



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

September 12, 2018
4:00 – 5:00 p.m.

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

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



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



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

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

Property Information

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

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Hillside Development Review Procedures and Standards
- Title 108, Natural Hazards Areas

Development History

- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G Administratively Approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 Administratively Approved on July 10, 2015

- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016
- An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit "Nest" development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit "Nest" development and a lodge.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J", was heard and received administrative approval by the planning director in a public meeting held on August 16, 2017.
- Summit Eden Phase 1C Amendment 6, removing the designated building envelope from lot 44R, was recorded on April 25, 2018.
- Summit Eden Phase 1C Amendment 7, creating eight lots and one open space parcel between the public right of way known as Summit Pass and a private road identified as Copper Crest was recorded on August 23, 2018.

Background and Summary

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

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

Analysis

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

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

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

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

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential, two, three, four, multi-family, commercial, and mixed use structures. The proposed amendment will not alter the lot lines of the existing lot 63. The following development standards will be reviewed upon submittal for land use approval for a residential building:

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

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

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

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

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

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

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

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

Staff Recommendation

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

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

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of Summit Eden Phase 1C Amendment 8 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 8
- B. Recorded Summit Eden Phase 1C Subdivision Plat

Location Map 1



2014-11-18 10:45 AM
C:\PROJECTS\2014-11-18\2014-11-18-AMENDMENT 8 SUMMIT EDEN PHASE I.C\PLAT

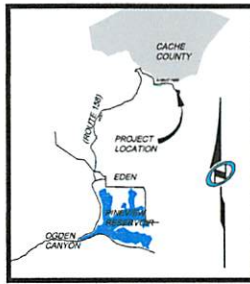
Exhibit A

SUMMIT EDEN PHASE IC, AMENDMENT 8 AMENDING LOT 63

LOCATED IN THE NORTHEAST CORNER OF
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE 4 MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2016

PLAT NOTES:

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



VICINITY MAP
N.T.S.

OWNER'S DEDICATION:

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

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

BY: _____
NAME: _____
TITLE: _____

DECLARANT CONSENT

SP14G PHASE I LLC, AS THE MASTER DEVELOPER AND DECLARANT OF THE ORIGINAL SUPPIT EDEN PHASE IC SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY ON JANUARY 27, 2014 AS ENTRY NUMBER 267246, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AMENDMENT, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES OF SAID SUPPIT EDEN PHASE IC SUBDIVISION.

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

SP14G PHASE I LLC, A DELAWARE LISTED LIABILITY COMPANY.

BY: SP14G INVESTMENTS, LLC, A DELAWARE LISTED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: _____
NAME: _____
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH _____
COUNTY OF _____, U.S.

THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____, BY _____, THE AUTHORIZED SIGNATORY FOR SP14G INVESTMENTS LLC, THE SOLE MEMBER OF SP14G PHASE I LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

ACKNOWLEDGEMENT:

STATE OF UTAH _____
COUNTY OF _____, U.S.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 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 HCO 106-11-8(C)(2), AND THAT THIS PLAT, SUPPIT EDEN PHASE IC, AMENDMENT 8, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE 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. 071946

LEGAL DESCRIPTION

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

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 130 OF SUPPIT EDEN PHASE IC AMENDMENT 4, SAID POINT BEING SOUTH 623.87 FEET AND EAST 1130.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.18.E.M.1, (BASIS-OF-BEARING IS N 04°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.18.E.M.1 AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING N84°55'16" E 17.77 FEET ALONG THE SOUTH LINE OF SAID LOT 130, THENCE S05°54'02" E 42.24 FEET, THENCE S31°22'27" W 70.77 FEET TO A POINT ON THE NORTH LINE OF SPRING PARK, THENCE ALONG THE NORTH LINE OF SPRING PARK WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 268.00 FEET, THROUGH A CENTRAL ANGLE OF 07°48'09" (CHORD BEARING AND DISTANCE OF N42°43'56" W 34.46 FEET) FOR AN ARC DISTANCE OF 34.48 FEET, THENCE N23°24'22" E 113.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,427.8 SF OR 0.102 AC.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL LOT 63 OF SUPPIT EDEN PHASE IC, (NON KNOWN AS LOT 152) TO AMEND AND REMOVE THE BUILDING ENVELOPE.
2. THE BASIS-OF-BEARING FOR THIS PLAT IS N 04°55'51" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.18.E.M.1, AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION 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.)
3. THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SUPPIT EDEN PHASE IC, SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUPPIT PASS, COPPER CREST, AND SPRING PARK, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.

TALISMAN
CIVIL CONSULTANTS
827 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.230.1300

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

<p>OWNER</p> <p>INGRID SANDERS 970 W. BROADWAY STE E-184 JACKSON, WY 83002</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.</p> <p>_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____ TITLE:</p>
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Exhibit A

SUMMIT EDEN PHASE 1C, AMENDMENT 8 AMENDING LOT 63

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

BASIS OF BEARINGS
N84°03'51" W 1361.07'
(N84°03'51" W 1360.98' RECORD)

LAND WEBER COUNTY LINE
SUBJECT PER WEBER COUNTY
SURVEYOR, 4" BRASS CAP 2013,
100' CONDITION
1034 IN CONCRETE
TAIL "A"

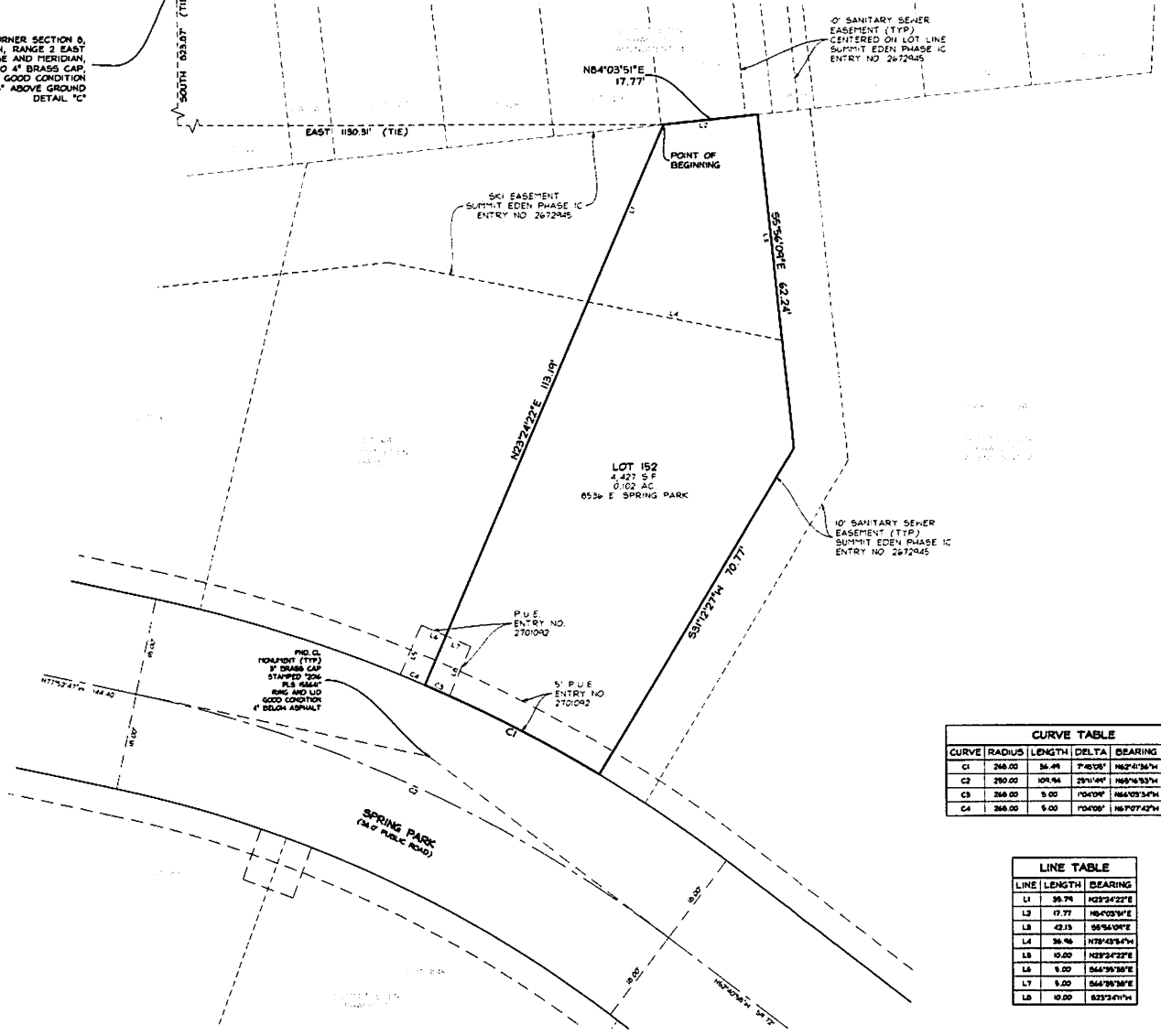
NORTHEAST CORNER SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FOUND GLO 1944, 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "B"

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"



LEGEND

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



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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	268.00	36.49	7°40'00"	N82°41'36"W	36.46
C2	260.00	104.94	23°11'44"	N85°46'33"W	109.06
C3	268.00	0.00	1°04'00"	N84°03'51"W	0.00
C4	268.00	0.00	1°04'00"	N87°07'42"W	0.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.79	N23°24'22"E
L2	17.77	N84°03'51"E
L3	42.13	S5°36'00"E
L4	36.96	N78°43'54"W
L5	10.00	N23°24'22"E
L6	0.00	S64°36'30"W
L7	0.00	S64°36'30"W
L8	10.00	S23°24'14"W

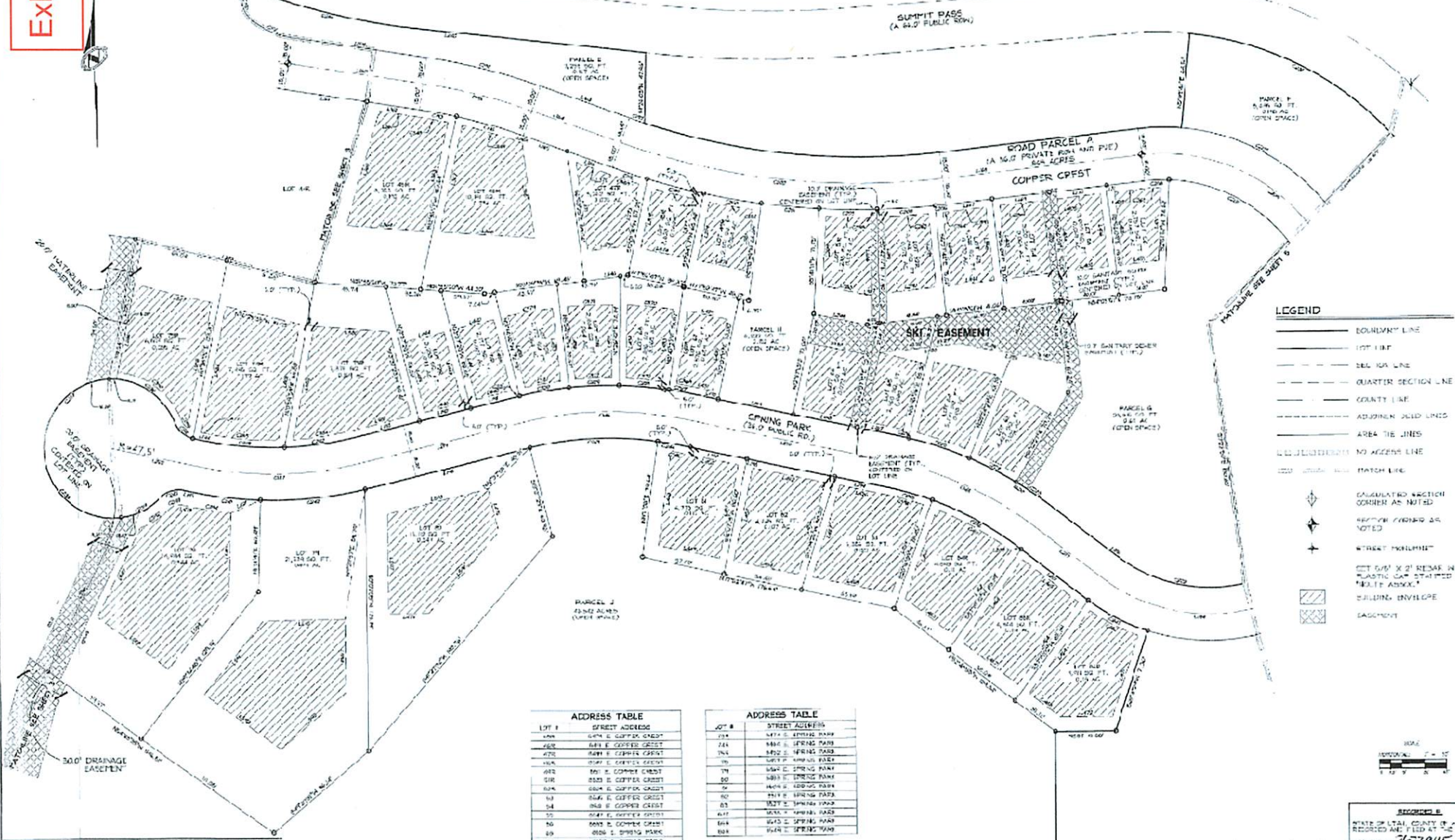
Sheet 2 of 2



TALISMAN
SURVEYING & CONSULTANTS
1371 NORTH STATE STREET
SUITE 200
MOUNTAIN VIEW, UTAH
801.343.1000

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

SUMMIT EDEN PHASE 1C
 LOCATED IN THE SOUTH 1/2 OF SECTIONS 6 AND THE NORTH 1/2 OF SECTION 5 T7N R2E S8E, WEBER COUNTY, UTAH
 JANUARY 2014



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJOINING PLAT LINES
 - AREA TIE LINES
 - NO ACCESS LINE
 - MATCH LINE
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - STREET INTERSECTION
 - SET 5/8" X 2" REBAR IN "ELASTIC CAST" STABILIZED "MULTI-BLOCK"
 - BUILDING ENVELOPE
 - EASEMENT

ADDRESS TABLE

LOT #	STREET ADDRESS
49A	604 E COPPER CREST
49B	605 E COPPER CREST
49C	606 E COPPER CREST
49D	607 E COPPER CREST
49E	608 E COPPER CREST
49F	609 E COPPER CREST
49G	610 E COPPER CREST
49H	611 E COPPER CREST
49I	612 E COPPER CREST
49J	613 E COPPER CREST
49K	614 E COPPER CREST
49L	615 E COPPER CREST
49M	616 E COPPER CREST
49N	617 E COPPER CREST
49O	618 E COPPER CREST
49P	619 E COPPER CREST
49Q	620 E COPPER CREST
49R	621 E COPPER CREST
49S	622 E COPPER CREST
49T	623 E COPPER CREST
49U	624 E COPPER CREST
49V	625 E COPPER CREST
49W	626 E COPPER CREST
49X	627 E COPPER CREST
49Y	628 E COPPER CREST
49Z	629 E COPPER CREST
49AA	630 E COPPER CREST
49AB	631 E COPPER CREST
49AC	632 E COPPER CREST
49AD	633 E COPPER CREST
49AE	634 E COPPER CREST
49AF	635 E COPPER CREST
49AG	636 E COPPER CREST
49AH	637 E COPPER CREST
49AI	638 E COPPER CREST
49AJ	639 E COPPER CREST
49AK	640 E COPPER CREST

ADDRESS TABLE

LOT #	STREET ADDRESS
50A	641 E SPRING PARK
50B	642 E SPRING PARK
50C	643 E SPRING PARK
50D	644 E SPRING PARK
50E	645 E SPRING PARK
50F	646 E SPRING PARK
50G	647 E SPRING PARK
50H	648 E SPRING PARK
50I	649 E SPRING PARK
50J	650 E SPRING PARK
50K	651 E SPRING PARK
50L	652 E SPRING PARK
50M	653 E SPRING PARK
50N	654 E SPRING PARK
50O	655 E SPRING PARK
50P	656 E SPRING PARK
50Q	657 E SPRING PARK
50R	658 E SPRING PARK
50S	659 E SPRING PARK
50T	660 E SPRING PARK
50U	661 E SPRING PARK
50V	662 E SPRING PARK
50W	663 E SPRING PARK
50X	664 E SPRING PARK
50Y	665 E SPRING PARK
50Z	666 E SPRING PARK
50AA	667 E SPRING PARK
50AB	668 E SPRING PARK
50AC	669 E SPRING PARK
50AD	670 E SPRING PARK
50AE	671 E SPRING PARK
50AF	672 E SPRING PARK
50AG	673 E SPRING PARK
50AH	674 E SPRING PARK
50AI	675 E SPRING PARK
50AJ	676 E SPRING PARK
50AK	677 E SPRING PARK
50AL	678 E SPRING PARK
50AM	679 E SPRING PARK
50AN	680 E SPRING PARK
50AO	681 E SPRING PARK
50AP	682 E SPRING PARK
50AQ	683 E SPRING PARK
50AR	684 E SPRING PARK
50AS	685 E SPRING PARK
50AT	686 E SPRING PARK
50AU	687 E SPRING PARK
50AV	688 E SPRING PARK
50AW	689 E SPRING PARK
50AX	690 E SPRING PARK
50AY	691 E SPRING PARK
50AZ	692 E SPRING PARK
50BA	693 E SPRING PARK
50BB	694 E SPRING PARK
50BC	695 E SPRING PARK
50BD	696 E SPRING PARK
50BE	697 E SPRING PARK
50BF	698 E SPRING PARK
50BG	699 E SPRING PARK
50BH	700 E SPRING PARK
50BI	701 E SPRING PARK
50BJ	702 E SPRING PARK
50BK	703 E SPRING PARK
50BL	704 E SPRING PARK
50BM	705 E SPRING PARK
50BN	706 E SPRING PARK
50BO	707 E SPRING PARK
50BP	708 E SPRING PARK
50BQ	709 E SPRING PARK
50BR	710 E SPRING PARK
50BS	711 E SPRING PARK
50BT	712 E SPRING PARK
50BU	713 E SPRING PARK
50BV	714 E SPRING PARK
50BV	715 E SPRING PARK
50BV	716 E SPRING PARK
50BV	717 E SPRING PARK
50BV	718 E SPRING PARK
50BV	719 E SPRING PARK
50BV	720 E SPRING PARK
50BV	721 E SPRING PARK
50BV	722 E SPRING PARK
50BV	723 E SPRING PARK
50BV	724 E SPRING PARK
50BV	725 E SPRING PARK
50BV	726 E SPRING PARK
50BV	727 E SPRING PARK
50BV	728 E SPRING PARK
50BV	729 E SPRING PARK
50BV	730 E SPRING PARK
50BV	731 E SPRING PARK
50BV	732 E SPRING PARK
50BV	733 E SPRING PARK
50BV	734 E SPRING PARK
50BV	735 E SPRING PARK
50BV	736 E SPRING PARK
50BV	737 E SPRING PARK
50BV	738 E SPRING PARK
50BV	739 E SPRING PARK
50BV	740 E SPRING PARK
50BV	741 E SPRING PARK
50BV	742 E SPRING PARK
50BV	743 E SPRING PARK
50BV	744 E SPRING PARK
50BV	745 E SPRING PARK
50BV	746 E SPRING PARK
50BV	747 E SPRING PARK
50BV	748 E SPRING PARK
50BV	749 E SPRING PARK
50BV	750 E SPRING PARK

SUMMIT EDEN PHASE 1C
 LOTS 45-49, 51-56, 63-75, 78-86, & PARCELS E-1
 LOCATED IN THE SOUTH 1/2 OF SECTION 6 AND THE NORTH 1/2 SECTION 5 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN, WEBER COUNTY, UTAH

Sheet 4 of 6

NV5
 NOTE VERTICAL/AVE
 STATE OF UTAH, COUNTY OF WEBER
 RECORDED AND FILED AT THE
 REGISTERED OFFICE OF THE
 COUNTY CLERK
 DATE: 7/5/14 FILE: 38
 WEBER COUNTY RECORDER
 7/5/14



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

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

Property Information

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

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14, Forest Valley Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Background and Summary

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

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

Analysis

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

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

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

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

Lot area, frontage/width and yard regulations:

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

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

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

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

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

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

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

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

Staff Recommendation

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

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

This recommendation is based on the following findings:

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

Administrative Approval

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

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

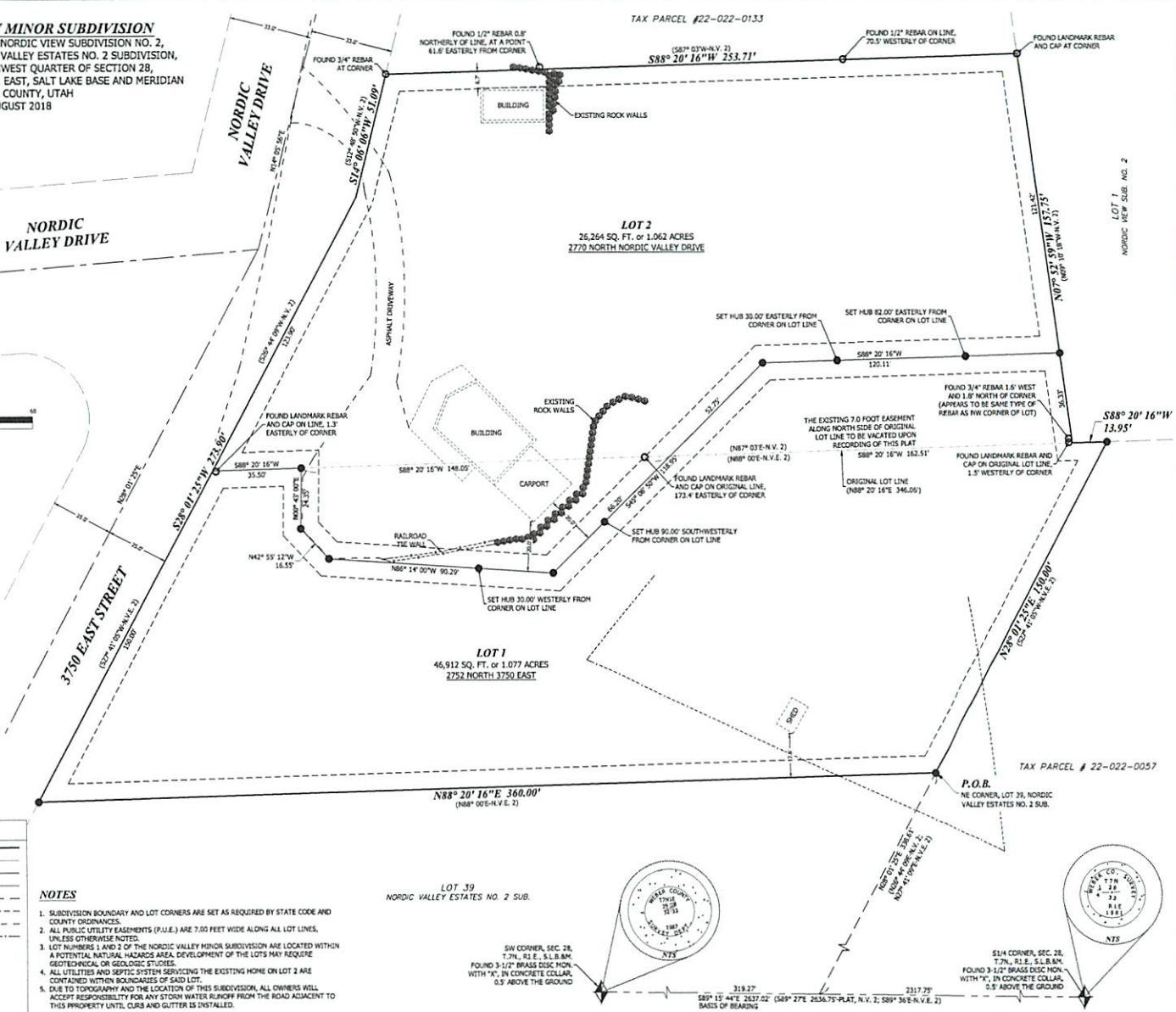
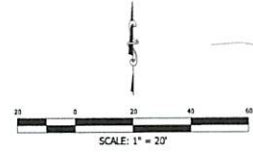
- A. Nordic Valley Minor Subdivision plat
- B. Nordic Valley Estates No. 2 plat
- C. Nordic View Subdivision No. 2 plat

Location Map 1



NORDIC VALLEY MINOR SUBDIVISION

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



SURVEYOR'S CERTIFICATE
I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 IN ACCORDANCE WITH TITLE 86, CHAPTER 23, PROFESSIONAL ENGINEERING AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH STATE CODE, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO HEREAFTER TO BE KNOWN AS NORDIC VALLEY MINOR SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED, AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

PRELIMINARY

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

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN TWO LOTS OF ADDITION SUBDIVISIONS. THE BASIS OF BEARINGS WAS ESTABLISHED BETWEEN THE MONUMENTS ALONG THE SECTION LINE, AS SHOWN. WE TOOK RECORD BEARINGS FROM THE NORDIC VIEW SUBDIVISION NO. 2 (N.V. 2) DEDICATION PLAT (ENTRY #1591517), BOOK 32 OF G.L., PAGE 2, WEBER COUNTY RECORDS) AND FROM THE NORDIC VALLEY ESTATES NO. 2 (N.V.E. 2) DEDICATION PLAT (ENTRY #33044, BOOK 16 OF PLATS, PAGE 48, W.C.R.). WE ROTATED THE RECORD BEARINGS TO THE BEARING SHOWN HEREON BASED ON THE COUNTY MONUMENT POSITIONS, TOWNSHIP 7 NORTH, RANGE 1 EAST PLAT PREPARED BY THE WEBER COUNTY SURVEYORS' OFFICE.

BOUNDARY DESCRIPTION
BEGINNING AT THE NORTHEAST CORNER OF LOT 38, NORDIC VALLEY ESTATES NO. 2 SUBDIVISION, SAID POINT BEING SOUTH 89°14'44" EAST 319.27 FEET ALONG THE SECTION LINE TO THE EAST LINE OF SAID SUBDIVISION AND NORTH 28°52'25" EAST 338.61 FEET ALONG SAID EAST SUBDIVISION LINE FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AND RUNNING THENCE NORTH 30°01'29" EAST 150.30 FEET TO THE SOUTH LINE OF LOT 1, NORDIC VALLEY SUBDIVISION NO. 2; THENCE SOUTH 88°20'16" WEST 13.95 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 07°02'00" WEST 157.75 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 88°20'16" WEST 253.31 FEET TO THE EAST LINE OF A STREET; THENCE SOUTH 14°08'06" WEST 13.99 FEET ALONG SAID EAST STREET LINE; THENCE SOUTH 30°12'25" WEST 273.90 FEET ALONG SAID EAST STREET LINE TO THE NORTHWEST CORNER OF SAID LOT 36; THENCE NORTH 68°02'17" EAST 360.90 FEET ALONG THE NORTH LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 1 AND TO THE POINT OF BEGINNING, CONTAINING 2.139 ACRES.

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

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

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

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

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

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY OBLIGATIONS APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

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

WEBER COUNTY ATTORNEY _____
COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ ON _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY _____
COUNTY RECORDER (DEPUTY) _____

LEGEND

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

NOTES

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

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION _____

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

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

CHAIRMAN: _____
ATTST: _____
TITLE: _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER _____

WEBER COUNTY SURVEYOR

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

WEBER COUNTY SURVEYOR _____

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJCT #1205102 05/12/2018 3IC
30/23/2018 3IC



Exhibit B

SUMMER HOME SUBDIVISION NORDIC VALLEY ESTATES NO. 2

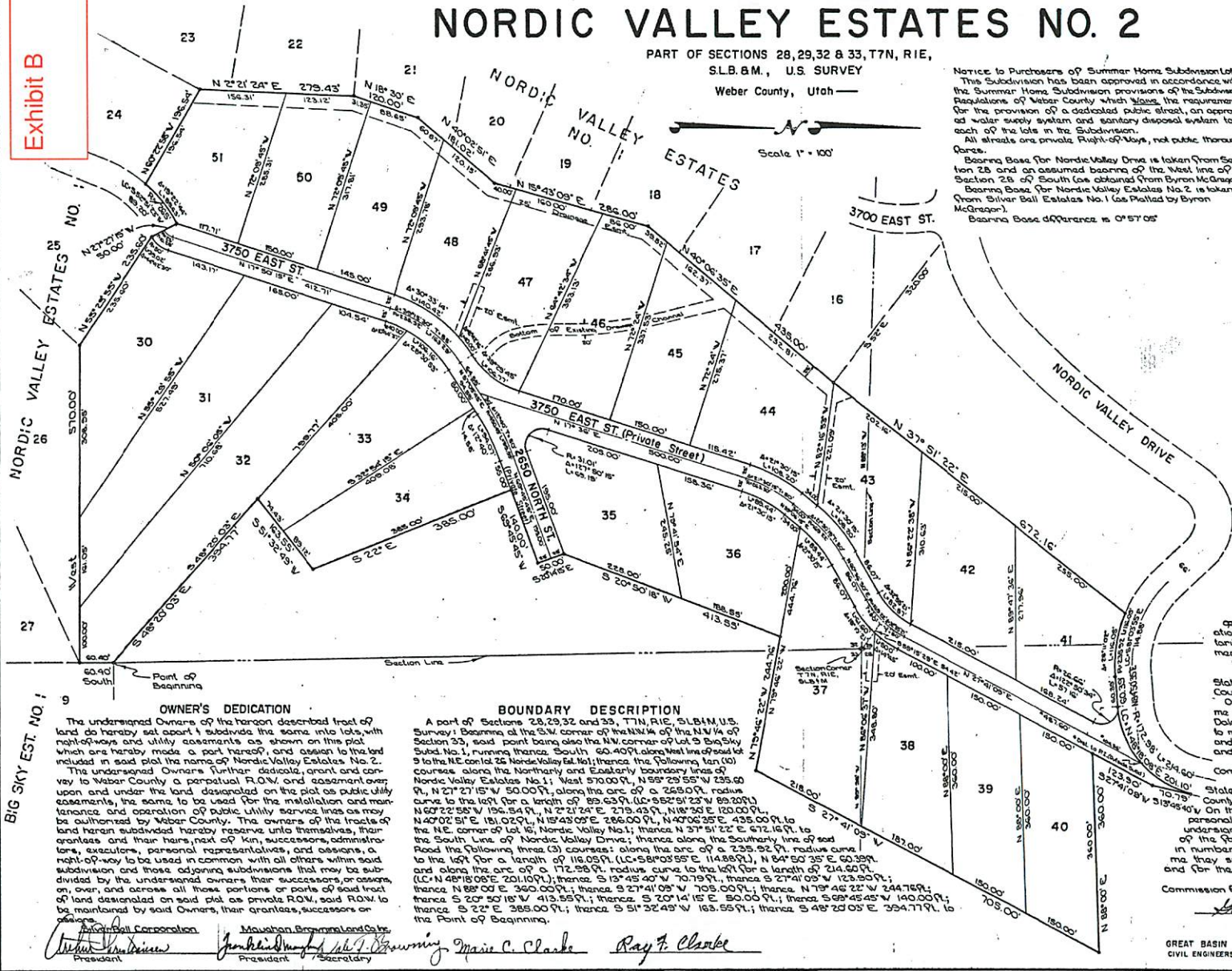
PART OF SECTIONS 28, 29, 32 & 33, T7N, R1E,
S.L.B.M., U.S. SURVEY

Weber County, Utah

Notice to Purchasers of Summer Home Subdivision Lots
This Subdivision has been approved in accordance with
the Summer Home Subdivision provisions of the Subdivision
Regulations of Weber County which require the requirements
for the provision of a dedicated public street, an approved
water supply system and sanitary disposal system to
each of the lots in the Subdivision.
All streets are private. Right-of-Ways, not public through-
fares.

Bearing Base for Nordic Valley Drive is taken from Section
28 and an assumed bearing of the West line of
Section 28 of South (as obtained from Byron McGreger)
Bearing Base for Nordic Valley Estates No. 2 is taken
from Silver Ball Estates No. 1 (as Platified by Byron
McGregor).
Bearing Base difference is 0° 57' 05"

Scale 1" = 100'



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

John F. Jensen
County Attorney

PLANNING COMMISSION
This is to certify that this plat of Nordic Valley Estates No. 2 has been approved by the Weber County Planning Commission, this 22 day of August, 1969.

Stacy Caldwell
Chairman

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

John F. Jensen
Chairman

COUNTY ENGINEER
I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and local description of the land embraced thereon and find them to be correct and to comply with the laws and monuments on record in the office.
Date: Jan 7, 1970

Frank W. Malcom
Signature

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

Joy R. Anderson
Joy R. Anderson

ACKNOWLEDGEMENT
State of Utah, ss
County of Weber, ss
On the 22 day of Nov, 1969, personally appeared before me the undersigned Notary Public, Arthur Christiansen and after being duly sworn acknowledged to me that he is president and that he signed the Owners Dedication, Truly, voluntarily and in behalf of said Corporation for the purposes mentioned.
Commission Expires: 2-11-73 *John F. Jensen*
Notary Public

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

State of Utah, ss
County of Weber, ss
On the 22 day of Nov, 1969, personally appeared before me the undersigned Notary Public, the owners of the following Owners Dedication, in number, who duly acknowledged to me that they signed it Truly and voluntarily and for the purposes thereon mentioned.
Commission Expires: 2-11-73 *John F. Jensen*
Notary Public

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

OWNER'S DEDICATION

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

Arthur Christiansen President
Franklin D. Moushoun President
Dale T. Brownning Secretary
Marie C. Clarke
Ray F. Clarke

BOUNDARY DESCRIPTION

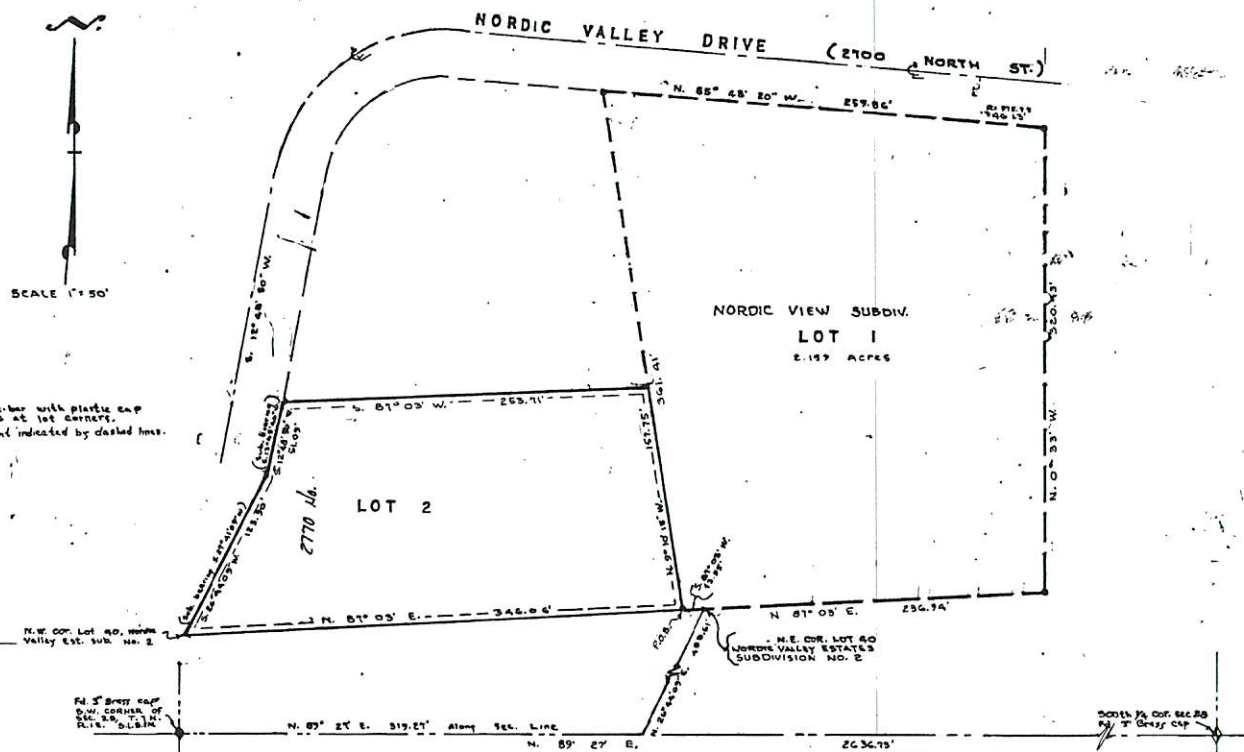
A part of Sections 28, 29, 32 and 33, T7N, R1E, S.L.B.M., U.S. Survey; Beginning at the S.W. corner of the N.W. 1/4 of Section 33, said point being also the N.W. corner of Lot 5 Big Sky Subd. No. 1, running thence South 60.40° along West line of said lot 5 to the NE corner of said Nordic Valley Est. No. 1; thence the following ten (10) courses along the Northernly and Easterly boundary lines of Nordic Valley Estates No. 1; West 570.00 ft., N 59° 29' 55" W 235.00 ft., N 27° 27' 15" W 50.00 ft., along the arc of a 265.00 ft. radius curve to the left for a length of 82.55 ft. (C=55° 52' 51" W 83.20 ft., N 60° 22' 58" W 154.54 ft., N 2° 21' 24" E 275.43 ft., N 18° 38' 20" E 120.00 ft., N 40° 02' 51" E 181.02 ft., N 15° 43' 09" E 286.00 ft., N 40° 06' 35" E 435.00 ft. to the NE corner of Lot 16, Nordic Valley No. 1; thence N 37° 51' 22" E 672.16 ft. to the South line of Nordic Valley Drive; thence along the Southerly line of said Road the following three (3) courses: along the arc of a 235.82 ft. radius curve to the left for a length of 116.05 ft. (C=58° 03' 55" E 114.88 ft.), N 84° 50' 35" E 60.39 ft. and along the arc of a 172.38 ft. radius curve to the left for a length of 214.50 ft. (C=N 48° 18' 08" E 201.10 ft.), thence S 13° 45' 40" W 70.19 ft., thence S 27° 41' 09" W 123.50 ft.; thence N 89° 03' E 360.00 ft.; thence S 27° 41' 09" W 703.00 ft.; thence N 79° 46' 22" W 244.75 ft.; thence S 20° 50' 18" W 413.55 ft.; thence S 20° 14' 15" E 50.00 ft.; thence S 89° 45' 45" W 140.00 ft.; thence S 22° E 385.00 ft.; thence S 51° 22' 45" W 163.55 ft.; thence S 48° 20' 05" E 334.77 ft. to the Point of Beginning.

530454 \$17.50
FILED AND RECORDED FOR
HOME ABSTRACT CO.
1970 JAN 13 PM 1:33
IN Book 16 of PLATS, Page 40
RUTH EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY *Margaret K. Cella*

Exhibit C

NORDIC VIEW SUBDIVISION NO. 2

LOCATED IN THE S.W. 1/4 OF SECTION 28, T.7N, R.1E, S.1B.4M.
WEBER COUNTY, UTAH



SCALE 1"=50'

Notes: set marker with plastic cap
labeled RL 1596 at lot corners.
7' utility easement indicated by dashed lines.

SURVEYORS CERTIFICATE

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

Signed this 26th day of May, 1989,

L.M.S. 2596
License No.

Larry M. Butters
signature

REGISTERED LAND SURVEYOR
LARRY M. BUTTERS
No. 2596
STATE OF UTAH

OWNERS DEDICATION

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

Signed this 16th day of October, 1989, James R. Stoop
James R. Stoop

James R. Stoop

James R. Stoop

ACKNOWLEDGEMENT

State of Utah } ss
County of Weber }

On this 16th day of Oct, 1989, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

10-25-89
Commission Expires

Notary Public

BOUNDARY DESCRIPTION

A part of the Southwest 1/4 of Section 28, T.7N, R.1E, S.1B.4M., U.S. Survey, beginning at a point N. 89° 21' E. 319.27' ft. along the section line and N. 20° 44' 09" E. 488.61' ft. and S. 81° 03' W. 13.95' ft. from the southwest corner of said Section 28; running thence N. 9° 15' W. 167.75' ft., thence S. 87° 03' W. 253.71' ft., thence S. 12° 48' 10" W. 81.09' ft. (along Subdivision bearing given as S. 13° 49' 00" W.) thence S. 20° 44' 09" W. 129.90' ft. (Subdivision bearing given as S. 21° 41' 02" W.) to the Northwest corner of lot 40, Nordic Valley Subdivision No. 2; thence N. 87° 03' E. 346.06' ft. (Subdivision bearing given as N. 88° 00' E.) to the point of beginning.

WEBER COUNTY ATTORNEY

I have examined the Subdivision documents submitted with this plat and find they are in conformity with the ordinance requirements in force and effect.

Signed this _____ day of _____, 1989

signature

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 17th day of August, 1989

Craig C. Barker for
Sign. Chairman
Weber County Planning Commission

WEBER COUNTY ENGINEER

I hereby certify that I have investigated the lines of survey of the foregoing plat legal description of the lands embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office. I also approve the required improvement standards and drawings for this Subdivision and the amount of financial guarantee for these improvements.

Signed this 26th day of May, 1989

signature



WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this Subdivision Plat and the dedication and financial guarantees for public improvements thereon are hereby accepted by the Commissioners of Weber County, Utah, this _____ day of _____, 1989

Chairman, Weber County Commission

WEBER COUNTY RECORDER

ENTRY No. 101517 FEE PAID \$20.00 FILED FOR RECORD AND RECORDED OCTOBER 16, 1989, AT 12:15 PM IN BOOK 28 OF OFFICIAL RECORDS, PAGE 2. RECORDED FOR FRED GORYAK

Dore Coombs
WEBER COUNTY RECORDER
BY: Karla Proctor
DEPUTY