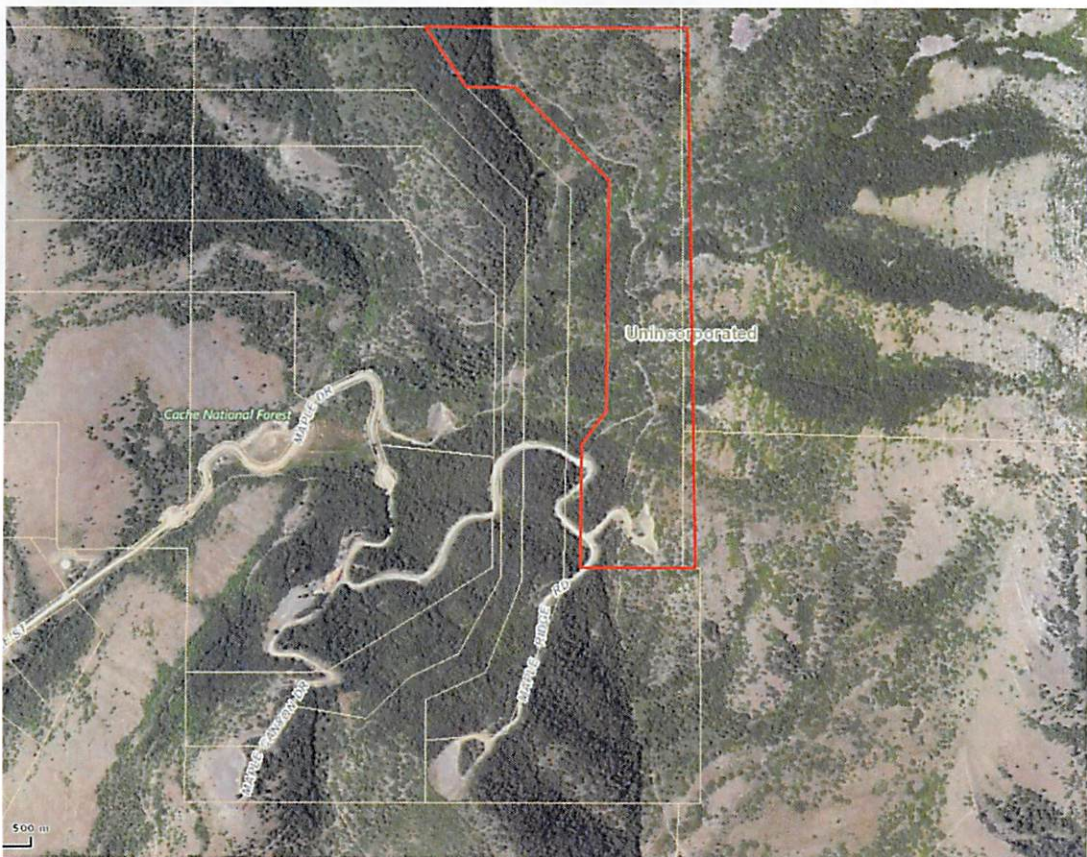
Exhibits

- A. Request for extension
- B. July 8, 2016 Planning Commission Notice of Decision letter.
- C. September 5, 2016 Board of Adjustment Notice of Decision letter.

Map 1



Map 2



From: **Timothy Charwood** timcharwood@sanctuaryutah.com
Subject: Extension CUP 2016-11
Date: June 27, 2017 at 1:42 PM
To: Charles Ewert cewert@co.weber.ut.us



Werber County Planning Division
2380, Washington Blvd, suite 240
Ogden,
Utah, 84401-1473

Reference CUP 2016-11. Lot 6 The Sanctuary Notice of Decision July 8th 2016.

Please accept check payment \$50 with request to extend the CUP referred to above for 6 months.

Thank you

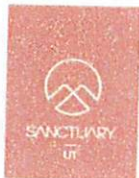
Tim Charwood

By Post and email.

Tim Charwood
Sanctuary Ranch Utah
PO Box 980400,
Park City,
Utah 84098-0400

TIM CHARLWOOD // OWNER
+1 435 901 2337

timcharwood@sanctuaryutah.com
www.sanctuaryutah.com





Weber County Planning Division
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Ogden Valley Planning Commission
NOTICE OF DECISION

July 8, 2015

Timothy Charlwood
PO Box 980400
Park City, UT 84098

RE: File Number: CUP 2016-11

You are hereby notified that your conditional use permit for a recreational lodge on Lot 6 of the Sanctuary subdivision, which is in the F-40 zone, was approved by the Ogden Valley Planning Commission on July 5, 2016. Approval was based on the following conditions and findings:

Conditions:

1. The limits of disturbance shall not exceed the building pad areas, as shown in the application. In the event building activities must exceed the building pad area, a de minimis planning division review of the changes shall be conducted.
2. That quiet hours shall be observed from 10 p.m. to 7 a.m. Daytime noises related to existence or the use of the lodge that are unreasonable, obnoxious, or out of character for a quiet residential neighborhood are prohibited.
3. All exterior lighting shall be downward directional and fully shielded in a manner that obstructs the visible light source from view from adjacent properties. The intensity of outdoor lighting, including any landscape lighting, shall be minimized so as not to create unnecessary reflection on the mountain side. Exterior lighting shall be configured in a manner that has minimal visual impact when viewed from other properties. The building permit application shall include, for staff approval, the specifics of the light fixtures to be used.
4. All lighting shall be inward directed so as not to create a light trespass on adjacent properties.
5. Delivery or pickup in a 14,001 pound or greater truck (Class 4 GVWR or greater, pursuant to 49 CFR 565.15), except for package delivery service at times and in intervals typical for a normal residential use, shall be limited to one delivery or pickup per day between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. A loading and unloading area, adequately sized to accommodate the type of truck and the size of the delivery or pickup, shall be provided on the site. No loading or unloading shall be permitted offsite.
6. The applicant shall either submit an updated letter from a qualified geologist indicating that the findings of the general geologic hazards report(s) previously conducted are still valid for the specific building location, or an updated building-specific report shall be submitted with the building permit application that provides any necessary mitigation measures.
7. Storm water drainage shall comply with typical engineering standards, as approved by the County Engineering Division during building permit review.
8. CUP approval shall be subject to final review and approval by the Weber County Engineering Division during building permit review.
9. CUP approval shall be subject to final review and approval of the culinary water and waste water systems, commercial kitchen, and pool or spa (if applicable), in accordance with Health Department requirements.



Weber County

Weber County Planning Division
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

10. The colors of the facility shall be limited to general muted earth tones that are found in abundance on the site such that all man-made facilities have minimal visual impact and blend with the natural state of the property.
11. There shall be sufficient parking spaces, pursuant to the Weber County parking standards of LUC §108-8, to provide for 10 onsite parking spaces. Parking provisions shall comply with ADA standards. The building permit application shall include a specific parking plan for staff verification.
12. All affected streets shall be repaired to their current state upon completion of construction, as may be necessary.
13. CUP approval shall be subject to final review and approval by the Weber County Fire Marshal during typical building permit review.
14. CUP approval is based on legal access existing via Maple Drive. In the event it is proven that this access is not legal or valid for this use, then this CUP is invalid.
15. Windows or window treatments shall be provided on all windows to significantly reduce reflectivity and glare and reduce the light intensity of internal illumination.
16. The proposal shall maintain compliance with all other local, state, and federal laws.

Findings:

1. The proposed use is a recreational use and supports other recreational uses in the Ogden Valley, which is in compliance with the Ogden Valley Recreation Element of the General Plan.
2. The proposed use complies with the Land Use Code's definition of "Recreation Lodge."
3. Given the applicant's proposal and the conditions provided herein, the proposal reasonably mitigates the anticipated detrimental effects of the use.
4. That the applicant asserts that private legal access exists from the public right-of-way to the site. CUP approval is contingent on legal access to the site.

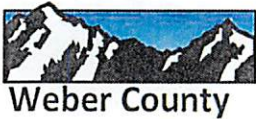
Strict adherence to these conditions is required. Please refer to them when designing building and site plans pursuant to building permit application preparation. Please contact the Planning Division Office if – and before – compliance with the conditions becomes too challenging so we can discuss permit amendment options.

This notice is a courtesy intended to inform you of the Planning Commission's decision. Please contact our office for a copy of the official Planning Commission meeting minutes.

The decision of the Planning Commission may be appealed to the Board of Adjustments by filing such appeal within 15 days after the date of this notice.

Respectfully,

Charles Ewert, AICP
Principal Planner



Weber County Planning Division
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473

Weber County Board of Adjustment
NOTICE OF DECISION

September 5, 2016

Green Hills Estates Home Owner's Association
c/o Zane Froerer
2510 Washington Blvd. #200
Ogden, Utah 84407

File Number: Board of Adjustment Appeal - BOA #2016-05

You are hereby notified that your Weber County Board of Adjustment application was presented and considered during a public meeting held on August 25th, 2016.

The Board of Adjustment, as a result of a 5 to 0 vote, denied your request to reverse an administrative decision made by the Weber County Planning Commission. The Planning Commission decision in question was an approval of a conditional use permit, file #2016-11, for a recreation lodge in the F-40 zone, located at 9803 E. Maple Ridge Road in the unincorporated Huntsville area.

The Board of Adjustment denial was based on the finding that condition #14 of the conditional use permit is sufficient to address the concerns specified in the appeal. Pertinent information (e.g., application package, staff report, etc.) related to this appeal can be found in application file BOA #2016-05 and meeting minutes.

Meeting minutes are available approximately four weeks from the date of the meeting. To obtain minutes, please contact Kary Serano at 801-399-8791 in the Weber County Planning Division Office.

Sincerely,

Rex Mumford, Chair
Weber County Board of Adjustment



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1.

Type of Decision: Administrative

Agenda Date: Tuesday, July 25, 2017

Applicant: Summit Mountain Holding Group, LLC

File Number: UVH060216

Property Information

Approximate Address: 7758 East Horizon Run

Project Area: 6.31 Acres

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

Existing Land Use: PRUD

Proposed Land Use: PRUD

Parcel ID: All of the Horizon Neighborhood at Powder Mountain and 23-144-0001

Township, Range, Section: T7N, R2E, Section 6

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

- Summit at Powder Mountain Phase 1 is an approved PRUD, consisting of 73 units, two lodges and approximately 14 with approximately 10 acres identified as "Open Space".
- Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests received preliminary subdivision approval in conjunction with the County Commission's approval of the original 154 unit Summit at Powder Mountain PRUD on April 9, 2013.
- An amendment to the PRUD to address minor design edits was heard and received a positive recommendation from the Ogden Valley Planning Commission on March 19, 2013 and received a final approval by the Weber County Commission on Tuesday, July 9, 2013.
- The Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests final subdivision application were heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013. The Weber County Commission granted final approval on January 21, 2014.
- The dedication plat for the Summit Eden Ridge Nests PRUD was recorded on January 23, 2014 and the dedication plats for Summit Eden Phases 1A through 1D were recorded on January 27, 2014.
- A time extension was granted by the Weber County Planning Director on October 16, 2014 for the Summit Eden Village Nests and was later reinstated as the Village Nests at Powder Mountain on December 29, 2015.
- Village Nests at Powder Mountain received final approval on February 2, 2016 and was recorded on February 5, 2016 as the Village Nests at Powder Mountain, a condominium plat.

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

Summary and Background

The Planning Division recommends final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1. The proposed subdivision is in the DRR-1 zone and will consist of 30 “Nest” units, one lodge and four shared parking structures (see Exhibit A). The Horizon Neighborhood at Powder Mountain was approved as a 26 unit development with shared parking structures on 5.43 acres. The original Horizon Neighborhood at Powder Mountain PRUD dedicated 83% of the area as open space when recorded on November 14, 2016. The proposed Horizon Neighborhood at Powder Mountain PRUD, Amendment 1, will vacate and replace the existing developed units identified as units 2 through 27 and all of Lot 120 (0.93 acres). The amended units will be identified as Units 2 through 31 and the lodge will be Unit 1. The proposed amendment to the PRUD will allow for Horizon at Powder Mountain development area to increase in size to include 30 units, four garage structures and one lodge on a total development area of 6.31 acres. The proposal includes dedicating 4.96 acres of the 6.31 acres in The Horizon at Powder Mountain (78%) as open space.

The Horizon Neighborhood at Powder Mountain PRUD Subdivision is one of the four developments in the Summit at Powder Mountain Phase 1 PRUD, which was approved by the Weber County Commission on July 19, 2016. The Horizon Neighborhood at Powder Mountain PRUD, Amendment 1, due to the previous platting of this area, is being processed as a plat amendment and is being forwarded for final subdivision approval.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies subdivision amendments as a “Small Subdivision” that can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed amendment exceeds the lots that can be administratively approved, therefore the plat amendment must be considered and approved 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, the approved PRUD and the Zoning Development Agreement Conceptual Land Use Plan (see Exhibit B) 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 areas.

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

“The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley’s rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife

habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. The PRUD has been designed for individual ownership of the units and common ownership for the shared garages; due to the development being an approved PRUD, the development standards for a single family home or not applicable.

The plat identifies both common area throughout the development and limited common area surrounding each individual lot. The owners of the individual lots will be responsible for the maintenance, upkeep and repair of improvements in the limited common area appurtenant to the owner's lot. The parking structures and the lodge are amenities that will be utilized for the benefit of the residents of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1. The use of the common and limited common area is more specifically set forth in the "Neighborhood Declaration" (CC&R's). The CC&R's will be submitted for review by the Weber County Attorney's Office prior to the final Mylar being recorded.

The applicant has provided conceptual renderings and site layouts for the proposed development (see Exhibit A & C). The proposed lot configurations meet the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement Contract# C2015-6.

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

The proposed Horizon Neighborhood at Powder Mountain PRUD is located within a couple potential geologic hazardous units per the UGS published Ogden 30 x 60 Quadrangle map. The applicant has provided a letter from the engineering geologist and geotechnical engineer that are currently performing the investigation, stating:

"Based on our preliminary assessment, it does not appear that any of the structures will have to be moved, nor have we identified any 'no build' zones. Some or all of the structures may have to be constructed on deep foundations to mitigate potential soil creep; the location of areas impacted by soil creep will be delineated on the forthcoming geotechnical report.

A note on the plat will provide notice that the final geologic and geotechnical reports are on file with Weber County Planning Division. All site development will need to adhere to the recommendations of any reports and a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Additional design standards and requirements: The improvements for the public and private roadways have been installed during the previous phases of the Summit at Powder Mountain PRUD. The Horizon Neighborhood is designed to utilize shared pathways or boardwalks (covered and uncovered) for foot access to the individual units from the parking garages; which are arranged in a manor to provide safe ingress and egress to the site. The parking garages will provide 30 parking spaces for the tenants of the Horizon Neighborhood units.

The parking standards in the LUC §108-8-2 require a minimum of two parking spaces for single family residents; however, the required number of parking spaces may be adjusted by the planning commission if it's determined that "unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted" per LUC §108-8-5. Summit Mountain Holding Group, LLC (SMHG) has an ongoing goal to reduce the reliance of the personal automobile, and encourage travel in a more efficient and environmentally friendly manner thereby greatly reducing the impacts on existing and proposed infrastructure. Currently, SMHG is working on a parking plan for the entire Summit at Powder Mountain development on a neighborhood by neighborhood basis for planning purposes. The parking plan will be presented to Weber County for approval in the near future. SMHG is requesting that the parking standards for the Horizon Neighborhood units be reduced from two parking spaces per unit to one parking space per unit.

SMHG already has taken steps to reduce the amount of vehicles that travel to and from the resort by teaming up with UTA transit services with pick up locations in Ogden (the Rainbow Gardens Park-n-Ride Lot) and Eden (Eden Valley Market Park-n-ride) as well as encouraging the guests of the resort to utilize the airport rideshare programs to arrive

and depart from the Summit at Powder Mountain Resort. As the development continues to grow, guests will be able to attain the desired services and tangibles necessary without needing to leave the resort. The Summit at Powder Mountain development has been designed to be a pedestrian friendly village by implementing ski in/ski out homes, designated bike paths and a bike share program. The resort has been designed to provide amenities at the core of each village. SMHG has also committed to providing an internal shuttle system between the resort development areas which will enable overnight guests and daily users to access the ski areas and other onsite amenities without using their own vehicles. Based on the current proposal, staff supports the reduction in the number of required vehicles per dwelling unit and does not feel that it will create a nuisance nor be detrimental to the area in general. If the Planning Commission feels that the garages need to be increased in size to allow for two parking spaces per unit, a condition of approval will need to be added. A note has been added to the subdivision plat identifying the parking reduction for the Horizon Neighbor at Powder Mountain PRUD.

There may be additional site preparation in conjunction with each 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. The applicant will be required to provide a cash escrow to be held by Weber County for the applicable improvements within the subdivision.

Culinary water and sanitary sewage disposal: An updated "Feasibility Letter" has been provided to ensure an additional 313 units will be serviced by the Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber County Engineering has reviewed and has made recommendations that will need to be addressed prior to recording the final Mylar being recorded. The Weber Fire District and the Weber Surveyor's Office have approved the proposal. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording any future subdivisions within the amended PRUD.

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 amendment per noticing requirements outlined in LUC §106-1-6(c).

Staff Recommendation

Staff recommends approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. 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 conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. The Horizon Neighborhood at Powder Mountain PRUD
- B. The amended PRUD and ZDA Conceptual Land Use Plan
- C. Architectural renderings for the Horizon Neighborhood

Location Map 1

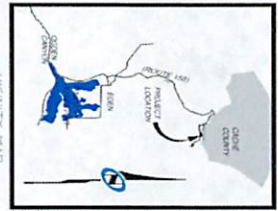


Exhibit A-Horizon Neighborhood at Powder Mountain PRUD

DATE: 11/11/11
 FILE NO: 11-00-0000
 SHEET NO: 11-00-0000

HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT 1 APPENDING THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AND LOT 120 OF THE SUMMIT EDEN PHASE 1A AMENDMENT 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
 T11N R10E W10E, SALT LAKE BASIN AND TERRACE,
 UT 84702



PLAT NOTES:

1. THE PLAT HEREIN IS A CORRECTED VERSION OF THE PLAT SUBMITTED TO THE PUBLIC RECORDS ON 11/11/11. THE ORIGINAL PLAT WAS FILED AS PLAT NO. 11-00-0000. THE CORRECTIONS WERE MADE TO CORRECT THE PLAT TO ACCURATELY REFLECT THE INTENT OF THE ORIGINAL PLAT AND TO CORRECT THE PLAT TO ACCURATELY REFLECT THE CURRENT STATUS OF THE PROPERTY. THE CORRECTIONS WERE MADE TO CORRECT THE PLAT TO ACCURATELY REFLECT THE INTENT OF THE ORIGINAL PLAT AND TO CORRECT THE PLAT TO ACCURATELY REFLECT THE CURRENT STATUS OF THE PROPERTY.

OWNER'S DECLARATION:

I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is being conveyed to the public records for the purpose of recording the same. I am the owner of the above described property and I am not a minor, an incompetent, or an insane person. I am not a party to any other litigation involving the above described property. I am not a party to any other litigation involving the above described property.

ACKNOWLEDGEMENT:

DATE: 11/11/11
 BY: [Signature]
 TITLE: [Title]
 COUNTY: [County]

OWNER	HORIZON QUARTER SECTION	HORIZON QUARTER SECTION	HORIZON QUARTER SECTION	HORIZON QUARTER SECTION	HORIZON QUARTER SECTION	HORIZON QUARTER SECTION	HORIZON QUARTER SECTION
SHHG PHASE 1, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84301	1. I HEREBY CERTIFY THAT THE ABOVE QUARTER SECTION IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. I AM THE OWNER OF THE ABOVE QUARTER SECTION AND I AM NOT A MINOR, AN INCOMPETENT, OR AN INSANE PERSON. I AM NOT A PARTY TO ANY OTHER LITIGATION INVOLVING THE ABOVE QUARTER SECTION.	1. I HEREBY CERTIFY THAT THE ABOVE QUARTER SECTION IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. I AM THE OWNER OF THE ABOVE QUARTER SECTION AND I AM NOT A MINOR, AN INCOMPETENT, OR AN INSANE PERSON. I AM NOT A PARTY TO ANY OTHER LITIGATION INVOLVING THE ABOVE QUARTER SECTION.	1. I HEREBY CERTIFY THAT THE ABOVE QUARTER SECTION IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. I AM THE OWNER OF THE ABOVE QUARTER SECTION AND I AM NOT A MINOR, AN INCOMPETENT, OR AN INSANE PERSON. I AM NOT A PARTY TO ANY OTHER LITIGATION INVOLVING THE ABOVE QUARTER SECTION.	1. I HEREBY CERTIFY THAT THE ABOVE QUARTER SECTION IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. I AM THE OWNER OF THE ABOVE QUARTER SECTION AND I AM NOT A MINOR, AN INCOMPETENT, OR AN INSANE PERSON. I AM NOT A PARTY TO ANY OTHER LITIGATION INVOLVING THE ABOVE QUARTER SECTION.	1. I HEREBY CERTIFY THAT THE ABOVE QUARTER SECTION IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. I AM THE OWNER OF THE ABOVE QUARTER SECTION AND I AM NOT A MINOR, AN INCOMPETENT, OR AN INSANE PERSON. I AM NOT A PARTY TO ANY OTHER LITIGATION INVOLVING THE ABOVE QUARTER SECTION.	1. I HEREBY CERTIFY THAT THE ABOVE QUARTER SECTION IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. I AM THE OWNER OF THE ABOVE QUARTER SECTION AND I AM NOT A MINOR, AN INCOMPETENT, OR AN INSANE PERSON. I AM NOT A PARTY TO ANY OTHER LITIGATION INVOLVING THE ABOVE QUARTER SECTION.	1. I HEREBY CERTIFY THAT THE ABOVE QUARTER SECTION IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. I AM THE OWNER OF THE ABOVE QUARTER SECTION AND I AM NOT A MINOR, AN INCOMPETENT, OR AN INSANE PERSON. I AM NOT A PARTY TO ANY OTHER LITIGATION INVOLVING THE ABOVE QUARTER SECTION.

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly licensed surveyor in the State of Utah, do hereby certify that the above described property is being conveyed to the public records for the purpose of recording the same. I am the owner of the above described property and I am not a minor, an incompetent, or an insane person. I am not a party to any other litigation involving the above described property.

LEGAL DESCRIPTION:

THE ABOVE DESCRIBED PROPERTY IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. THE ABOVE DESCRIBED PROPERTY IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. THE ABOVE DESCRIBED PROPERTY IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME. THE ABOVE DESCRIBED PROPERTY IS BEING CONVEYED TO THE PUBLIC RECORDS FOR THE PURPOSE OF RECORDING THE SAME.

SURVEYOR'S DECLARATION:

I, the undersigned, being a duly licensed surveyor in the State of Utah, do hereby certify that the above described property is being conveyed to the public records for the purpose of recording the same. I am the owner of the above described property and I am not a minor, an incompetent, or an insane person. I am not a party to any other litigation involving the above described property.

Sheet 1 of 2

TALISMAN
 201 SOUTH 100 WEST
 SALT LAKE CITY, UT 84111
 (801) 466-1111

REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 11111

DATE: 11/11/11
 BY: [Signature]
 TITLE: [Title]
 COUNTY: [County]

SHMG PHASE 1 LLC
 3632 N WOLF CREEK DR.
 EDEN, UT, 84310

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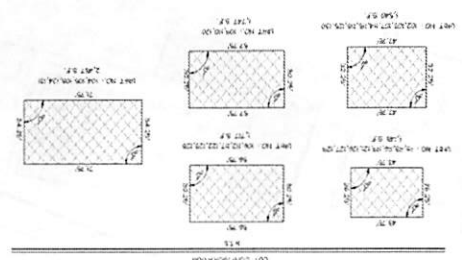
HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT 1
 AMENDING THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD,
 AND LOT 120 OF THE SUMMIT EDEN PHASE IN AMENDMENT 4
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
 TOWNSHIP 7 NORTH RANGE 2 EAST
 SALT LAKE COUNTY, UTAH
 JULY 2017

ACCRESSION TABLE

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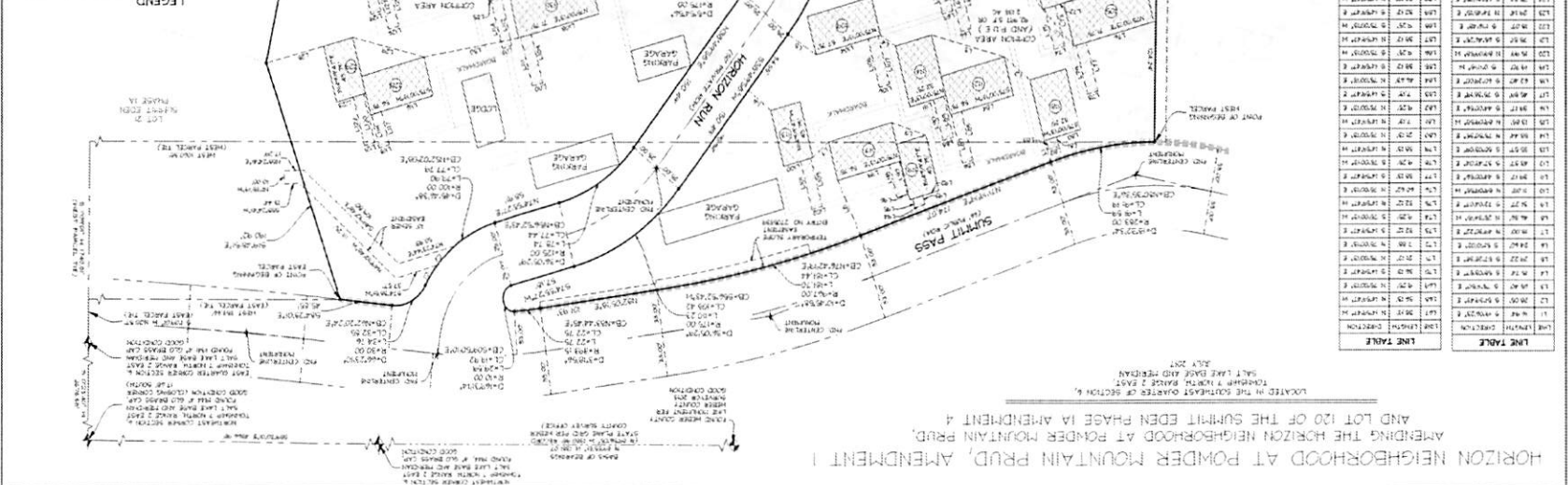


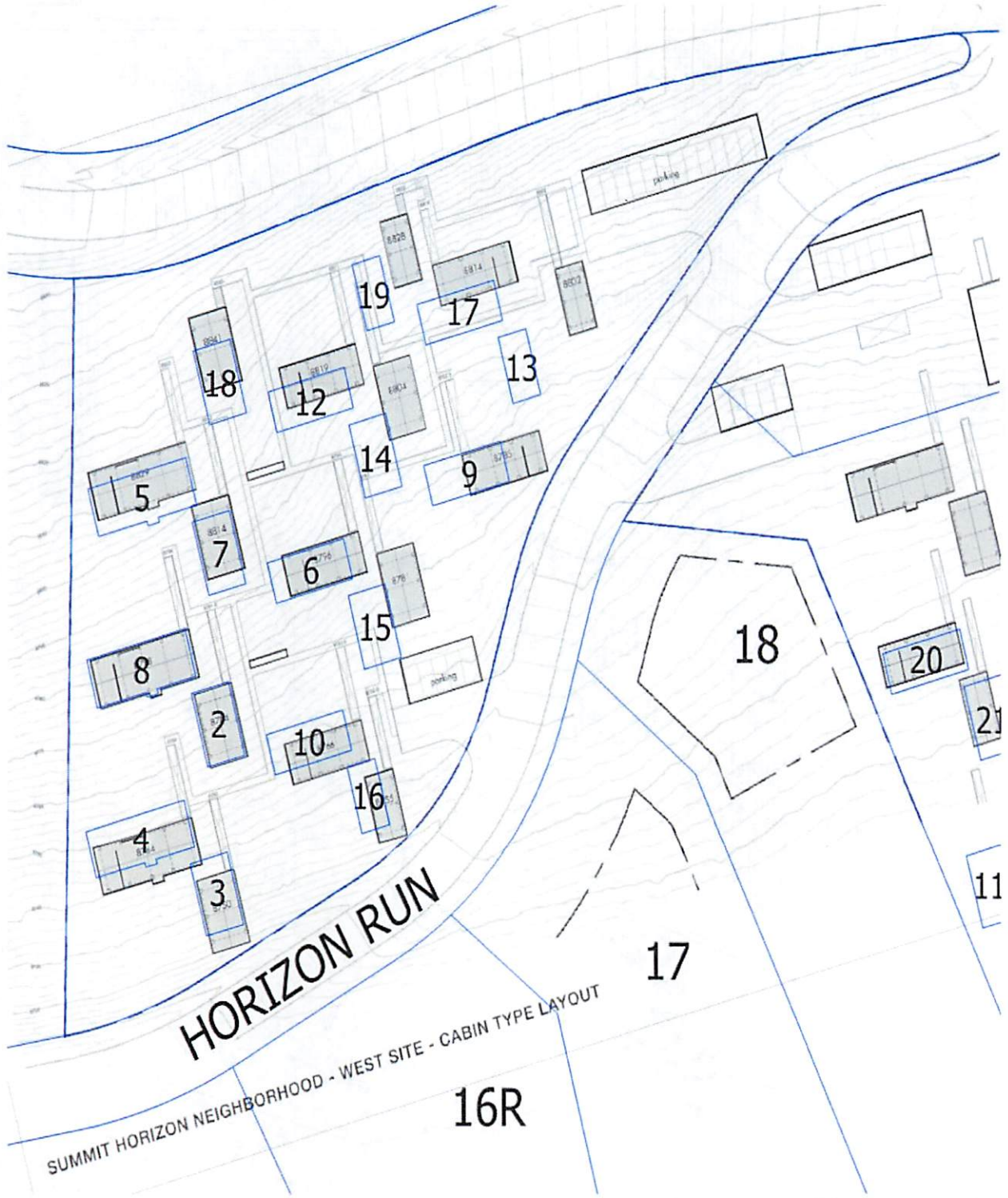
STATE OF UTAH COUNTY OF WYANDOT
 REGISTERED PLAT AND MAP
 PROJECT NO.
 PLAT NO.
 DATE
 SCALE
 SHEET COUNT: SHEET 2 OF 2

TALISMAN
 REGISTERED PROFESSIONAL SURVEYOR
 2017 SOUTH 2000 WEST
 SALT LAKE CITY, UTAH 84119

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT SECTION LINE
- NO ACCESS LINE
- SECTION CORNER AS NOTED
- STREET MONUMENT
- STAKE BEARS WITH PLASTIC CAP
- STANDARD SYMBOL
- POSTAGE LOT
- UN-PLATED CORNER
- CORNER AREA
- LOT NUMBER





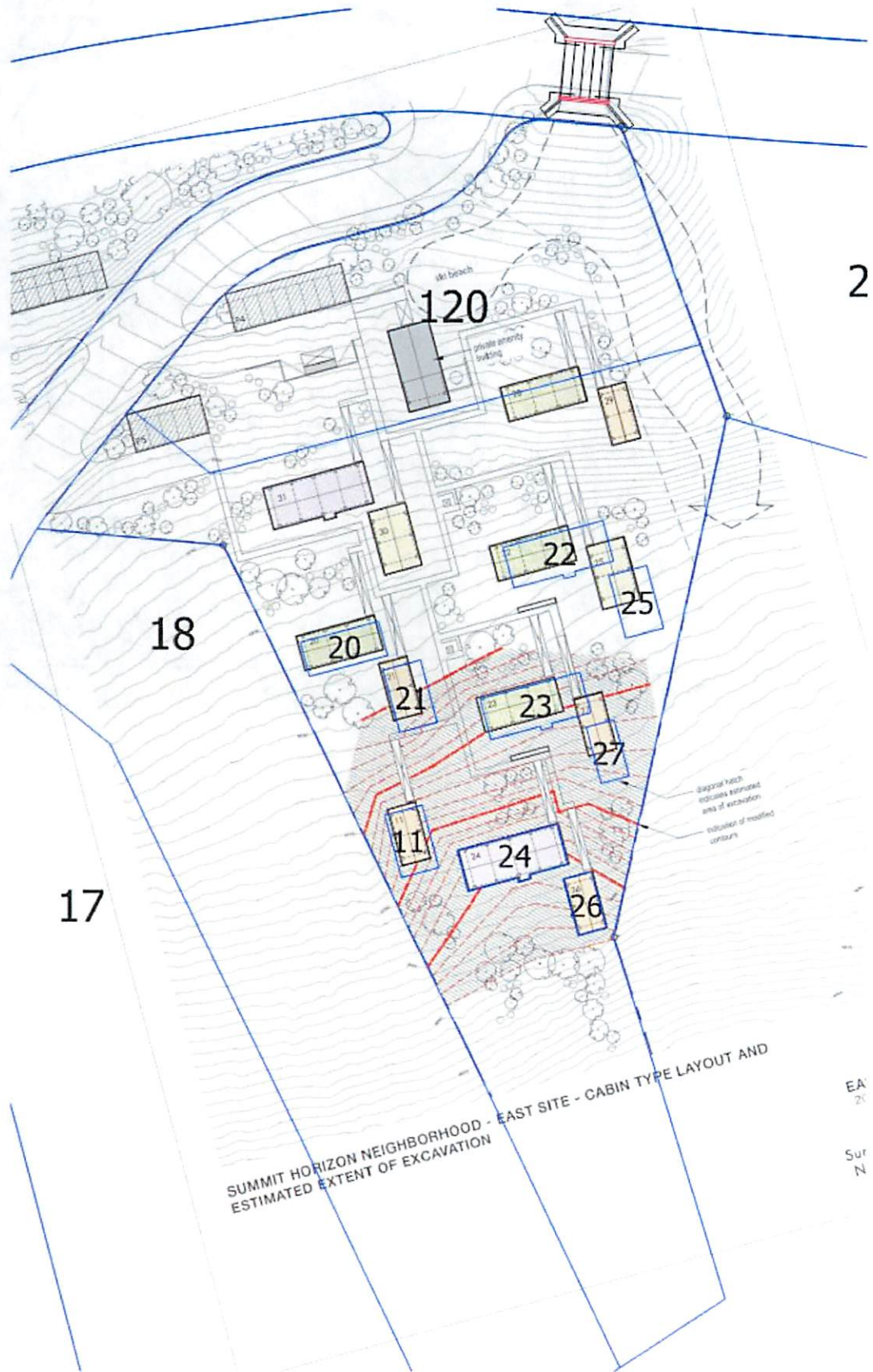


Exhibit B-Approved ZDA Conceptual Land Use Plan

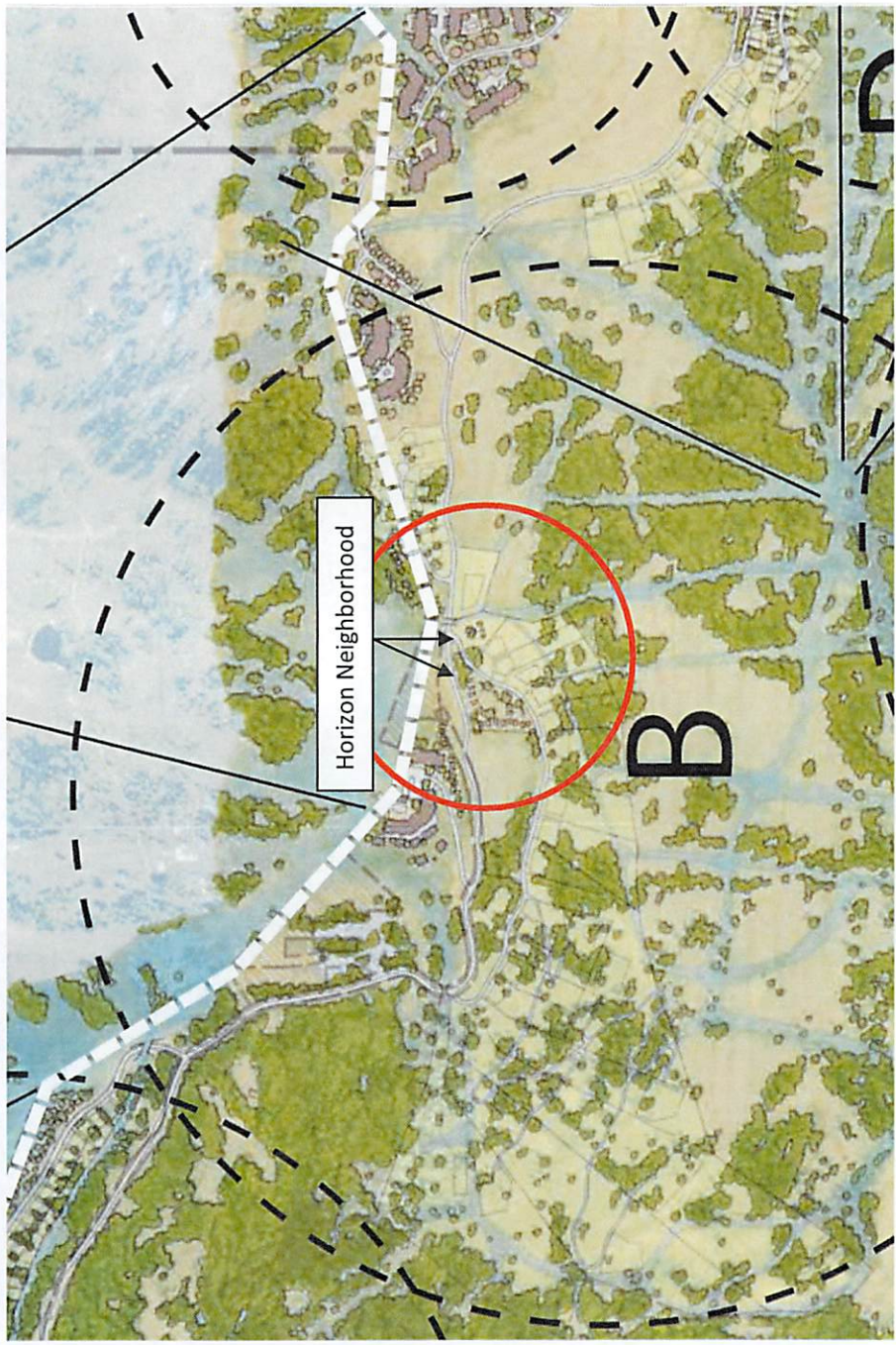


Exhibit C-Architectural Renderings for the Horizon Neighborhood



VIEWED FROM THE WEST



RENDERINGS



SHARED PATHWAY



RENDERINGS

Exhibit E-Architectural Renderings for the Horizon Neighborhood



PARKING GARAGE
VIEWED FROM THE EAST



RENDERINGS



PARKING GARAGE
VIEWED FROM THE
SOUTH



RENDERINGS

Exhibit E-Architectural Renderings for the Horizon Neighborhood



1000ft INTERIOR
HORIZONTAL CEDAR
BOARDS



RENDERINGS



2500ft INTERIOR
HORIZONTAL CEDAR
BOARDS



RENDERINGS



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

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

Type of Decision: Administrative

Agenda Date: Tuesday, July 25, 2017

Applicant: Summit Mountain Holding Group, LLC

File Number: CUP 2017-09

Property Information

Approximate Address: Powder Mountain Ski Resort

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

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

Existing Land Use: PRUD

Proposed Land Use: PRUD

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

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

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 5 Planned Residential Unit Development

Development History

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

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

Background and Summary

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

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

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

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

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

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

Analysis

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

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

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

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. The following development standards are applicable for a standard single family building permit:

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

A lodge is being proposed to be located on the east side of The Horizon Neighborhood at Powder Mountain development. The lodge will be an amenity for the residents in the Horizon Neighborhood at Powder Mountain PRUD. Prior to receiving land use approval for the Horizon Lodge, the applicant will need to submit plans for review and approval per LUC§108-1-2(a) which requires “Design Review” of all applications for building permits including but not limited to recreation resort uses, businesses and commercial structures. The review will include the considerations relating to the building location, major exterior elevations, building materials, and color schemes, landscaping, screening and parking for all site development. The Planning Director may review and approve structures located above 6,200 feet above sea level with a total footprint of less than 75,000 square feet.

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

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

The applicant has provided conceptual renderings and an amendment to the site layouts for the Horizon Neighborhood at Powder Mountain (see Exhibit E for site layout for Horizon Neighborhood at Powder and Village Nest at Powder Mountain development). The proposed lot configuration meets the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement.

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

The Horizon Neighborhood at Powder Mountain and the Village Nests at Powder Mountain are located within some potential geologic hazardous units per the UGS published Ogden 30 x 60 Quadrangle map. All site development will need to adhere to the recommendations of any reports and a “Natural Hazards Disclosure”

document will be required to be recorded prior to receiving final occupancy to provide adequate notice of any geotechnical and geological recommendations to future property owners.

Culinary water and sanitary sewage disposal: An updated "Feasibility Letter" has been provided to ensure the additional units will be serviced by the Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber Fire District and the Weber Surveyor's Office have reviewed and have made recommendations that will need to be addressed as part of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1 subdivision approval process. To date, the Weber County Engineering Division has not reviewed the application. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording any future subdivisions within the amended PRUD.

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

Additional design standards and requirements: The infrastructure has been installed throughout the Summit at Powder Mountain Phase 1 PRUD. Additional design criteria and landscaping designs have not been submitted for review primarily due to the conceptual nature of the proposed amendment and the desire to maintain as much native vegetation as possible to preserve the stability of the hillsides and limit the areas of disturbance. There may be additional site preparation in conjunction with an approved building permit. The proposal does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Staff Recommendation

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

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

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

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

Location Map 1

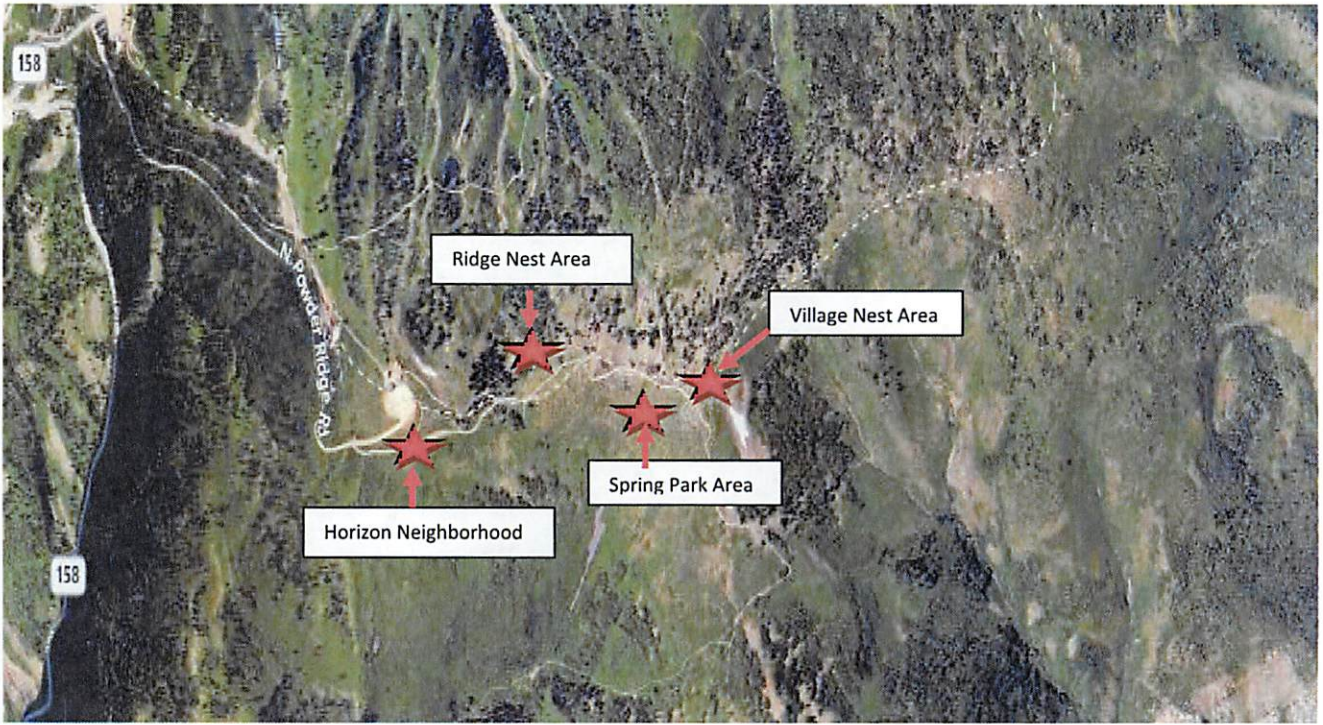
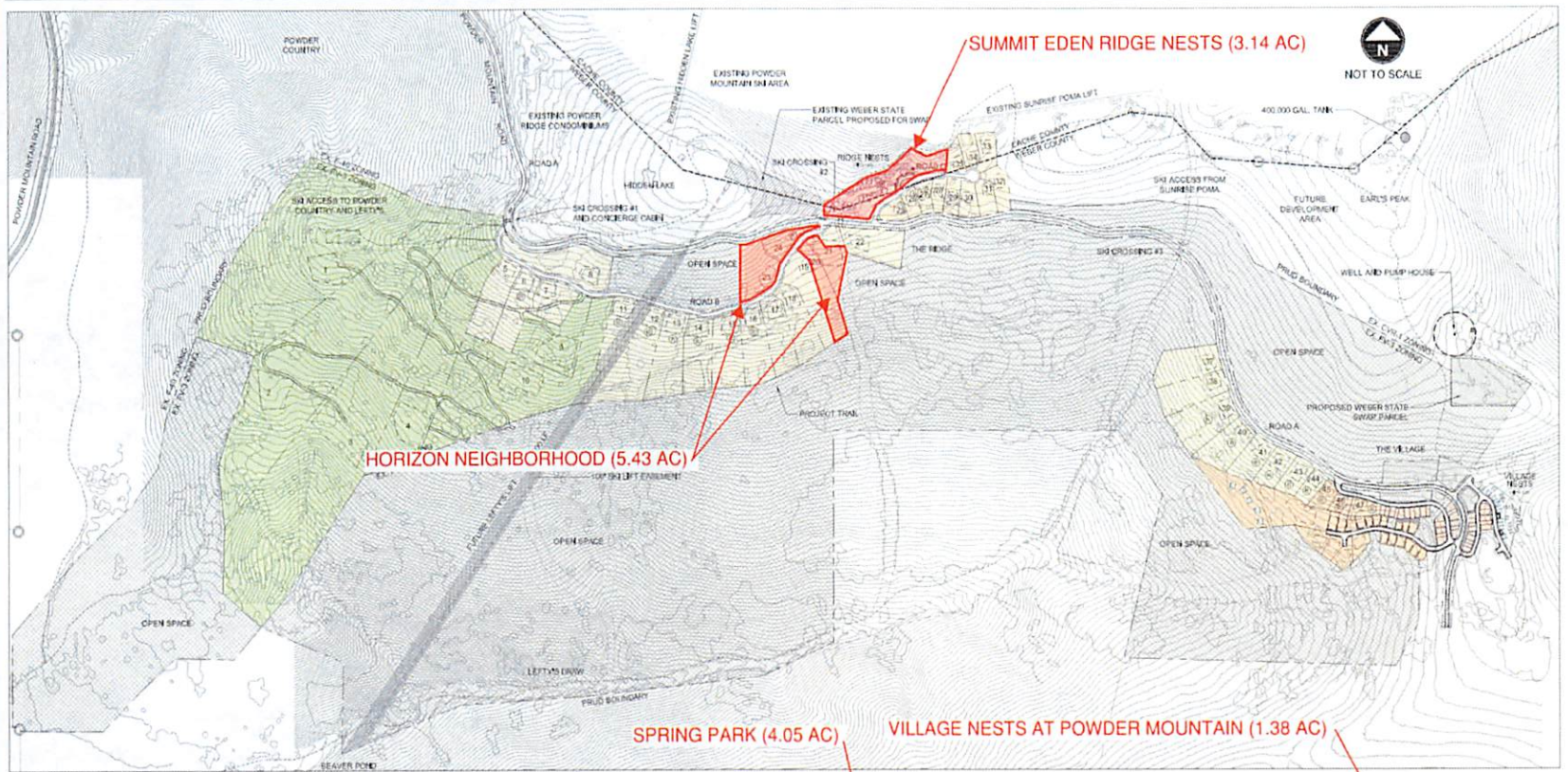


Exhibit A-Approved PRUD Boundary-Amendment 2



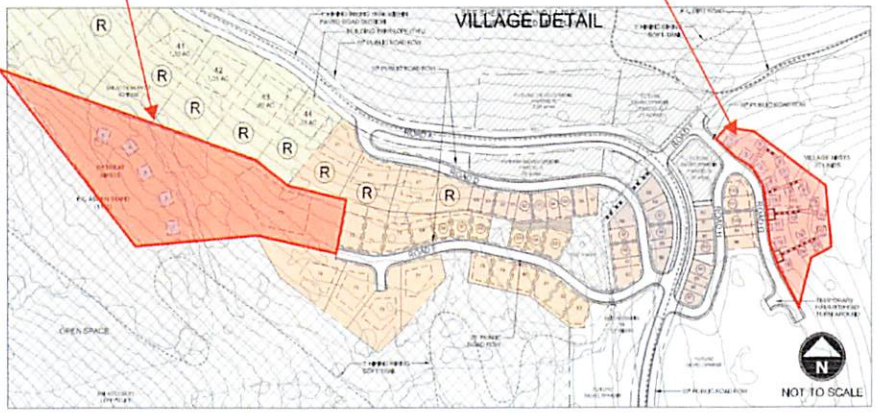
LOT LEGEND AND MIN. SETBACK STANDARDS

	RANCH SINGLE FAMILY
FRONT 50'	
SEKIS 20'	
REAR 50'	
	ESTATE SINGLE FAMILY
FRONT 20'	
SEKIS 15'	
REAR 30'	
	CABIN SINGLE FAMILY
FRONT 20'	
SEKIS 15'	
REAR 30'	
	HILLSIDE SINGLE FAMILY
FRONT 0'	
SEKIS 0'	
REAR 20'	
	VILLAGE SINGLE FAMILY
FRONT 0'	
SEKIS 0'	
REAR 0'	
	VILLAGE LIVENWORK SINGLE FAMILY
FRONT 0'	
SEKIS 0'	
REAR 0'	
	NESTS
FRONT 0'	
SEKIS 0'	
REAR 0'	

(R) RESTRICTED LOT
(S) LOTS ELIGIBLE FOR ADDITIONAL SUBDIVISION

PRUD DEVELOPMENT DATA

TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE FV-3 AREA	392.04 ACRES
ZONE F-40 AREA	154.23 ACRES
ZONE CVW4 AREA	2.46 ACRES
CACHE COUNTY AREA	4.50 ACRES
ROAD ROW AREA	18.99 ACRES
SLOPES > 40 %	111.85 ACRES
NET DEVELOPABLE AREA	463.42 ACRES
PROPOSED LOTS	103 LOTS
PROPOSED UNITS	141 UNITS
RANCH SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	26 UNITS
CABIN SINGLE FAMILY	11 UNITS
HILLSIDE SINGLE FAMILY	34 UNITS
VILLAGE SINGLE FAMILY	19 UNITS
VILLAGE LIVENWORK SF	15 UNITS
NESTS	40 UNITS
PROPOSED DENSITY	1 UNIT/4.21 ACRES
PROPOSED OPEN SPACE	384.19 ACRES (64.6 %)



SUMMIT EDEN
 PHASE 1 PRUD SUBMITTAL



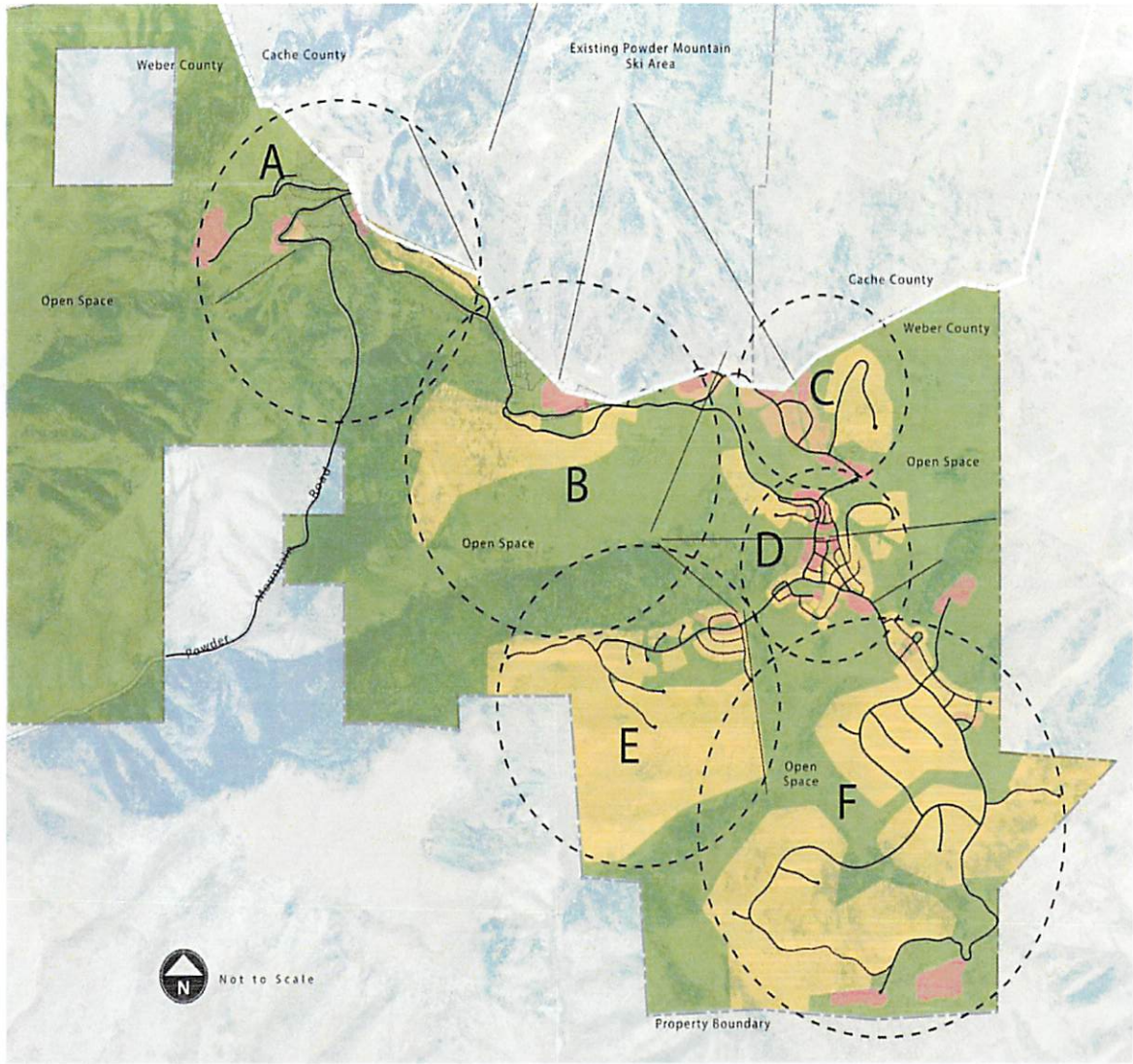
DATE:	JANUARY
PROJECT:	PRUD
DRAWN BY:	
REVIEW BY:	
DATE:	
REVIEW BY:	

SHEET TITLE: **OVERALL SITE PLAN**

SHEET NUMBER: **L1.2**

Overall Land Use Plan

Exhibit B-ZDA Conceptual Land Use Plan



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

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

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

DEVELOPMENT LEGEND		DEVELOPMENT DATA
[Red Box]	MIXED USE HOTELS	1,218 ROOMS*
	COMMERCIAL/SKIER SERVICES/CONF. CENTER	159,000 SF
	RETREATS	180 ROOMS*
[Orange Box]	MULTI FAMILY	1,256 UNITS
[Yellow Box]	SINGLE FAMILY SINGLE FAMILY LOTS	738 UNITS
	NESTS	340 NESTS
TOTAL UNITS		2,800 UNITS

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

Weber County Conditional Use Permit Application

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

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

Property Owner Contact Information

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

Authorized Representative Contact Information

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

Property Information

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

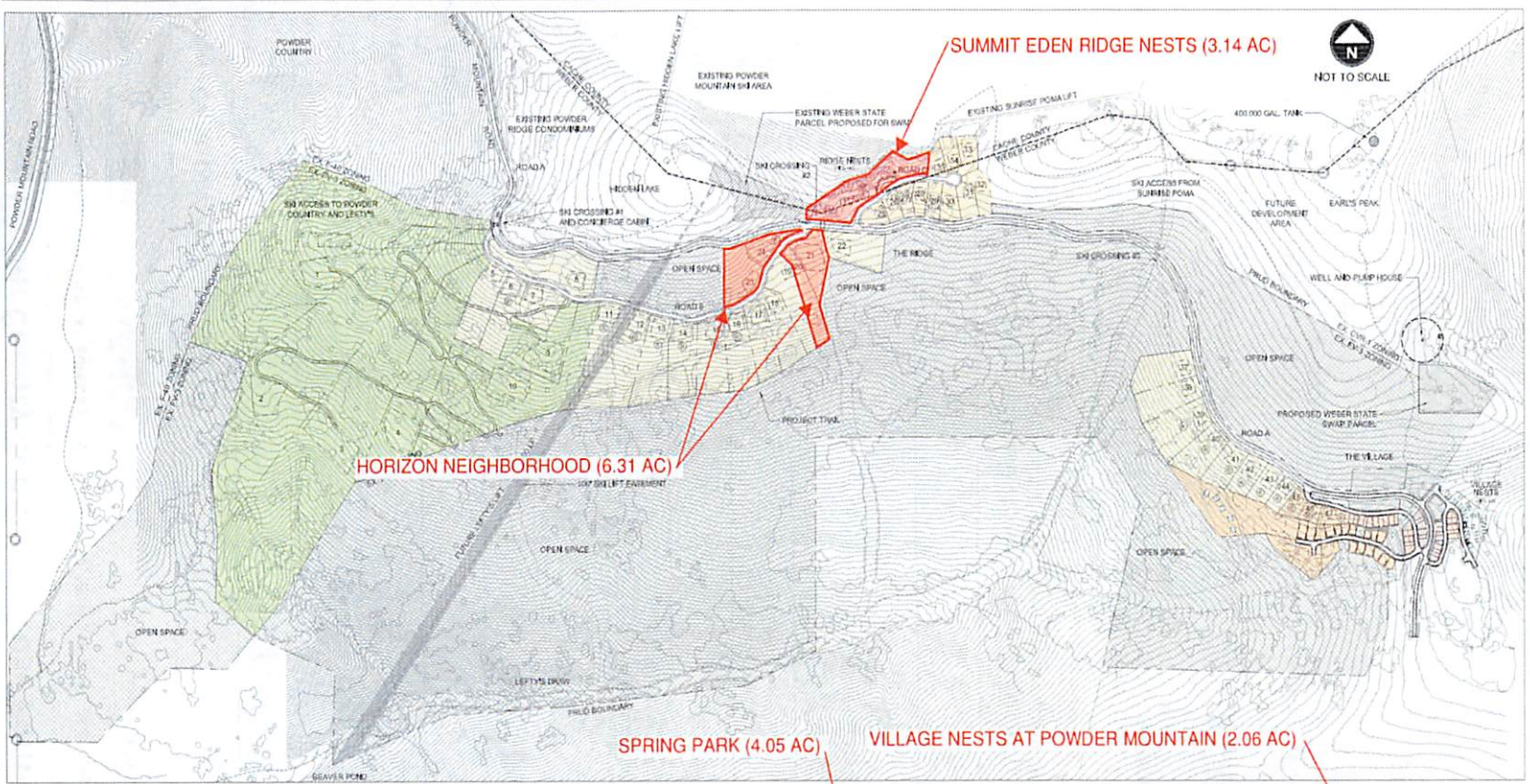
Proposed Use
SINGLE FAMILY RESIDENTIAL

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

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

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

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



LOT LEGEND AND MIN. SETBACK STANDARDS

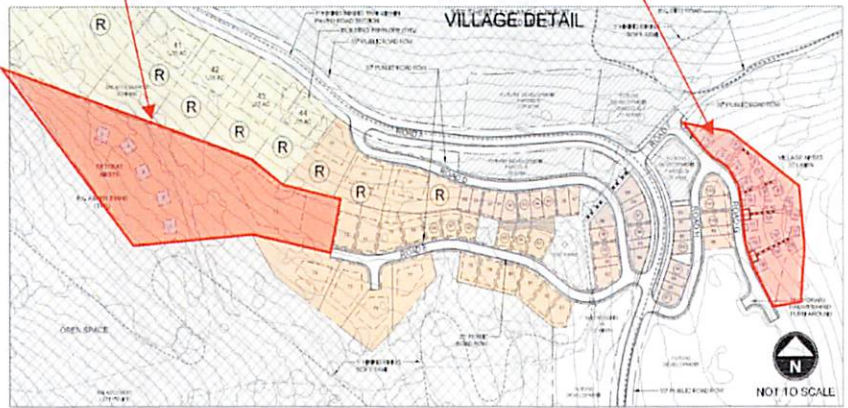
	RANCH SINGLE FAMILY	FRONT 50'	REAR 50'
	ESTATE SINGLE FAMILY	FRONT 25'	REAR 50'
	CABIN SINGLE FAMILY	FRONT 25'	REAR 50'
	HILLSIDE SINGLE FAMILY	FRONT 0'	REAR 50'
	VILLAGE SINGLE FAMILY	FRONT 0'	REAR 50'
	VILLAGE LIVENWORK SINGLE FAMILY	FRONT 0'	REAR 50'
	NESTS	FRONT 0'	REAR 0'

RESTRICTIONS

- RESTRICTED LOT
- LOTS ELIGIBLE FOR ADDITIONAL SUBDIVISION

PRUD DEVELOPMENT DATA

TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE P-3 AREA	392.04 ACRES
ZONE P-43 AREA	194.83 ACRES
ZONE CV-1 AREA	2.46 ACRES
CACHE COUNTY AREA	4.90 ACRES
ROAD ROW AREA	16.06 ACRES
SLOPES > 40%	111.85 ACRES
NET DEVELOPABLE AREA	463.42 ACRES
PROPOSED LOTS	103 LOTS
PROPOSED UNITS	141 UNITS
RANCH SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	26 UNITS
CABIN SINGLE FAMILY	11 UNITS
HILLSIDE SINGLE FAMILY	34 UNITS
VILLAGE SINGLE FAMILY	19 UNITS
VILLAGE LIVENWORK SF	15 UNITS
NESTS	40 UNITS
PROPOSED DENSITY	1 UNIT/4.21 ACRES
PROPOSED OPEN SPACE	384.19 ACRES (64.6%)



LANGVARDT
311 4700 4710

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

Summit EDEN

DATE: JANUARY 22, 2013
PROJECT: SUMMIT EDEN
DRAWN BY: EL
REVIEW BY: EL
VERSION: PRUD
REVISION:

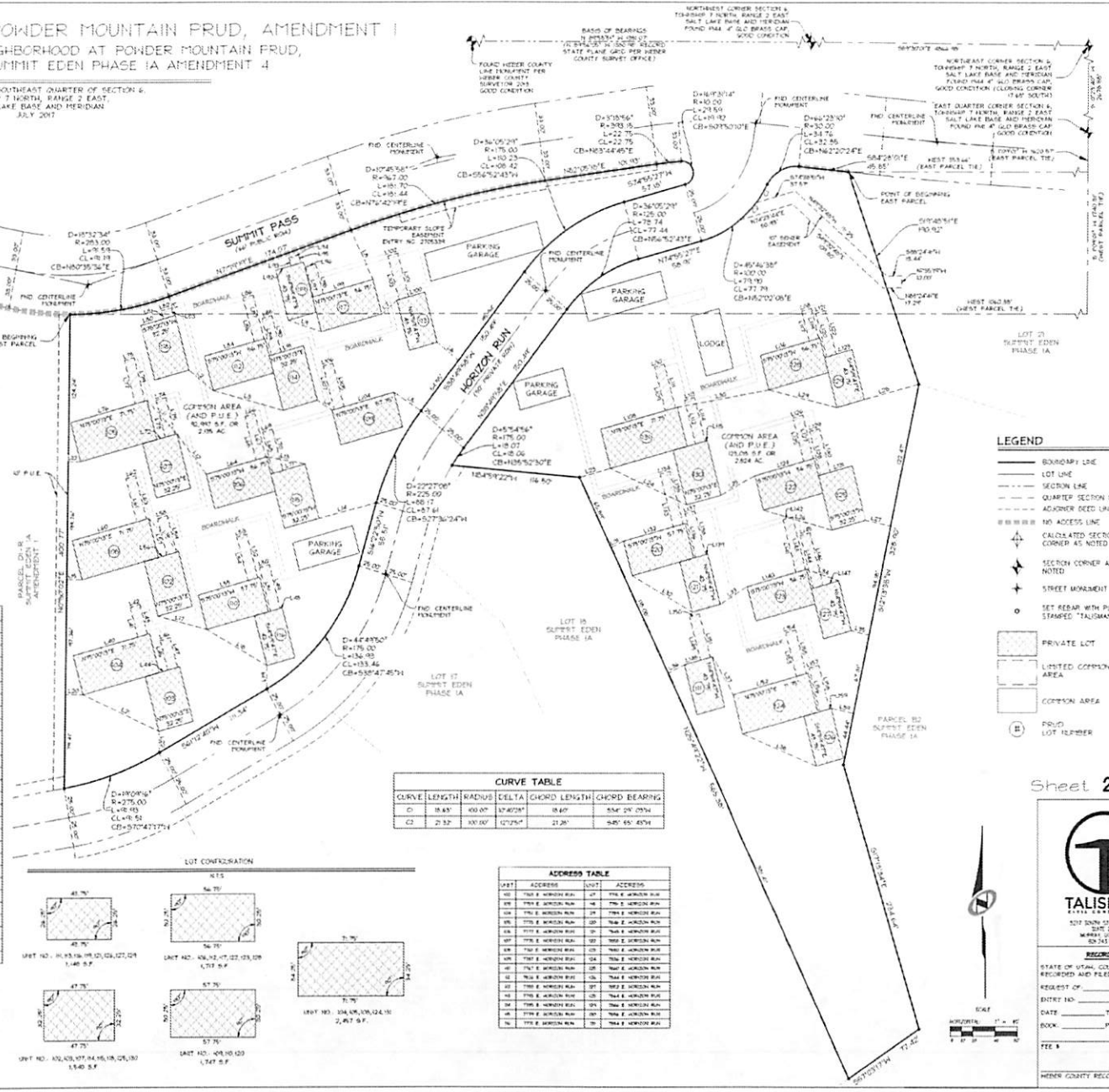
SHEET TITLE: OVERALL SITE PLAN
SHEET NUMBER: L1.2

HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT 1 AMENDING THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AND LOT 120 OF THE SUMMIT EDEN PHASE 1A AMENDMENT 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASIN AND MERIDIAN,
JULY 2017

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	6.94	S 89°02'31" E	L81	30.13	N 45°04'47" W
L2	28.36	S 81°04'47" E	L82	36.37	N 45°04'47" W
L3	16.47	S 75°03'57" E	L83	4.26	N 70°03'57" E
L4	16.74	S 50°03'57" E	L84	4.26	N 70°03'57" E
L5	23.27	S 31°02'58" E	L85	21.27	N 70°03'57" E
L6	24.60	S 5°02'58" E	L86	7.88	N 70°03'57" E
L7	18.07	N 44°02'57" E	L87	22.27	S 45°04'47" W
L8	26.36	S 28°02'57" E	L88	3.29	S 70°03'57" W
L9	31.27	S 72°03'57" E	L89	33.07	N 45°04'47" W
L10	4.07	N 80°04'47" W	L90	40.67	N 70°03'57" E
L11	39.17	S 44°03'54" E	L91	36.19	N 45°04'47" W
L12	43.37	S 37°03'57" E	L92	4.26	S 70°03'57" W
L13	36.57	S 50°03'57" E	L93	38.19	N 45°04'47" W
L14	33.47	N 75°03'57" E	L94	21.19	N 70°03'57" E
L15	18.56	N 80°04'47" W	L95	7.13	N 45°04'47" W
L16	39.17	S 44°03'54" E	L96	4.26	N 70°03'57" E
L17	40.67	S 75°03'57" E	L97	7.13	S 45°04'47" W
L18	42.47	S 60°02'57" E	L98	46.47	N 70°03'57" E
L19	18.57	S 0°02'58" E	L99	38.17	S 45°04'47" W
L20	36.36	S 44°02'57" E	L100	4.26	S 70°03'57" W
L21	36.36	S 44°02'57" E	L101	38.17	S 45°04'47" W
L22	30.27	S 75°03'57" E	L102	4.26	S 70°03'57" W
L23	28.47	N 75°03'57" E	L103	32.07	S 45°04'47" W
L24	35.67	S 45°04'47" E	L104	33.07	S 45°04'47" W
L25	36.37	N 42°03'57" E	L105	21.27	N 70°03'57" E
L26	16.47	S 75°03'57" E	L106	14.87	N 70°03'57" E
L27	23.47	S 77°02'57" E	L107	7.13	N 45°04'47" W
L28	51.77	S 75°03'57" E	L108	4.26	N 70°03'57" E
L29	44.47	N 75°03'57" E	L109	7.13	S 45°04'47" W
L30	38.67	S 60°02'57" E	L110	4.26	N 70°03'57" E
L31	12.47	S 44°02'57" E	L111	28.27	N 45°04'47" W
L32	42.47	S 60°02'57" E	L112	24.07	S 45°04'47" W
L33	22.86	S 84°04'47" E	L113	40.67	N 70°03'57" E
L34	31.27	S 72°03'57" E	L114	31.27	N 45°04'47" W
L35	17.06	S 77°04'26" E	L115	38.17	S 45°04'47" W
L36	16.37	S 64°03'54" E	L116	4.26	S 70°03'57" W
L37	37.67	S 53°02'57" E	L117	38.17	S 45°04'47" W
L38	22.06	S 83°02'57" E	L118	46.47	N 70°03'57" E
L39	20.96	S 77°04'26" E	L119	38.17	S 45°04'47" W
L40	40.47	N 75°03'57" E	L120	4.26	S 70°03'57" W
L41	24.27	S 45°04'47" E	L121	38.17	S 45°04'47" W
L42	4.26	S 75°03'57" W	L122	40.67	N 70°03'57" E
L43	26.27	N 45°04'47" W	L123	38.17	S 45°04'47" W
L44	7.88	S 28°02'57" E	L124	4.26	S 70°03'57" W
L45	24.07	S 45°04'47" E	L125	38.17	S 45°04'47" W
L46	4.26	S 75°03'57" W	L126	38.17	S 45°04'47" W
L47	24.07	N 45°04'47" W	L127	38.17	S 45°04'47" W
L48	1.87	N 75°03'57" E	L128	4.26	S 70°03'57" W
L49	38.19	N 45°04'47" W	L129	4.26	S 70°03'57" W
L50	4.26	S 75°03'57" W	L130	46.47	N 70°03'57" E
L51	38.19	N 45°04'47" W	L131	24.07	N 70°03'57" E
L52	38.19	N 45°04'47" W	L132	38.17	S 45°04'47" W
L53	38.19	N 45°04'47" W	L133	4.26	S 70°03'57" W
L54	46.47	N 75°03'57" E	L134	38.17	S 45°04'47" W
L55	38.19	N 45°04'47" W	L135	21.27	N 70°03'57" E
L56	4.26	S 70°03'57" W	L136	46.47	N 70°03'57" E

LINE	LENGTH	DIRECTION
L137	24.07	N 70°03'57" E
L138	4.26	S 70°03'57" W
L139	38.17	S 45°04'47" W
L140	24.07	N 70°03'57" E
L141	4.26	S 70°03'57" W
L142	38.17	S 45°04'47" W
L143	4.26	S 70°03'57" W
L144	38.17	S 45°04'47" W
L145	4.26	S 70°03'57" W
L146	38.17	S 45°04'47" W
L147	4.26	S 70°03'57" W
L148	38.17	S 45°04'47" W
L149	4.26	S 70°03'57" W
L150	38.17	S 45°04'47" W
L151	4.26	S 70°03'57" W
L152	38.17	S 45°04'47" W
L153	4.26	S 70°03'57" W
L154	38.17	S 45°04'47" W
L155	4.26	S 70°03'57" W
L156	38.17	S 45°04'47" W
L157	4.26	S 70°03'57" W
L158	38.17	S 45°04'47" W
L159	4.26	S 70°03'57" W
L160	38.17	S 45°04'47" W
L161	4.26	S 70°03'57" W
L162	38.17	S 45°04'47" W
L163	4.26	S 70°03'57" W
L164	38.17	S 45°04'47" W
L165	4.26	S 70°03'57" W
L166	38.17	S 45°04'47" W
L167	4.26	S 70°03'57" W
L168	38.17	S 45°04'47" W
L169	4.26	S 70°03'57" W
L170	38.17	S 45°04'47" W
L171	4.26	S 70°03'57" W
L172	38.17	S 45°04'47" W
L173	4.26	S 70°03'57" W
L174	38.17	S 45°04'47" W
L175	4.26	S 70°03'57" W
L176	38.17	S 45°04'47" W
L177	4.26	S 70°03'57" W
L178	38.17	S 45°04'47" W
L179	4.26	S 70°03'57" W
L180	38.17	S 45°04'47" W
L181	4.26	S 70°03'57" W
L182	38.17	S 45°04'47" W
L183	4.26	S 70°03'57" W
L184	38.17	S 45°04'47" W
L185	4.26	S 70°03'57" W
L186	38.17	S 45°04'47" W
L187	4.26	S 70°03'57" W
L188	38.17	S 45°04'47" W
L189	4.26	S 70°03'57" W
L190	38.17	S 45°04'47" W
L191	4.26	S 70°03'57" W
L192	38.17	S 45°04'47" W
L193	4.26	S 70°03'57" W
L194	38.17	S 45°04'47" W
L195	4.26	S 70°03'57" W
L196	38.17	S 45°04'47" W
L197	4.26	S 70°03'57" W
L198	38.17	S 45°04'47" W
L199	4.26	S 70°03'57" W
L200	38.17	S 45°04'47" W



CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	18.87	100.00'	37°40'28"	18.87	S84°29'05"W
C2	21.82	100.00'	17°25'41"	21.86	S85°55'45"W

UNIT	ADDRESS	UNIT	ADDRESS
01	700 E HORIZON RUN	07	710 E HORIZON RUN
02	710 E HORIZON RUN	08	720 E HORIZON RUN
03	720 E HORIZON RUN	09	730 E HORIZON RUN
04	730 E HORIZON RUN	10	740 E HORIZON RUN
05	740 E HORIZON RUN	11	750 E HORIZON RUN
06	750 E HORIZON RUN	12	760 E HORIZON RUN
07	760 E HORIZON RUN	13	770 E HORIZON RUN
08	770 E HORIZON RUN	14	780 E HORIZON RUN
09	780 E HORIZON RUN	15	790 E HORIZON RUN
10	790 E HORIZON RUN	16	800 E HORIZON RUN
11	800 E HORIZON RUN	17	810 E HORIZON RUN
12	810 E HORIZON RUN	18	820 E HORIZON RUN
13	820 E HORIZON RUN	19	830 E HORIZON RUN
14	830 E HORIZON RUN	20	840 E HORIZON RUN
15	840 E HORIZON RUN	21	850 E HORIZON RUN
16	850 E HORIZON RUN	22	860 E HORIZON RUN
17	860 E HORIZON RUN	23	870 E HORIZON RUN
18	870 E HORIZON RUN	24	880 E HORIZON RUN
19	880 E HORIZON RUN	25	890 E HORIZON RUN
20	890 E HORIZON RUN	26	900 E HORIZON RUN

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOINER DEED LINES
- NO ACCESS LINE
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MONUMENT
- SET ASHAR WITH PLASTIC CAP STAMPED "TALISMAN"
- PRIVATE LOT
- LIMITED COMMON AREA
- COMMON AREA
- PRUD LOT NUMBER

Sheet 2 of 2



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

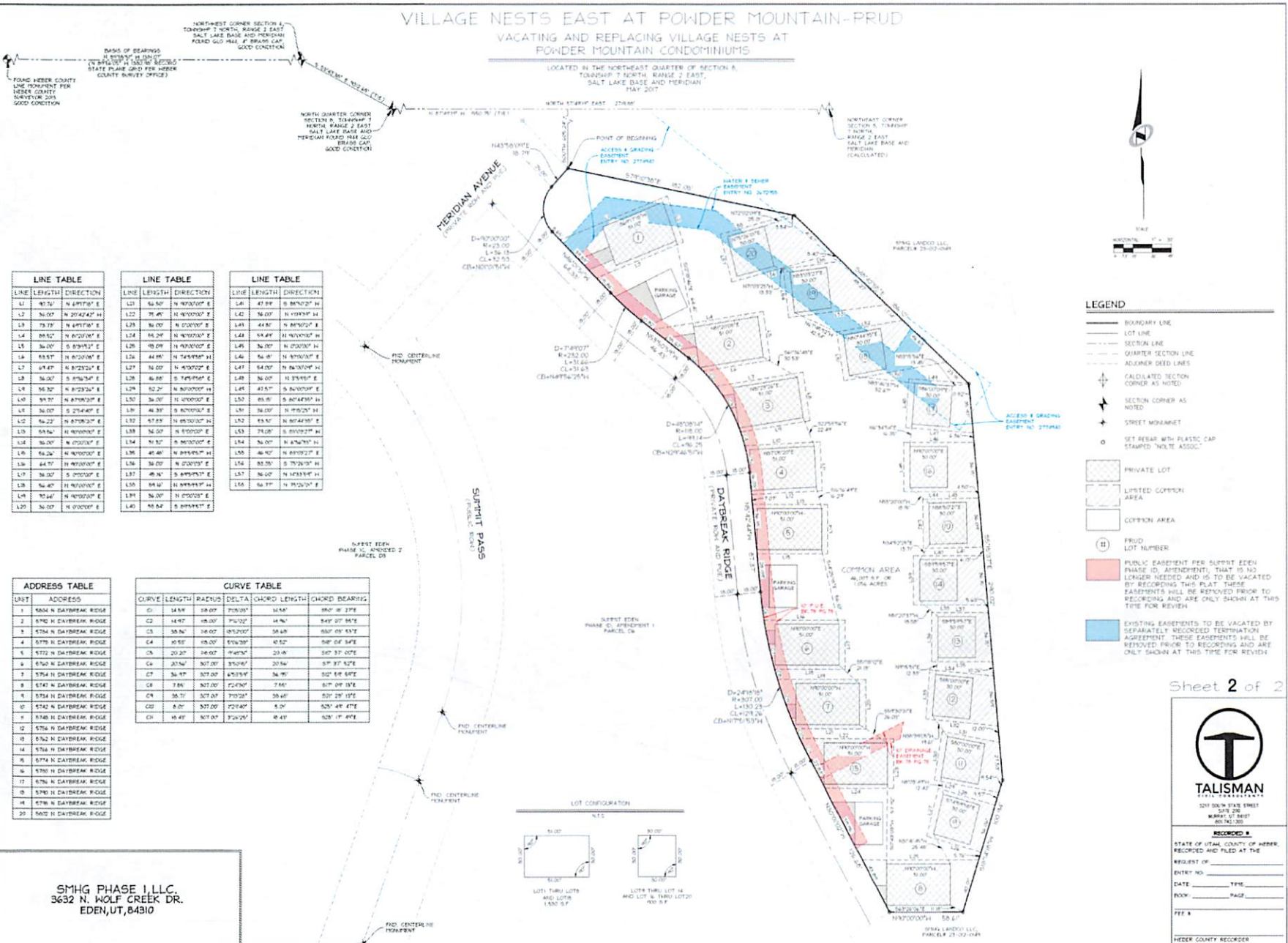
HENRIK COUNTY RECORDER

Exhibit E-Site layout for the Village Nests at Powder Mountain PRUD

SMHG PHASE I, LLC,
 3632 N. WOLF CREEK DR.,
 EDEN, UT, 84310

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

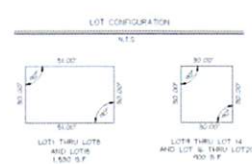
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
PLAT 2017



LINE	LENGTH	DIRECTION
L1	46.74	N 47°17'47" E
L2	36.00	N 89°44'44" W
L3	75.73	N 44°17'47" E
L4	28.52	S 87°03'21" E
L5	36.00	S 87°03'21" E
L6	55.57	N 87°03'21" E
L7	47.47	N 87°23'41" E
L8	36.00	S 87°03'21" E
L9	56.32	N 87°23'41" E
L10	59.77	N 87°03'21" E
L11	36.00	S 2°54'47" E
L12	56.22	N 87°03'21" E
L13	58.74	N 87°03'21" E
L14	36.00	N 87°03'21" E
L15	56.22	N 87°03'21" E
L16	44.77	N 87°03'21" E
L17	36.00	S 87°03'21" E
L18	56.40	N 87°03'21" E
L19	30.44	N 87°03'21" E
L20	36.00	N 87°03'21" E

LOT	ADDRESS
1	5558 N DAYBREAK RIDGE
2	5792 N DAYBREAK RIDGE
3	5754 N DAYBREAK RIDGE
4	5795 N DAYBREAK RIDGE
5	5752 N DAYBREAK RIDGE
6	5762 N DAYBREAK RIDGE
7	5794 N DAYBREAK RIDGE
8	5747 N DAYBREAK RIDGE
9	5754 N DAYBREAK RIDGE
10	5742 N DAYBREAK RIDGE
11	5748 N DAYBREAK RIDGE
12	5756 N DAYBREAK RIDGE
13	5762 N DAYBREAK RIDGE
14	5768 N DAYBREAK RIDGE
15	5774 N DAYBREAK RIDGE
16	5780 N DAYBREAK RIDGE
17	5786 N DAYBREAK RIDGE
18	5792 N DAYBREAK RIDGE
19	5798 N DAYBREAK RIDGE
20	5802 N DAYBREAK RIDGE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	14.97	58.00	71°03'	14.94'	84° 07' 27"E
C2	14.97	58.00	71°03'	14.94'	84° 07' 27"E
C3	35.56	58.00	87°02'	35.48'	80° 09' 43"E
C4	61.87	58.00	97°08'	61.52'	80° 04' 48"E
C5	23.37	36.00	47°42'	23.41'	54° 37' 02"E
C6	37.56	307.00	37°04'	37.54'	57° 37' 42"E
C7	36.47	307.00	47°04'	36.76'	52° 46' 42"E
C8	7.84	307.00	7°24'	7.86'	81° 09' 17"E
C9	35.71	307.00	37°02'	35.65'	82° 25' 15"E
C10	4.07	307.00	7°24'	4.09'	82° 48' 47"E
C11	16.47	307.00	37°25'	16.43'	52° 17' 49"E



SMHG PHASE I, LLC.
3632 N. WOLF CREEK DR.
EDEN, UT, 84310

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJACENT DEED LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MONUMENT
- SET REBAR WITH PLASTIC CAP STAMPED "VOLTE ASSOC."
- PRIVATE LOT
- LIMITED COMMON AREA
- COMMON AREA
- PRUD LOT NUMBER
- PUBLIC EASEMENT PER SUPPLEMENTAL PHASE I.D. AMENDMENTS THAT IS NO LONGER NEEDED AND IS TO BE VACATED BY RECORDING THIS PLAT. THESE EASEMENTS WILL BE REMOVED PRIOR TO RECORDING AND ARE ONLY SHOWN AT THIS TIME FOR REVIEW.
- EXISTING EASEMENTS TO BE VACATED BY SEPARATELY RECORDED TERMINATION AGREEMENT. THESE EASEMENTS WILL BE REMOVED PRIOR TO RECORDING AND ARE ONLY SHOWN AT THIS TIME FOR REVIEW.

Sheet 2 of 2

TALISMAN
3215 56th Street
Suite 200
Bountiful, UT 84010

RECORDED #
STATE OF UTAH, COUNTY OF HERRN,
RECORDED AND FILED AT THE
REQUEST OF:
ENTRY NO. _____
DATE _____ TIME _____
BOOK _____ PAGE _____
FFZ # _____
HERRN COUNTY RECORDER