



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 26, 2021
4:00 to 5:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/85718853816>

Meeting ID: 857 1885 3816

1. UVS040621: Consideration and action on the application for final approval of Summit Eden Phase 1D Amendment 3. *Presenter Tammy Aydelotte*

The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser:

Meeting ID: Meeting ID: 857 1885 3816

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





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Summit Eden Phase 1D Amendment 3

Agenda Date: Wednesday, May 26, 2021

Applicant: SMHG Village Development, LLC

File Number: UVS040621

Property Information

Approximate Address: 5788 N. Daybreak Ridge, Eden

Project Area: 3.21 acres

Zoning: DRR-1

Existing Land Use: Mixed Use

Proposed Land Use: Mixed Use

Parcel ID: 23-138-0003

Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

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

Staff Information

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

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
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The owner of parcel D6 of Summit Eden Phase 1D has proposed to divide it into 4 parcels. Parcel 2 is 0.562 acres, Parcel 3 is 0.798 acres, Parcel 4 is 0.999 acres, and Parcel 5 is 0.855 acres. The development agreement and master plan for this location indicate that it should be developed as mixed use. Staff feels that subdividing the parcel into 4 will still allow mixed use development to occur.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a “Small Subdivision” which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning 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 maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in 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 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.

The following lot development standards are listed in the DRR-1 zoning:

<i>Minimum lot area</i>		
a.	Single-family residential/main building	None
b.	Two, three, four and multi-family, commercial and mixed use structure	None
c.	Public utility substation	As provided in Section 108-10-2: Site development standards for public utility substation or structure
d.	Other	As otherwise required by the Uniform Land Use Ordinance of Weber County
<i>Minimum lot width</i>		
a.	Single-family residential/main building	None
b.	Two, three, four and multi-family, commercial and mixed use structure	None
c.	Public utility substation	As provided in Section 108-10-2: Site development standards for public utility substation or structure
d.	Other	As otherwise required by the Uniform Land Use Ordinance of Weber County

The proposed lots meet the minimum lot development standards for the DRR-1 zone.

Sensitive Lands: The owner has provided a geologic hazards study that was prepared by IGES, dated February 9, 2021. The report indicates that there are low to moderate risks of hazards on this site. Development of the site will need to comply with the recommendations outlined in the report. A note will need to be placed on the final plat that references this hazards report.

Culinary Water and Sanitary Sewer: The owner has provided a feasibility letter from Powder Mountain Water and Sewer Improvement District for culinary water and sanitary sewage disposal. The district has stated the following in the feasibility letter:

Building permits shall not be issued without final approval by the District. Final approval is subject to Summit Mountain Holding Group meeting all applicable requirements of the District and payment of all applicable fees.

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

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

Staff Recommendation

Staff recommends final approval of Summit Eden Phase 1D Amendment 3. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

1. A note will need to be placed on the subdivision plat, referencing the geologic hazards report, date, and project number.
2. Prior to recording, a final approval letter shall be provided from the water and sewer district.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of UVS040621 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Weber County Planning Director

Exhibits

A. Proposed amended plat

Location Map 1

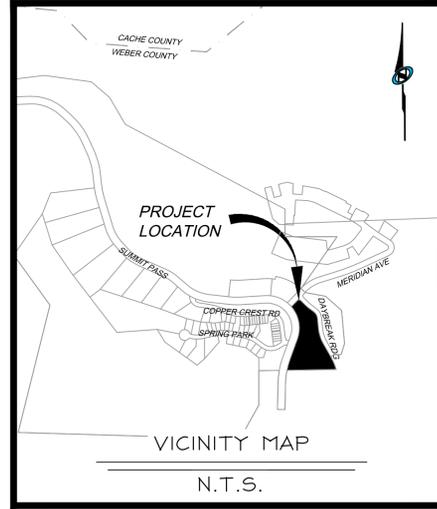


SUMMIT EDEN PHASE 10 AMENDMENT 3 AMENDING PARCEL D6, SUMMIT EDEN PHASE 10 AMENDMENT 1

THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
MARCH 2021

PLAT NOTES:

- THE NOTICES IN THIS PLAT AMEND IN THEIR ENTIRETY, RESTATE, SUPERSEDE AND REPLACE THE NOTICES SET FORTH IN SUMMIT EDEN PHASE 10 PLAT AMENDMENT 1 RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY, UTAH ON FEBRUARY 5, 2016 AS ENTRY NO. 2776997.
- THIS PLAT IS SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN (®MASTER DECLARATION) EXECUTED BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. (®MASTER DEVELOPER) THAT HAS BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. SMHG VILLAGE DEVELOPMENT, LLC (®DECLARANT), AS THE OWNER OF ALL OF THE PROPERTY DEPICTED HEREON MAY IN THE FUTURE FURTHER SUBMIT SOME OR ALL OF THE PARCELS SHOWN HEREON TO ONE OR MORE SUBDIVISION AND/OR CONDOMINIUM PLATS AND DECLARATIONS CONTAINING ADDITIONAL RESTRICTIONS. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE MASTER DECLARATION.
- DEVELOPMENT PARCELS 2, 3, 4 AND 5 ARE INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS.
- PURSUANT TO THE MASTER DECLARATION, THE POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (®COMMUNITY ASSOCIATION*) IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE MASTER DECLARATION.
- THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED THEREIN, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS MASTER DEVELOPER SHALL DETERMINE IN ITS SOLE AND EXCLUSIVE DISCRETION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES.
- THE LOTS AND PARCELS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE AND RELATED IMPROVEMENTS ON SUCH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT (®PMMSID*). IN ADDITION, OWNERS WILL BE RESPONSIBLE FOR THE PAYMENT OF ALL PMMSID CHARGES FOR CONNECTION TO THE SYSTEM AND MONTHLY NON-CONNECTION AND WATER AND SEWER SERVICES.
- PMMSID WILL OWN ALL COMMON WATER AND SEWER MAINS AND APPURTENANCES WITHIN THE COMMUNITY.
- ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND, NOTWITHSTANDING THE GRANT OF BLANKET UTILITY EASEMENTS IN THIS PLAT. DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
- DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT ABOVE GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. AT NO TIME MAY ANY ABOVE-GROUND STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS. NOTWITHSTANDING THE FOREGOING, SNOW STORAGE SHALL BE ALLOWED WITHIN THE PUBLIC UTILITY EASEMENTS.
- AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED WITHIN THE COMMUNITY, SHALL COMPLY WITH THE SUMMIT POWDER MOUNTAIN DESIGN GUIDELINES DATED AUGUST 1, 2016 AS MAY BE AMENDED OVER TIME. NO OWNER MAY CONSTRUCT, INSTALL OR PERFORM OTHER WORK THAT IN ANY MANNER ALTERS OR CHANGES THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF THE AFFECTED OWNER, AT ANY TIME AND FROM TIME TO TIME IF SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES, REMOVE/CLARIFY AMBIGUITIES OR FOR ANY OTHER PURPOSE. SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW. AS FURTHER SET FORTH IN THE MASTER DECLARATION, BY ACCEPTANCE OF A LOT EACH OWNER IRREVOCABLY APPOINTS MASTER DEVELOPER AS ATTORNEY-IN-FACT TO REALIGN AND ADJUST THE BOUNDARY LINES OF HIS LOT BY AMENDMENT TO THIS PLAT.
- DECLARANT RESERVES THE RIGHT TO CONSTRUCT A SKIWAY AND LINEAR PARK, INCLUDING A SKIER OVERPASS, SUPPORT AND RETAINING WALLS, RAMPS ACCESSING THE OVERPASS AND OTHER SIMILAR IMPROVEMENTS (COLLECTIVELY, THE ®SKIWAY IMPROVEMENTS*). DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS FOR CONSTRUCTING, MAINTAINING, AND OPERATING THE SKIWAY IMPROVEMENTS AND FOR THE STAGING OF CONSTRUCTION MATERIALS (THE ®SKIWAY EASEMENT*). MASTER DEVELOPER MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKIWAY EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION. AFTER RECORDED OF THE PLAT, DECLARANT INTENDS TO GRANT AN EASEMENT IN FAVOR OF THE COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKIWAY EASEMENT ACROSS, OVER, AND UNDER THE LOTS AND PARCELS AND IN THE FUTURE AS-CONSTRUCTED LOCATIONS OF THE SKIWAY IMPROVEMENTS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH THE MASTER DECLARATION AND ANY RULES AND REGULATIONS ADOPTED BY MASTER DEVELOPER.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS AND MASTER DEVELOPER, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS (®TRAIL EASEMENT*). MASTER DEVELOPER MAY DESIGNATE, ADD TO, DELETE, OR MODIFY THE EXACT LOCATION OF THE TRAILS WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF THE TRAIL EASEMENT, IN THE FUTURE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH THE MASTER DECLARATION AND ANY RULES AND REGULATIONS ADOPTED BY MASTER DEVELOPER.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS, AND FOR THE GENERAL USE OF SKIERS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOTS (®SKI EASEMENT*). MASTER DEVELOPER MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI TRAILS WITHIN THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION. DECLARANT GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT ACROSS, OVER, AND UNDER THE LOTS AND IN THE FUTURE AS-CONSTRUCTED LOCATIONS OF THE SKI TRAILS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH THE MASTER DECLARATION AND ANY RULES AND REGULATIONS ADOPTED BY MASTER DEVELOPER.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD (®SLOPE EASEMENT*) AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION, AND NEIGHBORHOOD DECLARATION AS APPLICABLE. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF MASTER DEVELOPER, ITS EMPLOYEES, AND CONTRACTORS FOR THE PURPOSE OF STABILIZING, CONSTRUCTING CUT SLOPES AND FILL SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED FOR ONGOING MAINTENANCE AND REPAIR.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A SNOW STORAGE EASEMENT AS A BLANKET SNOW RELOCATION AND SNOW STORAGE EASEMENT OVER AND ACROSS ALL LOTS AND PARCELS FOR THE RELOCATION, MOVEMENT, AND STORAGE OF SNOW (®SNOW STORAGE EASEMENT*). PARTICULAR SNOW STORAGE ZONES, WHICH ARE LOCATED WITHIN THE SNOW STORAGE EASEMENT, ARE IDENTIFIED ON THE PLAT. MASTER DEVELOPER MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SNOW STORAGE EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT RIGHT ON, OVER, UNDER AND ACROSS ALL PRIVATE ROADS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT.
- DECLARANT GIVES NOTICE THAT THE LOTS AND PARCELS SHOWN ON THIS PLAT ARE IN A SKI RESORT AREA (®SKI RESORT*) IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR PARCELS SHOWN ARE WITHIN POTENTIAL AVALANCHE AREAS AND WHETHER AVALANCHE CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD, DRIVEWAY, AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION TO THE EFFECT THAT THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE CONTROL. EACH FUTURE OWNER OF A LOT OR PARCEL SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT OR PARCEL.
- ALL PARCELS AND LOTS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR SEMI-NATURAL TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS AND PARCELS AND OTHER PRIVATELY OWNED PROPERTIES, SCAVENGING, EATING AND DAMAGING PLANTS, FLOWERS, SHRUBS AND TREES, AND CREATING POTENTIAL HAZARDS, NUISANCES AND DAMAGE TO PERSONS AND PROPERTY. EACH OWNER SHALL ASSUME ALL SUCH RISKS AND CONDITIONS FOR ANY SUCH DAMAGE.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THEIR LOT OR PARCEL, AND THE REMAINDER OF THIS PROPERTY.
- PARKING ON ANY STREETS AND ROADS SHOWN ON THIS PLAT IS PROHIBITED.
- THE PARCELS AND LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY ®IGES* DATED FEBRUARY 9, 2021 PROJECT #01628-032.
- THE MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
- ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION, WEBER COUNTY PUBLIC ROADS (MAINTAINED BY WEBER COUNTY), AS WELL AS PRIVATE ROADS. SEVERE WEATHER CONDITIONS MAY MAKE CERTAIN ROADS IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS MAY BE CLOSED DURING CERTAIN PERIODS.
- THIS PLAT DOES NOT AMEND ANY WEBER COUNTY ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAT AND WEBER COUNTY ORDINANCES, THE WEBER COUNTY ORDINANCES SHALL CONTROL.
- ALL LOTS AND PARCELS DEPICTED IN THIS PLAT ARE SUBJECT TO AN ASSESSMENT LIEN PURSUANT TO WEBER COUNTY ASSESSMENT ORDINANCE NO. 2013-21, AS AMENDED BY ORDINANCE NO. 2015-24.



LEGAL DESCRIPTION

ALL OF PARCEL D6 OF THE SUMMIT EDEN PHASE 10 AMENDMENT 1 SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MERIDIAN AVE., A 50 FOOT PRIVATE ROAD AND P.U.E., AND BEING A PART OF SUMMIT EDEN PHASE 10 SUBDIVISION, AMENDMENT 1, ENTRY NO. 2776997, BOOK 78, PAGES 78-79, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING N 87°49'19" E 1430.95 FEET AND SOUTH 724.78 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.11B. 4 M. (BASIS-OF-BEARING BEING N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.11B. 4 M. AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE ALONG THE SOUTHERN LINE OF MERIDIAN N 43°58'04" E 71.63 FEET; THENCE ALONG THE WESTERN LINE OF DAYBREAK RIDGE FOLLOWING 9 COURSES; 1) THENCE SOUTHEASTERLY 36.13 FEET ALONG THE ARC OF A 23.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" HAVING A LONG-CHORD OF N 88°58'09" E 32.55 FEET; 2) THENCE S 46°01'51" E 64.33; 3) THENCE SOUTHEASTERLY 36.57 FEET ALONG THE ARC OF A 268.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7°41'07" HAVING A LONG-CHORD OF S 49°56'25" E 36.54 FEET; 4) THENCE S 53°50'59" E 46.43 FEET; 5) THENCE SOUTHEASTERLY 68.89 FEET ALONG THE ARC OF A 82.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°08'14" HAVING A LONG-CHORD OF S 29°46'51" E 66.88 FEET; 6) THENCE S 5°42'44" E 87.37 FEET; 7) THENCE SOUTHEASTERLY 145.50 FEET ALONG THE ARC OF A 343.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°18'16" HAVING A LONG-CHORD OF S 17°51'53" E 144.41 FEET; 8) THENCE S 30°01'02" E 145.39 FEET; 9) THENCE NORTHEASTERLY 103.99 FEET ALONG THE ARC OF A 382.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°27'45" HAVING A LONG-CHORD OF S 22°17'09" E 102.78 FEET; THENCE S 89°04'16" W 431.21 FEET TO THE EASTERN RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID RIGHT OF WAY FOLLOWING 3 COURSES: 1) THENCE NORTHEASTERLY 105.28 FEET ALONG A NON-TANGENT ARC HAVING A 667.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°03'12" HAVING A LONG-CHORD OF N 5°44'48" E 105.28 FEET; 2) THENCE N 20°16'24" E 180.10; 3) THENCE NORTHEASTERLY 302.46 FEET ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 61°14'10" HAVING A LONG-CHORD OF N 10°20'41" W 288.27 FEET TO THE POINT OF BEGINNING

CONTAINING 139,999 SQ.FT. OR 3.214 ACRES

SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.
- THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.11B.4M. AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 0°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- THE NORTHERLY BOUNDARY, WESTERLY BOUNDARY, EASTERN BOUNDARY, WERE DETERMINED BY EXISTING RIGHT-OF-WAY LINES OF SUMMIT PASS AND DAYBREAK RIDGE, AS SHOWN HEREON. THE SOUTHERLY LINE WAS DETERMINED BY THE EXISTING PARCEL LINE OF SMHG LANDCO LLC, PARCEL# 23-012-0130. THE LOCATION OF SAID PLAT WAS DETERMINED BY THE FOUND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENTS USED ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 106-1-8(C)(2), AND THAT THIS PLAT, SUMMIT EDEN PHASE 10 AMENDMENT 3, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE BEST KNOWN SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991

OWNER'S DEDICATION:

SMHG VILLAGE DEVELOPMENT, LLC, ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT EDEN PHASE 10 AMENDMENT 3:

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

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

ACKNOWLEDGEMENT:

STATE OF UTAH _____ } s.s.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF, 20____, BY, _____ THE AUTHORIZED SIGNATORY SMHG VILLAGE DEVELOPMENT, LLC

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

DECLARANT CONSENT

SMHG PHASE 10, LLC, AS THE MASTER DEVELOPER AND DECLARANT OF THE ORIGINAL SUMMIT EDEN PHASE 10, AMENDMENT 1 SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY ON FEBRUARY 5, 2016 AS ENTRY NUMBER 2776997, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AMENDMENT, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES OF SAID SUMMIT EDEN PHASE 10 AMENDMENT 1 SUBDIVISION,

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

SMHG PHASE 10, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

BY: _____

NAME: _____

TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH _____ } s.s.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF, 20____, BY, _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN: _____



RECORDED #

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WEBER COUNTY RECORDER

Sheet 1 of 2

OWNER	WEBER COUNTY ATTORNEY	WEBER COUNTY SURVEYOR	WEBER COUNTY ENGINEER	WEBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY COMMISSION ACCEPTANCE
SMHG VILLAGE DEVELOPMENT LLC PO BOX 1119 EDEN, UT, 84310	I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS ____ DAY OF _____, 20____.	I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS ____ DAY OF _____, 20____.	I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS ____ DAY OF _____, 20____.	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS ____ DAY OF _____, 20____.	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS ____ DAY OF _____, 20____. CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____ TITLE: _____
	SIGNATURE	COUNTY SURVEYOR	SIGNATURE	CHAIRMAN-WEBER COUNTY PLANNING COMMISSION	TITLE:

SUMMIT EDEN PHASE ID AMENDMENT 3 AMENDING PARCEL D6, SUMMIT EDEN PHASE ID AMENDMENT 1

THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
MARCH 2021

SUMMIT EDEN PHASE ID AMENDMENT 3 PLATTING SHEET 2

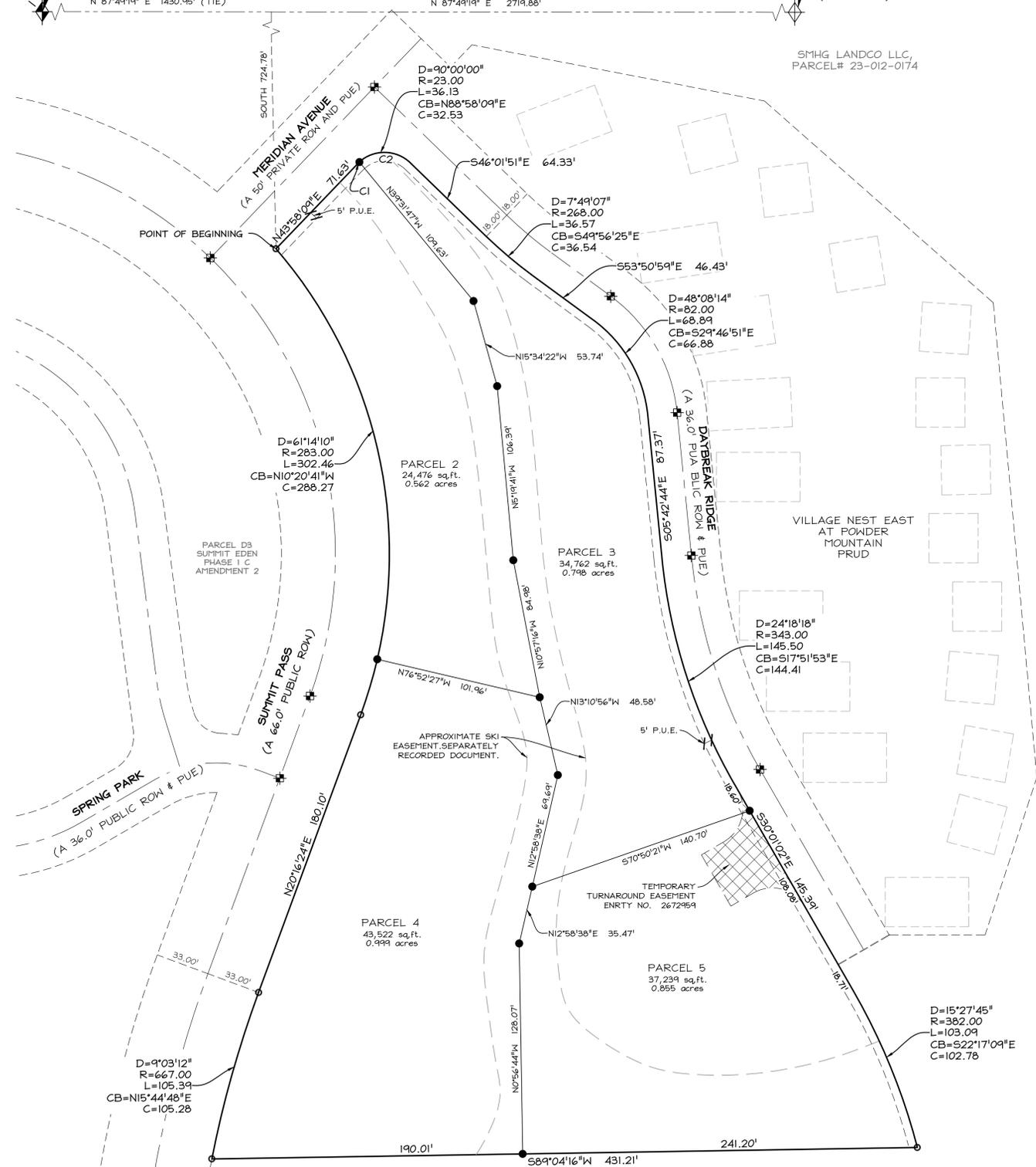
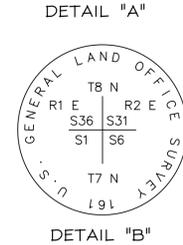
BASIS OF BEARINGS
N 89°55'51" W 1381.07'
(N 89°56'05" W 1380.98' RECORD)

FOUND WEBER COUNTY LINE MONUMENT PER WEBER COUNTY SURVEYOR, 4" BRASS CAP 2013, GOOD CONDITION FLUSH IN CONCRETE DETAIL "A"

NORTHEAST CORNER SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FOUND GLO 1944, 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "B"

NORTH QUARTER CORNER SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
FOUND 1944 GLO 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "C"

NORTHEAST CORNER SECTION 8,
TOWNSHIP 7 NORTH,
RANGE 2 EAST
SALT LAKE BASE AND
MERIDIAN
(CALCULATED)



SMHG LANDCO LLC,
PARCEL# 23-012-0174

SMHG LANDCO LLC,
PARCEL# 23-012-0174

ADDRESS TABLE		
PARCEL 2	XXX	SUMMIT PASS
PARCEL 3	XXX	DAYBREAK RIDGE
PARCEL 4	XXX	SUMMIT PASS
PARCEL 5	XXX	DAYBREAK RIDGE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	23.00	1.72	4°16'53"	S46°06'35"W	1.72
C2	23.00	34.41	85°43'07"	N88°53'25"W	31.29

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - SECTION LINE (CALCULATED)
 - ADJOINER DEED LINES
 - RIGHT-OF-WAY LINE
 - INTERIOR LOT LINE
 - ROAD CENTERLINE
 - EASEMENT LINE
 - SECTION CORNER AS NOTED
 - CL MONUMENT
 - SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
 - EXISTING REBAR WITH PLASTIC CAP STAMPED "TALISMAN"



OWNER
SMHG VILLAGE DEVELOPMENT LLC
PO BOX 1119,
EDEN, UT, 84310

SMHG LANDCO LLC,
PARCEL# 23-012-0174

TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84105
801.743.1300

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