



AGENDA

**Shayne Scott, County Manager
Monday, April 1, 2024**

NOTICE is hereby given that Shayne Scott, County Manager, will conduct public hearings to discuss and possibly take action on three proposed White Pine Canyon Village Building, Supplemental Condominium Plats

Monday, April 1, 2024, at 1:00 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

1:00 PM

Public hearing and possible action regarding the White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5, located on parcel WPCV-LV10 at 1984 Stone Creek Road, Canyons Lower Village, Applicant, Brad Johnson.

Public hearing and possible action regarding the White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6, located on parcel WPCV-LV10 at 1964 Stone Creek Road, Canyons Lower Village, Applicant, Brad Johnson.

Public hearing and possible action regarding the White Pine Canyon Village Building 11, Supplemental Condominium Plat Phase 7, located on parcel WPCV-LV10 at 1938 Stone Creek Road, Canyons Lower Village, Applicant, Brad Johnson.

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: Shayne Scott, County Manager
From: Tiffanie N. Robinson, County Planner
Date of Meeting: April 1, 2024
Type of Item: White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5
Condominium Plat – Discussion, Possible Recommendation
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 DRC along with Staffs analysis, and the unanimous positive recommendation from the Snyderville Basin Planning Commission, Staff suggests that the County Manager conduct a public hearing and approve the proposed condominium plat for White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5, pursuant to the findings of fact, conclusions of law and conditions of approval, found in this staff report.

Project Description

Project Name: White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5
Project #: 23-133
Applicant(s): Brad Johnson, authorized representative
Property Owner(s): White Pine Development Corp
Location: 1984 Stone Creek Road, Canyons Lower Village Development Area
Zone District: Specially Planned Area (SPA)
Parcel Number and Size: Original parcel - LVDAM-LV10, ~4.20 acres
Current parcel - WPCV-EXP-LAND, 1.05 acres (remaining)
Type of Process: Administrative
Final Land Use Authority: County Manager

Proposal

The applicant is proposing consideration of a Condominium Plat known as White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5, which is a four-plex; units 21-24 **EXHIBIT A**. This request is to condominiumize these units for ownership purposes only.

Vicinity Map



Background

The Canyons Development Agreement allocates the use, height, and maximum allowed square footage for each parcel within the Resort. The maximum allowable density according to the Canyons SPA and Land Use chart is 80,000 square feet of multi-family residential, a maximum of 2.5 stories in height **EXHIBIT B**.

- April 27, 2017, the County Manger approved the White Pine Canyon Village Final Site Plan, which included 30 multi-family units and a clubhouse.
- White Pine Canyon Village Building 1-3 Phase One condominium plat was recorded on July 6, 2018, and consists of (2) tri-plex and a duplex, units 1-8.
- White Pine Canyon Village Building 4, Supplemental Condominium Plat Phase 2 was recorded on October 12, 2021, consisting of a four-plex, units 9-12.
- White Pine Canyon Village Building 5-6, Supplemental Condominium Plat Phase 3 was recorded on July 6, 2022, consisting of (2) duplex buildings, units 13-16.
- White Pine Canyon Village Building 7-8, Supplemental Condominium Plat Phase 4, was recorded on July 8, 2022, consisting of (2) duplex buildings, units 17-20.

White Pine Canyon Village		
	Multi-family units in phase	Acreage
Phase 1	8	1.49
Phase 2	4	0.32
Phase 3	4	0.43
Phase 4	4	0.902
Phase 5	4	0.41
TOTAL	24	3.552

- On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5, which will be a four-plex, containing 3 townhomes and a penthouse, units 21-24.
- On March 12, 2024, the Snyderville Basin Planning Commission discussed the proposed condominium plat and forwarded a positive recommendation to the County Manager.
- The Canyons CVMA submitted a positive letter of recommendation for the White Pine Canyon Village Phase 5 on August 25, 2023, **EXHIBIT B**.

Analysis and Findings

The approval process for all subdivision plats and final site plans within the Canyons SPA area, including the subject parcel, are 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 or Condominium Plats and Final Site Plans within the SPA. After reviewing the proposed Condominium 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 for White Pine Canyon Village Building 9 Supplemental Condominium Plat Phase 5.

Staff sent the condominium plat out to service providers for review and comment. There were some technical corrections that needed to be addressed on the plat and in the condominium declarations. Staff suggests a conditioned that all service provider comments and conditions must be met, prior to final signatures and recordation of the condominium plat and declarations.

Staff's review of the application, 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

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 DRC along with Staffs analysis, and the unanimous positive recommendation from the Snyderville Basin Planning Commission, Staff suggests that the County Manager conduct a public hearing and approve the proposed condominium plat for White Pine Canyon Village

Building 9, Supplemental Condominium Plat Phase 5, pursuant to the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. According to the current assessor's parcel information White Pine Development Corp is the owner of record for parcel LVDAM-LV10.
2. Parcel LVDAM-LV10 is within the Lower Village development area of the Canyons SPA.
3. The White Pine Canyon Village Townhomes Final Site Plan was recorded on May 29, 2018.
4. Parcel LVDAM-LV10 is zoned Specially Planned Area (SPA) and is with the Canyons SPA boundaries.
5. Parcel LVDAM-LV10 has a maximum density of 80,000 square feet that can be utilized for multi-family residential.
6. The parcel is allowed to be a maximum of 2.5 stories in height, as described in the Canyons Development Agreement.
7. White Pine Canyon Village Building 1-3 Phase One condominium plat was recorded on July 6, 2018, and consists of (2) tri-plex and a duplex building.
8. White Pine Canyon Village Building 4, Supplemental Condominium Plat Phase 2 was recorded on October 12, 2021, consisting of a four- plex, containing 3 townhomes and a penthouse unit.
9. White Pine Canyon Village Building 5-6, Second Supplemental Condominium Plat Phase 3 was recorded on July 6, 2022, consisting of (2) Duplex buildings.
10. White Pine Canyon Village Building 7-8, Second Supplemental Condominium Plat Phase 4 accounting for 20 multi-family units, was recorded on July 8, 2022, consisting of (2) duplex buildings.
11. On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5 will be a four-plex, containing 3 townhomes and a penthouse unit.
12. The Canyons CVMA submitted a positive letter of recommendation for the White Pine Canyon Village Phase 5 on August 25, 2023.
13. On March 12, 2024, the Snyderville Basin Planning Commission discussed the proposed condominium plat and forwarded a positive recommendation to the County Manager.
14. Section 57-8-13 of the Utah State Code requires recordation of a condominium plat prior to the sale of individual residential units.

Conclusions of Law:

1. The condominium plat is consistent with all prior approvals for the project and necessary for the units to be sold separately.

2. The White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5 complies with all requirements of the Snyderville Basin Development Code and the Canyons DA.

Conditions of Approval:

1. The Summit County Attorney’s Office shall review and approve the Declarations of Condominium for consistency with the conditions of approval and terms of the Canyons Development Agreement.
2. All service provider conditions shall be met to the provider’s satisfaction, prior to recordation of the plat.

Public Notice, Meetings and Comments

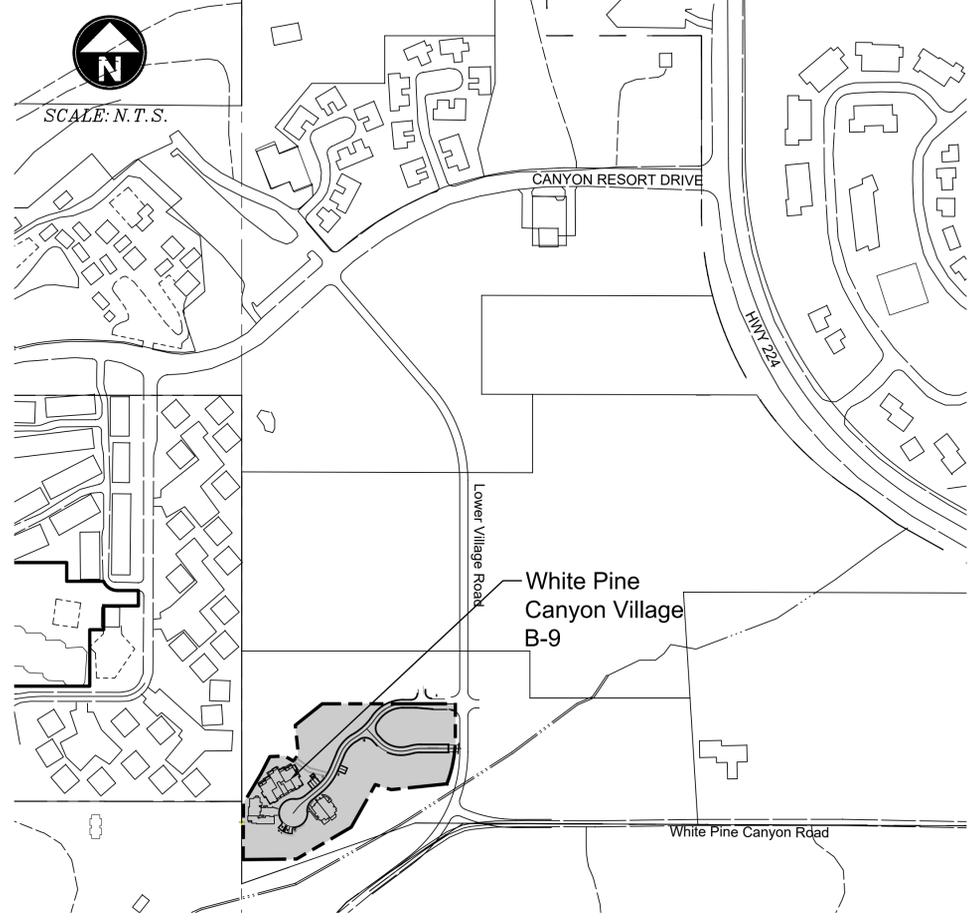
This item has been scheduled as a public hearing and possible action by the County Manger. A public hearing notice was published in the March 23, 2024, edition of the Park Record and courtesy notices were sent to all property owners within 1,000 feet of the subject parcel. As of the time of this report, no public input has been received.

Attachments

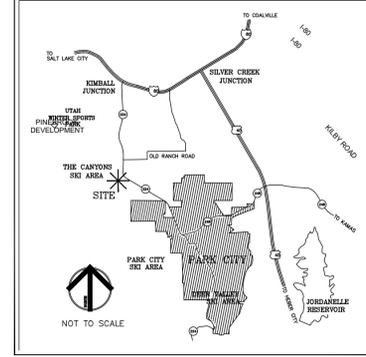
- Exhibit A: Proposed Condominium Plat
- Exhibit B: Canyons CVMA recommendation letter

NOTES

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS CONTAINED IN THE CANYONS SPA DEVELOPMENT AGREEMENT.
2. THIS PLAT IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF WHITE PINE CANYON VILLAGE...
3. ALL FIREPLACE DEVICES SHALL COMPLY WITH THE MINIMUM EPA STANDARDS.
4. ALL COMMON AREAS AND FACILITIES ARE SUBJECT TO A NON-EXCLUSIVE PUBLIC UTILITY AND DRAINAGE EASEMENT...
5. THE COMMON AREAS AND FACILITIES INCLUDE ALL REAL PROPERTY AND IMPROVEMENTS WITHIN THE PROJECT...
6. THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE DEVELOPMENTAL RIGHTS DESCRIBED IN THE DECLARATION...
7. PARKING AREAS LOCATED IN COMMON AREAS AND FACILITIES PROVIDE FOR TEMPORARY GUEST PARKING...
8. THE ASSOCIATION SHALL MAINTAIN, REPAIR AND REPLACE THE COMMON AREAS AND FACILITIES...
9. THE LIMITED COMMON AREAS AND FACILITIES AS DEPICTED ON THIS PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS...
10. THE AREAS DESIGNATED AS PRIVATE AREA ON THIS PLAT ARE TO BE PRIVATELY OWNED UNITS...
11. THE ASSOCIATION IS GRANTED THE RIGHT TO REMOVE SNOW OVER ALL COMMON AREAS AND FACILITIES.
12. UTILITY PROVIDERS HAVE THE RIGHT TO INSTALL, OPERATE AND MAINTAIN THEIR EQUIPMENT AND OTHER RELATED FACILITIES...
13. ANY EXISTING OR FUTURE TEMPORARY PUBLIC WALKWAYS THAT PROVIDE ACCESS TO THE SNYDERVILLE BASIN RECREATION DISTRICT TRAIL...
14. THE PROPERTY IS SUBJECT TO PARK CITY FIRE SERVICE DISTRICT PHASE AND REQUIREMENTS...
15. WATER SUPPLIES REQUIRED FOR FIRE PROTECTION ARE TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE...
16. WATER SERVICES TO THE PROJECT SHALL BE THROUGH THE SUMMIT WATER DISTRIBUTION COMPANY...
17. ROOFING MATERIALS MUST BE NON-COMBUSTIBLE AND APPROVED BY THE PCFSD.
18. ALL UNITS WILL BE REQUIRED TO BE PROTECTED WITH A FIRE SPRINKLER SYSTEM.
19. THE NOI REQUIRES SELF INSPECTIONS OF THE EROSION CONTROL MEASURES BI-WEEKLY...
20. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES...
21. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE...
22. AS FURTHER DESCRIBED IN THE DECLARATION, ALL UNITS SHALL COMPLY WITH THE PROJECT QUALITY STANDARD...
23. AS FURTHER DESCRIBED IN THE DECLARATION, ALL UNITS SHALL COMPLY WITH THE PROJECT QUALITY STANDARD...
24. ALL OF THE PROPERTY WITHIN THE BOUNDARY DESCRIPTION IS DESIGNATED AS WITHDRAWABLE LAND...
25. A DESCRIPTION OF THE ADDITIONAL LAND IS SET FORTH IN THIS PLAT AND IN THE DECLARATION...
26. THE LOCATIONS, DIMENSIONS, AND BOUNDARIES OF THE UNITS, THE INTERIOR SPACES OF THE UNITS...
27. AT THE TIME OF ANY RESURFACING OF STONE HOLLOW COURT OR STONE CREEK ROAD...
28. ALL OWNERS AND OCCUPANTS HEREBY AGREE AND ACKNOWLEDGE THAT THE PRIMARY PURPOSE...
29. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON LATERAL WASTEWATER LINE...
30. THE LAND DEPICTED ON THIS PLAT AS "WITHDRAWABLE LAND" IS SUBJECT TO ALL RESERVED DEVELOPMENTAL RIGHTS...
31. DECLARANT'S EXERCISE OF ITS DEVELOPMENTAL RIGHTS, INCLUDING THE OPTION TO CONTRACT...
32. PROPERTY CORNERS OF THE PERIMETER WERE DOCUMENTED AS FOUND OR SET PER RECORD OF SURVEY #S0011480...



VICINITY MAP



Location Map

The undersigned, The Canyons Resort Village Association, Inc., a Utah nonprofit corporation ("CVMA"), hereby consents to the recording of this plat, entitled "White Pine Canyon Village Building 9 Supplemental Condominium Plat Phase 5", and hereby agrees that, to the extent that CVMA has or may have lien rights against the property depicted in the Plat ("Parcel LV 10")...

ASSOCIATION'S DEDICATION AND CONSENT TO RECORD
KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED is an Officer of the Association and hereby consents to recordation of the plat.
EXECUTED THIS ___ DAY OF ___, 2024,
BY: _____

OWNER'S DEDICATION AND CONSENT TO RECORD
KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED is the owner of the herein described parcel and consents to record this Plat
EXECUTED THIS ___ DAY OF ___, 2024,
WHITE PINE DEVELOPMENT CORP., A UTAH CORPORATION
BY: CREIGHTON BARKER, ITS AUTHORIZED SIGNATORY

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF SUMMIT }
On this ___ Day of ___, 2024, Creighton Barker personally appeared before me, the undersigned notary public, in and for said state and county. Having been duly sworn, Creighton Barker acknowledged to me that White Pine Development Corp. is the owner of the herein tract of land and that he, as Authorized Signatory of White Pine Development Corp., is authorized to sign the above Owner's Dedication and Consent to Record freely and voluntarily.
NOTARY PUBLIC
RESIDING AT: _____ MY COMMISSION EXPIRES: _____

LENDER'S CONSENT TO RECORD
THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT.
EXECUTED THIS ___ DAY OF ___, 2024.
BY: _____
IT'S: _____

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF SUMMIT }
ON THIS ___ DAY OF ___, 2024, PERSONALLY APPEARED BEFORE ME _____, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE IS THE _____ AND EXECUTED THE FOREGOING LENDER'S CONSENT TO RECORD.
NOTARY PUBLIC
RESIDING AT: _____ MY COMMISSION EXPIRES: _____

LENDER'S CONSENT TO RECORD
THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT.
EXECUTED THIS ___ DAY OF ___, 2024.
BY: _____
IT'S: _____

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF SUMMIT }
ON THIS ___ DAY OF ___, 2024, PERSONALLY APPEARED BEFORE ME _____, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE IS THE _____ AND EXECUTED THE FOREGOING LENDER'S CONSENT TO RECORD.
NOTARY PUBLIC
RESIDING AT: _____ MY COMMISSION EXPIRES: _____

WHITE PINE CANYON VILLAGE
BUILDING 9 SUPPLEMENTAL
CONDOMINIUM
PLAT PHASE 5

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 4 EAST AND THE NORTHWEST
QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SHEET 1 OF 5
JANUARY 2023

PUBLIC SAFETY ANSWERING POINT OF APPROVAL
APPROVED THIS ___ DAY OF ___, 2024.
BY: _____
JEFF WARD GIS COORDINATOR/ADDRESSING AUTHORITY

SURVEYOR'S CERTIFICATE
I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 147581 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY 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 CONDOMINIUM PLAT, HEREAFTER TO BE KNOWN AS WHITE PINE CANYON VILLAGE BUILDING 9 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 5.



SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED THIS ___ DAY OF ___, 2024.
BY SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, DISTRICT ADMINISTRATOR
PARK CITY FIRE SERVICE DISTRICT
APPROVED THIS ___ DAY OF ___, 2024.
BY PARK CITY FIRE SERVICE DISTRICT, FIRE MARSHAL

UTILITY EASEMENT APPROVAL
THE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS ___ DAY OF ___, 2024.
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP., AUTHORIZED AGENT
NATURAL GAS EASEMENT APPROVAL
THE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS ___ DAY OF ___, 2024.
BY DOMINION ENERGY, AUTHORIZED AGENT

SURVEY NARRATIVE
1) RECORD OF SURVEY DRAWING WAS FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON ___ AS FILE NUMBER _____
APPROVED THIS ___ DAY OF ___, 2024.
BY SUMMIT WATER DISTRIBUTION COMPANY, AUTHORIZED AGENT

COUNTY TREASURER
REVIEWED AND ACCEPTED BY:
THE OFFICE OF THE SUMMIT COUNTY ASSESSOR.
THIS ___ DAY OF ___, 2024.
SUMMIT COUNTY ASSESSOR

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY:
THE SNYDERVILLE BASIN PLANNING COMMISSION.
THIS ___ DAY OF ___, 2024.
PLANNING COMMISSION CHAIRMAN

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ___ DAY OF ___, 2024.
BY: _____

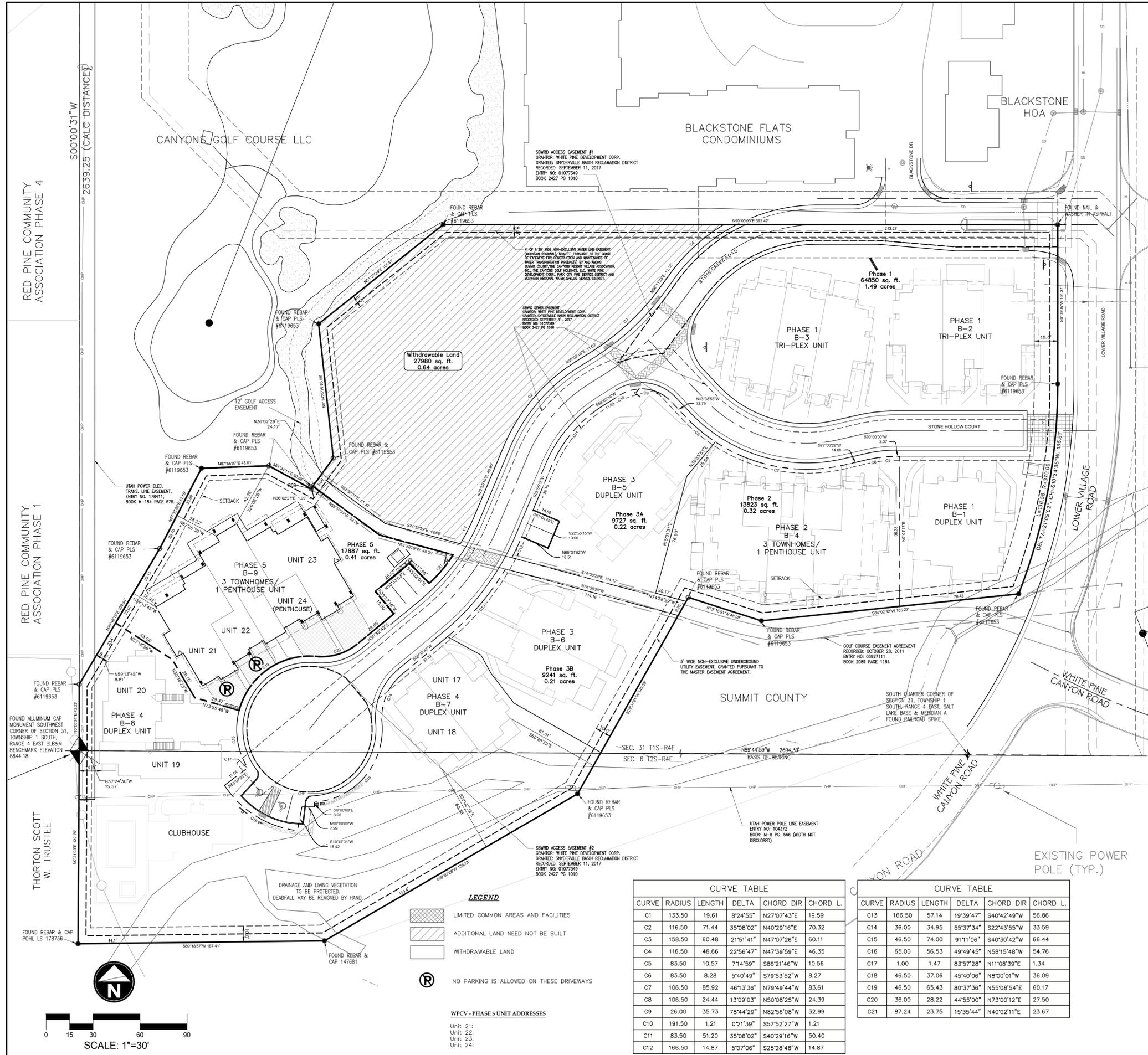
COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.
DATE _____ SUMMIT COUNTY ENGINEER

COUNTY MANAGER
PRESENTED TO:
THE BOARD OF SUMMIT COUNTY COUNCIL.
THIS ___ DAY OF ___, 2024,
AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
SUMMIT COUNTY MANAGER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON:
THIS ___ DAY OF ___, 2024.
SUMMIT COUNTY ATTORNEY

RECORDED
ENTRY NO. ___ BOOK ___ PAGE(S) ___
STATE OF UTAH, COUNTY OF SUMMIT
DATE ___, TIME ___
RECORDED AND FILED AT THE REQUEST OF:
SUMMIT COUNTY RECORDER

Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 -- Facsimile - 435.776.7590
www.jackjohnson.com



BOUNDARY DESCRIPTION

LOT LV10, LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT, ACCORDING TO OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THE FOLLOWING:

WHITE PINE CANYON VILLAGE, BUILDING 1-3 CONDOMINIUM PLAT, PHASE 1, BOUNDARY DESCRIPTION AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 09°00'31" EAST ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 42.23 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 36, A FOUND PIPE AND CAP, NORTH 30°46'15" EAST, A DISTANCE OF 100.54 FEET, NORTH 27°33'22" EAST A DISTANCE OF 57.59 FEET, NORTH 87°55'07" EAST, A DISTANCE OF 43.01 FEET, SOUTH 61°34'11" EAST, A DISTANCE OF 30.68 FEET, AND NORTH 36°02'29" EAST, A DISTANCE OF 1.99 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, A FOUND BRASS CAP (BASIS BEARING BEING NORTH 89°50'43" WEST 2067.10 FEET BETWEEN THE SAID SOUTHEAST CORNER OF SECTION 36 AND THE SOUTH QUARTER CORNER OF SAID SECTION 36, A FOUND BRASS CAP);

THENCE NORTH 36°02'29" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 53°57'31" EAST, A DISTANCE OF 51.30 FEET; THENCE SOUTH 74°58'29" EAST, A DISTANCE OF 49.68 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°24'55", AN ARC DISTANCE OF 19.61 FEET (CHORD BEARS NORTH 27°07'43" EAST, 19.59 FEET) TO A POINT OF TANGENCY; THENCE NORTH 22°55'15" EAST, A DISTANCE OF 48.65 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 116.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°08'02", AN ARC DISTANCE OF 71.44 FEET (CHORD BEARS NORTH 40°29'16" EAST, 70.32 FEET) TO A POINT OF TANGENCY; THENCE NORTH 58°03'16" EAST, A DISTANCE OF 11.63 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 158.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°51'41", AN ARC DISTANCE OF 60.48 FEET (CHORD BEARS NORTH 47°07'26" EAST, 60.11 FEET) TO A POINT OF TANGENCY; THENCE NORTH 36°11'35" EAST, 11.16 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 116.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°56'45", AN ARC DISTANCE OF 46.66 FEET (CHORD BEARS NORTH 47°40'01" EAST, 46.35 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 213.27 FEET; THENCE SOUTH 0°00'05" WEST, A DISTANCE OF 101.37 FEET TO A POINT ON A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 370.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°09'02", AN ARC DISTANCE OF 136.58 FEET (CHORD BEARS SOUTH 10°34'35" WEST, 135.81 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 84°02'32" WEST, A DISTANCE OF 76.42 FEET; THENCE NORTH 0°01'17" EAST, A DISTANCE OF 95.33 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 2.37 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 83.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°45'59", AN ARC DISTANCE OF 10.57 FEET (CHORD BEARS SOUTH 86°21'46" WEST, 10.56 FEET) TO A POINT ON A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 83.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°40'49", AN ARC DISTANCE OF 8.28 FEET (CHORD BEARS SOUTH 79°53'29" WEST, 8.27 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 77°03'28" WEST, A DISTANCE OF 14.86 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 106.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°22'39", AN ARC DISTANCE OF 110.37 FEET (CHORD BEARS NORTH 73°15'13" WEST, 105.50 FEET) TO A POINT OF TANGENCY; THENCE NORTH 43°33'53" WEST, A DISTANCE OF 13.79 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 26.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°44'29", AN ARC DISTANCE OF 35.73 FEET (CHORD BEARS NORTH 82°56'08" WEST, 32.99 FEET) TO A POINT ON A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 191.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°21'39", AN ARC DISTANCE OF 1.21 FEET (CHORD BEARS SOUTH 57°52'27" WEST, 1.21 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 58°03'16" WEST, A DISTANCE OF 11.63 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 83.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°08'02", AN ARC DISTANCE OF 51.20 FEET (CHORD BEARS SOUTH 40°29'16" WEST, 50.40 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 22°55'15" WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 65°51'52" WEST, A DISTANCE OF 18.51 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 166.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°7'06", AN ARC DISTANCE OF 14.87 FEET (CHORD BEARS SOUTH 25°28'48" WEST, 14.87 FEET) TO A POINT OF NON-TANGENCY; THENCE SOUTH 74°58'29" EAST, A DISTANCE OF 114.15 FEET; THENCE SOUTH 29°51'21" WEST, A DISTANCE OF 8.26 FEET; THENCE NORTH 74°58'29" WEST, A DISTANCE OF 114.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 166.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°39'47", AN ARC DISTANCE OF 57.14 FEET (CHORD BEARS SOUTH 40°42'49" WEST, 56.86 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 50°32'42" WEST, 37.32 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 36.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°37'34", AN ARC DISTANCE OF 34.95 FEET (CHORD BEARS SOUTH 22°43'55" WEST, 33.59 FEET) TO A POINT ON A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 46.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°11'06", AN ARC DISTANCE OF 74.00 FEET (CHORD BEARS SOUTH 40°30'42" WEST, 66.44 FEET) TO A POINT OF NON-TANGENCY; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 3.00 FEET (CHORD BEARS SOUTH 90°00'00" WEST, A DISTANCE OF 7.99 FEET; THENCE SOUTH 10°47'31" WEST, A DISTANCE OF 15.42 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°49'45", AN ARC DISTANCE OF 56.53 FEET (CHORD BEARS NORTH 58°15'48" WEST, 54.76 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 53°07'23" EAST, A DISTANCE OF 17.64 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°57'28", AN ARC DISTANCE OF 1.47 FEET (CHORD BEARS NORTH 11°08'39" EAST, 1.34 FEET) TO A POINT ON A TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 46.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 126°17'47", AN ARC DISTANCE OF 102.50 FEET (CHORD BEARS NORTH 32°18'49" EAST, 82.97 FEET) TO A POINT ON A TANGENT REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 36.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°55'00", AN ARC DISTANCE OF 28.22 FEET (CHORD BEARS NORTH 73°00'12" EAST, 27.50 FEET) TO A POINT OF TANGENCY; THENCE NORTH 50°32'42" EAST, A DISTANCE OF 29.89 FEET; THENCE NORTH 39°27'18" WEST, A DISTANCE OF 18.50 FEET; THENCE NORTH 50°33'03" EAST, A DISTANCE OF 28.13 FEET; THENCE SOUTH 45°02'01" EAST, A DISTANCE OF 17.99 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 87.24 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°35'44", AN ARC DISTANCE OF 23.75 FEET (CHORD BEARS NORTH 40°02'11" EAST, 23.67 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 74°58'29" WEST, A DISTANCE OF 48.55 FEET; THENCE NORTH 53°57'31" WEST, A DISTANCE OF 52.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.49 ACRES, MORE OR LESS.

ALSO EXCEPTING WHITE PINE CANYON VILLAGE, BUILDING 4 CONDOMINIUM PLAT PHASE 2, WHITE PINE CANYON VILLAGE BUILDING 5-6 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 3, WHITE PINE CANYON VILLAGE BUILDING 7-8 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 4, WHITE PINE CANYON VILLAGE BUILDING 9 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 5, AND WHITE PINE CANYON VILLAGE BUILDING TO SUPPLEMENTAL CONDOMINIUM PLAT PHASE 6.

**WHITE PINE CANYON VILLAGE
BUILDING 9 SUPPLEMENTAL
CONDOMINIUM
PLAT PHASE 5**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 4 EAST AND THE NORTHWEST
QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SHEET 2 OF 5
JANUARY 2024

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STATE OF UTAH, COUNTY OF SUMMIT

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Jack Johnson Consulting

Designing World Destinations

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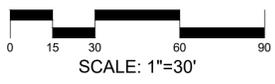
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L.
C1	133.50	19.61	8°24'55"	N27°07'43"E	19.59
C2	116.50	71.44	35°08'02"	N40°29'16"E	70.32
C3	158.50	60.48	21°51'41"	N47°07'26"E	60.11
C4	116.50	46.66	22°56'47"	N47°39'59"E	46.35
C5	83.50	10.57	7°14'59"	S86°21'46"W	10.56
C6	83.50	8.28	5°40'49"	S79°53'52"W	8.27
C7	106.50	85.92	46°13'36"	N79°49'44"W	83.61
C8	106.50	24.44	13°09'03"	N50°08'25"W	24.39
C9	26.00	35.73	78°44'29"	N82°56'08"W	32.99
C10	191.50	1.21	0°21'39"	S57°52'27"W	1.21
C11	83.50	51.20	35°08'02"	S40°29'16"W	50.40
C12	166.50	14.87	5°07'06"	S25°28'48"W	14.87

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L.
C13	166.50	57.14	19°39'47"	S40°42'49"W	56.86
C14	36.00	34.95	55°37'34"	S22°43'55"W	33.59
C15	46.50	74.00	91°11'06"	S40°30'42"W	66.44
C16	65.00	56.53	49°49'45"	N58°15'48"W	54.76
C17	1.00	1.47	83°57'28"	N11°08'39"E	1.34
C18	46.50	37.06	45°40'06"	N8°00'01"W	36.09
C19	46.50	65.43	80°37'36"	N55°08'54"E	60.17
C20	36.00	28.22	44°55'00"	N7°30'01"E	27.50
C21	87.24	23.75	15°35'44"	N40°02'11"E	23.67

- LEGEND**
- LIMITED COMMON AREAS AND FACILITIES
 - ADDITIONAL LAND NEED NOT BE BUILT
 - WITHDRAWABLE LAND
 - NO PARKING IS ALLOWED ON THESE DRIVEWAYS
- WPCV - PHASE 5 UNIT ADDRESSES**
- Unit 21:
 - Unit 22:
 - Unit 23:
 - Unit 24:



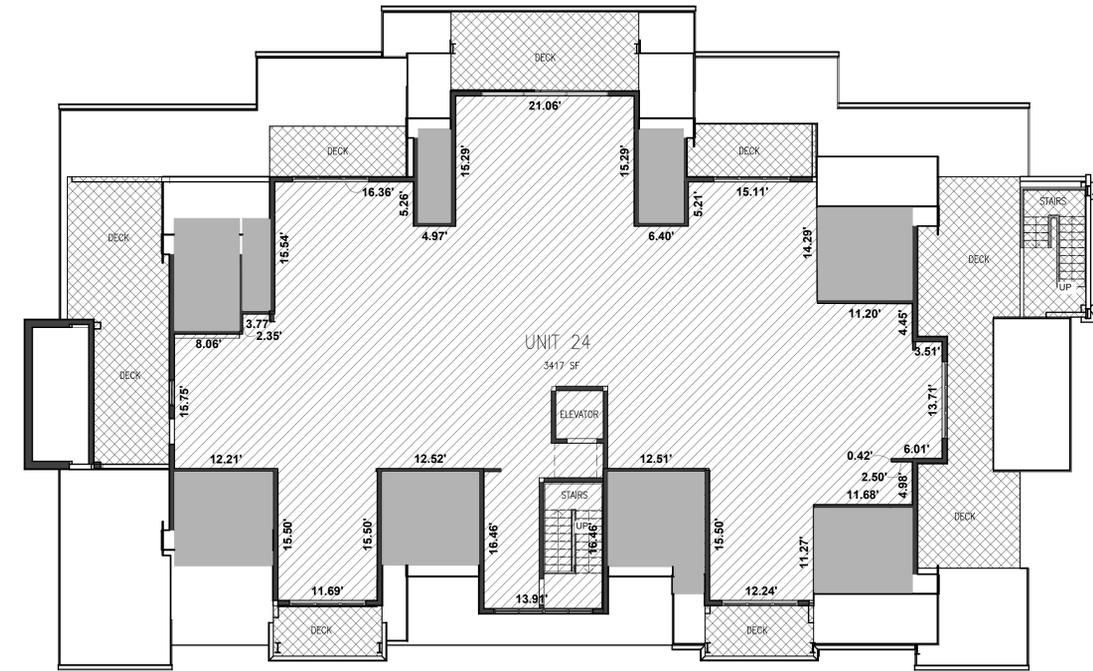
WHITE PINE CANYON VILLAGE
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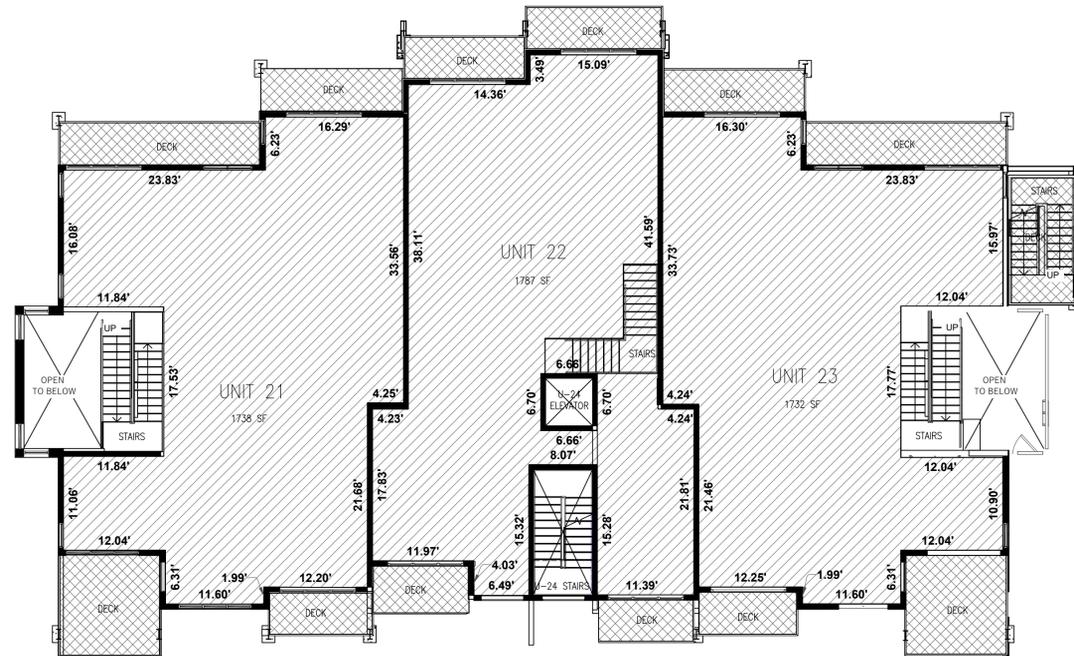
SHEET 3 OF 5
JANUARY 2024

Private Area Unit Square Footages							
UNIT 21		UNIT 22		UNIT 23		UNIT 24	
Floor-1	1402	Floor-1	976	Floor-1	1409	Floor-1	152
Floor-2	1738	Floor-2	1787	Floor-2	1732	Floor-2	
Floor-3		Floor-3		Floor-3		Floor-3	3417
Total	3140	Total	2763	Total	3141	Total	3569

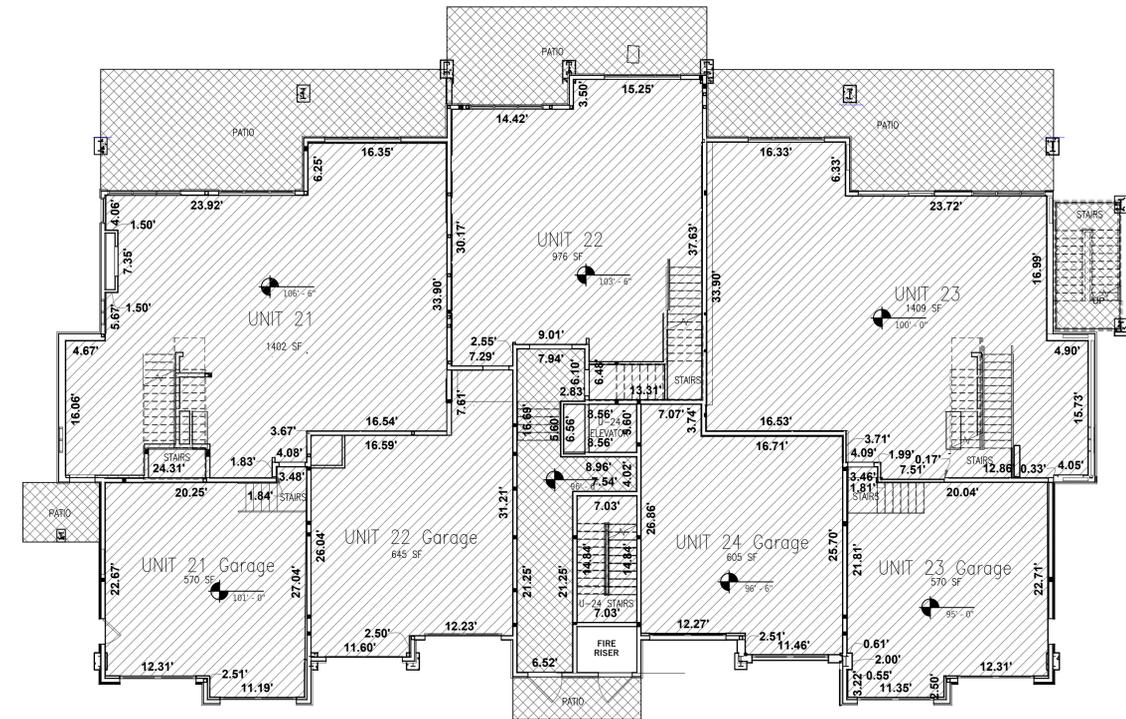
CONDOMINIUM ADDRESSES			
UNIT NUMBER	HOUSE NUMBER	FULL ADDRESS	PHASE
21	1984	1984 Stone Creek Rd	5
22	1978	1978 Stone Creek Rd	
23	1968	1968 Stone Creek Rd	
24	1974	1974 Stone Creek Rd	



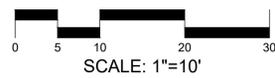
B-9 THIRD FLOOR (UNIT 24)



B-9 SECOND FLOOR



B-9 FIRST FLOOR



- COMMON AREAS AND FACILITIES
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREA/WITHDRAWABLE LAND

*ALL MEASUREMENTS ARE TO STUD WALL.
OTB MEANS OPEN TO BELOW.
THE SQUARE FOOTAGE IN THE ABOVE CHART
IS FOR LIVABLE AREAS ONLY AND DOES NOT
INCLUDE SQUARE FOOTAGE FOR GARAGES.

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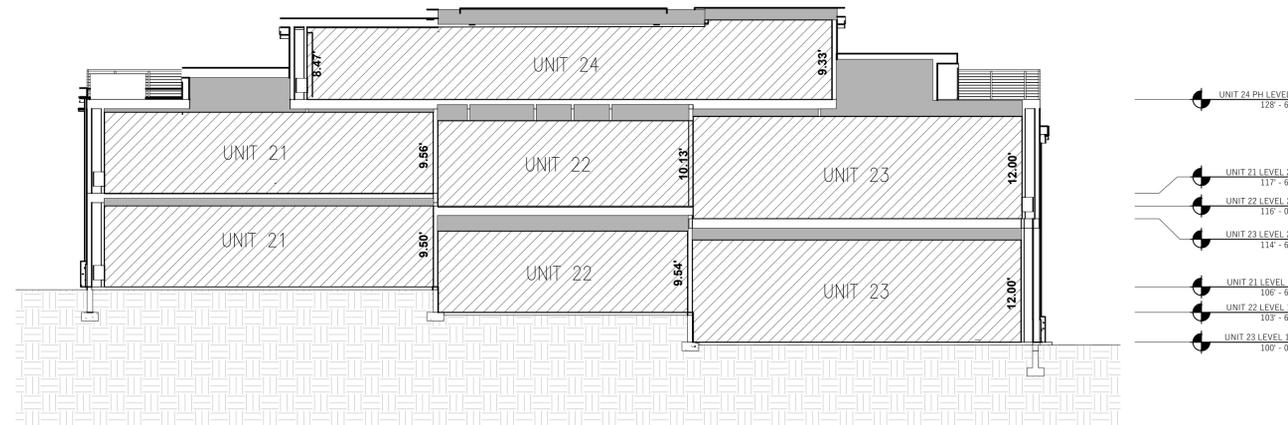


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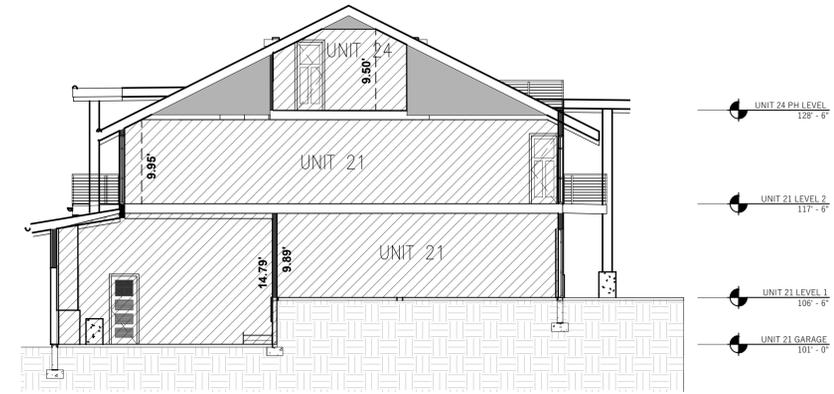
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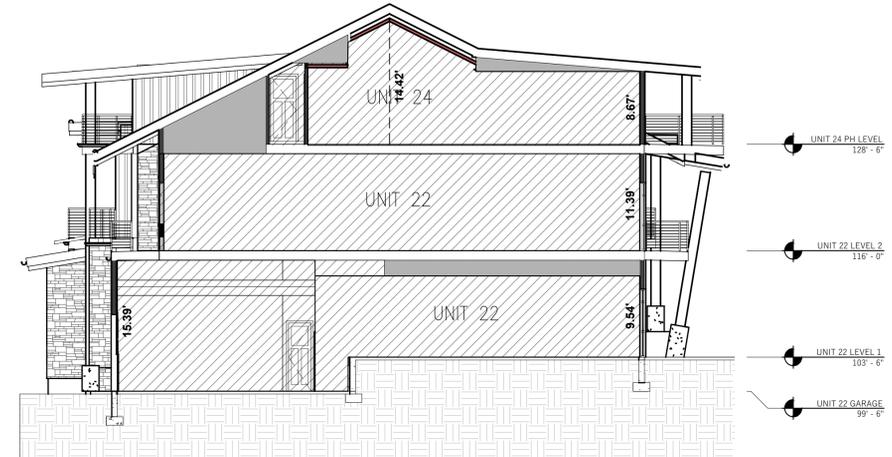
SHEET 4 OF 5
 JANUARY 2024



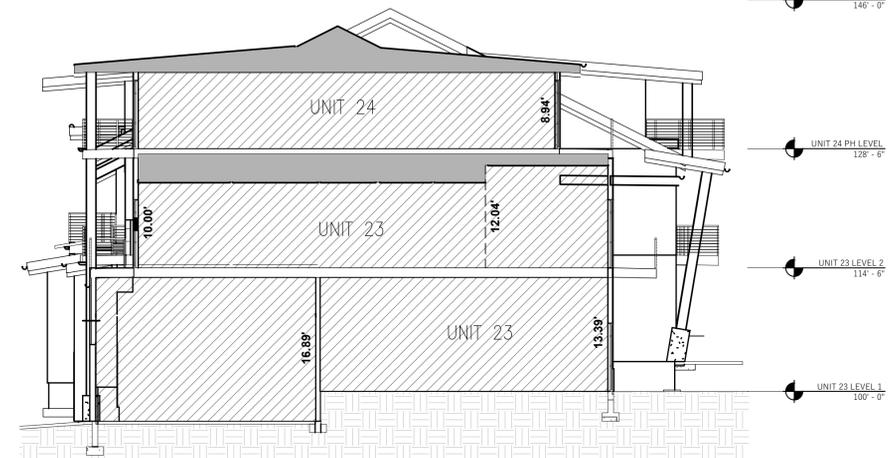
B-9 FRONT SECTION



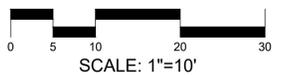
B-9 SECTION
 UNIT 21,24



B-9 SECTION
 UNIT 22,24



B-9 SECTION
 UNIT 23,24



LEGEND

- COMMON AREAS AND FACILITIES
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREA/WITHDRAWABLE LAND

ALL MEASUREMENTS ARE TO STUD WALL

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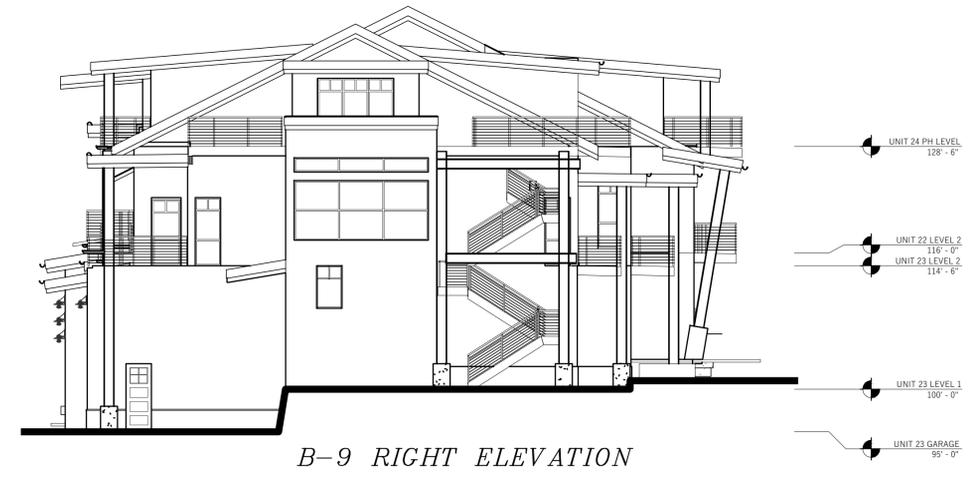
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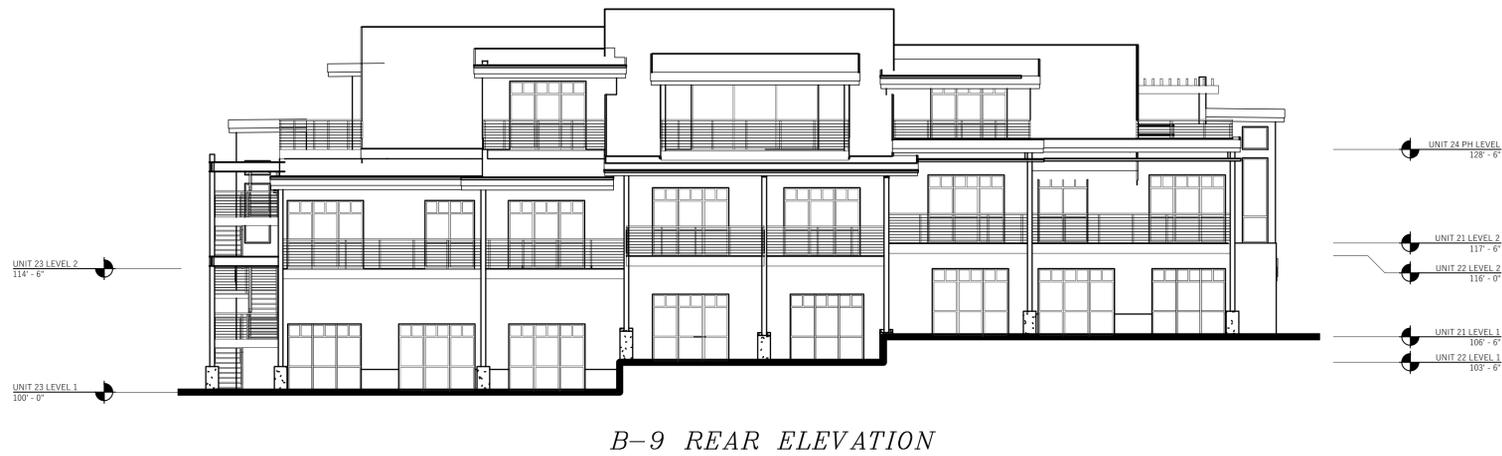
SHEET 5 OF 5
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B-9 FRONT ELEVATION



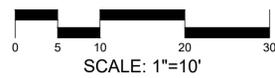
B-9 RIGHT ELEVATION



B-9 REAR ELEVATION



B-9 LEFT ELEVATION



BUILDING 9 ELEVATION
 100'-0"=6831

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CANYONS VILLAGE
MANAGEMENT ASSOCIATION

August 25, 2023

Tiffanie Northrup-Robinson, County Planner
Summit County Planning Department
PO Box 128
Coalville, UT 84017

RE: LV10 – White Pine Canyon Townhomes Phase Five

Mrs. Northrup-Robinson,

The CVMA has received a request to review Phase Five for the White Pine Canyon Townhome development on parcel LV10. The phasing plan is in accordance with the DRC approved final site plan and CVMA recommends a positive recommendation to move forward with Phase Five as presented on the attached proposed plat and subject to the following conditions:

- 1) Compliance with section 2.9.4 of the SPA Development Agreement outlining concurrency with Summit County Code as well as the SPA Development and Management Agreements.
- 2) The developer will contact the CVMA in writing for a property inspection to be scheduled 30 days prior to the issuance of any Certificate of Occupancy for any of the phases. As part of this inspection process, the applicant must fill and sign a CVMA Density Verification Form for all units scheduled for inspection.

Thank you, and please contact me with any questions,

On behalf of the Design Review Committee:

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

John Simmons
Planning and Operations Manager
Canyons Village Management Association

EXHIBIT B



STAFF REPORT

To: Shayne Scott, County Manager
From: Tiffanie N. Robinson, County Planner
Date of Meeting: April 1, 2024
Type of Item: White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6
Condominium Plat – Discussion, Possible Recommendation
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 DRC along with Staffs analysis, and the unanimous positive recommendation from the Snyderville Basin Planning Commission, Staff suggests that the County Manager conduct a public hearing and approve the proposed condominium plat for White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6, pursuant to the findings of fact, conclusions of law and conditions of approval, found in this staff report.

Project Description

Project Name: White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6
Project #: 23-133
Applicant(s): Brad Johnson, authorized representative
Property Owner(s): White Pine Development Corp
Location: 1984 Stone Creek Road, Canyons Lower Village Development Area
Zone District: Specially Planned Area (SPA)
Parcel Number and Size: Original parcel - LVDAM-LV10, ~4.20 acres
Current parcel - WPCV-EXP-LAND, 1.05 acres (remaining)
Type of Process: Administrative
Final Land Use Authority: County Manager

Proposal

The applicant is proposing consideration of a Condominium Plat known as White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6, which is a four-plex; units 21-24 **EXHIBIT A**. This request is to condominiumize these units for ownership purposes only.

- White Pine Canyon Village Building 7-8, Supplemental Condominium Plat Phase 4, was recorded on July 8, 2022, consisting of (2) duplex buildings, units 17-20.
- On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 5, which will be a four-plex, containing 3 townhomes and a penthouse, units 21-24.
- On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6, which will be a four-plex, containing 3 townhomes and a penthouse, units 21-24.
- On March 12, 2024, the Snyderville Basin Planning Commission discussed the proposed condominium plat and forwarded a positive recommendation to the County Manager.
- The Canyons CVMA submitted a positive letter of recommendation for the White Pine Canyon Village Phase 5 on August 25, 2023, **EXHIBIT B**.

Analysis and Findings

The approval process for all subdivision plats and final site plans within the Canyons SPA area, including the subject parcel, are 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 or Condominium Plats and Final Site Plans within the SPA. After reviewing the proposed Condominium 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 for White Pine Canyon Village Building 10 Supplemental Condominium Plat Phase 6.

Staff sent the condominium plat out to service providers for review and comment. There were some technical corrections that needed to be addressed on the plat and in the condominium declarations. Staff suggests a conditioned that all service provider comments and conditions must be met, prior to final signatures and recordation of the condominium plat and declarations.

Staff's review of the application, 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

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 DRC along with Staffs analysis, and the unanimous positive recommendation from the Snyderville Basin Planning Commission, Staff suggests that the County Manager conduct a public hearing and approve the proposed condominium plat for White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6, pursuant to the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. According to the current assessor's parcel information White Pine Development Corp is the owner of record for parcel LVDAM-LV10.
2. Parcel LVDAM-LV10 is within the Lower Village development area of the Canyons SPA.
3. The White Pine Canyon Village Townhomes Final Site Plan was recorded on May 29, 2018.
4. Parcel LVDAM-LV10 is zoned Specially Planned Area (SPA) and is with the Canyons SPA boundaries.
5. Parcel LVDAM-LV10 has a maximum density of 80,000 square feet that can be utilized for multi-family residential.
6. The parcel is allowed to be a maximum of 2.5 stories in height, as described in the Canyons Development Agreement.
7. White Pine Canyon Village Building 1-3 Phase One condominium plat was recorded on July 6, 2018, and consists of (2) tri-plex and a duplex building.
8. White Pine Canyon Village Building 4, Supplemental Condominium Plat Phase 2 was recorded on October 12, 2021, consisting of a four- plex, containing 3 townhomes and a penthouse unit.
9. White Pine Canyon Village Building 5-6, Second Supplemental Condominium Plat Phase 3 was recorded on July 6, 2022, consisting of (2) Duplex buildings.
10. White Pine Canyon Village Building 7-8, Second Supplemental Condominium Plat Phase 4 accounting for 20 multi-family units, was recorded on July 8, 2022, consisting of (2) duplex buildings.
11. On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6 will be a four-plex, containing 3 townhomes and a penthouse unit.
12. The Canyons CVMA submitted a positive letter of recommendation for the White Pine Canyon Village Phase 5 on August 25, 2023.
13. On March 12, 2024, the Snyderville Basin Planning Commission discussed the proposed condominium plat and forwarded a positive recommendation to the County Manager.
14. Section 57-8-13 of the Utah State Code requires recordation of a condominium plat prior to the sale of individual residential units.

Conclusions of Law:

1. The condominium plat is consistent with all prior approvals for the project and necessary for the units to be sold separately.
2. The White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6 complies with all requirements of the Snyderville Basin Development Code and the Canyons DA.

Conditions of Approval:

1. The Summit County Attorney’s Office shall review and approve the Declarations of Condominium for consistency with the conditions of approval and terms of the Canyons Development Agreement.
2. All service provider conditions shall be met to the provider’s satisfaction, prior to recordation of the plat.

Public Notice, Meetings and Comments

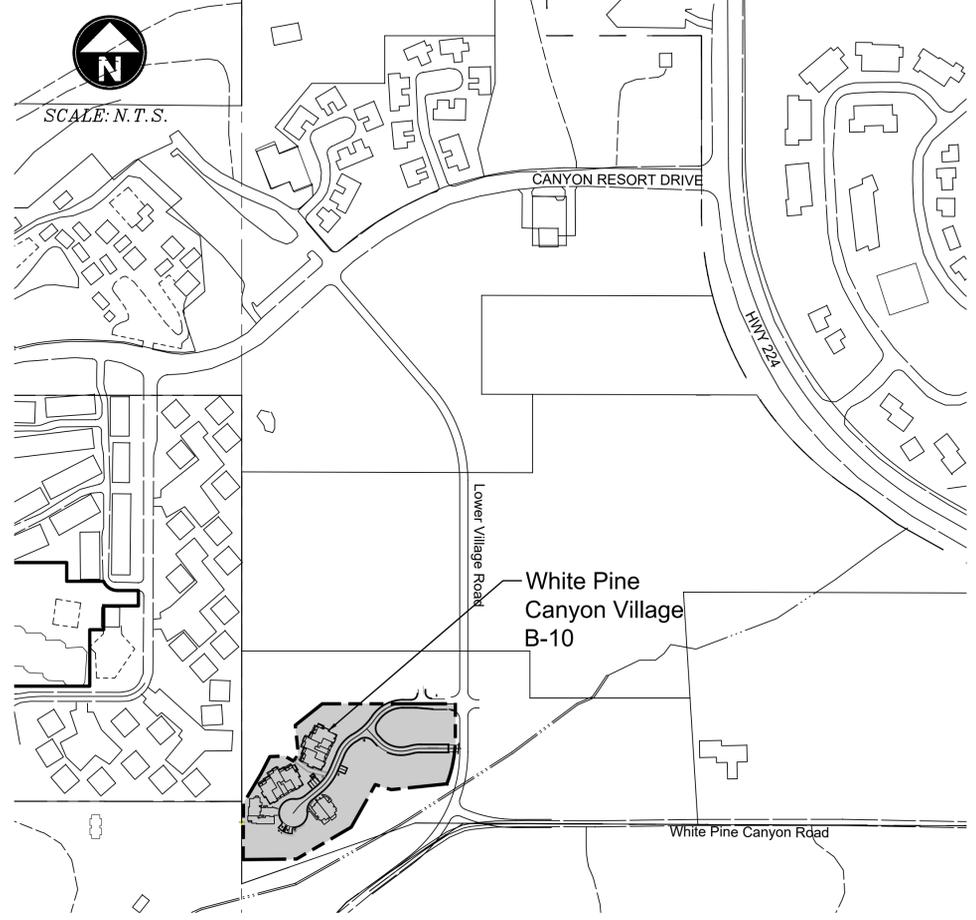
This item has been scheduled as a public hearing and possible action by the County Manger. A public hearing notice was published in the March 23, 2024, edition of the Park Record and courtesy notices were sent to all property owners within 1,000 feet of the subject parcel. As of the time of this report, no public input has been received.

Attachments

- Exhibit A: Proposed Condominium Plat
- Exhibit B: Canyons CVMA recommendation letter

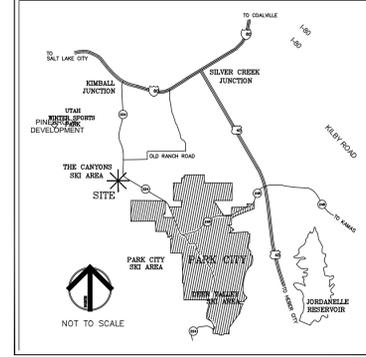
NOTES

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS CONTAINED IN THE CANYONS SPA DEVELOPMENT AGREEMENT.
2. THIS PLAT IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF WHITE PINE CANYON VILLAGE...
3. ALL FIREPLACE DEVICES SHALL COMPLY WITH THE MINIMUM EPA STANDARDS.
4. ALL COMMON AREAS AND FACILITIES ARE SUBJECT TO A NON-EXCLUSIVE PUBLIC UTILITY AND DRAINAGE EASEMENT...
5. THE COMMON AREAS AND FACILITIES INCLUDE ALL REAL PROPERTY AND IMPROVEMENTS WITHIN THE PROJECT...
6. THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE DEVELOPMENTAL RIGHTS DESCRIBED IN THE DECLARATION...
7. PARKING AREAS LOCATED IN COMMON AREAS AND FACILITIES PROVIDE FOR TEMPORARY GUEST PARKING...
8. THE ASSOCIATION SHALL MAINTAIN, REPAIR AND REPLACE THE COMMON AREAS AND FACILITIES...
9. THE LIMITED COMMON AREAS AND FACILITIES AS DEPICTED ON THIS PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS...
10. THE AREAS DESIGNATED AS PRIVATE AREA ON THIS PLAT ARE TO BE PRIVATELY OWNED UNITS...
11. THE ASSOCIATION IS GRANTED THE RIGHT TO REMOVE SNOW OVER ALL COMMON AREAS AND FACILITIES.
12. UTILITY PROVIDERS HAVE THE RIGHT TO INSTALL, OPERATE AND MAINTAIN THEIR EQUIPMENT...
13. ANY EXISTING OR FUTURE TEMPORARY PUBLIC WALKWAYS THAT PROVIDE ACCESS TO THE SNYDERVILLE BASIN RECREATION DISTRICT...
14. THE PROPERTY IS SUBJECT TO PARK CITY FIRE SERVICE DISTRICT PHASE AND REQUIREMENTS...
15. WATER SUPPLIES REQUIRED FOR FIRE PROTECTION ARE TO BE INSTALLED AND MADE SERVICEABLE...
16. WATER SERVICES TO THE PROJECT SHALL BE THROUGH THE SUMMIT WATER DISTRIBUTION COMPANY...
17. ROOFING MATERIALS MUST BE NON-COMBUSTIBLE AND APPROVED BY THE PCFSD.
18. ALL UNITS WILL BE REQUIRED TO BE PROTECTED WITH A FIRE SPRINKLER SYSTEM.
19. THE NOI REQUIRES SELF INSPECTIONS OF THE EROSION CONTROL MEASURES BI-WEEKLY...
20. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS...
21. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY...
22. AS FURTHER DESCRIBED IN THE DECLARATION, ALL UNITS SHALL COMPLY WITH THE PROJECT QUALITY STANDARD...
23. AS FURTHER DESCRIBED IN THE DECLARATION, ALL UNITS SHALL COMPLY WITH THE PROJECT QUALITY STANDARD...
24. ALL OF THE PROPERTY WITHIN THE BOUNDARY DESCRIPTION IS DESIGNATED AS WITHDRAWABLE LAND...
25. A DESCRIPTION OF THE ADDITIONAL LAND IS SET FORTH IN THIS PLAT AND IN THE DECLARATION...
26. THE LOCATIONS, DIMENSIONS, AND BOUNDARIES OF THE UNITS, THE INTERIOR SPACES...
27. AT THE TIME OF ANY RESURFACING OF STONE HOLLOW COURT OR STONE CREEK ROAD...
28. ALL OWNERS AND OCCUPANTS HEREBY AGREE AND ACKNOWLEDGE THAT THE PRIMARY PURPOSE...
29. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON ALLOWED WASTEWATER LINE...
30. THE LAND DEPICTED ON THIS PLAT AS "WITHDRAWABLE LAND" IS SUBJECT TO ALL RESERVED DEVELOPMENTAL RIGHTS...
31. DECLARANTS EXERCISE OF ITS DEVELOPMENTAL RIGHTS, INCLUDING THE OPTION TO CONTRACT...
32. PROPERTY CORNERS OF THE PERIMETER WERE DOCUMENTED AS FOUND OR SET PER RECORD OF SURVEY #50011480...



Location Map

VICINITY MAP



The undersigned, The Canyons Resort Village Association, Inc., a Utah nonprofit corporation ("CVMA"), hereby consents to the recording of this plat, entitled "White Pine Canyon Village Building 10 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 6", and hereby agrees that, to the extent that CVMA has or may have lien rights against the property depicted in the Plat ("Parcel LV 10"), in the event of the foreclosure of any such lien by judicial or non-judicial proceedings, the Property shall be sold subject to the Plat. CVMA has not reviewed the Plat, and the foregoing consent shall not constitute a representation or warranty of any kind (express or implied) regarding the Plat, its compliance with law or any legal or contractual requirement applicable to the Property, or its suitability for the developer's purposes.

DATED: 2024
THE CANYONS RESORT VILLAGE ASSOCIATION, INC.,
a Utah nonprofit corporation

By: Brian Madacsi, Executive Director

STATE OF UTAH
COUNTY OF SUMMIT

The foregoing instrument was acknowledged before me this day of MAY, 2024, by Brian Madacsi, the Executive Director of The Canyons Resort Village Association, Inc., a Utah nonprofit corporation.

NOTARY PUBLIC
Residing at:
My Commission Expires:

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED THIS DAY OF 2024.

BY SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, DISTRICT ADMINISTRATOR

PARK CITY FIRE SERVICE DISTRICT
APPROVED THIS DAY OF 2024.

BY PARK CITY FIRE SERVICE DISTRICT, FIRE MARSHAL

UTILITY EASEMENT APPROVAL
THE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS DAY OF 2024.

BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP., AUTHORIZED AGENT

NATURAL GAS EASEMENT APPROVAL
THE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS DAY OF 2024.

BY DOMINION ENERGY, AUTHORIZED AGENT

SURVEY NARRATIVE
1) RECORD OF SURVEY DRAWING WAS FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON AS FILE NUMBER

WATER DISTRICT
APPROVED THIS DAY OF 2024.

BY SUMMIT WATER DISTRIBUTION COMPANY, AUTHORIZED AGENT

ASSOCIATION'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED is an Officer of the Association and hereby consents to recordation of the plat.

EXECUTED THIS DAY OF 2024,
BY:

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED is the owner of the herein described parcel and consents to record this Plat

EXECUTED THIS DAY OF 2024,
WHITE PINE DEVELOPMENT CORP., A UTAH CORPORATION

BY: CREIGHTON BARKER, ITS AUTHORIZED SIGNATORY

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SUMMIT

On this Day of 2024, Creighton Barker personally appeared before me, the undersigned notary public, in and for said state and county. Having been duly sworn, Creighton Barker acknowledged to me that White Pine Development Corp. is the owner of the herein tract of land and that he, as Authorized Signatory of White Pine Development Corp., is authorized to sign the above Owner's Dedication and Consent to Record freely and voluntarily.

NOTARY PUBLIC
RESIDING AT: MY COMMISSION EXPIRES:

LENDER'S CONSENT TO RECORD

THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT.

EXECUTED THIS DAY OF 2024,
BY:
IT'S:

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SUMMIT

ON THIS DAY OF 2024, PERSONALLY APPEARED BEFORE ME WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE IS THE AND EXECUTED THE FOREGOING LENDER'S CONSENT TO RECORD.

NOTARY PUBLIC
RESIDING AT: MY COMMISSION EXPIRES:

LENDER'S CONSENT TO RECORD

THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT.

EXECUTED THIS DAY OF 2024,
BY:
IT'S:

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SUMMIT

ON THIS DAY OF 2024, PERSONALLY APPEARED BEFORE ME WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE IS THE AND EXECUTED THE FOREGOING LENDER'S CONSENT TO RECORD.

NOTARY PUBLIC
RESIDING AT: MY COMMISSION EXPIRES:

WHITE PINE CANYON VILLAGE BUILDING 10 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 6

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SHEET 1 OF 5
JANUARY 2024

PUBLIC SAFETY ANSWERING POINT OF APPROVAL
APPROVED THIS DAY 2024.
BY: JEFF WARD GIS COORDINATOR/ADDRESSING AUTHORITY

SURVEYOR'S CERTIFICATE
I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 147581 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY 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 CONDOMINIUM PLAT, HEREAFTER TO BE KNOWN AS WHITE PINE CANYON VILLAGE BUILDING 10 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 6.



COUNTY TREASURER
REVIEWED AND ACCEPTED BY: THE OFFICE OF THE SUMMIT COUNTY ASSESSOR. THIS DAY OF 2024.
SUMMIT COUNTY ASSESSOR

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY: THE SNYDERVILLE BASIN PLANNING COMMISSION. THIS DAY OF 2024.
PLANNING COMMISSION CHAIRMAN

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS DAY OF 2024.
BY:

COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.
DATE SUMMIT COUNTY ENGINEER

COUNTY MANAGER
PRESENTED TO: THE BOARD OF SUMMIT COUNTY COUNCIL. THIS DAY OF 2024, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
SUMMIT COUNTY MANAGER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON: THIS DAY OF 2024.
SUMMIT COUNTY ATTORNEY

RECORDED
ENTRY NO. BOOK PAGE'S
STATE OF UTAH, COUNTY OF SUMMIT
DATE, TIME
RECORDED AND FILED AT THE REQUEST OF:
SUMMIT COUNTY RECORDER

Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 -- Facsimile - 435.776.7590
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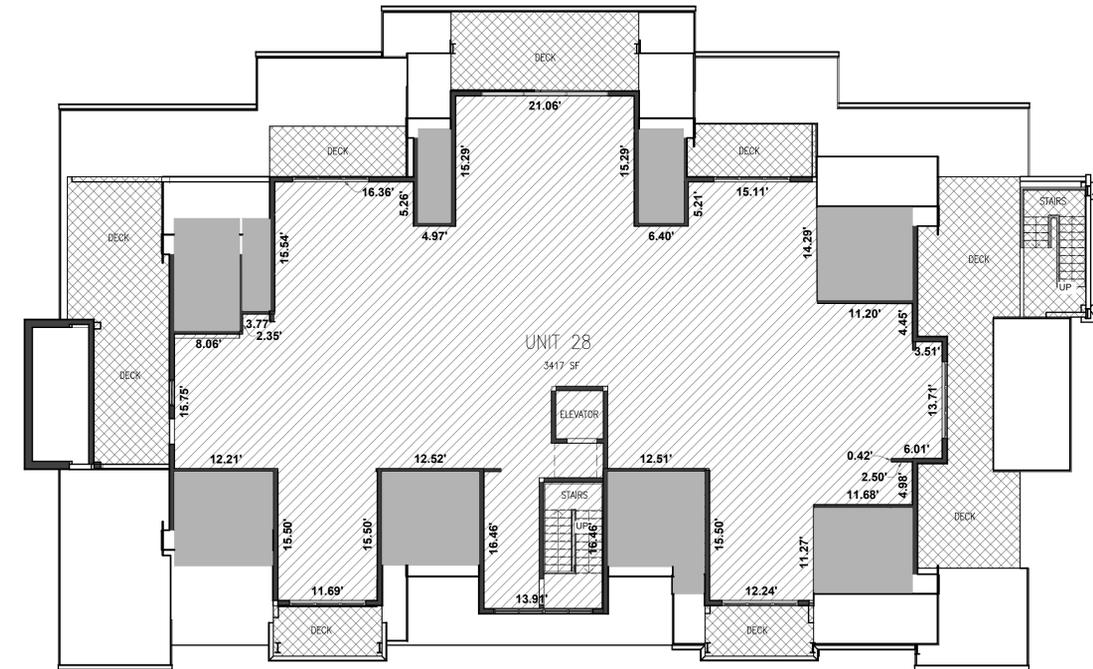
WHITE PINE CANYON VILLAGE BUILDING 10 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 6

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 4 EAST AND THE NORTHWEST
QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY,
UTAH

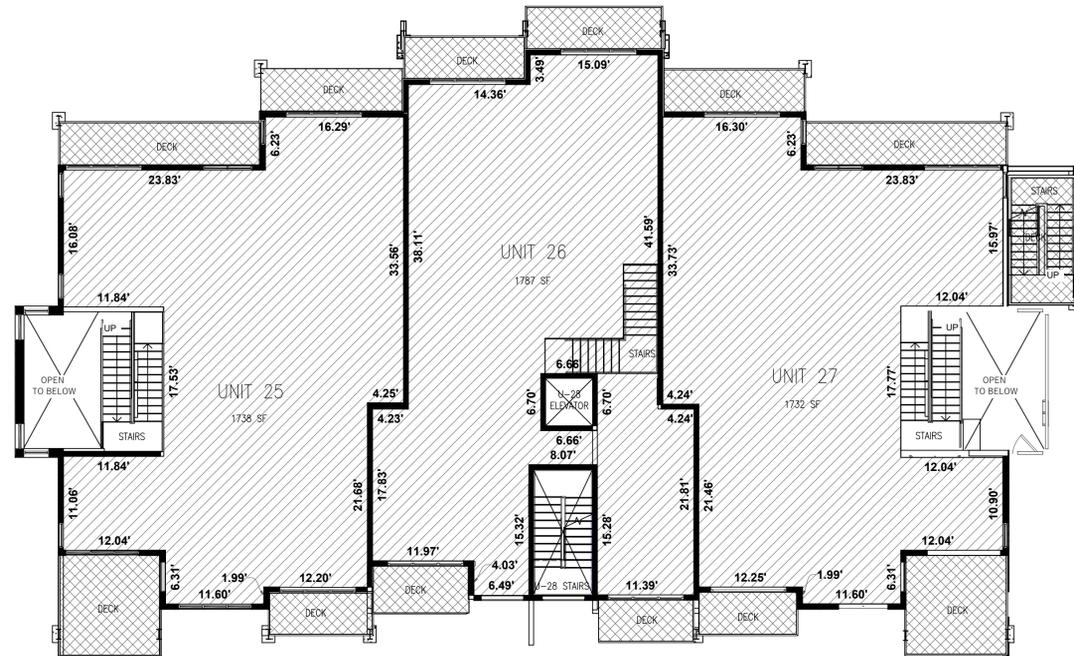
SHEET 3 OF 5
JANUARY 2024

Private Area Unit Square Footages							
UNIT 25		UNIT 26		UNIT 27		UNIT 28	
Floor-1	1402	Floor-1	976	Floor-1	1409	Floor-1	152
Floor-2	1738	Floor-2	1787	Floor-2	1732	Floor-2	
Floor-3		Floor-3		Floor-3		Floor-3	3417
Total	3140	Total	2763	Total	3141	Total	3569

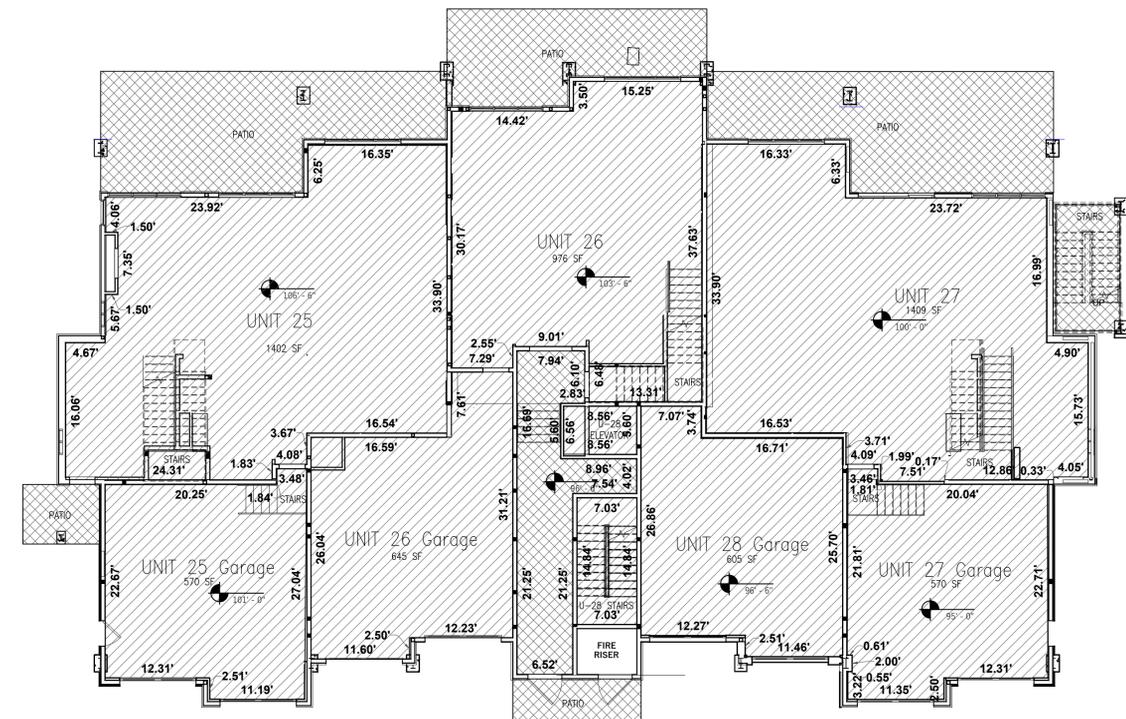
CONDOMINIUM ADDRESSES			
UNIT NUMBER	HOUSE NUMBER	FULL ADDRESS	PHASE
25	1964	1964 Stone Creek Rd	6
26	1958	1958 Stone Creek Rd	
27	1950	1950 Stone Creek Rd	
28	1954	1954 Stone Creek Rd	



B10 THIRD FLOOR (UNIT 28)



B10 SECOND FLOOR



B10 FIRST FLOOR



- COMMON AREAS AND FACILITIES
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREA/WITHDRAWABLE LAND

*ALL MEASUREMENTS ARE TO STUD WALL.
OTB MEANS OPEN TO BELOW.
THE SQUARE FOOTAGE IN THE ABOVE CHART
IS FOR LIVABLE AREAS ONLY AND DOES NOT
INCLUDE SQUARE FOOTAGE FOR GARAGES.

RECORDED	
ENTRY NO. _____	BOOK _____ PAGE'S _____
STATE OF _____	COUNTY OF _____
DATE _____	TIME _____
RECORDED AND FILED AT THE REQUEST OF: _____	
SUMMIT COUNTY RECORDER	

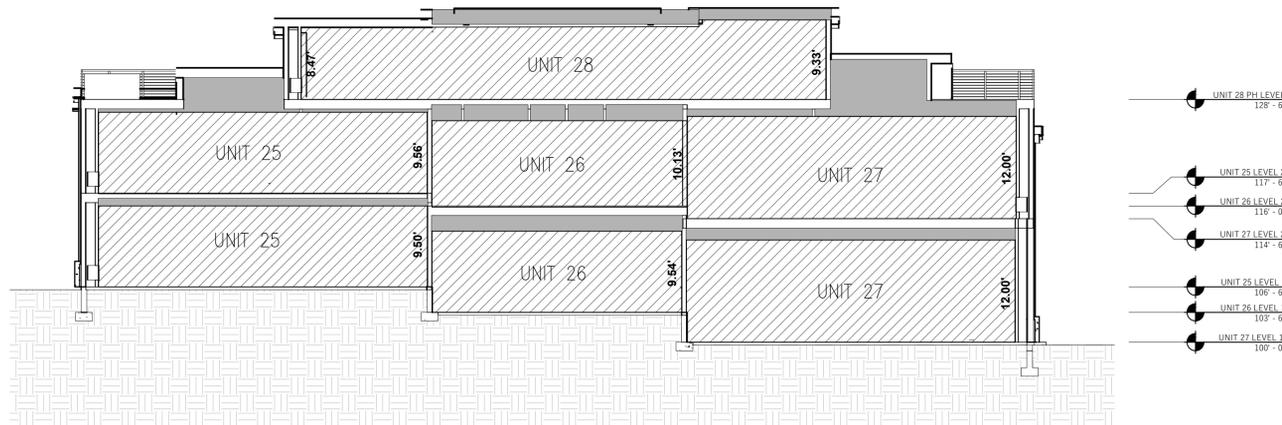


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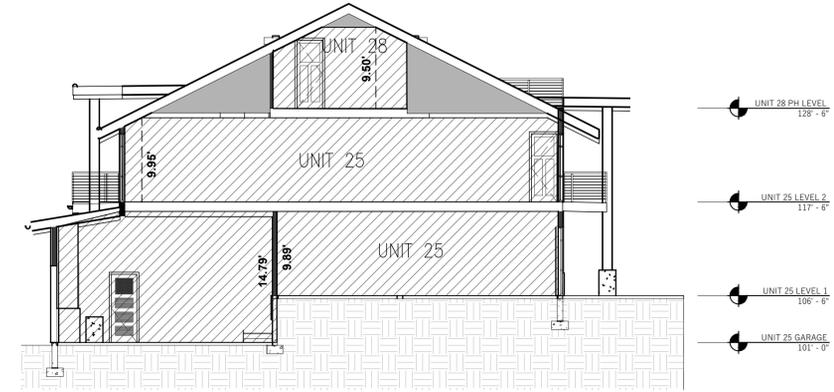
WHITE PINE CANYON VILLAGE
 BUILDING 10 SUPPLEMENTAL
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 PLAT PHASE 6

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
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 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY,
 UTAH

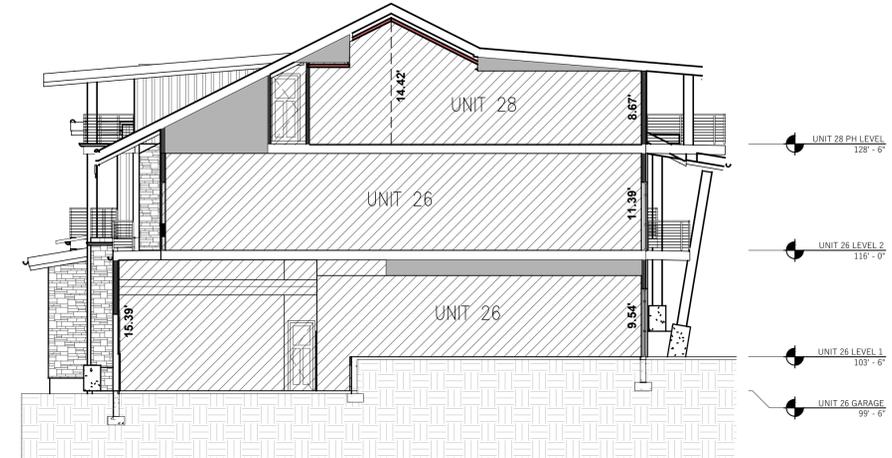
SHEET 4 OF 5
 JANUARY 2024



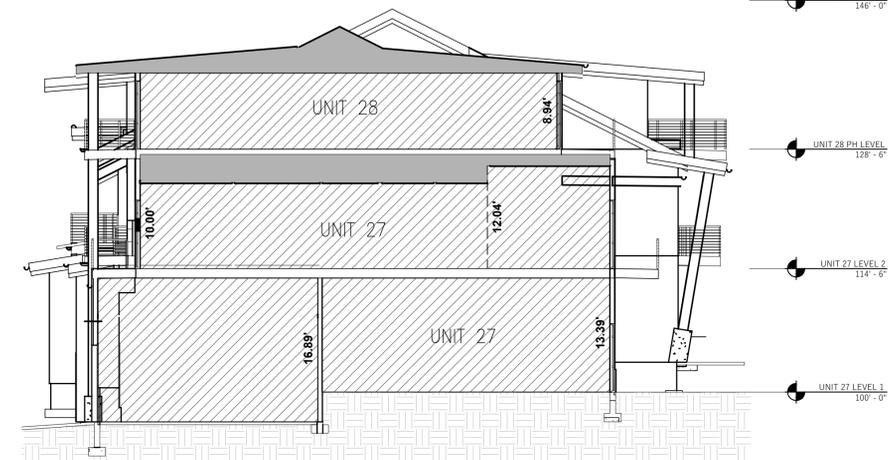
B10 FRONT SECTION



B10 SECTION
 UNIT 25, 28



B10 SECTION
 UNIT 26, 28



B10 SECTION
 UNIT 27, 28



LEGEND

- COMMON AREAS AND FACILITIES
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREA/WITHDRAWABLE LAND

ALL MEASUREMENTS ARE TO STUD WALL

RECORDED

ENTRY NO. _____ BOOK _____ PAGE'S _____
 STATE OF UTAH, COUNTY OF SUMMIT
 DATE _____, TIME _____
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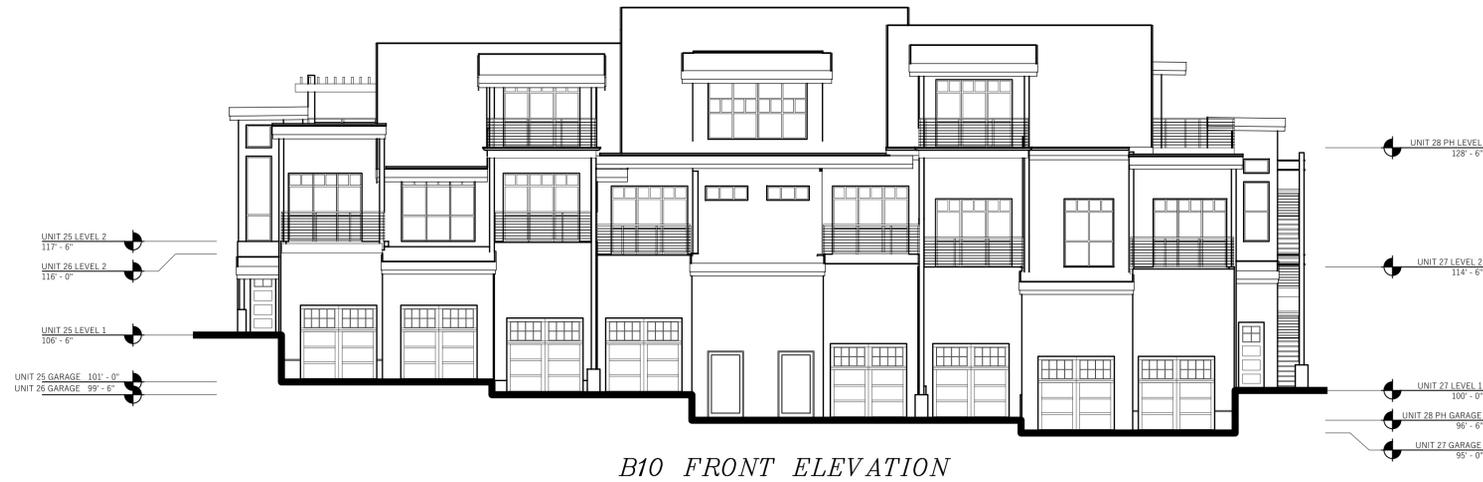


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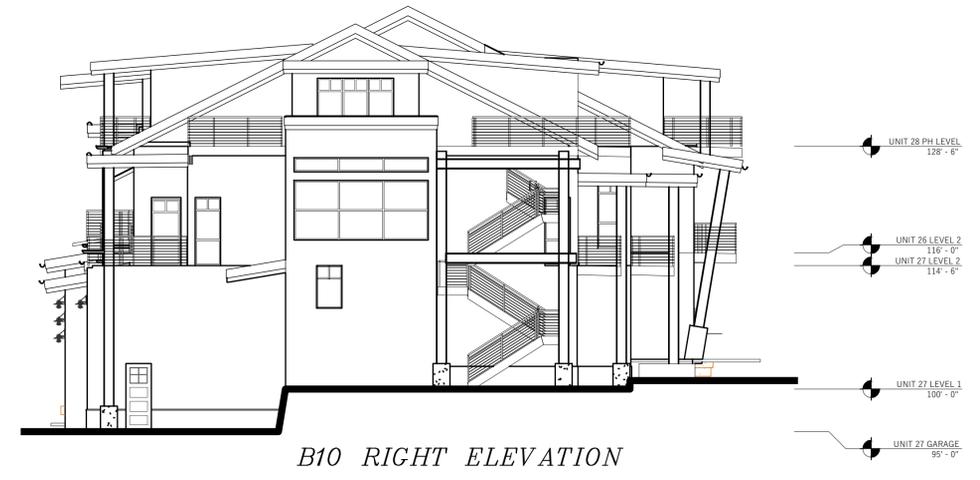
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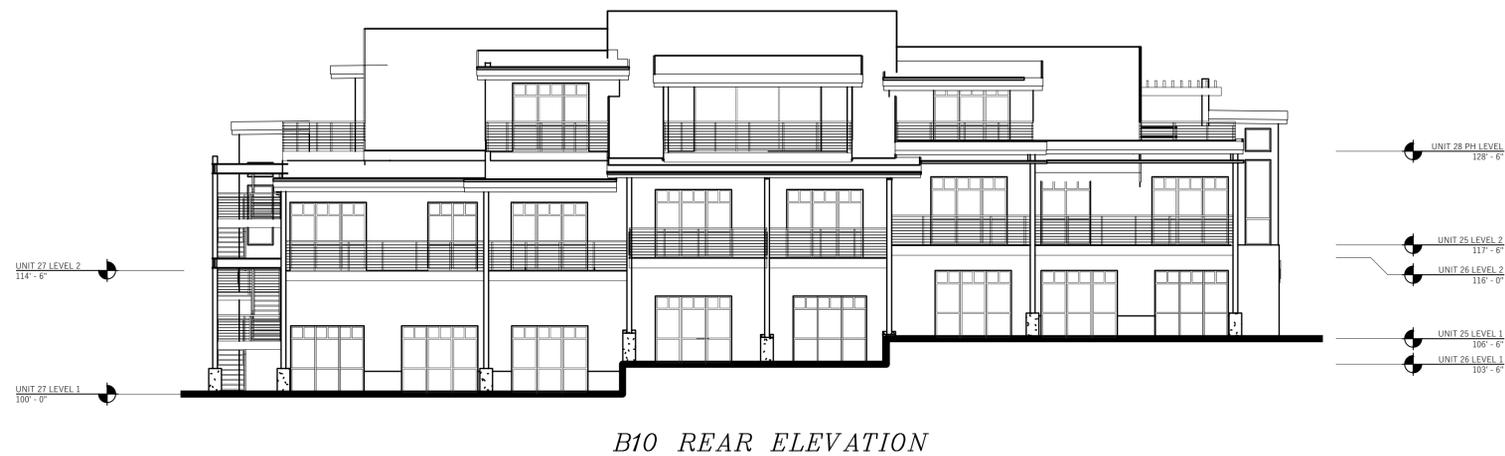
SHEET 5 OF 5
 JANUARY 2024



B10 FRONT ELEVATION



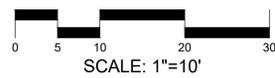
B10 RIGHT ELEVATION



B10 REAR ELEVATION



B10 LEFT ELEVATION



BUILDING 10 ELEVATION
 100'-0"=6820

RECORDED		
ENTRY NO. _____	BOOK _____	PAGE'S _____
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CANYONS VILLAGE
MANAGEMENT ASSOCIATION

August 25, 2023

Tiffanie Northrup-Robinson, County Planner
Summit County Planning Department
PO Box 128
Coalville, UT 84017

RE: LV10 – White Pine Canyon Townhomes Phase Five

Mrs. Northrup-Robinson,

The CVMA has received a request to review Phase Five for the White Pine Canyon Townhome development on parcel LV10. The phasing plan is in accordance with the DRC approved final site plan and CVMA recommends a positive recommendation to move forward with Phase Five as presented on the attached proposed plat and subject to the following conditions:

- 1) Compliance with section 2.9.4 of the SPA Development Agreement outlining concurrency with Summit County Code as well as the SPA Development and Management Agreements.
- 2) The developer will contact the CVMA in writing for a property inspection to be scheduled 30 days prior to the issuance of any Certificate of Occupancy for any of the phases. As part of this inspection process, the applicant must fill and sign a CVMA Density Verification Form for all units scheduled for inspection.

Thank you, and please contact me with any questions,

On behalf of the Design Review Committee:

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

John Simmons
Planning and Operations Manager
Canyons Village Management Association

EXHIBIT B



STAFF REPORT

To: Shayne Scott, County Manager
From: Tiffanie N. Robinson, County Planner
Date of Meeting: April 1, 2024
Type of Item: White Pine Canyon Village Building 11, Supplemental Condominium Plat Phase 7
Condominium Plat – Discussion, Possible Recommendation
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 DRC along with Staffs analysis, and the unanimous positive recommendation from the Snyderville Basin Planning Commission, Staff suggests that the County Manager conduct a public hearing and approve the proposed condominium plat for White Pine Canyon Village Building 11, Supplemental Condominium Plat Phase 7, pursuant to the findings of fact, conclusions of law and conditions of approval, found in this staff report.

Project Description

Project Name: White Pine Canyon Village Building 11, Supplemental Condominium Plat Phase 7
Project #: 23-135
Applicant(s): Brad Johnson, authorized representative
Property Owner(s): White Pine Development Corp
Location: 1938 Stone Creek Road, Canyons Lower Village Development Area
Zone District: Specially Planned Area (SPA)
Parcel Number and Size: Original parcel - LVDAM-LV10, ~4.20 acres
Current parcel - WPCV-EXP-LAND, 1.05 acres (remaining)
Type of Process: Administrative
Final Land Use Authority: County Manager

Proposal

The applicant is proposing consideration of a Condominium Plat known as White Pine Canyon Village Building 11, Supplemental Condominium Plat Phase 7, which is a duplex; units 29-30 **EXHIBIT A**. This request is to condominiumize these units for ownership purposes only.

Supplemental Condominium Plat Phase 4, was recorded on July 8, 2022, consisting of (2) duplex buildings, units 17-20.

- On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5, which will be a four-plex, containing 3 townhomes and a penthouse, units 21-24.
- On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6, which will be a four-plex, containing 3 townhomes and a penthouse, units 25-28.
- On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 11, Supplemental Condominium Plat Phase 7, which will be a duplex, containing units 29-30.
- On March 12, 2024, the Snyderville Basin Planning Commission discussed the proposed condominium plat and forwarded a positive recommendation to the County Manager.
- The Canyons CVMA submitted a positive letter of recommendation for the White Pine Canyon Village Phase 5 on August 25, 2023, EXHIBIT B.

Analysis and Findings

The approval process for all subdivision plats and final site plans within the Canyons SPA area, including the subject parcel, are 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 or Condominium Plats and Final Site Plans within the SPA. After reviewing the proposed Condominium 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 for White Pine Canyon Village Building 11 Supplemental Condominium Plat Phase 7.

Staff sent the condominium plat out to service providers for review and comment. There were some technical corrections that needed to be addressed on the plat and in the condominium declarations. Staff suggests a conditioned that all service provider comments and conditions must be met, prior to final signatures and recordation of the condominium plat and declarations.

Staff's review of the application, 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

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 DRC along with Staffs analysis, and the unanimous positive recommendation from the Snyderville Basin Planning Commission, Staff suggests that the County Manager conduct a public hearing and approve the proposed condominium plat for White Pine Canyon Village 11 Supplemental Condominium Plat Phase 7 Condominium Plat according to the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. According to the current assessor's parcel information White Pine Development Corp is the owner of record for parcel WPCV-EXP-LAND (originally LVDAM-LV10).
2. Parcel WPCV-EXP-LAND (originally LVDAM-LV10) is within the Lower Village development area of the Canyons SPA.
3. The White Pine Canyon Village Townhomes Final Site Plan was recorded on May 29, 2018.
4. Parcel WPCV-EXP-LAND is zoned Specially Planned Area (SPA) and is with the Canyons SPA boundaries.
5. LV10 has a maximum density of 80,000 square feet that can be utilized for multi-family residential, according to the Canyons Development Agreement Land Use and Zoning Chart.
6. The parcel is allowed to be a maximum of 2.5 stories in height, as described in the Canyons Development Agreement Land Use and Zoning Chart.
7. On April 27, 2017, the County Manger approved the White Pine Canyon Village Final Site Plan, which included 30 multi-family units and a clubhouse.
8. White Pine Canyon Village Building 1-3 Phase 1 condominium plat was recorded on July 6, 2018, and consists of (2) tri-plex and a duplex, units 1-8.
9. White Pine Canyon Village Building 4, Supplemental Condominium Plat Phase 2 was recorded on October 12, 2021, consisting of a four- plex, units 9-12.
10. White Pine Canyon Village Building 5-6, Supplemental Condominium Plat Phase 3 was recorded on July 6, 2022, consisting of (2) duplex buildings, units 13-16.
11. White Pine Canyon Village Building 7-8, Supplemental Condominium Plat Phase 4, was recorded on July 8, 2022, consisting of (2) duplex buildings, units 17-20.
12. On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5, which will be a four-plex, containing 3 townhomes and a penthouse, units 21-24.
13. On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6, which will be a four-plex, containing 3 townhomes and a penthouse, units 25-28.

14. On September 1, 2023, an application was received for the proposed White Pine Canyon Village Building 11, Supplemental Condominium Plat Phase 7, which will be a duplex, containing units 29-30.
15. The Canyons CVMA submitted a positive letter of recommendation for the White Pine Canyon Village Phase 7 on August 25, 2023.
16. On March 12, 2024, the Snyderville Basin Planning Commission discussed the proposed condominium plat and forwarded a positive recommendation to the County Manager.
17. Section 57-8-13 of the Utah State Code requires recordation of a condominium plat prior to the sale of individual residential units.

Conclusions of Law:

1. The condominium plat is consistent with all prior approvals for the project and necessary for the units to be sold separately.
2. The White Pine Canyon Village Building 11, Supplemental Condominium Plat Phase 7 complies with all requirements of the Snyderville Basin Development Code and the Canyons DA.

Conditions of Approval:

1. The Summit County Attorney's Office shall review and approve the Declarations of Condominium for consistency with the conditions of approval and terms of the Canyons Development Agreement.
2. All service provider conditions shall be met to the provider's satisfaction, prior to recordation of the plat.

Public Notice, Meetings and Comments

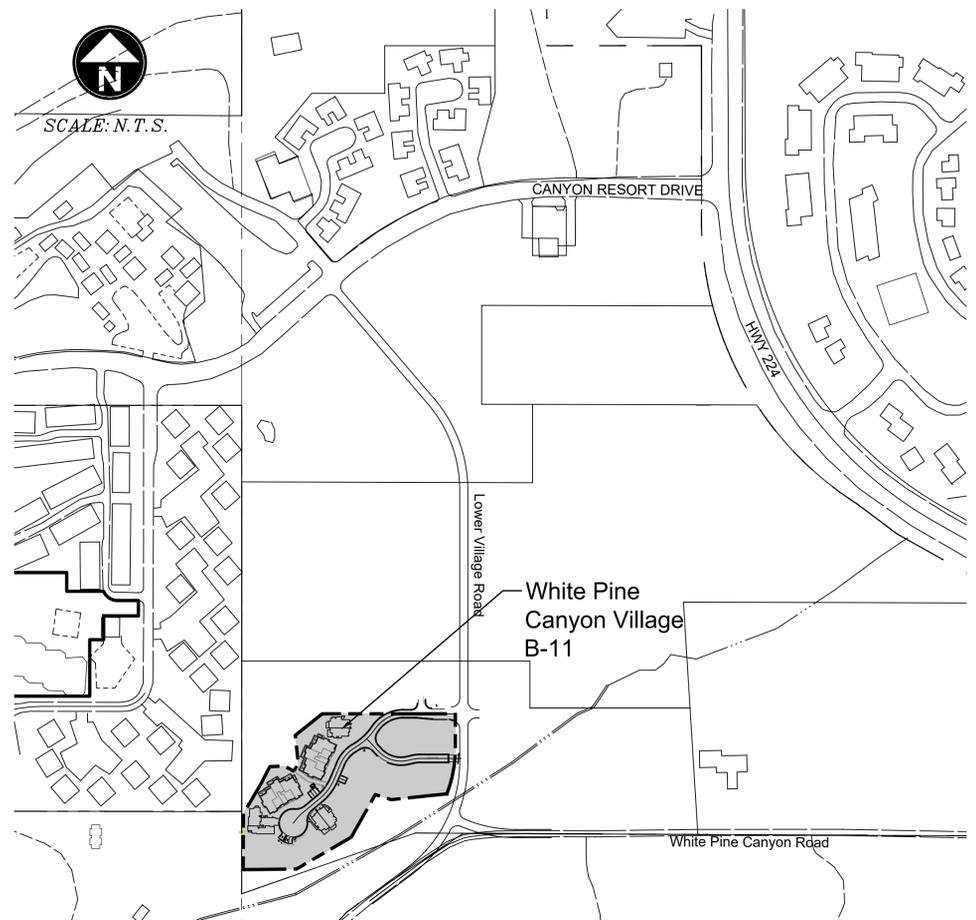
This item has been scheduled as a public hearing and possible action by the County Manger. A public hearing notice was published in the March 23, 2024, edition of the Park Record and courtesy notices were sent to all property owners within 1,000 feet of the subject parcel. As of the time of this report, no public input has been received.

Attachments

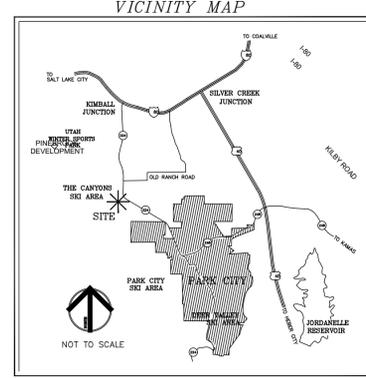
- Exhibit A: Proposed Condominium Plat
- Exhibit B: Canyons CVMA recommendation letter

NOTES

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS CONTAINED IN THE CANYONS SPA DEVELOPMENT AGREEMENT.
2. THIS PLAT IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF WHITE PINE CANYON VILLAGE...
3. ALL FIREPLACE DEVICES SHALL COMPLY WITH THE MINIMUM EPA STANDARDS.
4. ALL COMMON AREAS AND FACILITIES ARE SUBJECT TO A NON-EXCLUSIVE PUBLIC UTILITY AND DRAINAGE EASEMENT...
5. THE COMMON AREAS AND FACILITIES INCLUDE ALL REAL PROPERTY AND IMPROVEMENTS WITHIN THE PROJECT...
6. THE PROPERTY DEPICED ON THIS PLAT IS SUBJECT TO THE DEVELOPMENTAL RIGHTS DESCRIBED IN THE DECLARATION...
7. PARKING AREAS LOCATED IN COMMON AREAS AND FACILITIES PROVIDE FOR TEMPORARY GUEST PARKING...
8. THE ASSOCIATION SHALL MAINTAIN, REPAIR AND REPLACE THE COMMON AREAS AND FACILITIES...
9. THE LIMITED COMMON AREAS AND FACILITIES AS DEPICTED ON THIS PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS...
10. THE AREAS DESIGNATED AS PRIVATE AREA ON THIS PLAT ARE TO BE PRIVATELY OWNED UNITS...
11. THE ASSOCIATION IS GRANTED THE RIGHT TO REMOVE SNOW OVER ALL COMMON AREAS AND FACILITIES.
12. UTILITY PROVIDERS HAVE THE RIGHT TO INSTALL, OPERATE AND MAINTAIN THEIR EQUIPMENT...
13. ANY EXISTING OR FUTURE TEMPORARY PUBLIC WALKWAYS THAT PROVIDE ACCESS TO THE SNYDERVILLE BASIN RECREATION DISTRICT TRAIL...
14. THE PROPERTY IS SUBJECT TO PARK CITY FIRE SERVICE DISTRICT REVIEW AND REQUIREMENTS...
15. WATER SUPPLIES REQUIRED FOR FIRE PROTECTION ARE TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT...
16. WATER SERVICES TO THE PROJECT SHALL BE THROUGH THE SUMMIT WATER DISTRIBUTION COMPANY...
17. ROOFING MATERIALS MUST BE NON-COMBUSTIBLE AND APPROVED BY THE PCFSD...
18. ALL UNITS WILL BE REQUIRED TO BE PROTECTED WITH A FIRE SPRINKLER SYSTEM.
19. THE NOI REQUIRES SELF INSPECTIONS OF THE EROSION CONTROL MEASURES BI-WEEKLY...
20. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES...
21. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED...
22. AS FURTHER DESCRIBED IN THE DECLARATION, ALL UNITS SHALL COMPLY WITH THE PROJECT QUALITY STANDARD AND PROJECT DESIGN GUIDELINES...
23. AS FURTHER DESCRIBED IN THE DECLARATION, ALL UNITS SHALL COMPLY WITH THE PROJECT QUALITY STANDARD AND PROJECT DESIGN GUIDELINES...
24. ALL OF THE PROPERTY WITHIN THE BOUNDARY DESCRIPTION IS DESIGNATED AS WITHDRAWABLE LAND...
25. A DESCRIPTION OF THE ADDITIONAL LAND IS SET FORTH IN THIS PLAT AND IN THE DECLARATION SOLELY FOR THE PURPOSES OF IDENTIFICATION...
26. THE LOCATIONS, DIMENSIONS, AND BOUNDARIES OF THE UNITS, THE INTERIOR SPACES OF THE UNITS, AND SQUARE FOOTAGE CALCULATIONS...
27. AT THE TIME OF ANY RESURFACING OF STONE HOLLOW COURT OR STONE CREEK ROAD, THE ASSOCIATION SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES...
28. ALL OWNERS AND OCCUPANTS HEREBY AGREE AND ACKNOWLEDGE THAT THE PRIMARY PURPOSE OF THE PROJECTS WITHIN WHITE PINE CANYON VILLAGE (LV 10) IS TO PROVIDE OVERNIGHT OCCUPANCY ACCOMMODATIONS...
29. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON LATERAL WASTEWATER LINE...
30. DECLARANT'S EXERCISE OF ITS DEVELOPMENTAL RIGHTS, INCLUDING THE OPTION TO CONTRACT TO WITHDRAW THE WITHDRAWABLE LAND...
31. PROPERTY CORNERS OF THE PERIMETER WERE DOCUMENTED AS FOUND OR SET PER RECORD OF SURVEY #S0011480 RECORDED JANUARY 18, 2024 AND FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.



Location Map



CONSENT TO RECORD
The undersigned, The Canyons Resort Village Association, Inc., a Utah nonprofit corporation (CVMA), hereby consents to the recording of this plat, entitled "White Pine Canyon Village Building 11 Supplemental Condominium Plat Phase 7", and hereby agrees that, to the extent that CVMA has or may have lien rights against the property depicted in the Plat ("Parcel LV 10")...

ASSOCIATION'S DEDICATION AND CONSENT TO RECORD
KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED is an Officer of the Association and hereby consents to recordation of the plat.
EXECUTED THIS ___ DAY OF ___, 2024,
BY: _____

OWNER'S DEDICATION AND CONSENT TO RECORD
KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED is the owner of the herein described parcel and consents to record this Plat
EXECUTED THIS ___ DAY OF ___, 2024,
WHITE PINE DEVELOPMENT CORP., A UTAH CORPORATION
BY: CREIGHTON BARKER, ITS AUTHORIZED SIGNATORY

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF SUMMIT }
On this ___ Day of ___, 2024, Creighton Barker personally appeared before me, the undersigned notary public, in and for said state and county. Having been duly sworn, Creighton Barker acknowledged to me that White Pine Development Corp. is the owner of the herein tract of land and that he, as Authorized Signatory of White Pine Development Corp., is authorized to sign the above Owner's Dedication and Consent to Record freely and voluntarily.
NOTARY PUBLIC
RESIDING AT: _____ MY COMMISSION EXPIRES: _____

LENDER'S CONSENT TO RECORD
THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT.
EXECUTED THIS ___ DAY OF ___, 2024,
BY: _____
IT'S: _____

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF SUMMIT }
ON THIS ___ DAY OF ___, 2024, PERSONALLY APPEARED BEFORE ME, _____, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE IS THE _____ AND EXECUTED THE FOREGOING LENDER'S CONSENT TO RECORD.
NOTARY PUBLIC
RESIDING AT: _____ MY COMMISSION EXPIRES: _____

LENDER'S CONSENT TO RECORD
THE UNDERSIGNED LENDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT.
EXECUTED THIS ___ DAY OF ___, 2024,
BY: _____
IT'S: _____

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF SUMMIT }
ON THIS ___ DAY OF ___, 2024, PERSONALLY APPEARED BEFORE ME, _____, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE IS THE _____ AND EXECUTED THE FOREGOING LENDER'S CONSENT TO RECORD.
NOTARY PUBLIC
RESIDING AT: _____ MY COMMISSION EXPIRES: _____

WHITE PINE CANYON VILLAGE
BUILDING 11 SUPPLEMENTAL
CONDOMINIUM
PLAT PHASE 7

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SHEET 1 OF 4
JANUARY 2024

PUBLIC SAFETY ANSWERING POINT OF APPROVAL
APPROVED THIS ___ DAY OF ___, 2024.
BY: _____
JEFF WARD GIS COORDINATOR/ADDRESSING AUTHORITY

SURVEYOR'S CERTIFICATE
I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 147581 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I HAVE COMPLETED A SURVEY 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 THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THE FOLLOWING CONDOMINIUM PLAT HEREAFTER TO BE KNOWN AS WHITE PINE CANYON VILLAGE BUILDING 11 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 7.
No. 147581
JACK J. JOHNSON
STATE OF UTAH

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED THIS ___ DAY OF ___, 2024.
BY SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, DISTRICT ADMINISTRATOR
PARK CITY FIRE SERVICE DISTRICT
APPROVED THIS ___ DAY OF ___, 2024.
BY PARK CITY FIRE SERVICE DISTRICT, FIRE MARSHAL

UTILITY EASEMENT APPROVAL
THE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS ___ DAY OF ___, 2024.
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP., AUTHORIZED AGENT
NATURAL GAS EASEMENT APPROVAL
THE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS ___ DAY OF ___, 2024.
BY DOMINION ENERGY, AUTHORIZED AGENT

SURVEY NARRATIVE
1) RECORD OF SURVEY DRAWING WAS FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON ___ AS FILE NUMBER _____.
WATER DISTRICT
APPROVED THIS ___ DAY OF ___, 2024.
BY SUMMIT WATER DISTRIBUTION COMPANY, AUTHORIZED AGENT

COUNTY ASSESSOR
REVIEWED AND ACCEPTED BY: THE OFFICE OF THE SUMMIT COUNTY ASSESSOR. THIS ___ DAY OF ___, 2024.

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY: THE SNYDERVILLE BASIN PLANNING COMMISSION. THIS ___ DAY OF ___, 2024.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ___ DAY OF ___, 2024.
BY: _____

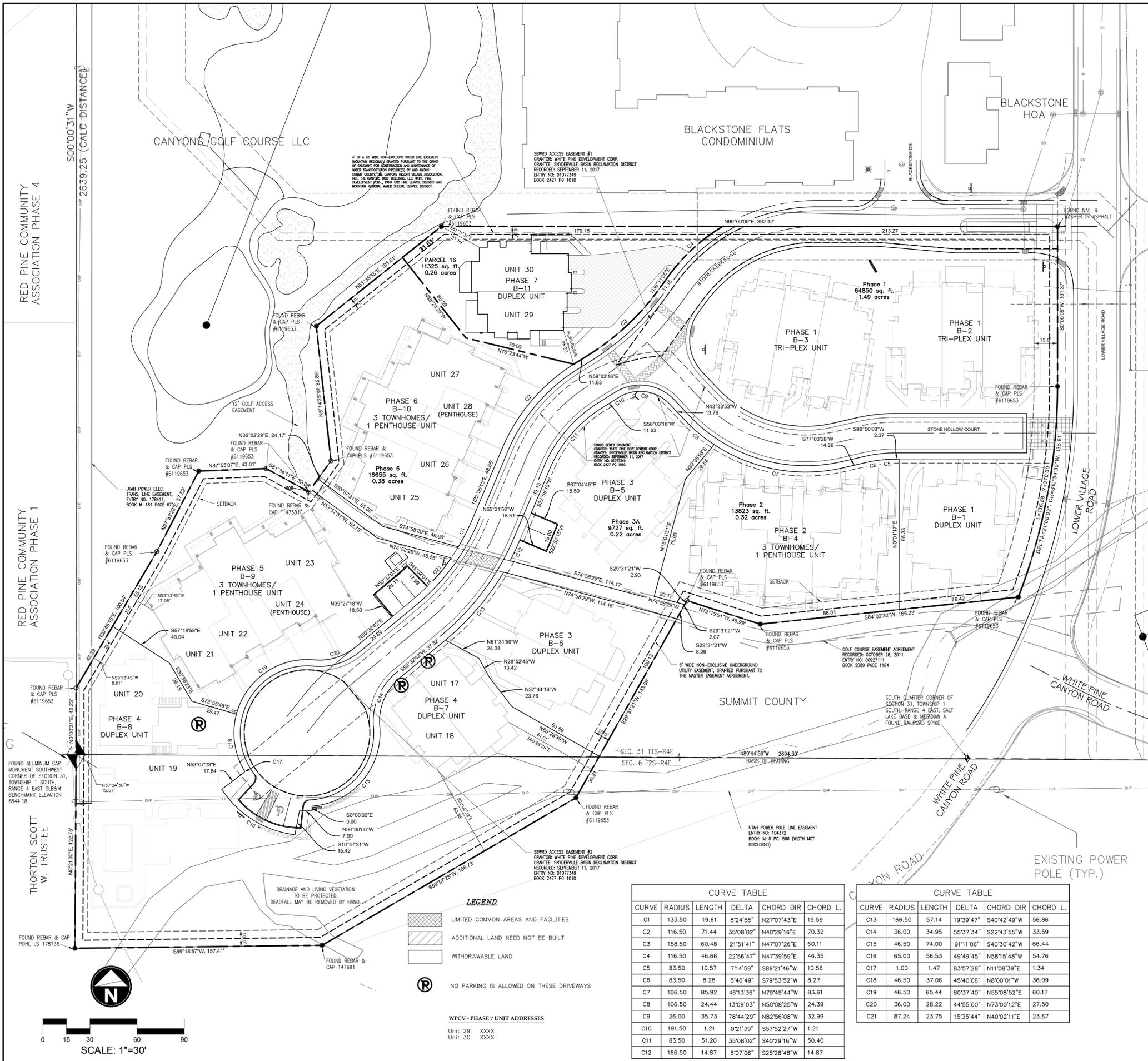
COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.
DATE SUMMIT COUNTY ENGINEER

COUNTY MANAGER
PRESENTED TO: THE BOARD OF SUMMIT COUNTY COUNCIL. THIS ___ DAY OF ___, 2024, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
SUMMIT COUNTY MANAGER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON: THIS ___ DAY OF ___, 2024.
SUMMIT COUNTY ATTORNEY

RECORDED
ENTRY NO. ___ BOOK ___ PAGE(S) ___
STATE OF UTAH, COUNTY OF SUMMIT
DATE ___, TIME ___
RECORDED AND FILED AT THE REQUEST OF:
SUMMIT COUNTY RECORDER

Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 -- Facsimile - 435.776.7590
www.jackjohnson.com



BOUNDARY DESCRIPTION
 LOT LV10, LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT, ACCORDING TO OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THE FOLLOWING:
 WHITE PINE CANYON VILLAGE, BUILDING 1-3 CONDOMINIUM PLAT, PHASE 1, BOUNDARY DESCRIPTION AS FOLLOWS:
 BEGINNING AT A POINT WHICH IS NORTH 09°00'31" EAST ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 42.23 FEET, SAID POINT BEING SOUTH 00°00'31" WEST 2597.02 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 36, A FOUND PIPE AND CAP, NORTH 30°46'15" EAST, A DISTANCE OF 100.54 FEET, NORTH 27°33'22" EAST A DISTANCE OF 57.59 FEET, NORTH 87°55'07" EAST, A DISTANCE OF 43.01 FEET, SOUTH 61°34'11" EAST, A DISTANCE OF 30.68 FEET, AND NORTH 36°02'29" EAST, A DISTANCE OF 1.99 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, A FOUND BRASS CAP (BASIS BEARING BEING NORTH 89°50'43" WEST 2067.10 FEET BETWEEN THE SAID SOUTHEAST CORNER OF SECTION 36 AND THE SOUTH QUARTER CORNER OF SAID SECTION 36, A FOUND BRASS CAP);
 THENCE NORTH 36°02'29" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 53°57'31" EAST, A DISTANCE OF 51.30 FEET; THENCE SOUTH 74°58'29" EAST, A DISTANCE OF 49.68 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°24'55", AN ARC DISTANCE OF 19.61 FEET (CHORD BEARS NORTH 27°07'43" EAST, 19.59 FEET) TO A POINT OF TANGENCY; THENCE NORTH 22°55'15" EAST, A DISTANCE OF 48.65 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 116.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°56'45", AN ARC DISTANCE OF 46.66 FEET (CHORD BEARS NORTH 47°40'01" EAST, 46.35 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 213.27 FEET; THENCE SOUTH 0°00'05" WEST, A DISTANCE OF 101.37 FEET TO A POINT ON A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 370.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°09'02", AN ARC DISTANCE OF 136.58 FEET (CHORD BEARS SOUTH 10°34'35" WEST, 135.81 FEET) TO A POINT OF NON-TANGENCY; THENCE SOUTH 84°02'32" WEST, A DISTANCE OF 76.42 FEET; THENCE NORTH 0°01'17" EAST, A DISTANCE OF 95.33 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 2.37 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 83.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°45'59", AN ARC DISTANCE OF 10.57 FEET (CHORD BEARS SOUTH 86°21'46" WEST, 10.56 FEET) TO A POINT ON A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 83.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°40'49", AN ARC DISTANCE OF 8.28 FEET (CHORD BEARS SOUTH 79°53'52" WEST, 8.27 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 77°03'28" WEST, A DISTANCE OF 14.86 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 106.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°22'39", AN ARC DISTANCE OF 110.37 FEET (CHORD BEARS NORTH 73°15'13" WEST, 105.50 FEET) TO A POINT OF TANGENCY; THENCE NORTH 43°33'53" WEST, A DISTANCE OF 13.79 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 26.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°44'29", AN ARC DISTANCE OF 35.73 FEET (CHORD BEARS NORTH 82°56'08" WEST, 32.99 FEET) TO A POINT ON A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 191.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°21'39", AN ARC DISTANCE OF 1.21 FEET (CHORD BEARS SOUTH 57°52'27" WEST, 1.21 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 58°03'16" WEST, A DISTANCE OF 11.63 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 83.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°08'02", AN ARC DISTANCE OF 51.20 FEET (CHORD BEARS SOUTH 40°29'16" WEST, 50.40 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 22°55'15" WEST, A DISTANCE OF 30.15 FEET; THENCE SOUTH 67°04'45" EAST, A DISTANCE OF 18.50 FEET; THENCE SOUTH 22°55'15" WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 65°31'52" WEST, A DISTANCE OF 18.51 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 166.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°7'06", AN ARC DISTANCE OF 14.87 FEET (CHORD BEARS SOUTH 25°28'48" WEST, 14.87 FEET) TO A POINT OF NON-TANGENCY; THENCE SOUTH 74°58'29" EAST, A DISTANCE OF 114.16 FEET; THENCE SOUTH 29°31'21" WEST, A DISTANCE OF 8.26 FEET; THENCE NORTH 74°58'29" WEST, A DISTANCE OF 114.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 166.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°39'47", AN ARC DISTANCE OF 57.14 FEET (CHORD BEARS SOUTH 40°42'49" WEST, 56.86 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 50°32'42" WEST, 37.32 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 36.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°37'34", AN ARC DISTANCE OF 34.95 FEET (CHORD BEARS SOUTH 22°43'55" WEST, 33.59 FEET) TO A POINT ON A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 46.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°11'06", AN ARC DISTANCE OF 74.00 FEET (CHORD BEARS SOUTH 40°30'42" WEST, 66.44 FEET) TO A POINT OF NON-TANGENCY; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 7.99 FEET; THENCE SOUTH 10°47'31" WEST, A DISTANCE OF 15.42 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°49'45", AN ARC DISTANCE OF 56.53 FEET (CHORD BEARS NORTH 58°15'48" WEST, 54.76 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 53°07'23" EAST, A DISTANCE OF 17.64 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°57'28", AN ARC DISTANCE OF 1.47 FEET (CHORD BEARS NORTH 11°08'39" EAST, 1.34 FEET) TO A POINT ON A TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 46.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 126°17'47", AN ARC DISTANCE OF 102.50 FEET (CHORD BEARS NORTH 32°18'49" EAST, 82.97 FEET) TO A POINT ON A TANGENT REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 36.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°55'00", AN ARC DISTANCE OF 28.22 FEET (CHORD BEARS NORTH 73°00'12" EAST, 27.50 FEET) TO A POINT OF TANGENCY; THENCE NORTH 50°32'42" EAST, A DISTANCE OF 29.89 FEET; THENCE NORTH 39°27'18" WEST, A DISTANCE OF 18.50 FEET; THENCE NORTH 50°33'03" EAST, A DISTANCE OF 28.13 FEET; THENCE SOUTH 45°02'01" EAST, A DISTANCE OF 17.99 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 87.24 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°35'44", AN ARC DISTANCE OF 23.75 FEET (CHORD BEARS NORTH 40°02'11" EAST, 23.67 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 74°58'29" WEST, A DISTANCE OF 48.55 FEET; THENCE NORTH 53°57'31" WEST, A DISTANCE OF 52.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.49 ACRES, MORE OR LESS.

ALSO EXCEPTING WHITE PINE CANYON VILLAGE, BUILDING 4 CONDOMINIUM PLAT PHASE 2, WHITE PINE CANYON VILLAGE BUILDING 5-6 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 3, WHITE PINE CANYON VILLAGE BUILDING 7-8 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 4, WHITE PINE CANYON VILLAGE BUILDING 9 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 5, AND WHITE PINE CANYON VILLAGE BUILDING 10 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 6.

WHITE PINE CANYON VILLAGE BUILDING 11 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 7

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

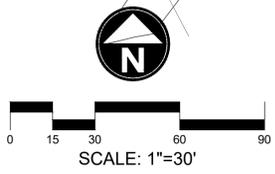
SHEET 2 OF 4
 JANUARY 2024

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L.
C1	133.50	19.61	8°24'55"	N27°07'43"E	19.59
C2	116.50	71.44	35°08'02"	N40°29'16"E	70.32
C3	158.50	60.48	21°51'41"	N47°07'26"E	60.11
C4	116.50	46.66	22°56'47"	N47°39'59"E	46.35
C5	83.50	10.57	71°45'59"	S86°21'46"W	10.56
C6	83.50	8.28	5°40'49"	S79°53'52"W	8.27
C7	106.50	85.92	46°13'36"	N79°49'44"W	83.61
C8	106.50	24.44	13°09'03"	N50°08'25"W	24.39
C9	26.00	35.73	78°44'29"	N82°56'08"W	32.99
C10	191.50	1.21	0°21'39"	S57°52'27"W	1.21
C11	83.50	51.20	35°08'02"	S40°29'16"W	50.40
C12	166.50	14.87	5°07'06"	S25°28'48"W	14.87

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L.
C13	166.50	57.14	19°39'47"	N40°42'49"W	56.86
C14	36.00	34.95	55°37'34"	S22°43'55"W	33.59
C15	46.50	74.00	91°11'06"	S40°30'42"W	66.44
C16	65.00	56.53	49°49'45"	N58°15'48"W	54.76
C17	1.00	1.47	83°57'28"	N11°08'39"E	1.34
C18	46.50	37.06	45°40'06"	N8°00'01"W	36.09
C19	46.50	65.44	80°37'40"	N55°08'52"E	60.17
C20	36.00	28.22	44°55'00"	N73°00'12"E	27.50
C21	87.24	23.75	15°35'44"	N40°02'11"E	23.67

- LEGEND**
- LIMITED COMMON AREAS AND FACILITIES
 - ADDITIONAL LAND NEED NOT BE BUILT
 - WITHDRAWABLE LAND
 - NO PARKING IS ALLOWED ON THESE DRIVEWAYS

WPCV - PHASE 7 UNIT ADDRESSES
 Unit 29: XXXX
 Unit 30: XXXX



RECORDED

ENTRY NO. _____ BOOK _____ PAGE _____

STATE OF UTAH, COUNTY OF SUMMIT

DATE _____ TIME _____

RECORDED AND FILED AT THE REQUEST OF:

SUMMIT COUNTY RECORDER

Jack Johnson Consulting

Designing World Destinations

In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
 Telephone - 435.645.9001 - Facsimile - 435.776.7590
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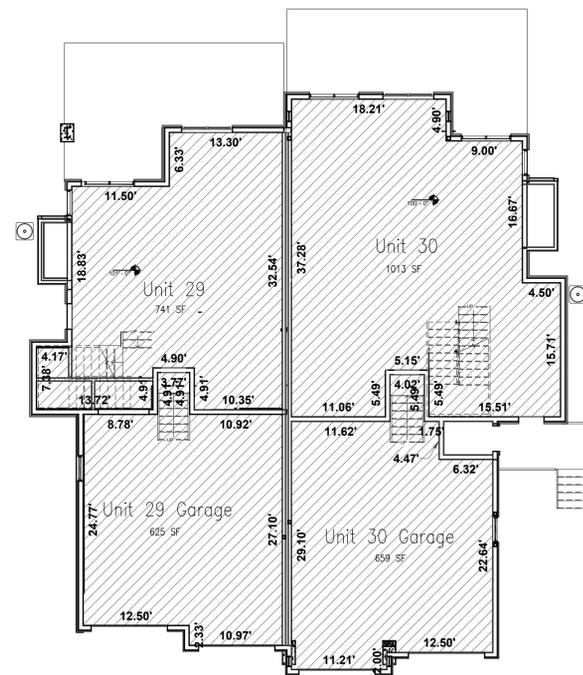
WHITE PINE CANYON VILLAGE
 BUILDING 11 SUPPLEMENTAL
 CONDOMINIUM
 PLAT PHASE 7

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP
 1 SOUTH, RANGE 4 EAST AND THE NORTHWEST QUARTER OF
 SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE
 BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

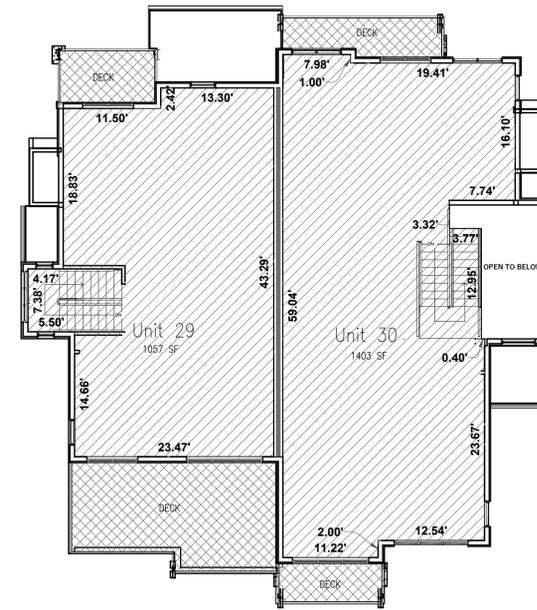
SHEET 3 OF 4
 JANUARY 2024

Private Area Unit Square Footages			
Unit 29		Unit 30	
Floor-1	741	Floor-1	1013
Floor-2	1057	Floor-2	1403
Total	1798	Total	2416

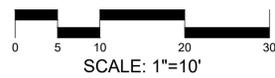
CONDOMINIUM ADDRESSES			
UNIT NUMBER	HOUSE NUMBER	FULL ADDRESS	PHASE
29	1938	1938 Stone Creek Rd	7
30	1932	1932 Stone Creek Rd	



B11 FIRST FLOOR



B11 SECOND FLOOR



-  COMMON AREAS AND FACILITIES
-  LIMITED COMMON AREAS AND FACILITIES
-  PRIVATE AREA/WITHDRAWABLE LAND

*ALL MEASUREMENTS ARE TO STUD WALL.
 OTB MEANS OPEN TO BELOW.
 THE SQUARE FOOTAGE IN THE ABOVE CHART
 IS FOR LIVABLE AREAS ONLY AND DOES NOT
 INCLUDE SQUARE FOOTAGE FOR GARAGES.

RECORDED	
ENTRY NO. _____	BOOK _____ PAGE'S _____
STATE OF UTAH	COUNTY OF SUMMIT
DATE _____	TIME _____
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WHITE PINE CANYON VILLAGE
 BUILDING 11 SUPPLEMENTAL
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 PLAT PHASE 7

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP
 1 SOUTH, RANGE 4 EAST AND THE NORTHWEST QUARTER OF
 SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE
 BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SHEET 4 OF 4
 JANUARY 2024



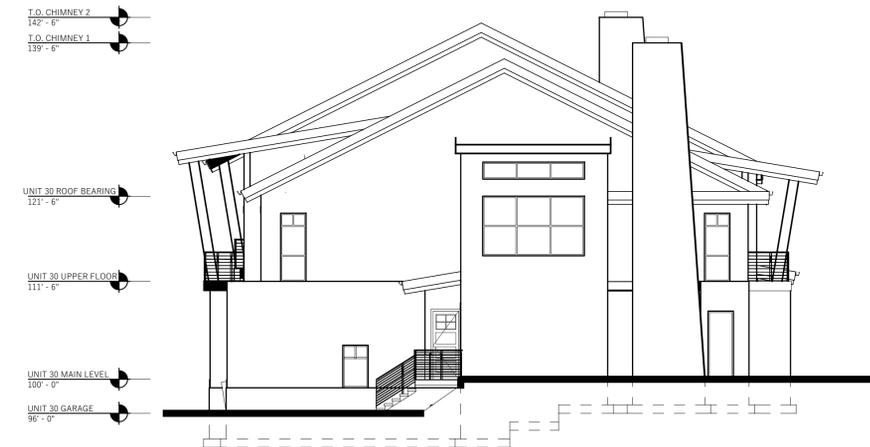
B-11 FRONT ELEVATION



B-11 RIGHT ELEVATION

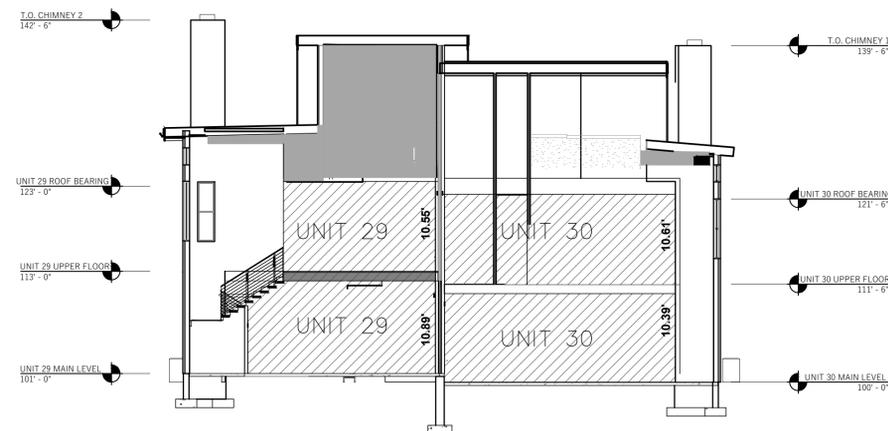


B-11 REAR ELEVATION

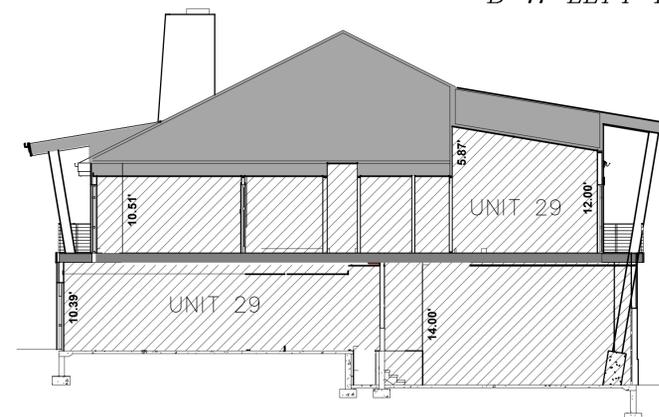


B-11 LEFT ELEVATION

BUILDING 11 ELEVATION
 100'-0"=6814



B-11 SECTION UNIT 29-30



B-11 SECTION UNIT 29



RECORDED		
ENTRY NO. _____	BOOK _____	PAGE'S _____
STATE OF UTAH, COUNTY OF SUMMIT		
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RECORDED AND FILED AT THE REQUEST OF:		

SUMMIT COUNTY RECORDER		



Designing World Destinations
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CANYONS VILLAGE
MANAGEMENT ASSOCIATION

August 25, 2023

Tiffanie Northrup-Robinson, County Planner
Summit County Planning Department
PO Box 128
Coalville, UT 84017

RE: LV10 – White Pine Canyon Townhomes Phase Seven

Mrs. Northrup-Robinson,

The CVMA has received a request to review Phase Seven for the White Pine Canyon Townhome development on parcel LV10. The phasing plan is in accordance with the DRC approved final site plan and CVMA recommends a positive recommendation to move forward with Phase Seven as presented on the attached proposed plat and subject to the following conditions:

- 1) Compliance with section 2.9.4 of the SPA Development Agreement outlining concurrency with Summit County Code as well as the SPA Development and Management Agreements.
- 2) The developer will contact the CVMA in writing for a property inspection to be scheduled 30 days prior to the issuance of any Certificate of Occupancy for any of the phases. As part of this inspection process, the applicant must fill and sign a CVMA Density Verification Form for all units scheduled for inspection.

Thank you, and please contact me with any questions,

On behalf of the Design Review Committee:

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

John Simmons
Planning and Operations Manager
Canyons Village Management Association

EXHIBIT B