



AGENDA

**Shayne Scott, County Manager
Tuesday, March 5, 2024**

NOTICE is hereby given that Shayne Scott, County Manager, will conduct a public hearing to discuss and take action on the proposed Lower Village Development Area Master Plat LV1B and LV5 Amended Subdivision

Tuesday, March 5, 2024, at 2:30 PM, at the anchor location of the Summit County Courthouse, Executive Conference Room, 60 N. Main Street, Coalville, UT 84017, and via Zoom

To participate electronically via Zoom in the meeting:

<https://summitcountyut.zoom.us/j/9535992911>

OR

To listen by phone only: Dial 1-301-715-8592, Webinar ID: 953 599 2911

OR

To submit written comment please email trobinson@summitcounty.org prior to the meeting

2:30 PM Public hearing to discuss and take action on the Lower Village Development Area Master Plat LV1B and LV5 Amended Subdivision – Final Subdivision Plat, Address: 1840 Ozzy Way, Canyons Resort, Lower Village Development Area, Summit County, UT
Parcels: PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A - total 11.42 acres

Attendees may attend by electronic means, using Zoom (phone or video).

Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the Summit County Courthouse, 60 N. Main Street, Coalville, Utah 84017

Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Annette Singleton at (435) 336-3025

Summit County Manager

P.O. Box 128, 60 North Main, Coalville; UT 84017
(435) 336-3025

asingleton@summitcounty.org or www.summitcounty.org



STAFF REPORT

To: Shanye Scott, County Manager (CM)
From: Tiffanie N. Robinson, County Planner
Date of Meeting: March 5, 2024
Type of Item: Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision - Final Subdivision Plat
Public Hearing, Possible Action
Process: Administrative Review

Recommendation

Staff has reviewed the application for compliance with all standards in the Snyderville Basin Development Code and the Canyons Development Agreement (DA) and found that it meets the minimum standards required for approval. Taking into consideration the recommendation from the Canyons CVMA and the Snyderville Basin Planning Commission, Staff suggests that the County Manager conduct a public hearing and approve the Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision Final Subdivision Plat, pursuant to the findings of fact, conclusions of law and conditions of approval found in this staff report.

Project Description

Project Name: Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision – Final Subdivision Plat
Project #: 24-001 and 24-002
Applicant(s): Spencer White, authorized representative
Property Owner: TCFC GarageCo LP
Location: Canyons Resort Village – Lower Village Development Area
Zone District: Specially Planned Area (SPA)
Parcel(s) Number and Size: PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A - total 11.42 acres
Type of Process: Administrative
Final Land Use Authority: County Manager

Proposal

The applicant is requesting approval for the Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision Final Subdivision Plat **EXHIBIT A**. The proposed subdivision plat will encompass parcels PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A. The purpose of these proposed plat is to define the development parcel boundaries, along with road and utility easements, consistent with the amended and restated Canyons Development Agreement.

Vicinity Map



Background

The Canyons Specially Planned area is made up of several development areas including the Resort Core, Lower Village, East and West Willow Draw, and Frostwood. With the exception of the Resort Core, each of these development areas have been master platted indicating development parcel boundaries, roads and master utilities easements.

When the Lower Village Area Master Plat was originally approved, on-going enforcement actions from the 2008 Standstill and Forbearance Agreement prevented parcels PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A from being included in master plat. In 2015, the enforcement action was terminated. This amendment and subdivision plat will now incorporate this property into the Lower Village Area Master Plat, as anticipated by the Canyons development Agreement.

The Canyons Development Agreement allocates the use, height, and maximum allowed square footage for each parcel within the Resort. On December 13, 2017, the Summit County Council approved the Amended and Restated Canyons Specially Planned Area and Development Agreement by adoption of Ordinance #334-C. Per the Amended and Restated Agreement and according to the Land Use Chart, LV1B and LV5 are entitled to:

LV1B	-	6,780	100,000	-	100,000	Parking/Parking Garage/Commercial/Retail/Support/Skier Services
LV2A & LV2B	0		-	-	-	Golf Course Uses/Open Space
LV3	0		-	-	-	Golf Course Uses/Open Space
LV4	3		185,000	185,000	-	Hotel/Lodging/Retail/ResMulti-Family/Commercial
LV5		6,780	-	-	-	Parking/Parking Garage

On January 5, 2024, the Canyons Design Review Committee (DRC) reviewed and forwarded a recommendation for approval of the Lower Village Development Area Master Plat LV1B and LV5 Amended **EXHIBIT B**.

The Snyderville Basin Planning Commission discussed the proposed final subdivision plat at its regularly scheduled meeting on Tuesday, February 27, 2024, and made a unanimous positive recommendation for approval to the County Manager.

Analysis and Findings

The approval process for all Final Subdivision Plats within the Canyons SPA area is governed by the Canyons SPA Development Agreement. Section 2.7 of the Amended and Restated Development Agreement, adopted on November 15th, 1999, provides the Development Approval Process for all Final Subdivision Plat within the SPA. After reviewing the proposed Final Subdivision Plat, the Planning Commission shall make a recommendation to the Board of County Commission. This administrative function is now handled by the County Manager. The County Manger will then conduct a public hearing and make a final decision of approval, approval with conditions, or denial of the project.

Staff has forwarded the proposed plat to service providers for comment prior to scheduling the item for discussion. Comments received indicate the ability to serve the project and requested additional or modified location of easements and/or technical corrections, prior to signing the plat **EXHIBIT C**. Some changes and additional easements include, but are not limited to:

- 1) The two (2) existing water line easements that bisect the property east/west will be abandoned and relocated along the eastern perimeter of the subdivision. This will allow for the PRV structure to be located on the southeast corner of lot LV1B-2.
- 2) The existing non-exclusive utility easement, located similarly to the existing water line easement, will be relocated to the perimeter of the subdivision plat.
- 3) Additional sanitary sewer easements have been placed on parcel LV1-B-1, allowing for the extension of the main line to service LV5 and LV1-B-2.
- 4) The pedestrian easement that runs north/south from the Employee Housing to the transit center has been slightly realigned.

It appears that the latest corrected plat has addressed these comments. Staff has recommended a conditional of approval that all service provider comments are satisfied prior the signing and recordation of the plat.

Staff's review of the proposed plat, based upon the information presented and with the recommendation of the Canyons DRC, indicates that the project complies with the Canyons Development Agreement and meets the minimum requirement for approval in the Snyderville Basin Development Code.

Recommendation

It is staff's finding that the project meets the applicable standards in the Snyderville Basin Development Code and the Canyons Development Agreement, as conditioned. Staff suggests that the County Manager review the proposed final subdivision plat and approve the Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision Final Subdivision Plat, based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. According to the current assessor's parcel information, TCFC GarageCo LP, is the owner of record for parcels PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A.
2. TCFC GarageCo LP, has authorized Spencer White to process the application for the Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision.
3. Parcels PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A are zoned Specially Planned Area (SPA) and are within the Canyons SPA boundaries.
4. On January 9, 2024, an application was received for a Plat Amendment and Final Subdivision Plat for the Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision on parcels PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A.
5. The Canyons CVMA provided a positive recommendation letter on January 5, 2024, for the proposed Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision Plat Amendment and Final Subdivision Plat.
6. The proposed final subdivision plat has been reviewed by service providers and meets their standards, as conditioned.
7. On February 27, 2024, the Snyderville Basin Planning Commission discussed the proposed final subdivision plat and made a unanimous positive recommendation for approval to the County Manager.

Conclusions of Law:

1. The proposed Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision complies with all requirements of the Snyderville Basin Development Code and the Canyons Development Agreement, as conditioned.
2. The proposed Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision Final Subdivision Plat, as conditioned, is consistent with the Snyderville Basin General Plan, as amended.

Conditions of Approval:

1. All service provider conditions shall be met to their satisfaction, prior to recordation of the plat.
2. The Summit County Attorney’s Office shall review and approve the subdivision plat notes for consistency with the conditions of approval and terms of the Canyons Development Agreement, along with a current title report, prior to recordation of the plat.
3. No development or issuance of any building permits may occur on these parcels until a Low Impact Permit or Final Site Plan has been reviewed and approved on a site-by-site basis, as set forth in the Canyons Development Agreement.

Public Notice, Meetings and Comments

This item has been scheduled for a public hearing and possible action with the County Manager. A public hearing notice has been published in the February 24, 2024, edition of the Park Record. A courtesy notice was sent to all property owners within 1,000 feet of the subject property. At the time of this report, no public input has been received.

Attachments

- Exhibit A – Proposed Final Subdivision Plat
- Exhibit B – Canyons DRC Recommendation Letter
- Exhibit C - Service Provider Comments

BOUNDARY DESCRIPTION

A parcel of land located in the southwest quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point North 00°00'29" East 956.08 feet coincident with the section line and East 684.89 feet from the southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being on the easterly boundary of LV11 (Lower Village Road), Lower Village Development Area Master Plat, recorded July 28, 2011, as Entry No. 927089, in the Office of the Recorder, Summit County, Utah; thence coincident with said easterly boundary of the following three (3) courses: 1) North 00°00'05" East 113.82 feet to a point on a curve to the left having a radius of 330.00 feet, of which the radius point bears North 89°59'55" West; thence 2) along the arc of said curve 244.24 feet through a central angle of 42°24'21"; thence 3) North 42°24'16" West 174.88 feet to the southernmost point of "Area 8" in that certain Special Warranty Deed recorded September 29, 2014, as Entry No. 1003970 in Book 2259 at Page 329 in the Office of the Recorder, Summit County, Utah; thence coincident with the easterly boundary of said "Area 8" the following six (6) courses: 1) North 23°39'56" West 8.57 feet to a point on a curve to the left having a radius of 115.50 feet, of which the radius point bears South 66°20'04" West; thence 2) along the arc of said curve 38.58 feet through a central angle of 19°08'12" to a point of reverse curve to the right having a radius of 271.50 feet, of which the radius point bears North 47°11'52" East; thence 3) along the arc of said curve 59.84 feet through a central angle of 12°37'39" to a point of reverse curve to the left having a radius of 162.50 feet, of which the radius point bears South 59°49'31" West; thence 4) along the arc of said curve 40.03 feet through a central angle of 14°06'51" to a point of reverse curve to the right having a radius of 91.50 feet, of which the radius point bears North 45°42'40" East; thence 5) along the arc of said curve 116.95 feet through a central angle of 7°31'49"; thence 6) North 28°56'29" East 27.33 feet to the westernmost point of "Area 9" in the aforementioned Special Warranty Deed; thence coincident with the southerly boundary of said "Area 9" the following five (5) courses: 1) North 47°40'33" East 14.60 feet to a point on a curve to the right having a radius of 358.00 feet, of which the radius point bears South 42°19'27" East; thence 2) along the arc of said curve 110.62 feet through a central angle of 17°42'17"; thence 3) North 65°22'50" East 94.92 feet to a point on a non tangent curve to the right having a radius of 1877.29 feet, of which the radius point bears South 21°43'21" East; thence 4) along the arc of said curve 48.69 feet through a central angle of 01°29'10"; thence 5) North 71°06'52" East 109.64 feet to a point on a non tangent curve to the right having a radius of 900.00 feet, of which the radius point bears South 12°14'13" East, said point being on the south boundary of that certain Quit Claim Deed recorded October 21, 2009, as Entry No. 884812 in Book 2006 at Page 1395 in the Office of the Recorder, Summit County, Utah; thence coincident with said south boundary and along the arc of said curve 192.22 feet through a central angle of 12°14'13" to a point of compound curve to the right having a radius of 128.84 feet, of which the radius point bears South; thence along the arc of said curve 51.76 feet through a central angle of 23°01'04"; thence South 66°58'56" East 14.19 feet to the west boundary of Lot LV2A, Lower Village Development Area Master Plat Amendment to LV2A, recorded May 10, 2018, as Entry No. 1091235 in the Office of the Recorder, Summit County, Utah; thence coincident with the west and southwesterly boundaries of Lot LV2A the following four (4) courses: 1) South 27°01'19" East 104.00 feet; thence 2) South 33°07'08" East 32.27 feet; thence 3) South 18°58'53" East 212.44 feet; thence 4) South 46°39'14" East 563.18 feet to the north boundary of LV13 (LV13 Road), Lower Village Development Area Master Plat, recorded July 28, 2011, as Entry No. 927089, in the Office of the Recorder, Summit County, Utah; thence coincident with said north boundary North 89°59'55" West 797.75 feet to the point of beginning.

Less and excepting therefrom the following:

Beginning at a point on the west line of Lot 13, Park City West, Plat No. 1, said point being North along the section line 1836.89 feet and East 957.35 feet from the southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 144.00 feet; thence West 100.00 feet; thence North 144.00 feet; thence East 100.00 feet to the point of beginning.

Contains 497,352 feet or 11.42 acres.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 23°39'56" W	8.57'
L2	N 28°56'29" E	27.33'
L3	N 47°40'33" E	14.60'
L4	N 65°22'50" E	94.92'
L5	S 66°58'56" E	14.19'
L6	S 33°07'08" E	32.27'
L7	S 45°00'00" E	36.86'
L8	S 66°40'29" W	15.06'
L9	SOUTH	22.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	330.00'	244.24'	42°24'21"	N 21°12'06" W	238.70'
C2	115.50'	38.58'	19°08'12"	N 33°14'02" W	38.40'
C3	271.50'	59.84'	12°37'39"	N 36°29'18" W	59.72'
C4	162.50'	40.03'	14°06'51"	N 37°13'55" W	39.93'
C5	91.50'	116.95'	7°31'49"	N 7°40'26" W	109.15'
C6	358.00'	110.62'	17°42'17"	N 56°31'41" E	110.18'
C7	1877.29'	48.69'	1°29'10"	N 69°01'14" E	48.69'
C8	128.84'	51.76'	23°01'04"	S 78°29'28" E	51.41'
C9	91.50'	110.62'	69°16'00"	N 05°41'31" W	104.00'
C10	91.50'	6.33'	03°57'49"	N 42°18'26" W	6.33'

LINE LEGEND

- OVERALL BOUNDARY
- LOT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- EASEMENT
- EASEMENT

NOTE

1. See Record of Survey filed in the Summit County recorder's Office as 5#_____

LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT AND LV1B AND LV5 SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SHEET 2 OF 3

2/20/24 JOB NO.: 2-1-21 FILE: X:\CanyonsLDP\dwg\srvt\plat2021\020121.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

DATE _____ TIME _____

ENTRY NO. FEE RECORDER

EXHIBIT A2

435-649-9467



ALLIANCE ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

FOUND PIPE & CAP
WEST 1/4 CORNER
SECTION 31, T1S, R4E, SLB&M

BASIS OF BEARING - N 00°00'29" E - 2639.24'

FOUND OLD BRASS CAP
SOUTHWEST CORNER
SECTION 31, T1S, R4E, SLB&M

NOTES:

- The tracts of land that are described in, subdivided by, and platted pursuant to this Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision Plat ("Plat") are referred to herein as the "Platted Lands." The Platted Lands are situated within a portion of the area constituting and referred to as "The Canyons Lower Village Development Area" ("The Canyons Lower Village Development Area") which is a part of The Canyons Specially Planned Area Zone District ("The Canyons SPA") established pursuant to Summit County Ordinance No. 333A, approved November 15, 1999, as amended, and generally depicted and described in the Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated November 15, 1999, and recorded on November 24, 1999, as Entry No. 555285, in Book 1297, beginning at Page 405, in the official records of the Summit County, Utah Recorder ("Official Records"), together with amendments thereto (as amended, the "SPA Development Agreement"). As used in these Plat Notes, the term "Parcel" shall mean any tract of land shown as part of the Platted Lands.
- This Plat is subject to, among other things, the provisions of:
 - That certain Lower Village Development Area Master Plat ("Lower Village Master Plat"), recorded July 28, 2011, as Entry No. 927089 in the Official Records, as amended by this Plat. This Plat is an amendment to the Lower Village Master Plat and unless in conflict with the provisions of this Plat, all terms, conditions, plat notes, and easements of the Lower Village Master Plat continue to apply and remain in full force and effect;
 - The SPA Development Agreement;
 - The Canyons Resort Village Management Agreement, dated November 15, 1999 and recorded on December 15, 1999, as Entry No. 555285, in Book 1300, beginning at Page 1, in the Official Records, together with amendments thereto (as amended, the "Management Agreement");
 - That certain Master Easement Agreement (Lower Village Development Area), dated July 27, 2011 and recorded on July 28, 2011, as Entry No. 927110, in Book 2089, beginning at Page 1120, in the Official Records ("Master Easement Agreement"), including, among other things, the requirements of Section 7.1 to execute and record an Expansion Agreement (as defined in the Master Easement Agreement); and
 - That certain Cost Sharing Agreement for The Canyons Lower Village Basic Infrastructure Master Easement Agreement (Lower Village Development Area), dated July 27, 2011 and recorded on July 28, 2011, as Entry No. 927113, in Book 2089, beginning at Page 1223, in the Official Records ("Lower Village Road Cost Sharing Agreement") (collectively, the Lower Village Master Plat, the SPA Development Agreement, the Management Agreement, the Master Easement Agreement, and the Lower Village Road Cost Sharing Agreement, are referred to as the "Recorded Documents").
- This Plat amends the Lower Village Master Plat by adding the Platted Lands as a part of the Lower Village Master Plat and subdivides the Platted Lands.
- Immediately after the recordation of this Plat, fee title to the Platted Lands will be retained by and/or transferred to, as applicable, the Owners (as defined below) identified in the table set forth in Plat Note 5 below. Any easements located or to be located within the Platted Lands as granted by the Recorded Documents may be amended or relocated in accordance with the terms and conditions of the Recorded Documents.
- As of the date of recordation of this Plat, the Parcel Reference Number, the Owners, Maximum Building Height (Elevation), Maximum Gross Building Area, Accommodation Area, Commercial/Retail Support, and Principle Use as applicable and established for each Parcel of the Platted Lands created by and shown on this Plat pursuant to Summit County Ordinance No. 333A and the SPA Development Agreement, as amended, are assigned as follows:

Parcel Ref #	Owner	Maximum Building Height (Elevation), Maximum Gross Building Area, Accommodation Area, Commercial/Retail/Support, and Principle Use
"Parcel LV1B-1"	TCFC GarageCo LP	Maximum Building Height (Elevation) = 6,780 feet Principal Use = Parking/Parking Garage/Commercial/Retail Support/Skier Services
"Parcel LV1B-2"	TCFC GarageCo LP	Maximum Building Height (Elevation) = 6,780 feet Maximum Gross Building Area = 100,000 square feet Commercial/Retail/Support Area = 100,000 square feet Principal Use = Parking/Parking Garage/Commercial/Retail Support/Skier Services
"Parcel LV5"	TCFC GarageCo LP	Maximum Building Height (Elevation) = 6,780 feet Principal Use = Parking/Parking Garage

In the event the SPA Development Agreement is amended to change one or more of the Maximum Building Height (Elevation), Maximum Gross Building Area, Accommodation Area, Commercial/Retail Support, and Principle Use for any Parcel of the Platted Lands, then the corresponding item in the chart above shall be deemed to, and shall, have been amended to be consistent with, and identical to, such amendment.

- No specific development projects or improvements with respect to the Platted Lands are approved by the recordation of this Plat. Subject to the SPA Development Agreement, all development and use of the Platted Lands are subject to all valid and enforceable Summit County Ordinances, including the Snyderville Basin Development Code and, as applicable, to any further subdivision of the Platted Lands pursuant to the Summit County subdivision ordinance. All proposed site plans and subdivision plats for the Platted Lands, or any portion thereof, must comply with the SPA Development Agreement, and must be approved by Summit County prior to recordation thereof or commencement of construction of any improvement on such Parcel.
- Owners and potential buyers of any Parcel within the Platted Lands ("Owners") are given notice that they own or are buying property in a resort area (the "Resort") in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, snowboarders, mountain bikers and other Resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the Platted Lands. Owners and potential buyers of any Parcel within the Platted Lands are advised that the operator of the Resort and other parties may engage in avalanche and other safety control procedures; ski trail and bike/hike trail construction and grooming, including nighttime snow cat and snowmobile operations; resort development, construction, and operations, including nighttime skiing, nighttime lift operations, and the operation of 24-hour a day transportation systems; helicopter tours and skiing; 24-hour a day snow making; and development and construction of hotels, condominiums, lodges, and other projects and related infrastructure and improvements. These and other activities may result in impairments of views or privacy, and Owners have no guarantee that their view over and across the Resort will be preserved. Snowmaking activities by the Resort operator may result in artificial snow being directed at or onto the Platted Lands and improvements thereon, which may result in damage to such improvements. Owners may experience "overspray" from the Resort snowmaking system and from drainage and water runoff from the Resort, and Owners acknowledge, accept and assume the risks associated with such "overspray" snowmaking activities, drainage and water runoff. Owners may be exposed to lights, noises, special events or other activities resulting from the use, operation, construction, improvements, repair, replacement and maintenance of the Resort and/or the development of property and their respective improvements, land, and facilities, and Owners acknowledge, accept and assume the risks associated with such uses. Such uses may include concerts, festivals, art and other shows and displays, fireworks displays, outdoor markets and other performances and special events. The Resort and its related improvements and facilities, including, without limitation, utilities, may require construction and/or daily maintenance, including grooming, snowmaking, mowing, and irrigation during early morning, evening and late night hours, including, but not limited to, the use of tractors, mowers, blowers, pumps, compressors, utility vehicles and over-the-snow vehicles. Owners and their guests and lessees will be exposed to the noise, light, vibration and other effects of such maintenance, and such Owners, guests and lessees acknowledge, accept and assume the risks associated with such maintenance activities. The Resort operator may engage in the movement and operation of passenger vehicles (including, without limitation, buses, vans, shuttles, and other vehicles transporting passengers) over adjacent streets and over, around and through the Resort, commercial vehicles, and construction vehicles and equipment. Property damage, personal injury, or other losses may be caused by avalanches, slides, or other movement of snow whether or not human caused, including damage or injury resulting from snow safety/avalanche mitigation programs. By accepting a deed or other interest in any Parcel within the Platted Lands, or any portion thereof, Owners and potential buyers of any Parcel within the Platted Lands, or any portion thereof, for himself/herself and his/her guests, invitees, lessees, successors and assigns (a) acknowledges, accepts and assumes the risks associated with the hazards and risks identified in this Plat Note 7, and of any damage to property or the value of property, damage to improvements, personal injury or death, or the creation or maintenance of a trespass or nuisance, caused by or arising in connection with any of the hazards identified in this Plat Note 7, or other risks, hazards and dangers associated with the operation of the Resort (collectively, the "Assumed Risks"), and (b) releases, waives, discharges, and covenants not to sue the owner and operator of the Resort (which is currently known as Park City Mountain Resort) and each of their respective officers, directors, partners, shareholders, members, affiliates, employees, contractors, consultants, agents, successors and assigns, for any damages, losses, costs (including, without limitation, attorneys' fees), claims, demands, suits, judgments, ordinary negligence (but not gross negligence or willful misconduct), or other obligations arising out of or connected in any way with any of the Assumed Risks. This release is intended to be a comprehensive release of liability but is not intended to assert defenses which are prohibited by law. These Plat Notes are not intended to limit the liability of individual skiers, snowboarders, or other resort users using the Resort.

NOTES CONTINUED:

- Each Parcel within the Platted Lands shall be serviced by such water company or water companies, either public or private, as determined by the Owners of the Parcel of the Platted Lands. Each Parcel within the Platted Lands will require a separate water agreement with the water provider at the time of development.
- All exterior lighting shall comply with Summit County Ordinances, including the Snyderville Basin Development Code.
- Because of potential ground water and soil conditions, a soils engineer should be consulted for all footing and foundation designs.
- Each Parcel of the Platted Lands shall have and be entitled to use any and all of the utility easements depicted and described on this Plat and otherwise granted, created, depicted, and described under the Lower Village Master Plat and the Recorded Documents (collectively, the "Utility Easements"), subject to the terms, conditions, and limitations of the instrument granting or creating the specific Utility Easements. All Utility Easements located or to be located within the Platted Lands and granted pursuant to this Plat, the Lower Village Master Plat, or the Recorded Documents may be relocated in accordance with this Plat, the Lower Village Master Plat, or the Recorded Documents or as may be permitted by any other instruments granting any such Utility Easements, respectively.
- The Snyderville Basin Water Reclamation District ("SBWRD") line extension agreements are required for each Parcel being developed within the Platted Lands. The Platted Lands shall receive wastewater service from SBWRD. Each Parcel being developed within the Platted Lands will require a separate line extension agreement with the SBWRD at the time of development. It shall be the responsibility of the Owners of each Parcel of the Platted Lands to extend the wastewater collection line to the Parcel being developed according to the terms, conditions, and requirements of the line extension agreements.
- All Parcels being developed within the Platted Lands are subject to requirements, restrictions, and limitations imposed by the Park City Fire Service District ("PCFSD"), including the standards for access and water supply for fire protection, and the following:
 - Combustible Roofing Material - Roofing materials must be non-combustible and approved by the PCFSD. No wood shake roofing material will be permitted.
 - Fire Department Access Roads - An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access road is not maintained, the PCFSD reserves the right to stop work until required roads are placed back in service.
 - Water Supplies for Fire Protection - Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.
 - Automatic Fire Sprinkler Systems - All dwellings, guest houses, and out-buildings over 750 square feet must be constructed with a fire sprinkler system installed as required and approved by the PCFSD. In some instances, building exteriors will be fire sprinkled depending on the fire hazard rating, types of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.
- The recordation of this Plat in the Official Records is not intended to effect a dedication of the LV13 Road (as platted, described, and identified on the Lower Village Master Plat) (also known as "Dazy Way") to the public or for any public use, and the dedication thereof, if any, is governed by the Master Easement Agreement and, as applicable, the Lower Village Road Cost Sharing Agreement and all other valid and enforceable Summit County Ordinances.
- These Plat Notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the Owners with respect to each Parcel of the Platted Lands.
- Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the Utility Easements located or to be located within the Platted Lands as described in this Plat and approves this Plat solely for the purpose of confirming that this Plat contains the Utility Easements and approximates the location of the Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve the development on the Platted Lands. This approval does not affect any right that Rocky Mountain Power has under:
 - a recorded easement or right-of-way,
 - the law applicable to prescriptive rights,
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - any other provision of law.
- Dominion Energy ("Dominion") approves this Plat solely for the purpose of confirming that this Plat contains the Utility Easements located or to be located within the Platted Lands as described in this Plat. Dominion may require other easements in order to serve the development on the Platted Lands. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in this Plat, including those set in the Owners Consent to Record and these Plat Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information, please contact Dominion's right-of-way department at 1-800-366-8532.
- Summit Water Distribution Company will deliver water to the Platted Lands pursuant to Summit Water Distribution Company's Articles of Incorporation, Rules and Regulations, Bylaws, and other corporate documents, and pursuant to the Development Agreement between Summit Water Distribution Company and the Owners and potential buyers of the Platted Lands. In addition to the satisfaction of any other standard conditions or requirements of Summit Water Distribution Company, each Parcel within the Platted Lands will be required to enter into a separate water service agreement and development agreement and to have paid certain fees and charges imposed by Summit Water Distribution Company prior to receiving water service. The documents referenced in this Plat Note 18 can be made available, upon request, by Summit Water Distribution Company.
- The Canyons Resort Village Association, Inc., dba The Canyons Village Management Association ("CVMA") has reviewed this Plat solely for its purposes pursuant to the SPA Development Agreement and the Management Agreement. The CVMA has not reviewed this Plat (or any documents submitted with this Plat) for compliance with any laws, ordinances, regulations, rules, permits, or governmental requirements (collectively, "Laws"), and the CVMA expressly disclaims any responsibility to do so. Comments or statements of any kind made by the CVMA or its employees or representatives to the Owners or Summit County concerning this Plat or the review of this Plat, or the execution of this Plat by the CVMA, shall not constitute a representation or warranty of any kind (whether express or implied) by the CVMA that this Plat complies with any applicable Laws or is suitable for the Owners' purposes, and no person shall be entitled to rely on such comment, statement, review, or execution for any such purpose. The execution of this Plat by the CVMA shall not be construed so as to impair any of the rights of the CVMA under the SPA Development Agreement or the Management Agreement, including but not limited to the CVMA's rights with respect to assessments under the Management Agreement; provided, however, that no foreclosure of any assessment lien under the Management Agreement shall impair the validity or effectiveness of this Plat.
- The Platted Lands are subject to a connectivity study (as it may be updated or revised from time-to-time, the "Connectivity Study") attached to an amendment to the SPA Development Agreement, which amendment was recorded on March 1, 2018, as Entry No. 1087254, in Book 2452, beginning at Page 419 in the Official Records. Owners are given notice that as a condition of any action, approval, or recommendation by the CVMA or Summit County with respect to any development on the Platted Lands, the CVMA or Summit County may consider the Connectivity Study and may require the construction of certain sidewalks by the developer or Owners of the Platted Lands for use by the CVMA and its members and their respective employees, guests, and invitees.
- All lot owners served by Mountain Regional Water Special Service District (the District) within this plat agree to abide by all of the Rules, Regulations, and other Construction related Standards and Specifications of the District, including payment of all necessary fees prior to the issuance of a building permit. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (and frequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. The District requires easements be granted on all subdivision open space parcels for the access and construction of any facilities necessary to serve the subdivision lots. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures and trees, that may have been placed within the easements. The District may require the lot owner remove all structures and vegetation within the easement at the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no time may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plats.

LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT AND LV1B AND LV5 SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

SHEET 3 OF 3

2/20/24 JOB NO.: 2-1-21 FILE: X:\CanyonsLDP\dwg\src\plat2021\020121.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

DATE _____ TIME _____

ENTRY NO. _____ FEE _____ RECORDER _____

EXHIBIT A3





CANYONS VILLAGE
MANAGEMENT ASSOCIATION

January 5, 2024

Tiffany N. Robinson, County Planner
Summit County Planning Department
PO Box 128
Coalville, UT 84017

Re: CVMA Letter of Recommendation – Lower Village Development Area Master Plat
Amendment and LV1B and LV5 Subdivision Plat

Mrs. Robinson,

The CVMA has completed their review of the proposed Lower Village development area master plat amendment in addition to the draft subdivision plat for LV1B and LV5 for the proposed parking garage project. After reviewing, CVMA has no questions or concerns and is forwarding a positive recommendation to the County to begin their review process. You can find a stamped copy of the proposed plat plans as reviewed by CVMA.

Thank you, and please feel free to contact me with any questions,

A handwritten signature in black ink, appearing to read "John Simmons", is written in a cursive style.

John Simmons
Director of Planning and Operations
Canyons Village Management Association

E-Copied: Laurel Simpson, TCFC

From: [Kevin Berkley](#)
To: [Tiffanie Robinson](#)
Cc: michael@alliance-engr.com; [Cory Shorkey](#)
Subject: RE: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001
Date: Wednesday, January 24, 2024 11:45:01 AM
Attachments: [image004.png](#)
[Lower Village Dev Area Master LV1B LV5 Subdivision - Service Provider Review - #24-001 \(SBWRD COMMENTS\).pdf](#)
[Plat Review \(LV1B & LV5\).pdf](#)

Tiffanie,

Thanks for sending the plat to us for review. We do have some concerns with the plat, as outlined in the attached letter.

Sincerely,

Kevin Berkley



Kevin Berkley, P.E.
 District Engineer
 Snyderville Basin Water Reclamation District
 2800 Homestead Road
 Park City, UT 84098
 Office: 435.214.5236
 Mobile: 435.731.0424
kberkley@sbwr.org

From: Tiffanie Robinson <trobinson@summitcounty.org>
Sent: Thursday, January 11, 2024 7:32 PM
To: Steven Dennis <sdennis@summitcounty.org>; Mike Owens <mowens@pcfd.org>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwr.org>; Richard Butz <rbutz@summitcounty.org>; Kelly.Jepsen@pacificorp.com; Andy R. Davis <adavis@summitcounty.org>; Gregory Wolbach <gwolbach@summitcounty.org>; Stephanie Poll <spoll@summitcounty.org>; Kenny Jacobson <kjacobson@summitcounty.org>; Jeff Ward <jward@summitcounty.org>; Alyssa Richards <arichards@summitcounty.org>; mike.folkman@swdc.us; John Angell <jangell@summitcounty.org>; Tim Loveday <tloveday@summitcounty.org>; Rocky Pace <rpace@summitcounty.org>; summitwater@swdc.us; Nathan Brooks <nbrooks@summitcounty.org>; Jesse Betebenner <jbtebenner@summitcounty.org>; Brandon C. Brady <bbrady@summitcounty.org>; Carl Miller <cmiller@summitcounty.org>; crodriguez@highvalleytransit.org; Nathan Brooks <nbrooks@summitcounty.org>; engineering@mtregional.org; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org
Subject: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001

Dear Service Providers,

The Community Development Department is in receipt of a Final Subdivision application for the Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision. Per the Canyons Amended and Restated Development Agreement, the parcels are entitled to the following highlighted below:

LV1B	-	6,780	100,000	-	100,000	Parking/Parking Garage/Commercial/Retail/Support/Skier Services
LV2A & LV2B	0		-	-	-	Golf Course Uses/Open Space
LV3	0		-	-	-	Golf Course Uses/Open Space
LV4	3		185,000	185,000	-	Hotel/Lodging/Retail/ResMulti-Family/Commercial
LV5		6,780	-	-	-	Parking/Parking Garage



January 24, 2024

Ms. Tiffanie Robinson
Summit County Community Development
60 North Main St
PO Box 128
Coalville, UT 84017

Subject: Lower Village Development Area Master Plat Amendment
And LV1B and LV5 Subdivision Plat
Plat Review

Dear Ms. Robinson,

The Snyderville Basin Water Reclamation District has reviewed the referenced plat and has the following comments for the applicant:

1. Per the Overall Grading and Utility Plan, the sewer lateral for the parking garage on Lot LV5 will cross Lot LV1B-1. Laterals crossing adjacent properties to get to the main line are not allowed per SBWRD specifications. Either the lot lines will need to be adjusted or the main line system will need to be extended.
2. The existing SBWRD easement, as shown on the red-lined plat, should be added to Lot LV1B-1. Per the above comment, additional easements may be necessary.
3. Wastewater service to Lot LV1B-2 must be provided. There are sewer lines adjacent to this lot in Ozzy Way, but these lines are located uphill of the lot.

Please contact Cory Shorkey with any questions.

Sincerely,

Kevin Berkley, P.E.
District Engineer

cc: Michael Demkowicz, Alliance Engineering
Project File

BOUNDARY DESCRIPTION

A parcel of land located in the southwest quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point North 00°00'29" East 956.08 feet coincident with the section line and East 684.89 feet from the southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being on the easterly boundary of LV11 (Lower Village Road), Lower Village Development Area Master Plat, recorded July 28, 2011, as Entry No. 927089, in the Office of the Recorder, Summit County, Utah; thence coincident with said easterly boundary the following three (3) courses: 1) North 00°00'05" East 113.82 feet to a point on a curve to the left having a radius of 330.00 feet, of which the radius point bears North 89°59'55" West; thence 2) along the arc of said curve 244.24 feet through a central angle of 42°24'21"; thence 3) North 42°24'16" West 174.88 feet to the southernmost point of "Area 8" in that certain Special Warranty Deed recorded September 29, 2014, as Entry No. 1003970 in Book 2259 at Page 329 in the Office of the Recorder, Summit County, Utah; thence coincident with the easterly boundary of said "Area 8" the following six (6) courses: 1) North 23°39'56" West 8.57 feet to a point on a curve to the left having a radius of 115.50 feet, of which the radius point bears South 66°58'56" West; thence 2) along the arc of said curve 38.58 feet through a central angle of 19°08'12" to a point of reverse curve to the right having a radius of 271.50 feet, of which the radius point bears North 47°40'33" East; thence 3) along the arc of said curve 59.84 feet through a central angle of 12°37'39" to a point of reverse curve to the left having a radius of 162.50 feet, of which the radius point bears South 59°49'31" West; thence 4) along the arc of said curve 40.03 feet through a central angle of 14°06'51" to a point of reverse curve to the right having a radius of 91.50 feet, of which the radius point bears North 45°42'40" East; thence 5) along the arc of said curve 116.95 feet through a central angle of 73°13'49"; thence 6) North 28°56'29" East 27.33 feet to the westernmost point of "Area 9" in the aforementioned Special Warranty Deed; thence coincident with the southerly boundary of said "Area 9" the following five (5) courses: 1) North 47°40'33" East 14.60 feet to a point on a curve to the right having a radius of 358.00 feet, of which the radius point bears South 42°19'27" East; thence 2) along the arc of said curve 110.62 feet through a central angle of 17°42'17"; thence 3) North 65°22'50" East 94.92 feet to a point on a non tangent curve to the right having a radius of 1877.29 feet, of which the radius point bears South 21°43'21" East; thence 4) along the arc of said curve 48.69 feet through a central angle of 01°29'10"; thence 5) North 71°06'52" East 109.64 feet to a point on a non tangent curve to the right having a radius of 900.00 feet, of which the radius point bears South 12°14'13" East, said point being on the south boundary of that certain Quit Claim Deed recorded October 21, 2009, as Entry No. 884912 in Book 2006 at Page 1395 in the Office of the Recorder, Summit County, Utah; thence coincident with said south boundary and along the arc of said curve 192.22 feet through a central angle of 12°14'13" to a point of compound curve to the right having a radius of 128.84 feet, of which the radius point bears South; thence along the arc of said curve 51.76 feet through a central angle of 23°01'04"; thence South 66°58'56" East 14.19 feet to the west boundary of Lot LV2A, Lower Village Development Area Master Plat Amendment to LV2A, recorded May 10, 2018, as Entry No. 1091235 in the Office of the Recorder, Summit County, Utah; thence coincident with the west and southerly boundaries of Lot LV2A the following four (4) courses: 1) South 27°01'14" East 32.27 feet; thence 2) South 33°07'08" East 32.27 feet; thence 3) South 18°38'53" East 212.44 feet; thence 4) South 46°39'14" East 583.18 feet to the north boundary of LV13 (LV13 Road), Lower Village Development Area Master Plat, recorded July 28, 2011, as Entry No. 927089, in the Office of the Recorder, Summit County, Utah; thence coincident with said north boundary North 89°59'55" West 797.75 feet to the point of beginning.

Less and excepting therefrom the following:

Beginning at a point on the west line of Lot 13, Park City West, Plat No. 1, said point being North along the section line 1856.89 feet and East 957.35 feet from the southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 144.00 feet; thence West 100.00 feet; thence North 144.00 feet; thence East 100.00 feet to the point of beginning.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 23°39'56" E	8.57'
L2	S 28°56'29" W	27.33'
L3	S 47°40'33" W	14.60'
L4	S 65°22'50" W	94.92'
L5	N 66°58'56" W	14.19'
L6	N 33°07'08" W	32.27'
L7	S 45°00'00" E	38.86'
L8	S 66°40'29" W	15.06'
L9	SOUTH	22.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	330.00'	244.24'	42°24'21"	S 21°12'06" E	238.70'
C2	115.50'	38.58'	19°08'12"	S 33°14'02" E	38.40'
C3	271.50'	59.84'	12°37'39"	S 36°29'18" E	59.72'
C4	162.50'	40.03'	14°06'51"	S 37°13'55" E	39.93'
C5	91.50'	116.95'	73°13'49"	S 7°40'26" E	109.15'
C6	358.00'	110.62'	17°42'17"	S 56°31'41" W	110.18'
C7	1877.29'	48.69'	1°29'10"	S 69°01'14" W	48.69'
C8	128.84'	51.76'	23°01'04"	N 78°29'28" W	51.41'
C9	91.50'	110.62'	69°16'00"	S 05°41'31" E	104.00'
C10	91.50'	6.33'	03°57'49"	S 42°18'26" E	6.33'

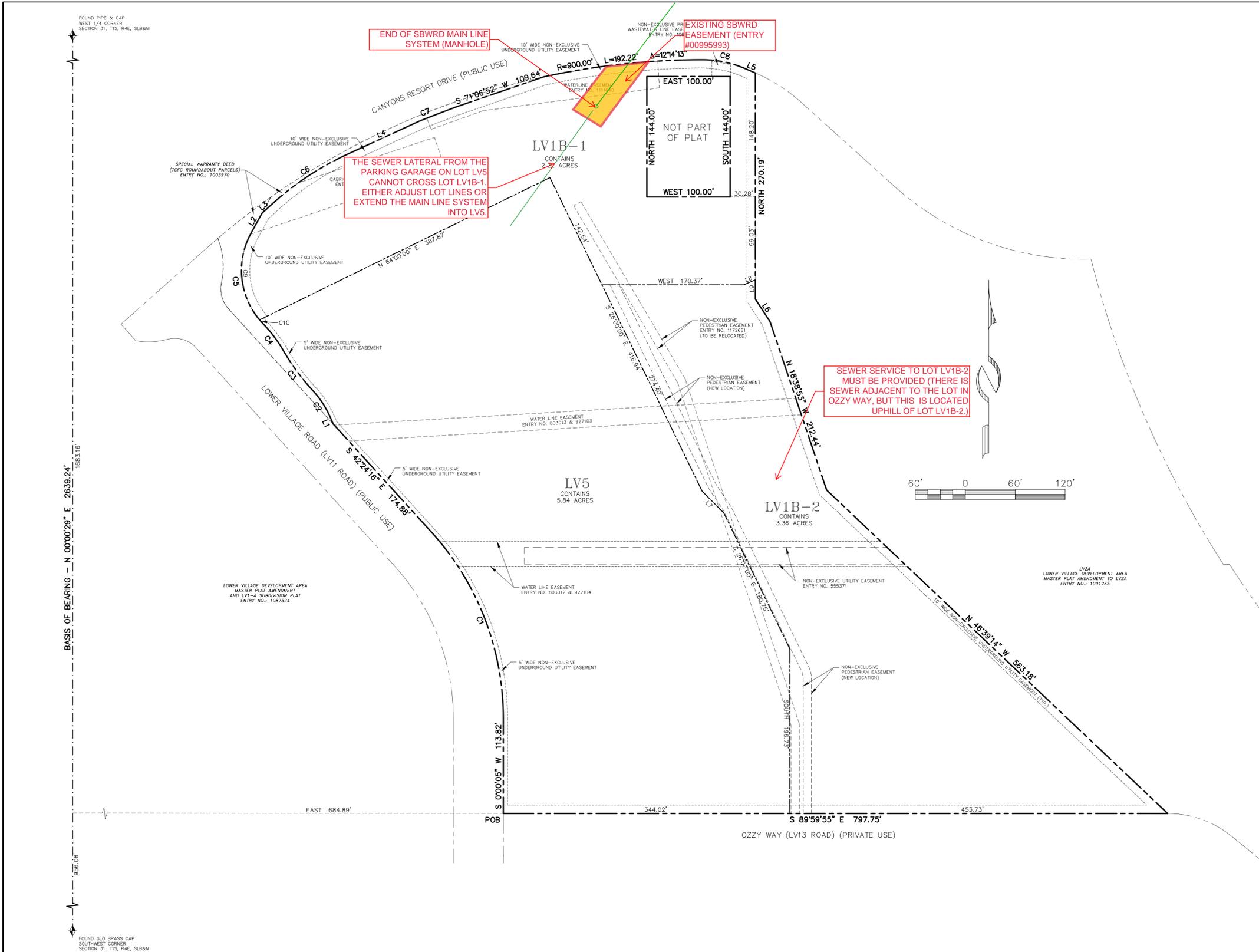
LINE LEGEND	
---	OVERALL BOUNDARY
---	LOT BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	EASEMENT
---	EASEMENT

LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT AND LV1B AND LV5 SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH

1/4/24 JOB NO.: 2-1-21 FILE: X:\CanyonsLDP\dwg\sr\plat2021\020121.dwg

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____
ENTRY NO. _____ FEE _____ RECORDER _____



435-649-9467
ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

Canyons Village
Design Review Committee
Final Review of Plans
Reviewed: 1/05/2024

From: whit.sargent@dominionenergy.com
To: [Tiffanie Robinson](#)
Subject: Re: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001
Date: Saturday, January 13, 2024 9:11:08 AM
Attachments: [image005.png](#)

No issues that I can see!!

Get [Outlook for iOS](#)

From: Tiffanie Robinson <trobinson@summitcounty.org>
Sent: Thursday, January 11, 2024 7:32:01 PM
To: Steven Dennis <sdennis@summitcounty.org>; Mike Owens <mowens@pcfd.org>; Whit Sargent (Gas Distribution - 5) <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcounty.org>; Kelly.Jepsen@pacificorp.com <Kelly.Jepsen@pacificorp.com>; Andy R. Davis <adavis@summitcounty.org>; Gregory Wolbach <gwolbach@summitcounty.org>; Stephanie Poll <spoll@summitcounty.org>; Kenny Jacobson <kjacobson@summitcounty.org>; Jeff Ward <jward@summitcounty.org>; Alyssa Richards <arichards@summitcounty.org>; mike.folkman@swdc.us <mike.folkman@swdc.us>; John Angell <jangell@summitcounty.org>; Tim Loveday <tloveday@summitcounty.org>; Rocky Pace <rpace@summitcounty.org>; summitwater@swdc.us <summitwater@swdc.us>; Nathan Brooks <nbrooks@summitcounty.org>; Jesse Betebenner <jbetebenner@summitcounty.org>; Brandon C. Brady <bbrady@summitcounty.org>; Carl Miller <cmiller@summitcounty.org>; crodriguez@highvalleytransit.org <crodriguez@highvalleytransit.org>; Nathan Brooks <nbrooks@summitcounty.org>; engineering@mtregional.org <engineering@mtregional.org>; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org <phares@basinrecreation.org>
Subject: [EXTERNAL] Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001

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Are you expecting this message to your DE email? Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone number. Never provide your DE password.

Dear Service Providers,

The Community Development Department is in receipt of a Final Subdivision application for the Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision. Per the Canyons Amended and Restated Development Agreement, the parcels are entitled to the following highlighted below:

LV1B	-	6,780	100,000	-	100,000	Parking/Parking Garage/Commercial/Retail/Support/Skier Services
LV2A & LV2B	0		-	-	-	Golf Course Uses/Open Space
LV3	0		-	-	-	Golf Course Uses/Open Space
LV4	3		185,000	185,000	-	Hotel/Lodging/Retail/ResMulti-Family/Commercial
LV5		6,780	-	-	-	Parking/Parking Garage

Project Details:

Project Name: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision
 Project #: 24-001
 Property Owner(s): TCFC GarageCo LP
 Parcel Address: Approx. 3900 Lower Village Road, Canyons Village
 Parcel #: PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A - total 11.42 acres
 Zoning: SPA
 Proposed Application: Final Subdivision Plat

Please review the attached plat and respond with any comments or conditions of approval no later than **Wednesday, January 24, 2024**. If we do not hear from you by this date, we will assume you have no concerns with this application.

In the meantime, if you have any questions, please feel free to contact me directly.

From: [Jesse Betebenner](#)
To: [Tiffany Robinson](#)
Cc: [Gregory Wolbach](#)
Subject: RE: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001
Date: Tuesday, January 23, 2024 10:34:36 AM
Attachments: [image003.png](#)
[image004.png](#)

Hi Tiffanie,

The Engineering Department needs the following comments addressed:

1. Please show the location of all existing roads and easements on Sheet 2/Page 3 including Ozzy Way, Lower Village Road and Canyons Resort Drive.
 - a. Show road (asphalt) widths
 - b. Show road easement widths
2. Easements and Title:
 - a. Item 23 on title, Sewer Easement, Entry No. 555373 not shown on plat. Is this acceptable because it was abandoned?
 - b. Item 24 on title, Sewer Easement, Entry No. 555374 not shown on plat. Is this acceptable because it was abandoned?
 - c. Item 25 on title, Cabriolet Lift Easement, Entry No. 589797 on title, shown as 589737 on subdivision plat.
 - d. Item 27 on title, Water Line Easement, Entry No. 803012 on title is not shown on the subdivision plat.
 - e. Item 31 on title, Water Line Easement, Entry No. 927104 on title is not shown on the subdivision plat.
 - f. Item 32 on title, Master Easement agreement, Entry No. 927110 on title is not shown on the subdivision plat.
 - g. Item 33 on title, Golf Course Easement, Entry No. 927112 on title is not shown on the subdivision plat. I assume this is for parcel to the east (labeled LV2A).
 - h. Item 35 on title, Ski Resort Use Easement, Entry No. 971420 on title is not shown on the subdivision plat.
 - i. Item 39 on title, Stormwater and Access Easement, Entry No. 1172679 on title is not shown on the subdivision plat.

Sorry to be so picky, just trying to cover all the bases. Please let me know if you have any questions or concerns.

Best,

Jesse Betebenner, E.I.T.
Summit County
Cell: (801) 821-1404
Office: (435) 336-3141



From: Tiffany Robinson <trobinson@summitcounty.org>

Sent: Thursday, January 11, 2024 7:32 PM

To: Steven Dennis <sdennis@summitcounty.org>; Mike Owens <mowens@pcfd.org>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrdr.org>; Richard Butz <rbutz@summitcounty.org>; Kelly Jepsen <kjepsen@pacificcorp.com>; Andy R. Davis <adavis@summitcounty.org>; Gregory Wolbach <gwolbach@summitcounty.org>; Stephanie Poll <spoll@summitcounty.org>; Kenny Jacobson <kjacobson@summitcounty.org>; Jeff Ward <jward@summitcounty.org>; Alyssa Richards <arichards@summitcounty.org>; mike.folkman@swdc.us; John Angell <jangell@summitcounty.org>; Tim Loveday <tloveday@summitcounty.org>; Rocky Pace <rpace@summitcounty.org>; summitwater@swdc.us; Nathan Brooks <nbrooks@summitcounty.org>; Jesse Betebenner <jbetebenner@summitcounty.org>; Brandon C. Brady <bbrady@summitcounty.org>; Carl Miller <cmiller@summitcounty.org>; crodriguez@highvalleytransit.org; Nathan Brooks <nbrooks@summitcounty.org>; engineering@mtregional.org; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org

Subject: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001

From: [Mike Owens](#)
To: [Tiffanie Robinson](#)
Subject: Re: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001
Date: Monday, January 15, 2024 9:55:21 AM
Attachments: [image005.png](#)
[image003.png](#)

Good morning. PCFD has no comments or concerns with the plat amendment.

Have a great day.

Battalion Chief Mike Owens
 District Fire Marshal
 Park City Fire District
 (435) 940-2520

signature_3252811479



From: Tiffanie Robinson <trobenson@summitcounty.org>
Date: Thursday, January 11, 2024 at 7:32 PM
To: Steven Dennis <sdennis@summitcounty.org>, Mike Owens <mowens@pcfd.org>, Whit Sargent <whit.sargent@dominionenergy.com>, Kevin Berkley <KBerkley@sbwr.org>, Richard Butz <rbutz@summitcounty.org>, Kelly.Jepsen@pacificorp.com <Kelly.Jepsen@pacificorp.com>, Andy R. Davis <adavis@summitcounty.org>, Gregory Wolbach <gwolbach@summitcounty.org>, Stephanie Poll <spoll@summitcounty.org>, Kenny Jacobson <kjacobson@summitcounty.org>, Jeff Ward <jward@summitcounty.org>, Alyssa Richards <arichards@summitcounty.org>, mike.folkman@swdc.us <mike.folkman@swdc.us>, John Angell <jangell@summitcounty.org>, Tim Loveday <tloveday@summitcounty.org>, Rocky Pace <rpace@summitcounty.org>, summitwater@swdc.us <summitwater@swdc.us>, Nathan Brooks <nbrooks@summitcounty.org>, Jesse Betebenner <jbetebenner@summitcounty.org>, Brandon C. Brady <bbrady@summitcounty.org>, Carl Miller <cmiller@summitcounty.org>, crodriguez@highvalleytransit.org <crodriguez@highvalleytransit.org>, Nathan Brooks <nbrooks@summitcounty.org>, engineering@mtregional.org <engineering@mtregional.org>, Matt Wagoner <matt@basinrecreation.org>, phares@basinrecreation.org <phares@basinrecreation.org>
Subject: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001

Dear Service Providers,

The Community Development Department is in receipt of a Final Subdivision application for the Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision. Per the Canyons Amended and Restated Development Agreement, the parcels are entitled to the following highlighted below:

LV1B	-	6,780	100,000	-	100,000	Parking/Parking Garage/Commercial/Retail/Support/Skier Services
LV2A & LV2B	0		-	-	-	Golf Course Uses/Open Space
LV3	0		-	-	-	Golf Course Uses/Open Space
LV4	3		185,000	185,000	-	Hotel/Lodging/Retail/ResMulti-Family/Commercial
LV5		6,780	-	-	-	Parking/Parking Garage

Project Details:

Project Name: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision
 Project #: 24-001
 Property Owner(s): TCFC GarageCo LP
 Parcel Address: Approx. 3900 Lower Village Road, Canyons Village
 Parcel #: PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A - total 11.42 acres

From: [Sam Grenlie](#)
To: [Tiffany Robinson](#)
Cc: [Engineering](#)
Subject: Re: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001
Date: Wednesday, January 24, 2024 3:34:18 PM
Attachments: [image005.png](#)

You don't often get email from sam@mtregional.org. [Learn why this is important](#)

Tiffany,

MRW has been in contact with the design team for this project. For our comments, I would just remind them that:

- We need an easement for the new water line location(s) (the old alignment is shown on the plat, obviously).
- We also need an easement and access to a new PRV building/structure required to make the new water line alignment work.

Thanks and call with any questions,

--
 Sam Grenlie
 District Engineer
 Mountain Regional Water SSD
 Mobile: (801) 712-8598
www.mtregional.org

On Thu, Jan 11, 2024 at 7:32 PM Tiffany Robinson <trobenson@summitcounty.org> wrote:

Dear Service Providers,

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Project Details:

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 Zoning: SPA
 Proposed Application: Final Subdivision Plat

Please review the attached plat and respond with any comments or conditions of approval no later than **Wednesday, January 24, 2024**. If we do not hear from you by this date, we will assume you have no concerns with this application.

From: [Gregory Wolbach](#)
To: [Tiffanie Robinson](#)
Cc: [Jesse Betebenner](#)
Subject: RE: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001 and Canyons Parking Garage LIP #23-191
Date: Wednesday, January 31, 2024 8:16:53 AM
Attachments: [E5E1ED26B9874CC1B44A06C70B64D0D2\[44348891\].png](#)

Tiffany,

I have completed a preliminary review of the proposed "Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision Plat", and have the following comments:

1. "SURVEYOR'S CERTIFICATE" [Please revise to comply with Utah Code 17-23-17 and 17-27a-603]

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed or directly supervised a survey of the hereon described property and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared the following plat, containing three lots together with easements hereafter to be known as Lower Village Development Area Master Plat Amendment and LV1B and LV5 Subdivision Plat.

Michael Demkowicz, PLS #4857264	Date
--	-------------

2. "BOUNDARY DESCRIPTION"
 - Please include combined areas in both square feet and acres.
3. "NOTES"
 - Add a reference to your record of survey filed in the office of the Summit County Recorder, including the file number and date of recording.
4. Please move the "OWNER'S CONCENT TO RECORD" and "ACKNOWLEDGMENT" to sheet 1 of 1.
5. "SUMMIT COUNTY ASSESSOR" approval/signature block. Please replace with "SUMMIT COUNTY TREASURER"
6. Please label and tie all easements that are shown graphically on sheet 2 of 3.
7. The Overall Grading & Utility Plan (included in Site Plan package) depicts "ABANDONED WATER LINE" and "ABANDONED UTILITIES". These abandoned utilities are located under the proposed parking garage in easements that shall be vacated in their entirety on the property, as a condition of plat approval.
 - a) Water Line Easements - Entry No. 803013 & 927103 and 803012 & 927104
 - b) Non-Exclusive Utility Easement - Entry No. 555371
8. Please show and describe what survey monuments were either found or set at all boundary/lot corners.
9. Add County Parcel I.D. labels to the neighboring lots/parcels.

Please let me know if you have any questions or concerns.

Thank you,

Greg Wolbach, PLS, M.ASCE

County Survey Manager / Cadastral Mapper II
Summit County Recorder's Office
P.O. Box 128
60 North Main
Coalville, UT 84017
O: 435-336-0159
gwolbach@summitcounty.org



From: Tiffanie Robinson <trobinson@summitcounty.org>

Sent: Tuesday, January 30, 2024 8:03:38 AM

To: Gregory Wolbach <gwolbach@summitcounty.org>; Jeff Ward <jward@summitcounty.org>; Alyssa Richards <arichards@summitcounty.org>; phares@basinrecreation.org <phares@basinrecreation.org>; Matt Wagoner <matt@basinrecreation.org>; Kelly.Jepsen@pacificcorp.com <Kelly.Jepsen@pacificcorp.com>; Kenny Jacobson <kjacobson@summitcounty.org>; Stephanie Poll <spoll@summitcounty.org>

Subject: FW: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001 and Canyons Parking Garage LIP #23-191

Service Providers,

I know that you are all very busy and have a lot on your plates. However, I have not received any input from you regarding the proposed Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision or the Canyons

Village Parking Garage that were due last week. As always your comments are important to me and help to ensure I do not miss vital information on plats or make me aware of any potential issues/conditions with other permits. If you have comments but need additional time, please let me know so I can let the applicant know when we can expect them. If you do not have any issues or concerns, please just reply "no comments".

Thank you again for your time and sorry to be a bother.

Kind Regards,



Tiffanie N. Robinson, Senior Planner

Summit County Community Development

Phone: (435) 336-3139

Email: trobinson@summitcounty.org

Web: www.summitcounty.org

Address: PO Box 128, 60 N Main, Coalville, UT 84017



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Sent: Thursday, January 11, 2024 7:32 PM

To: Steven Dennis <sdennis@summitcounty.org>; Mike Owens <mowens@pcfd.org>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcounty.org>; Kelly.Jepsen@pacificcorp.com; Andy R. Davis <adavis@summitcounty.org>; Gregory Wolbach <gwolbach@summitcounty.org>; Stephanie Poll <spoll@summitcounty.org>; Kenny Jacobson <kjacobson@summitcounty.org>; Jeff Ward <jward@summitcounty.org>; Alyssa Richards <arichards@summitcounty.org>; mike.folkman@swdc.us; John Angell <jangell@summitcounty.org>; Tim Loveday <tloveday@summitcounty.org>; Rocky Pace <rpace@summitcounty.org>; summitwater@swdc.us; Nathan Brooks <nbrooks@summitcounty.org>; Jesse Betebenner <jbetebenner@summitcounty.org>; Brandon C. Brady <bbrady@summitcounty.org>; Carl Miller <cmiller@summitcounty.org>; crodriguez@highvalleytransit.org; Nathan Brooks <nbrooks@summitcounty.org>; engineering@mtregional.org; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org

Subject: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001

Dear Service Providers,

The Community Development Department is in receipt of a Final Subdivision application for the Lower Village

From: [Alyssa Richards](#)
To: [Tiffany Robinson](#)
Subject: Re: Lower Village Development Area Master Plat Amended LV1B and LV5 Subdivision - Service Provider Review - #24-001 and Canyons Parking Garage LIP #23-191
Date: Tuesday, January 30, 2024 2:29:53 PM

Hi Tiffanie,

The addresses for each parcel are below, so sorry for the delay in getting these back to you.

LV1B-1 1877 Canyon Resort Dr
LV5 1840 Ozzy Way
LV1B-2 1790 Ozzy Way

Alyssa

From: Tiffany Robinson <trobenson@summitcounty.org>
Sent: Tuesday, January 30, 2024 8:03 AM
To: Gregory Wolbach <gwolbach@summitcounty.org>; Jeff Ward <jward@summitcounty.org>; Alyssa Richards <arichards@summitcounty.org>; phares@basinrecreation.org <phares@basinrecreation.org>; Matt Wagoner <matt@basinrecreation.org>; Kelly.Jepsen@pacificcorp.com <Kelly.Jepsen@pacificcorp.com>; Kenny Jacobson <kjacobson@summitcounty.org>; Stephanie Poll <spoll@summitcounty.org>
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Thank you again for your time and sorry to be a bother.

Kind Regards,



Tiffany N. Robinson, Senior Planner

Summit County Community Development

Phone: (435) 336-3139

Email: trobenson@summitcounty.org

Web: www.summitcounty.org

Address: PO Box 128, 60 N Main, Coalville, UT 84017



From: Tiffany Robinson

Sent: Thursday, January 11, 2024 7:32 PM

EXHIBIT C10

To: Steven Dennis <sdennis@summitcounty.org>; Mike Owens <mowens@pcfd.org>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrdr.org>; Richard Butz <rbutz@summitcounty.org>; Kelly.Jepsen@pacificcorp.com; Andy R. Davis <adavis@summitcounty.org>; Gregory Wolbach <gwolbach@summitcounty.org>; Stephanie Poll <spoll@summitcounty.org>; Kenny Jacobson <kjacobson@summitcounty.org>; Jeff Ward <jward@summitcounty.org>; Alyssa Richards <arichards@summitcounty.org>; mike.folkman@swdc.us; John Angell <jangell@summitcounty.org>; Tim Loveday <tloveday@summitcounty.org>; Rocky Pace <rpace@summitcounty.org>; summitwater@swdc.us; Nathan Brooks <nbrooks@summitcounty.org>; Jesse Betebenner <jbetebenner@summitcounty.org>; Brandon C. Brady <bbrady@summitcounty.org>; Carl Miller <cmiller@summitcounty.org>; crodriguez@highvalleytransit.org; Nathan Brooks <nbrooks@summitcounty.org>; engineering@mtregional.org; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org

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Kind Regards,



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