



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.

[illegible]

- 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 Manager 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 condition 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 Staff's 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

3. THIS PLAT IS SUBJECT TO THE CONDITIONS CONTAINED IN THE CANYONS SPA DEVELOPMENT AGREEMENT.

4. THIS PLAT IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF WHITE PINE CANYON VILLAGE - AN EXPANDABLE UTAH CONDOMINIUM PROJECT RECORDED JULY 8, 2014, AS ENTRY NO. 094450 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AND THE SUPPLEMENTAL DECLARATION OF CONDOMINIUM OF WHITE PINE CANYON VILLAGE - AN EXPANDABLE UTAH CONDOMINIUM PROJECT, WHICH HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (COLLECTIVELY, THE "DECLARATION"), AS THE SAME MAY BE AMENDED FROM TIME TO TIME. THE DECLARATION SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROJECT DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT HAVE THE MEANINGS GIVEN THEM IN THE DECLARATION.

5. ALL FIREPLACE DEVICES SHALL COMPLY WITH THE MINIMUM EPA STANDARDS.

6. ALL COMMON AREAS AND FACILITIES ARE SUBJECT TO A NON-EXCLUSIVE PUBLIC UTILITY AND DRAINAGE EASEMENT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, USE, MAINTENANCE AND EVENTUAL REPLACEMENT.

7. THE COMMON AREAS AND FACILITIES INCLUDE ALL REAL PROPERTY AND IMPROVEMENTS WITHIN THE PROJECT, OTHER THAN UNITS OWNED BY THE DECLARANT OR THIRD PARTIES IN FEE, AND PUBLIC RIGHTS OF WAY. THE COMMON AREAS AND FACILITIES INCLUDES, WITHOUT LIMITATION, ALL LANDSCAPED AREAS, PRIVATE ROADWAYS, WALKWAYS OR PEDESTRIAN CORRIDORS, PARKS, PLAZAS, ETC., ALL OF WHICH SHALL BE OWNED BY THE OWNERS ACCORDING TO THEIR UNDIVIDED INTEREST SET FORTH IN THE DECLARATION FOR THEIR COMMON USE AND ENJOYMENT.

8. THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE DEVELOPMENTAL RIGHTS DESCRIBED IN THE DECLARATION, AND DECLARANT SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE DEVELOPMENTAL RIGHT PROVIDED FOR IN THE DECLARATION, INCLUDING, WITHOUT LIMITATION, THE OPTION TO EXPAND, THE OPTION TO CONTRACT, RESERVATION AND GRANTING OF CERTAIN EASEMENTS AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT SHALL DETERMINE IN ITS SOLE AND SUBJECTIVE DISCRETION.

9. PARKING AREAS LOCATED IN COMMON AREAS AND FACILITIES PROVIDE FOR TEMPORARY GUEST PARKING AND ARE NOT INTENDED AS PERMANENT PARKING FOR WHITE PINE CANYON VILLAGE - NON-DECLARANT OWNERS' VEHICLES. COMMON AREA PARKING OF LARGE VEHICLES SUCH AS RVs, SEMI-TRAILERS, BOATS OR OTHER LARGE VEHICLES IN COMMON AREAS AND FACILITIES IS NOT PERMITTED. CERTAIN UNITS MAY NOT PARK VEHICLES ON THE DRIVEWAYS THAT CONSTITUTE COMMON AREAS AND FACILITIES OR LIMITED COMMON AREAS AND FACILITIES, AS FURTHER DEPICTED ON THIS PLAT.

10. THE ASSOCIATION SHALL MAINTAIN, REPAIR AND REPLACE THE COMMON AREAS AND FACILITIES. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROJECT FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE DECLARATION. THE INSTALLATION AND REPLACEMENT OF ALL LANDSCAPED PLANTINGS AND RELATED MATERIALS SHALL BE APPROVED BY THE PROJECT DESIGN REVIEW COMMITTEE AND INSTALLED ONLY BY THE ASSOCIATION. NO OTHER PERSON OR ENTITY SHALL BE INSTALLED ON ANY COMMON AREAS AND FACILITIES ANYWHERE WITHIN THE PROJECT WITHOUT THE APPROVAL OF THE PROJECT DESIGN REVIEW COMMITTEE. RESPONSIBILITY FOR THE COST OF THE COMMON AREAS AND FACILITIES SHALL BE SHARED BY THE OWNERS IN ACCORDANCE WITH THE DECLARATION. EACH OWNER IS ENTITLED TO UTILIZE ANY AND ALL OF THE PUBLIC UTILITIES SERVING THE LAND SHOWN, SUBJECT TO THE TERMS AND CONDITIONS IN THE DECLARATION AND ANY SUBSEQUENT CONVEYANCE.

11. THE LIMITED COMMON AREAS AND FACILITIES AS DEPICTED ON THIS PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS TO THE EXCLUSION OF OTHER OWNERS. EACH RESPECTIVE IMPROVEMENT DESIGNATED ON THIS PLAT AS LIMITED COMMON AREAS AND FACILITIES IS APPURTENANT TO THE RESPECTIVE UNIT AS DESCRIBED IN THE DECLARATION OR SHOWN ON THIS PLAT AND IS FOR THE USE AND ENJOYMENT OF THE OWNERS OF SUCH UNIT.

12. THE AREAS DESIGNATED AS PRIVATE AREA ON THIS PLAT ARE TO BE PRIVATELY OWNED UNITS, WHICH SHALL BE SUBJECT TO THE UTILITY, MAINTENANCE AND ACCESS EASEMENTS SET FORTH IN AND CREATED BY THE DECLARATION. UNLESS DECLARANT OTHERWISE DETERMINES IN ITS SOLE AND SUBJECTIVE DISCRETION, ALL OTHER AREAS OF THE PROJECT, EXCEPT FOR THE LIMITED COMMON AREAS AND FACILITIES AND UNITS CREATED BY THIS PLAT AND HATCHED IN ACCORDANCE WITH THE LEGEND ARE DESIGNATED AS COMMON AREAS AND FACILITIES.

13. THE ASSOCIATION IS GRANTED THE RIGHT TO REMOVE SNOW OVER ALL COMMON AREAS AND FACILITIES.

14. UTILITY PROVIDERS HAVE THE RIGHT TO INSTALL, OPERATE AND MAINTAIN THEIR EQUIPMENT AND OTHER RELATED FACILITIES AS MAY BE NECESSARY OR REASONABLE IN SERVING THE UNIT, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES, AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS, INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT AT THE OWNER'S EXPENSE, EXCEPT AS DEPICTED ON THIS PLAT, NO PERMANENT STRUCTURES OR OBSTRUCTIONS MAY BE PLACED IN THE EASEMENTS THAT INTERFERE WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE AFFECTED UTILITY PROVIDER. ACCESS AS OTHERWISE SPECIFIED IN THE DECLARATION OR THIS PLAT, ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND AND INSTALLED, REPAIRED, MAINTAINED AND REPLACED IN ACCORDANCE WITH THE TERMS OF THE DECLARATION.

15. ANY EXISTING OR FUTURE TEMPORARY PUBLIC WALKWAYS THAT PROVIDE ACCESS TO THE SNYDERVILLE BASIN RECREATION DISTRICT TRAIL FROM THE PROJECT MAY BE RELOCATED AT THE DISCRETION OF THE ASSOCIATION AS ADDITIONAL PHASES OF THE PROJECT ARE DEVELOPED.

16. THE PROPERTY IS SUBJECT TO PARK CITY FIRE SERVICE DISTRICT REVIEW AND REQUIREMENTS, INCLUDING STANDARDS FOR ACCESS AND WATER SUPPLY FOR FIRE PROTECTION AND FULL PAYMENT OF SUBSEQUENT IMPACT AND PERMIT FEES. AN ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AUTHORIZING COMBUSTIBLE CONSTRUCTION. THE ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS REQUIRED TO BE MAINTAINED AND REPAIRED IN ACCORDANCE WITH THE ALL-WEATHER ACCESS ROAD IS NOT MAINTAINED, THE FIRE DISTRICT RESERVES THE RIGHT TO STOP WORK UNTIL REQUIRED ROADS ARE RE-OPENED.

17. WATER SUPPLIES REQUIRED FOR FIRE PROTECTION ARE TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AUTHORIZING CONSTRUCTION OF COMBUSTIBLE IMPROVEMENTS. IF THE FIRE PROTECTION WATER SUPPLY IS NOT MAINTAINED, THE FIRE DISTRICT RESERVES THE RIGHT TO STOP WORK UNTIL THE REQUIRED WATER SUPPLY FOR FIRE PROTECTION IS PLACED BACK IN SERVICE. WATER SUPPLIES FOR FIRE PROTECTION MUST BE CLEARLY IDENTIFIED IN A MANNER TO PREVENT OBSTRUCTIONS. EACH WATER SUPPLY FOR FIRE PROTECTION MUST BE MARKED WITH AN APPROVED FLAG TO IDENTIFY ITS LOCATION DURING WINTER CONDITIONS.

18. WATER SERVICES TO THE PROJECT SHALL BE THROUGH THE SUMMIT WATER DISTRIBUTION COMPANY, AND MUST COMPLY WITH ITS RULES AND REGULATIONS.

19. ROOFING MATERIALS MUST BE NON-COMBUSTIBLE AND APPROVED BY THE POFSD. NO WOOD SHAKE ROOFING MATERIAL WILL BE PERMITTED.

20. ALL UNITS WILL BE REQUIRED TO BE PROTECTED WITH A FIRE SPRINKLER SYSTEM.

21. THE NOI REQUIRES SELF INSPECTIONS OF THE EROSION CONTROL MEASURES BI-WEEKLY AND AFTER CERTAIN RAIN EVENTS, AND DOCUMENTATION OF THESE INSPECTIONS.

22. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

23. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISION OF LAW.

<p>PUBLIC SAFETY ANSWERING POINT OF APPROVAL</p> <p>APPROVED THIS _____ DAY _____, 2024.</p> <p>BY: _____</p> <p>JEFF WARD GIS COORDINATOR/ADDRESSING AUTHORITY</p>	<p><u>SURVEYOR'S CERTIFICATE</u></p> <p>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 MILLS BUILDING 9 SUPPLEMENTAL CONDOMINIUM PLAT PHASE 5.</p> <p>_____ Jack J. Johnson, PLS #147581</p> <p>Date _____</p>
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REGISTERED ENGINEER & LAND SURVEYOR
No. 147581
JACK J. JOHNSON
STATE OF UTAH

Date _____

BY: _____

SUMMIT COUNTY RECORDER

CONSENT TO RECORD

FIRE MARSHAL

BY DOMINION ENERGY, AUTHORIZED AGENT

APPROVED THIS _____ DAY OF _____, 2024

BY SUMMIT WATER DISTRIBUTION COMPANY,
AUTHORIZED AGENT

EXECUTED THIS _____ DAY OF _____, 2024.

IT'S: _____

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.


RESIDING AT: MY COMMISSION EXPIRES:

SHEET 1 OF 5
JANUARY 2023

In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 -- Facsimile - 435.776.7590
www.jackjohnson.com



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



Jack
Johnson
Consulting

Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
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ENTRY NO. _____	BOOK _____	PAGE'S _____
STATE OF <u>UTAH</u> _____		COUNTY OF <u>SUMMIT</u> _____
DATE _____		TIME _____
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SUMMIT COUNTY RECORDER		

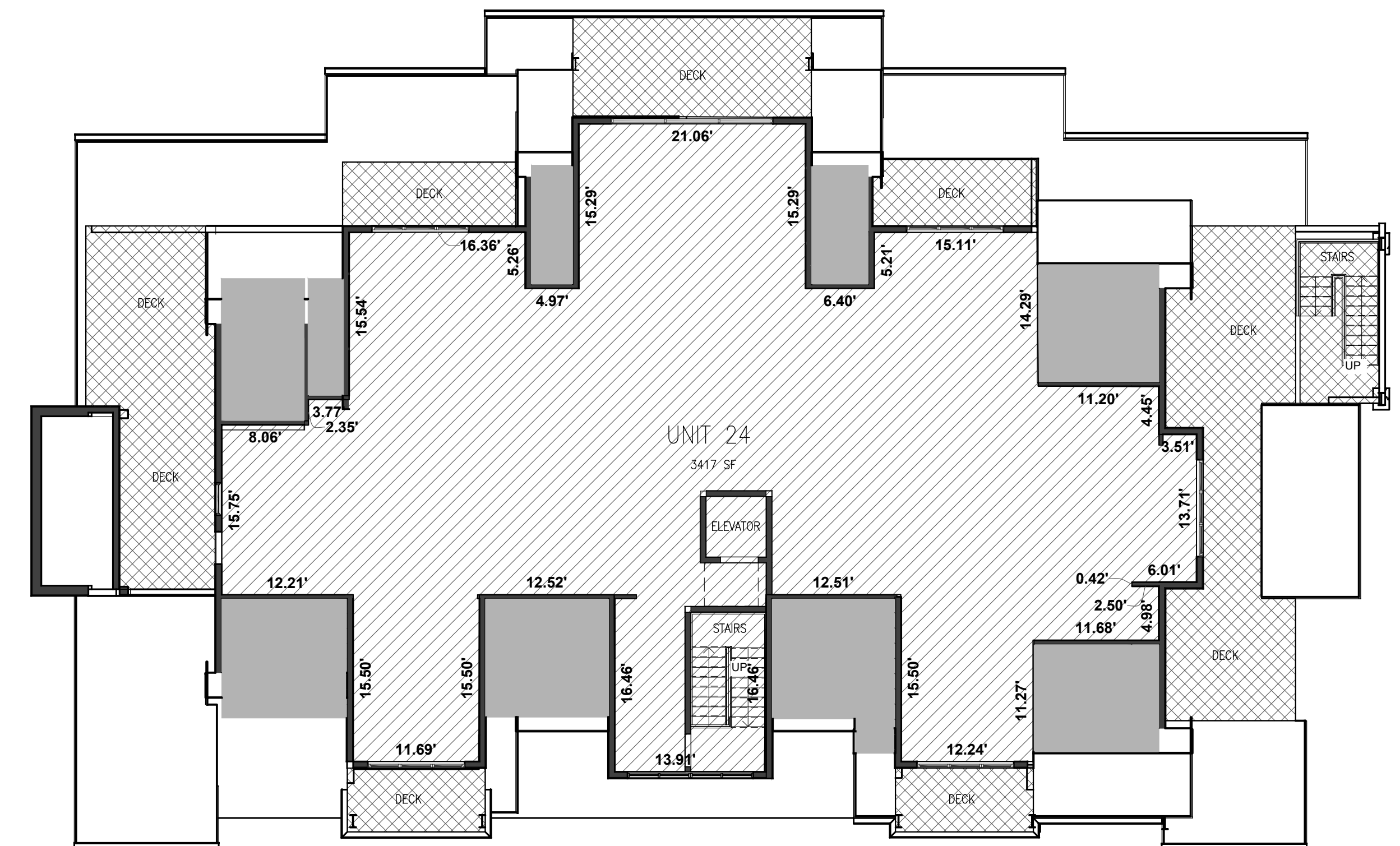
WHITE PINE CANYON VILLAGE
BUILDING 9 SUPPLEMENTAL
CONDOMINIUM
PLAT PHASE 5

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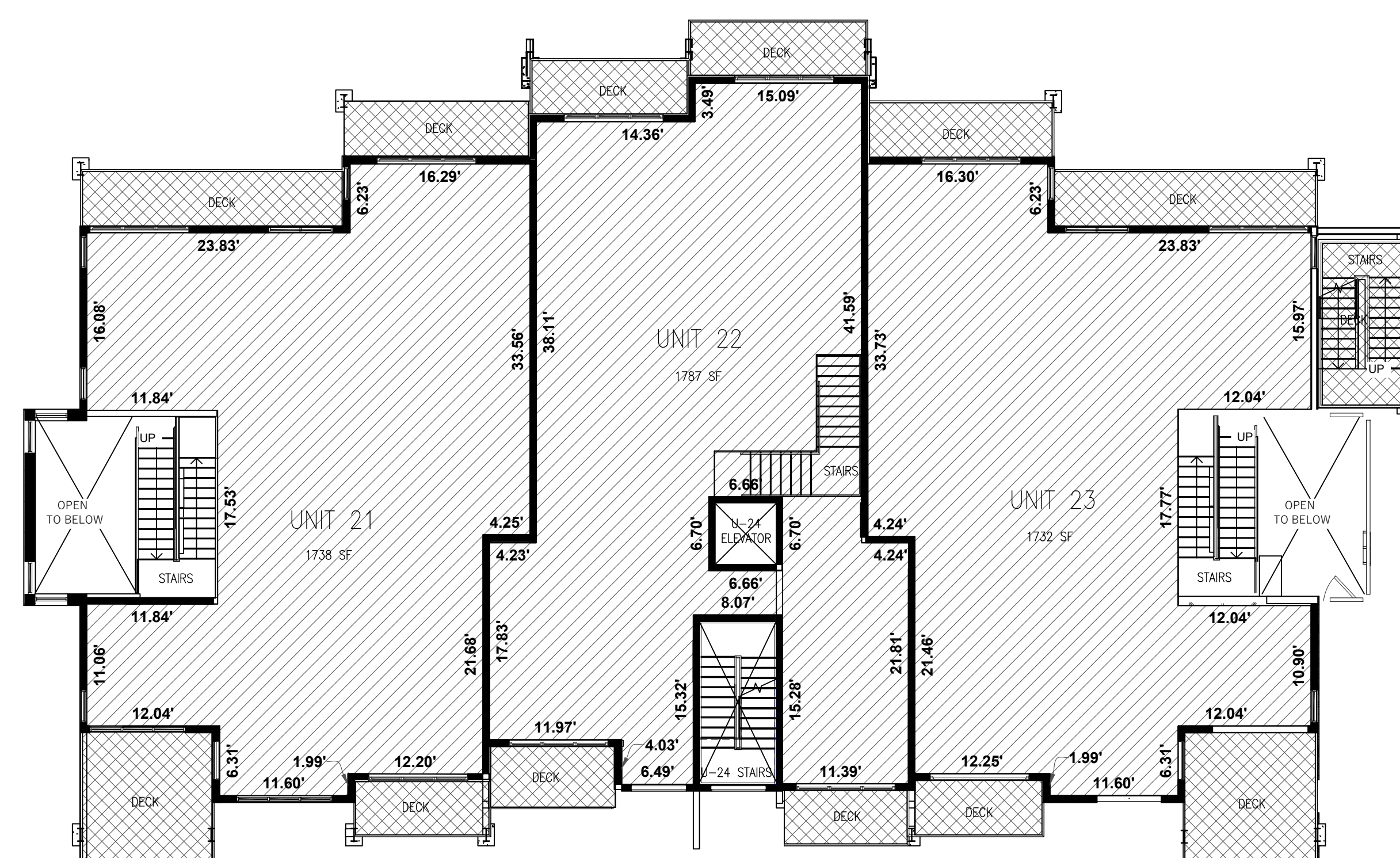
SHEET 3 OF 5
JANUARY 2024

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

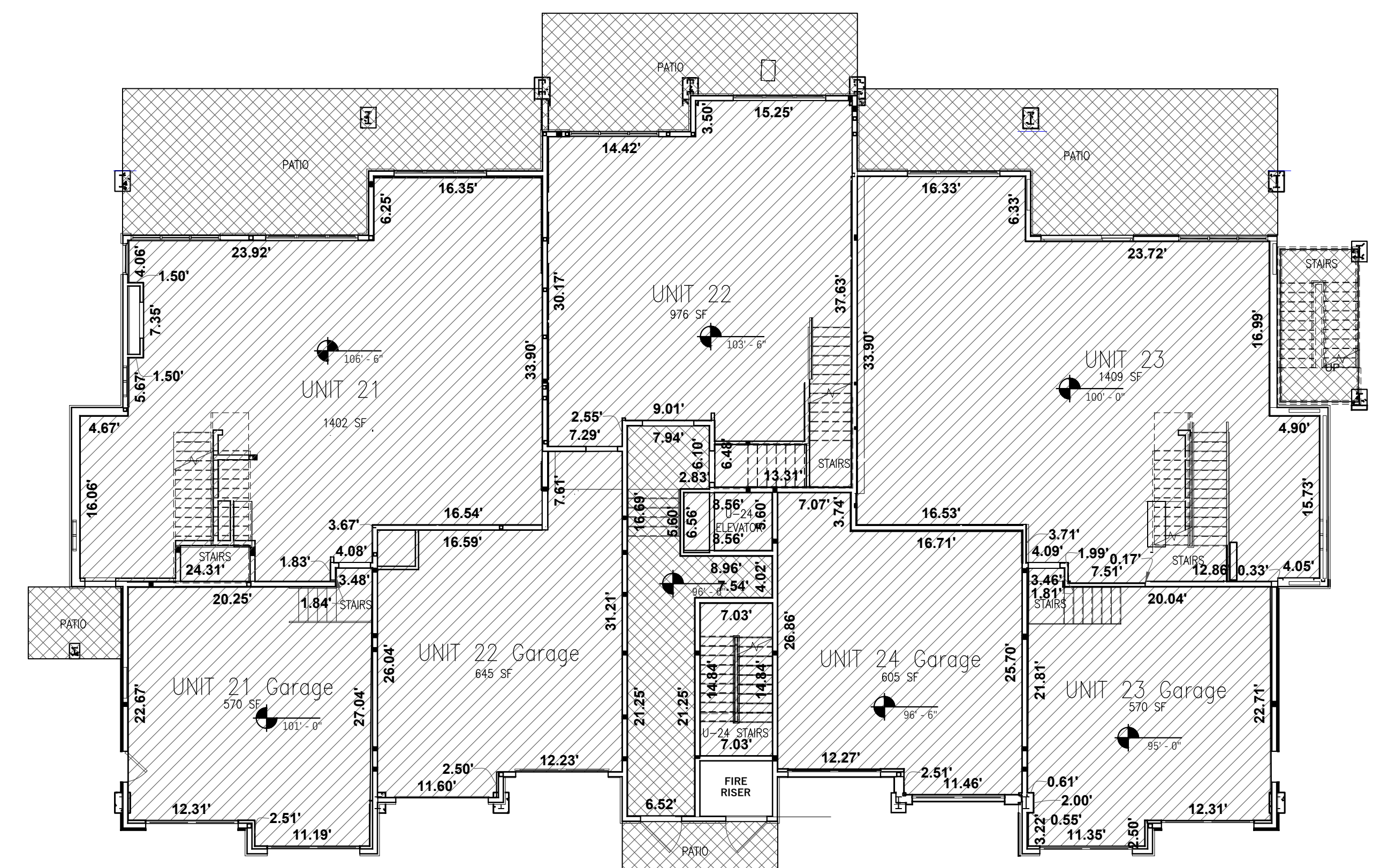
CONDOMINIUM ADDRESSES			
UNIT NUMBER	HOUSE NUMBER	FULL ADDRESS	PHASE
21	1984	1984 Stone Creek Rd	5
22	1978	1978 Stone Creek Rd	
23	1968	1968 Stone Creek Rd	
24	1974	1974 Stone Creek Rd	



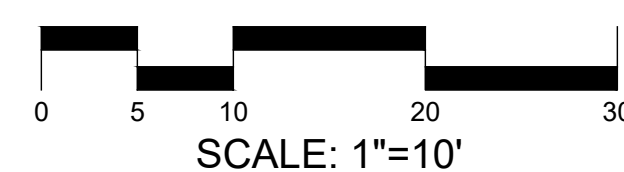
B-9 THIRD FLOOR (UNIT 24)



B-9 SECOND FLOOR



B-9 FIRST FLOOR



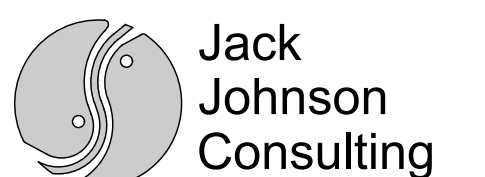
- COMMON AREAS AND FACILITIES
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE AREA/WITHDRAWABLE LAND

*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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ENTRY NO. _____ BOOK _____ PAGE'S _____
STATE OF UTAH, COUNTY OF SUMMIT
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SUMMIT COUNTY RECORDER

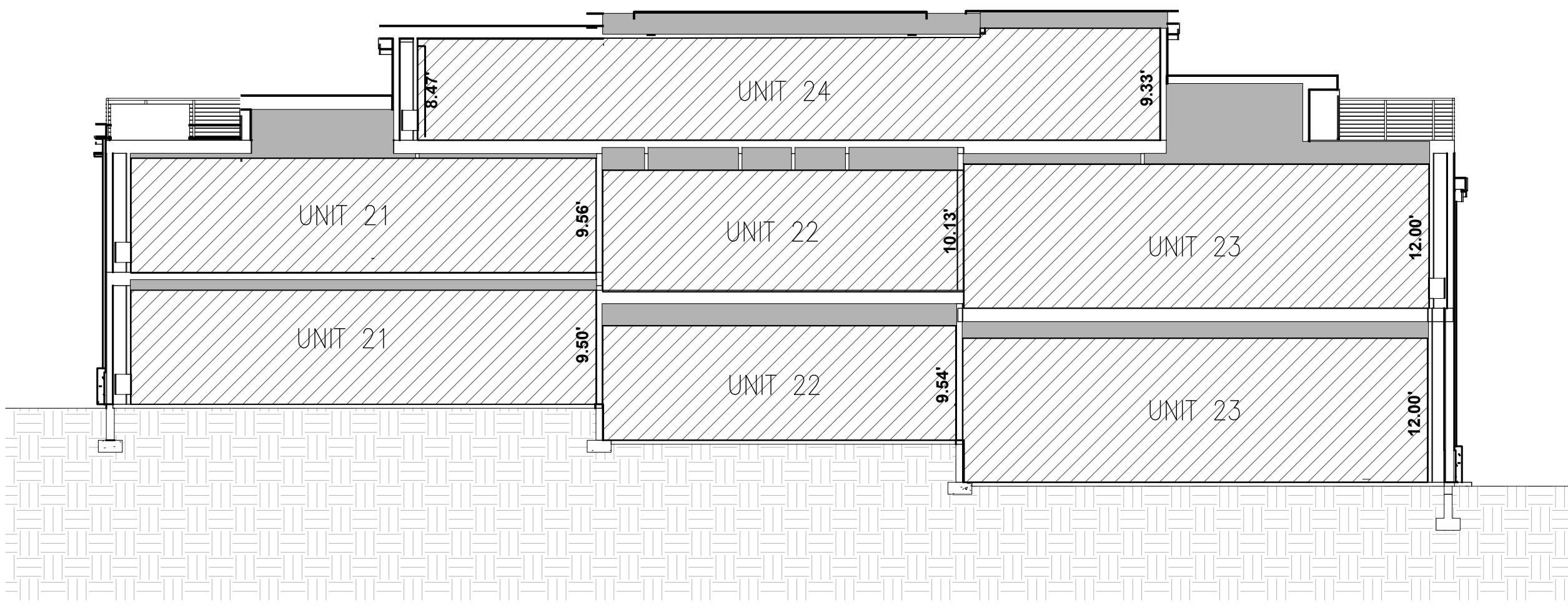


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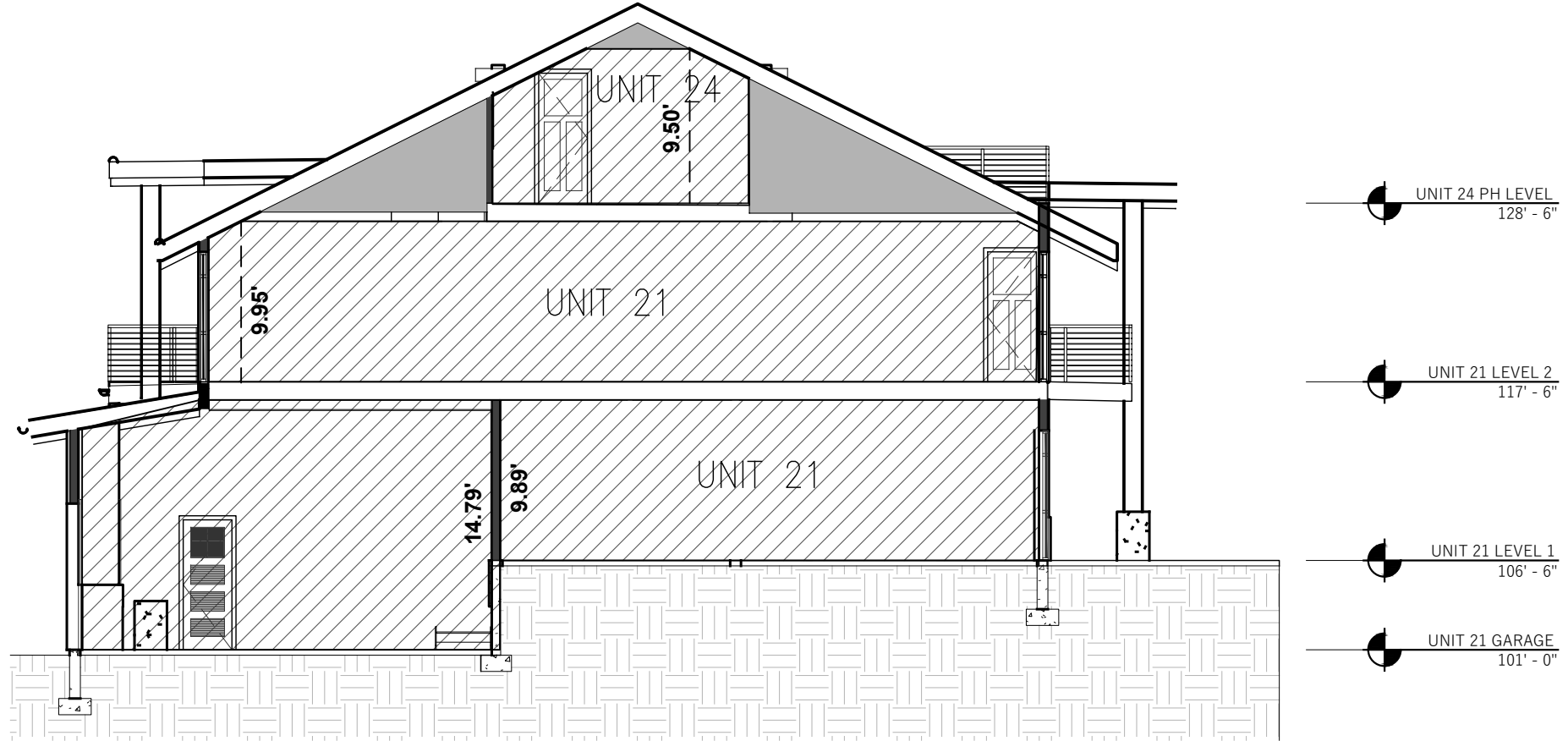
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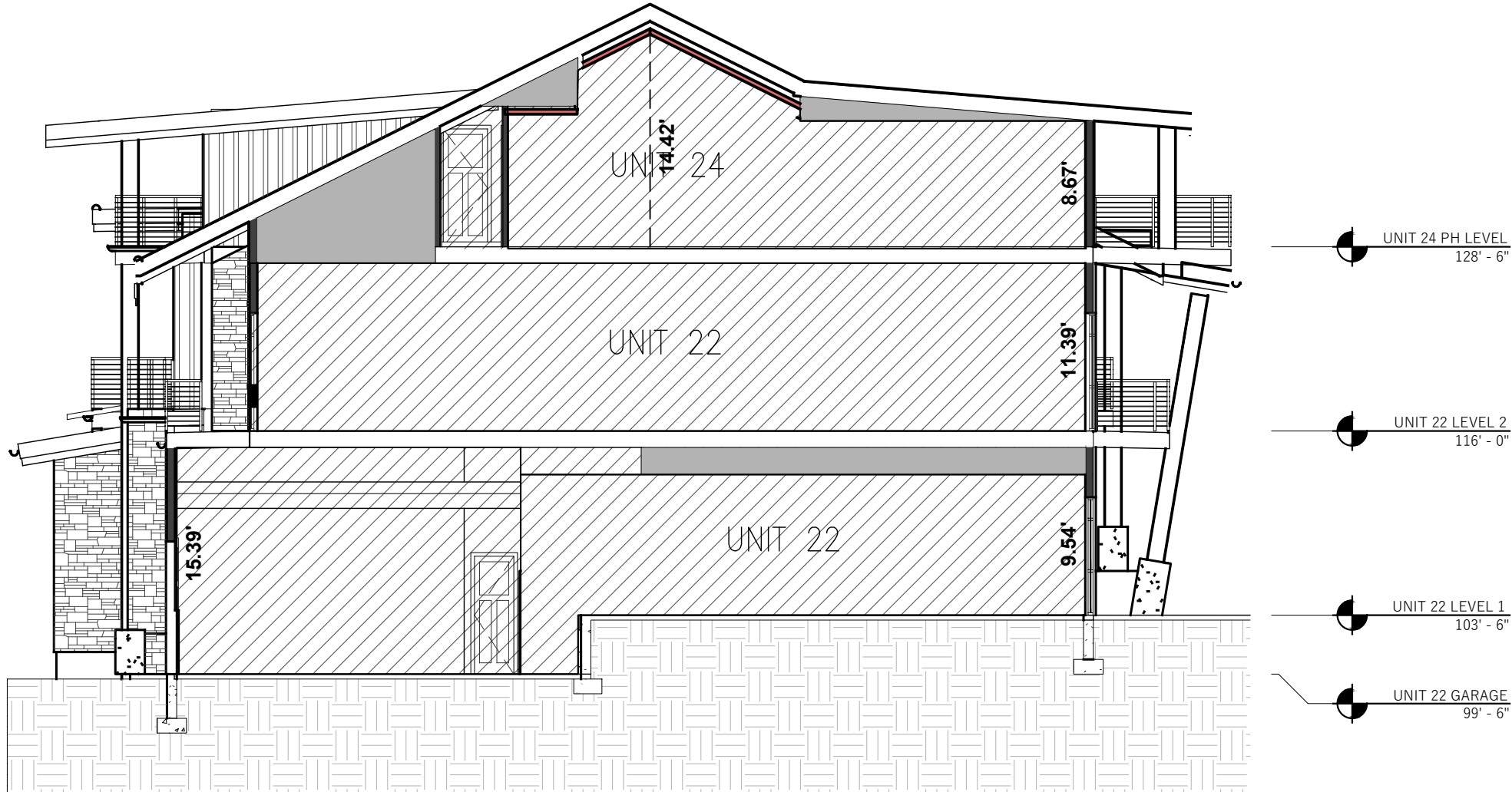
SHEET 4 OF 5
JANUARY 2024



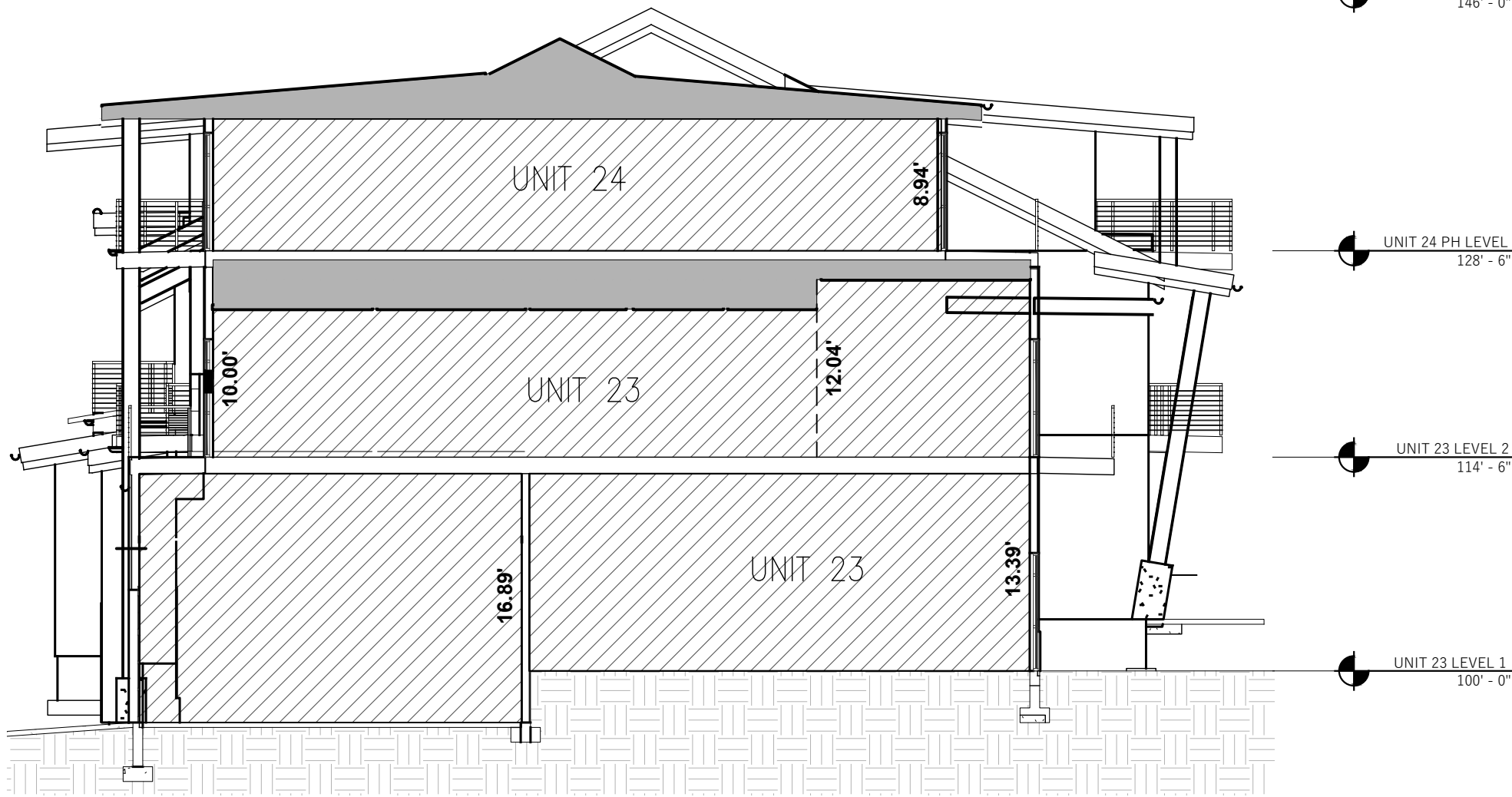
B-9 FRONT SECTION



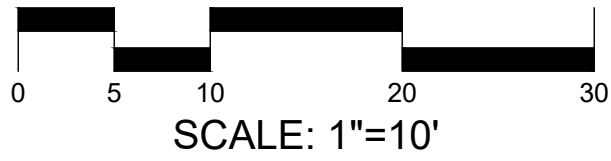
B-9 SECTION
UNIT 21,24



B-9 SECTION
UNIT 22,24



B-9 SECTION
UNIT 23,24



LEGEND

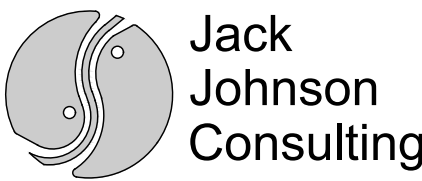
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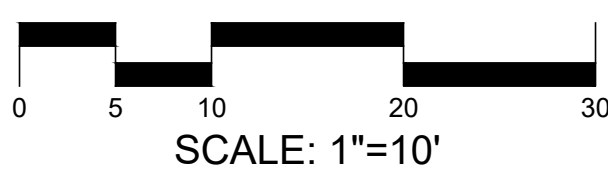
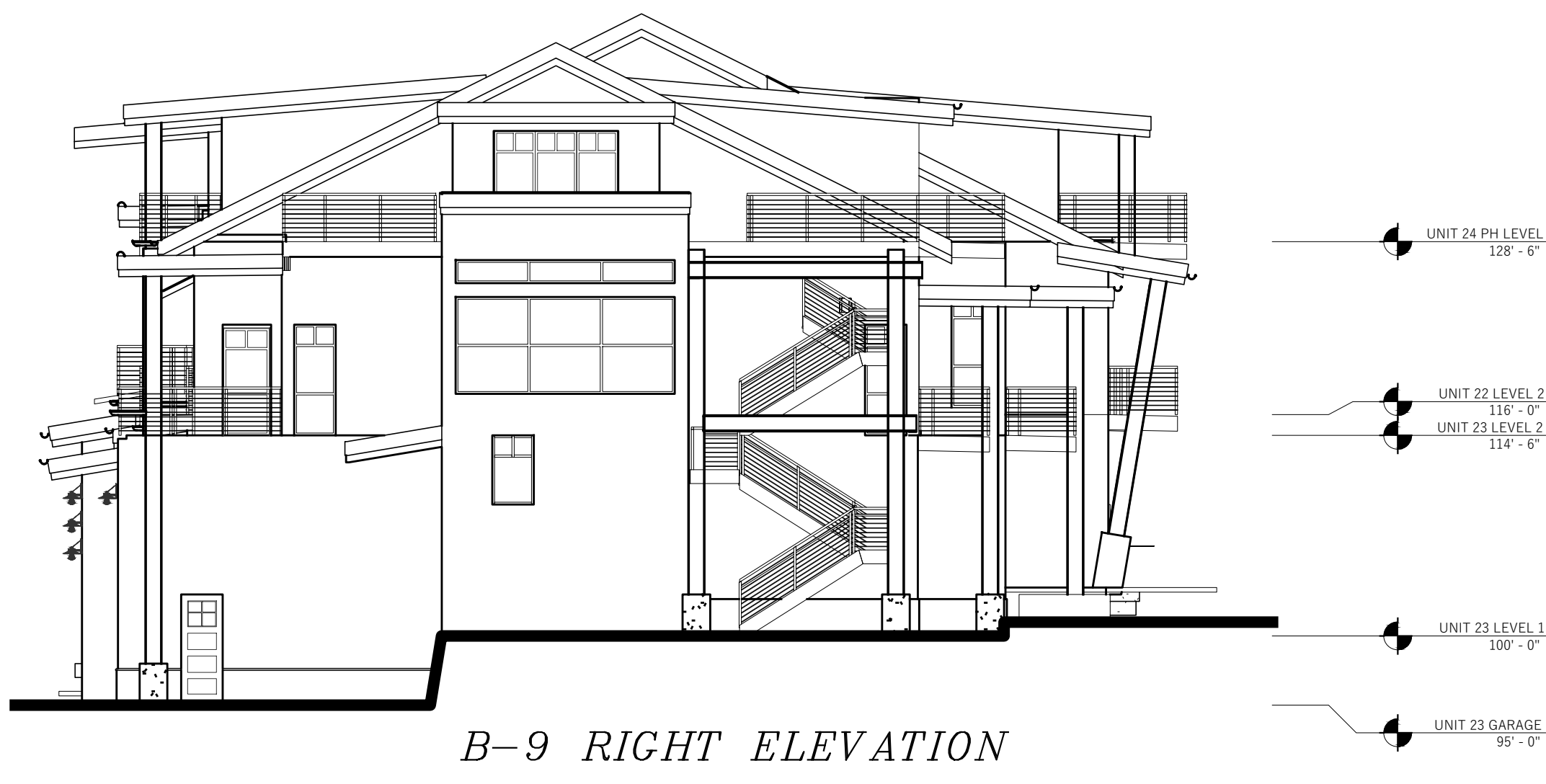
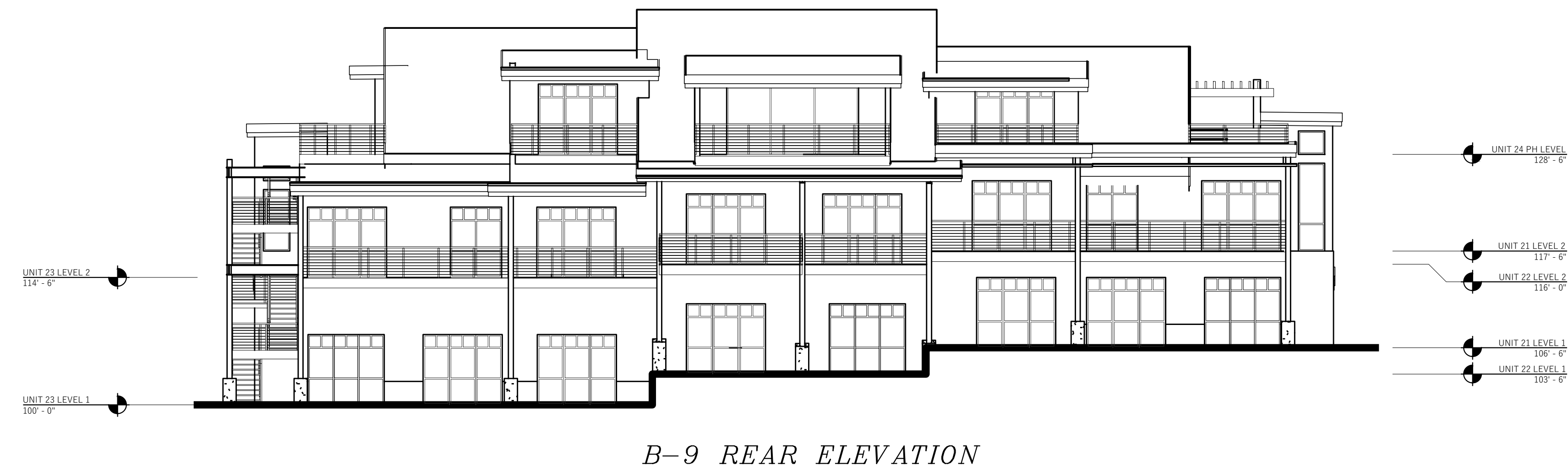
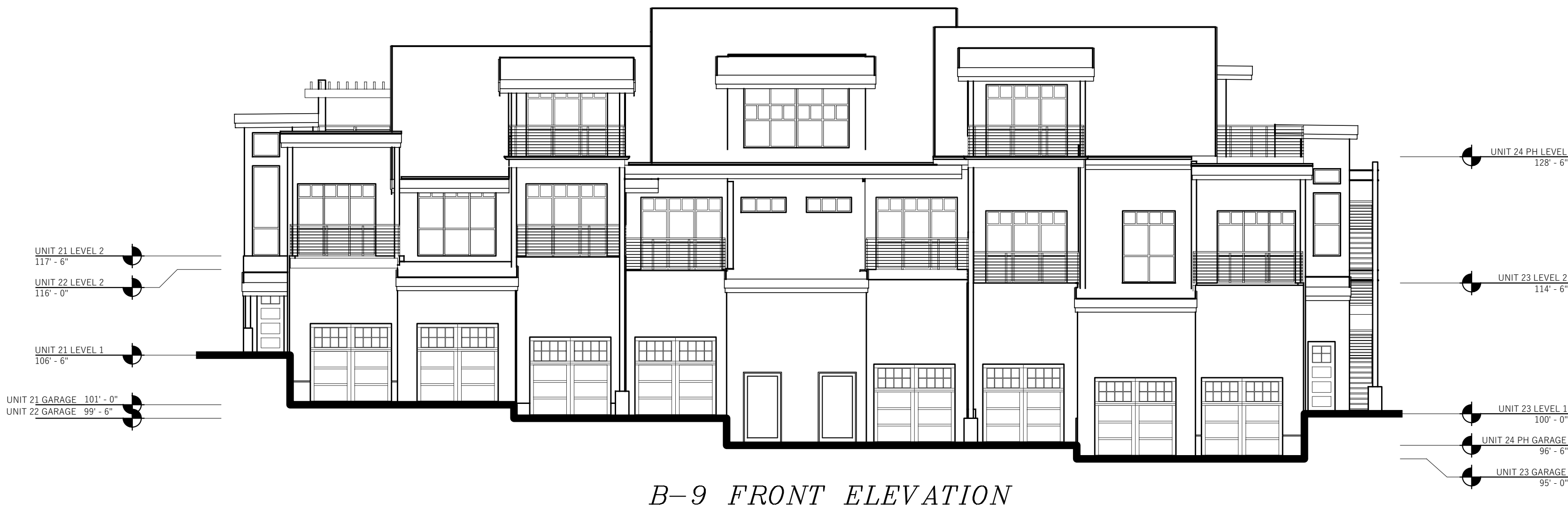


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SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SHEET 5 OF 5
JANUARY 2024



BUILDING 9 ELEVATION
100' - 0" = 6831

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

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Telephone - 435.645.9001 -- Facsimile - 435.776.7590
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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:

John Simmons
Planning and Operations Manager
Canyons Village Management Association



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.

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.

- | White Pine Canyon Village | | |
|---------------------------|-----------------------------|------------------------|
| | Multi-family units in phase | Acreage used per phase |
| 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 |
| Phase 6 | 4 | 0.38 |
| TOTAL | 28 | 3.932 |

- 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 Manager 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 condition 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:

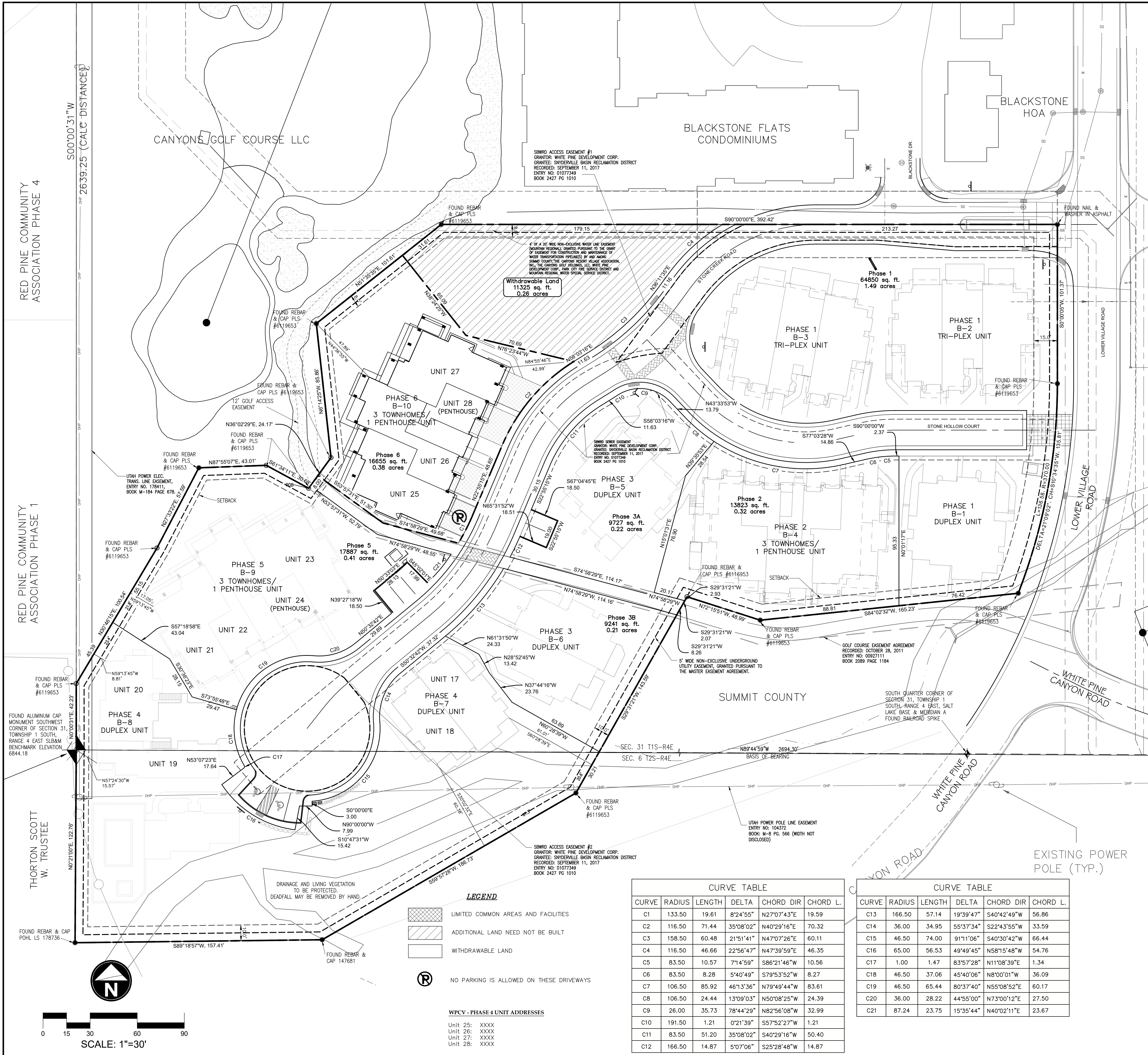
1. The Summit County Attorney's Office shall review and approve the Declarations of Condominium for consistency with the conditions of approval and terms of the Canyons Development Agreement.
2. All service provider conditions shall be met to the provider's satisfaction, prior to recordation of the plat.

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



BOUNDARY DESCRIPTION
LOT LV10, LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT, ACCORDING TO OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNT 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 0°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 0°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°59'43" WEST 2687.10 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 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°4'59", 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 49°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°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; 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 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 2 OF 5
JANUARY 2024

RECORDED		
ENTRY NO. _____	BOOK _____	PAGE'S _____
STATE OF _____, COUNTY OF _____, SUMMIT		
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**Jack
Johnson
Consulting**





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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	71°4'59"	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	65.44	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 4 UNIT ADDRESSES

Unit 25: XXXX
Unit 26: XXXX
Unit 27: XXXX
Unit 28: XXXX

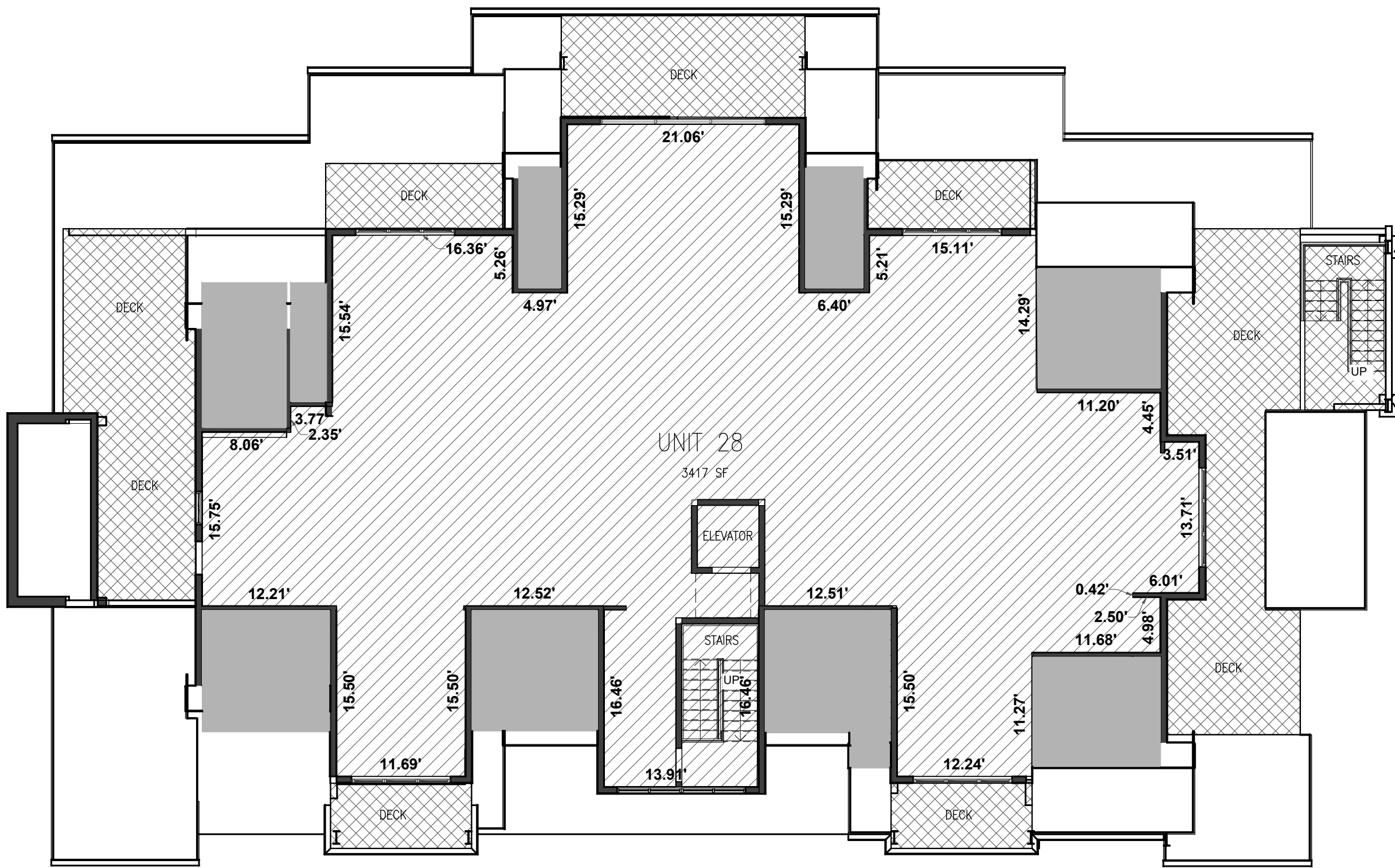
WHITE PINE CANYON VILLAGE
BUILDING 10 SUPPLEMENTAL
CONDOMINIUM
PLAT PHASE 6

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

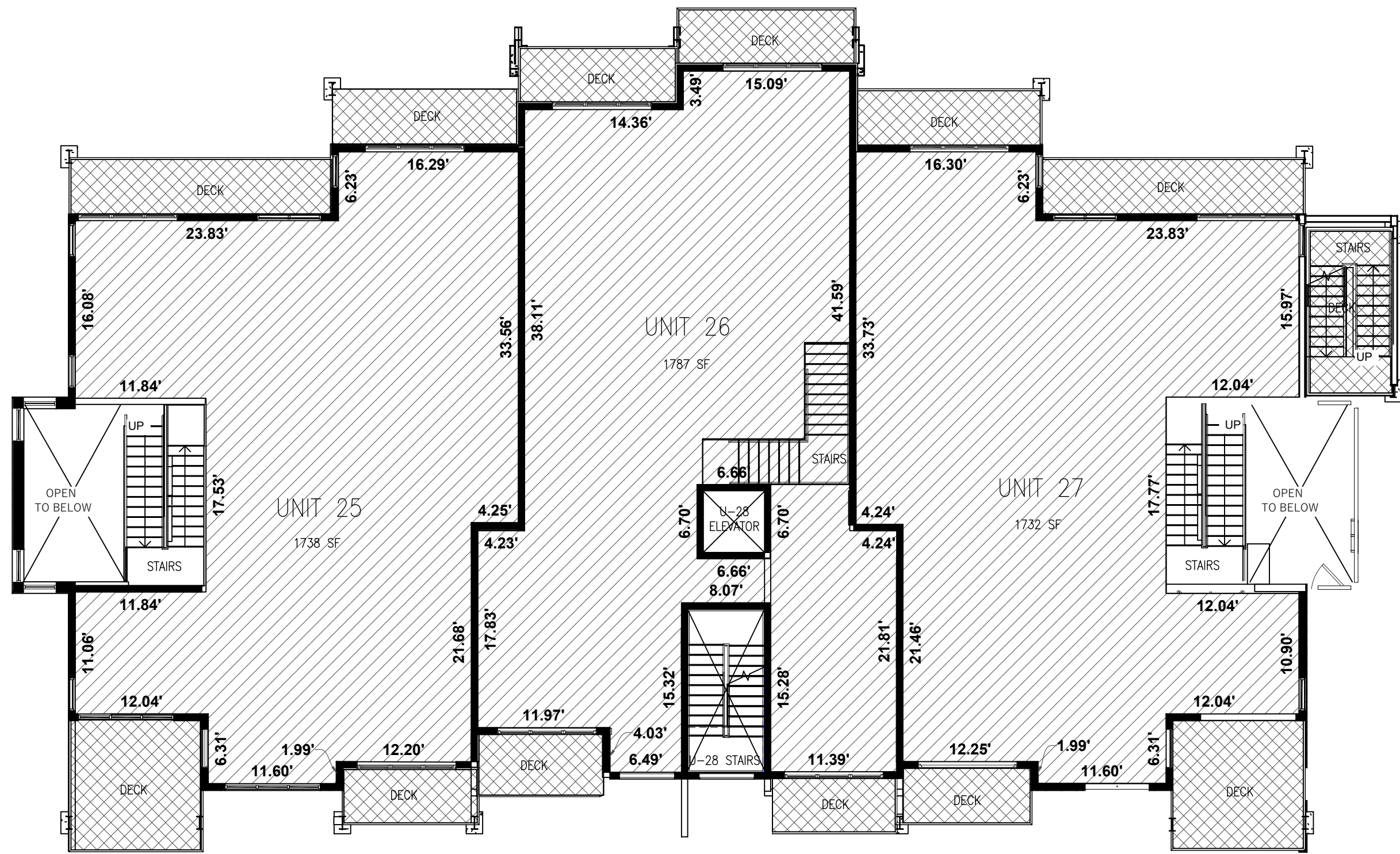
SHEET 3 OF 5
JANUARY 2024

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

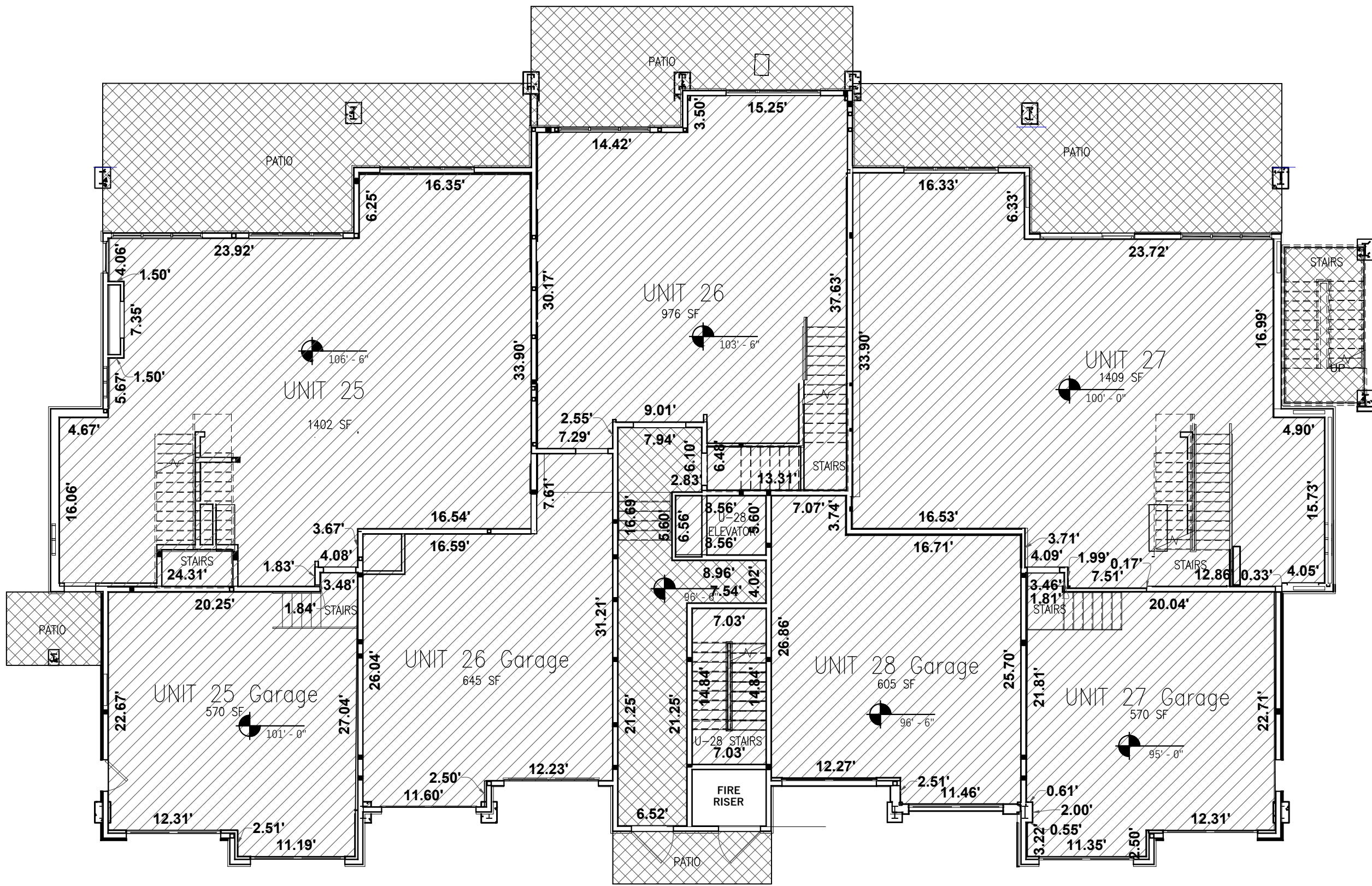
CONDOMINIUM ADDRESSES			
UNIT NUMBER	HOUSE NUMBER	FULL ADDRESS	PHASE
25	1964	1964 Stone Creek Rd	6
26	1958	1958 Stone Creek Rd	
27	1950	1950 Stone Creek Rd	
28	1954	1954 Stone Creek Rd	



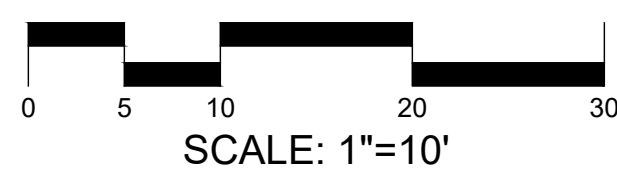
B10 THIRD FLOOR (UNIT 28)



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

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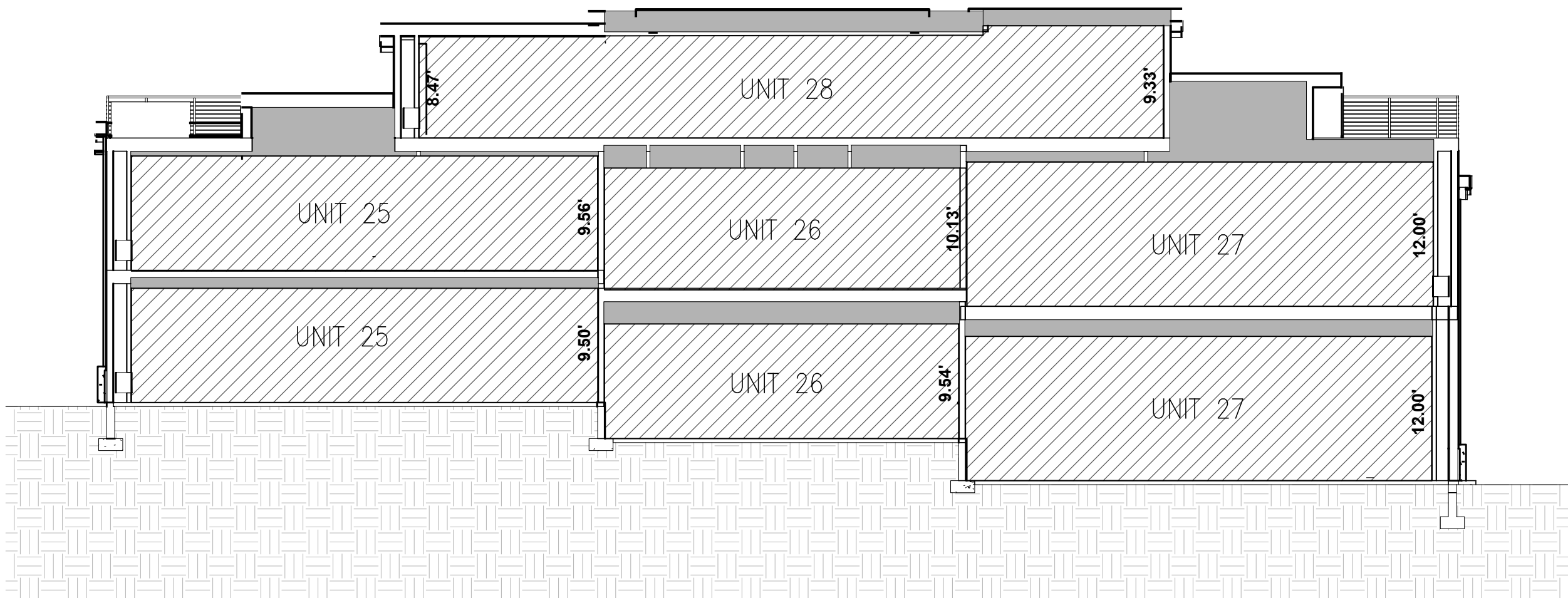
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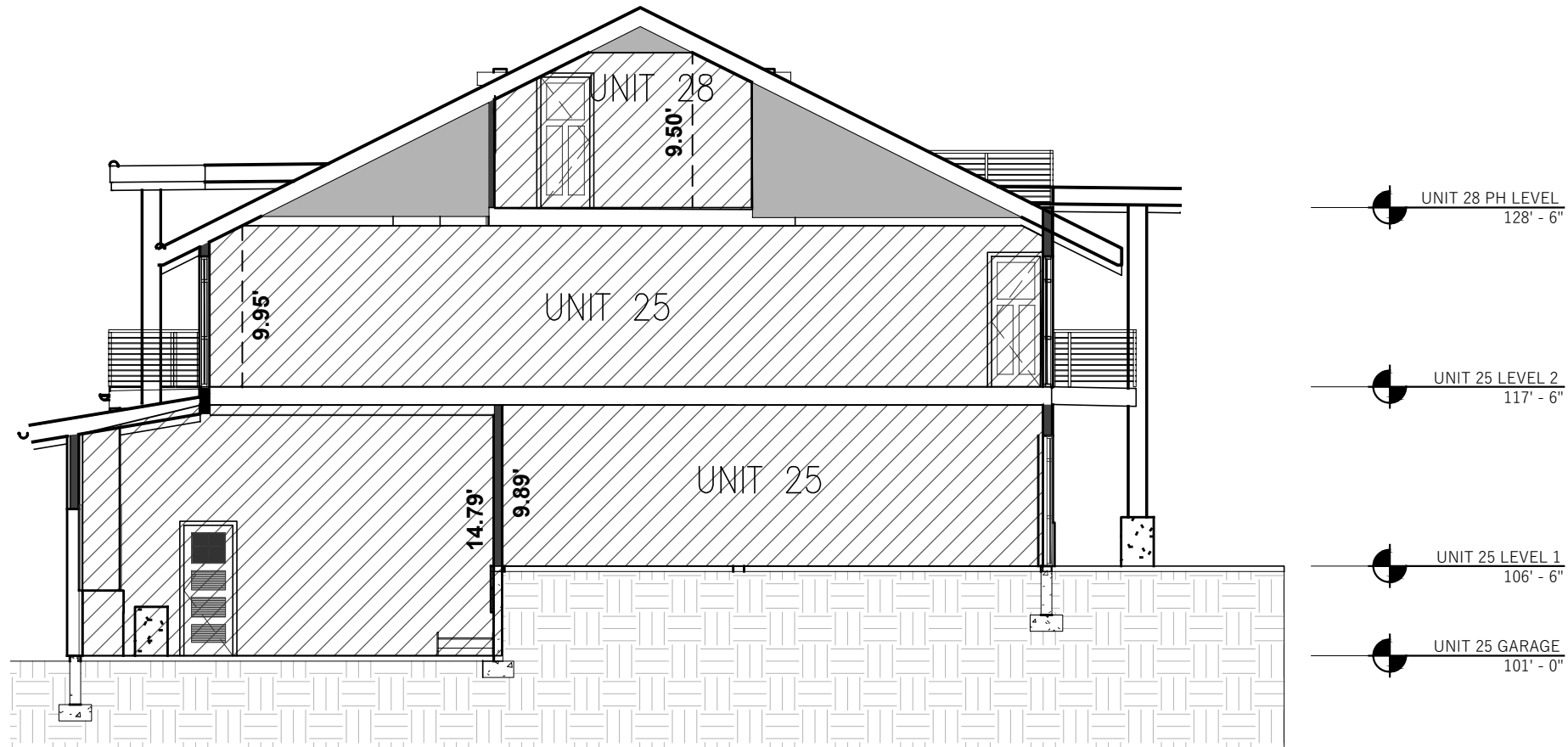
WHITE PINE CANYON VILLAGE
BUILDING 10 SUPPLEMENTAL
CONDOMINIUM
PLAT PHASE 6

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

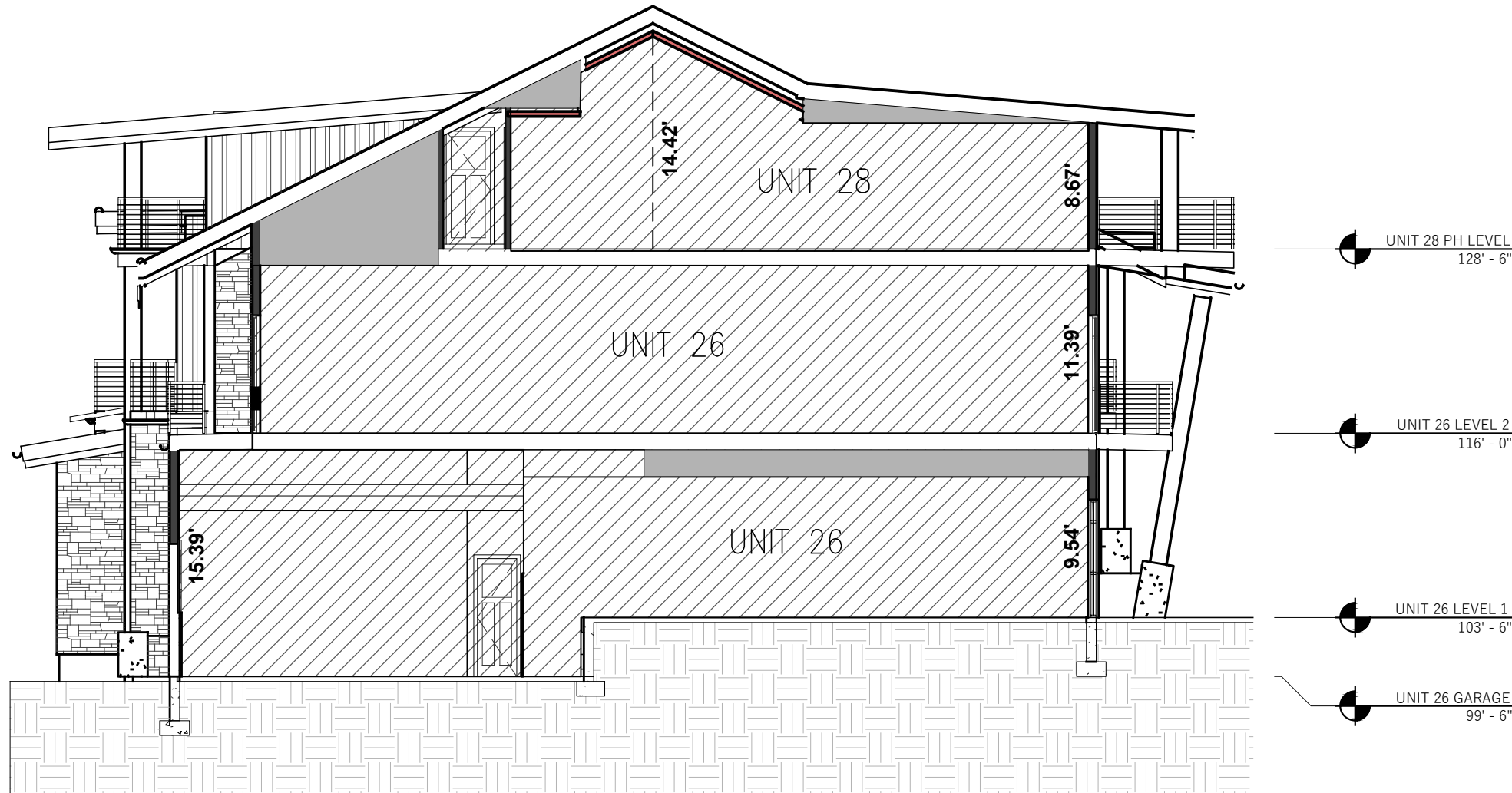
SHEET 4 OF 5
JANUARY 2024



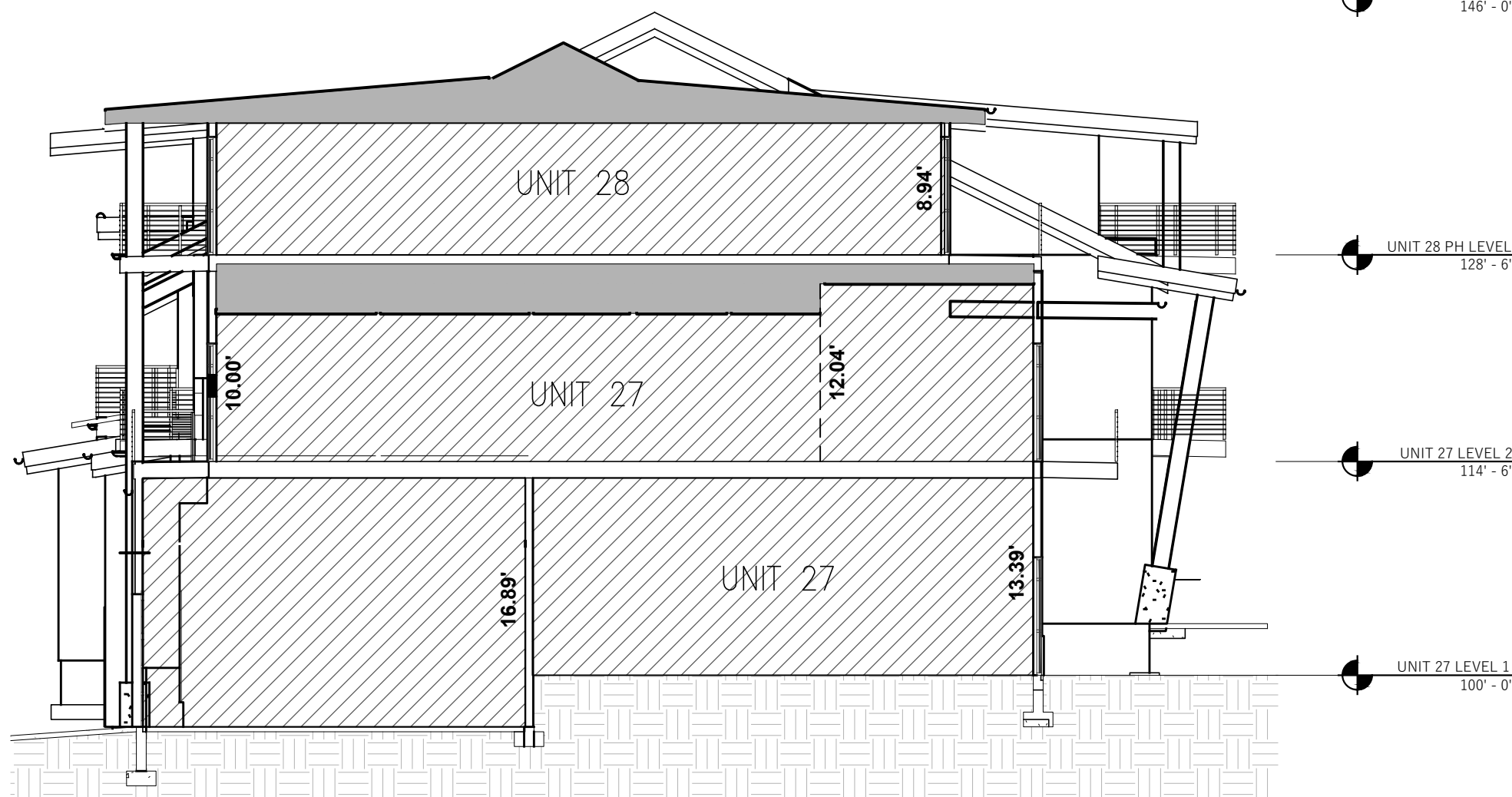
B10 FRONT SECTION



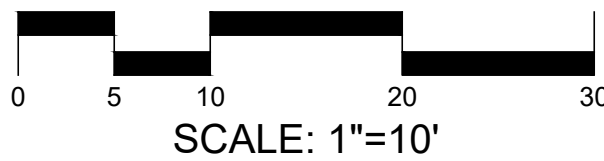
B10 SECTION
UNIT 25,28



B10 SECTION
UNIT 26,28



B10 SECTION
UNIT 27,28



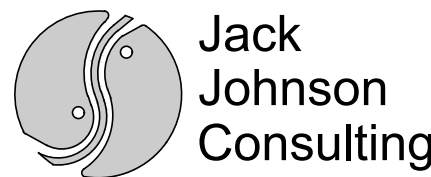
LEGEND

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

ALL MEASUREMENTS ARE TO STUD WALL

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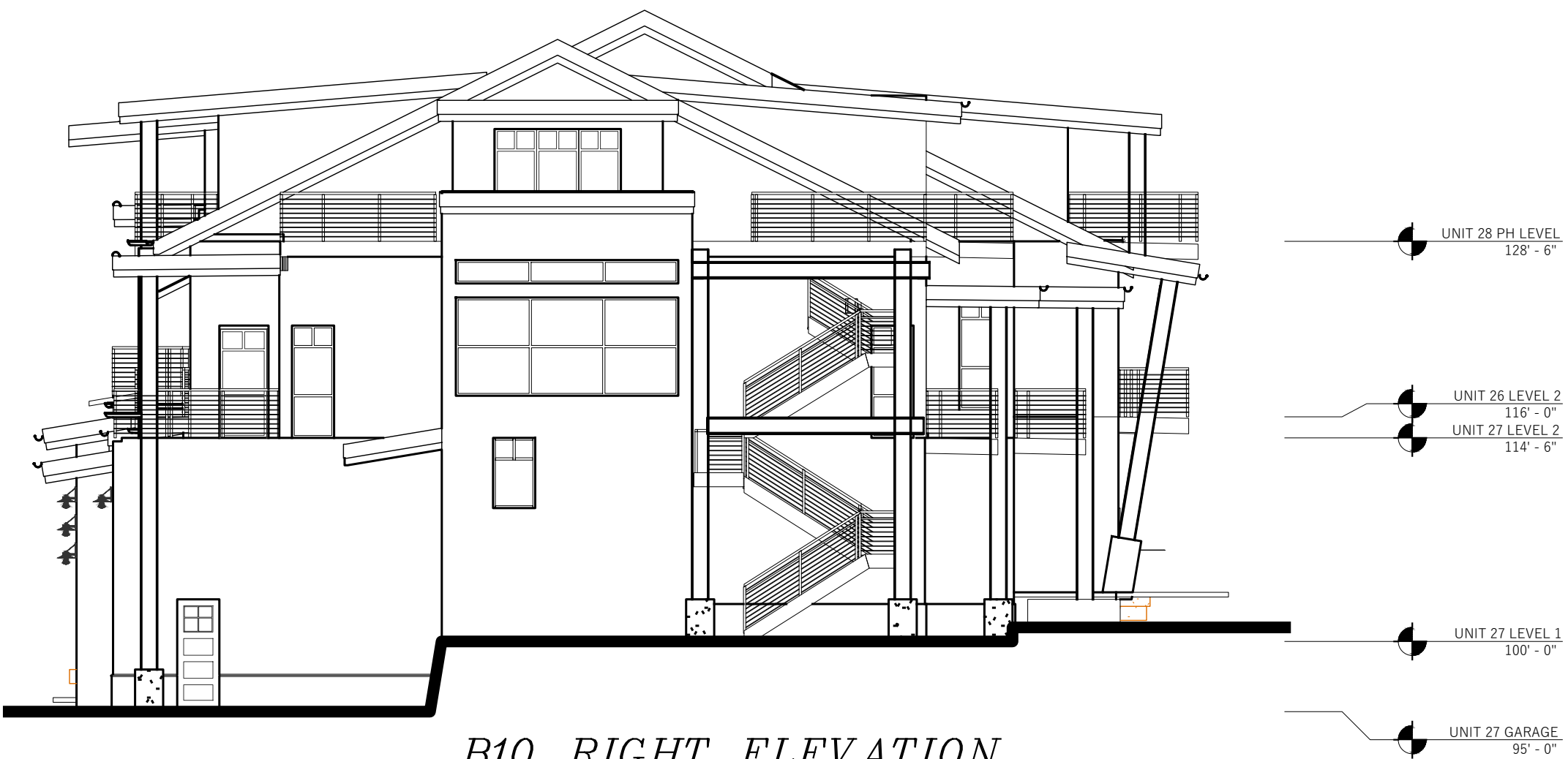
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UTAH

SHEET 5 OF 5
JANUARY 2024



B10 FRONT ELEVATION



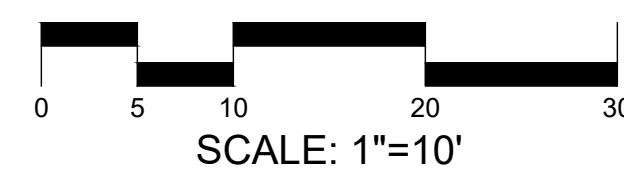
B10 RIGHT ELEVATION



B10 REAR ELEVATION

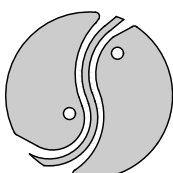


B10 LEFT ELEVATION



BUILDING 10 ELEVATION
100'-0"=6820

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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



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.

[illegible]

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 Manager 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 condition 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 Manager. 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

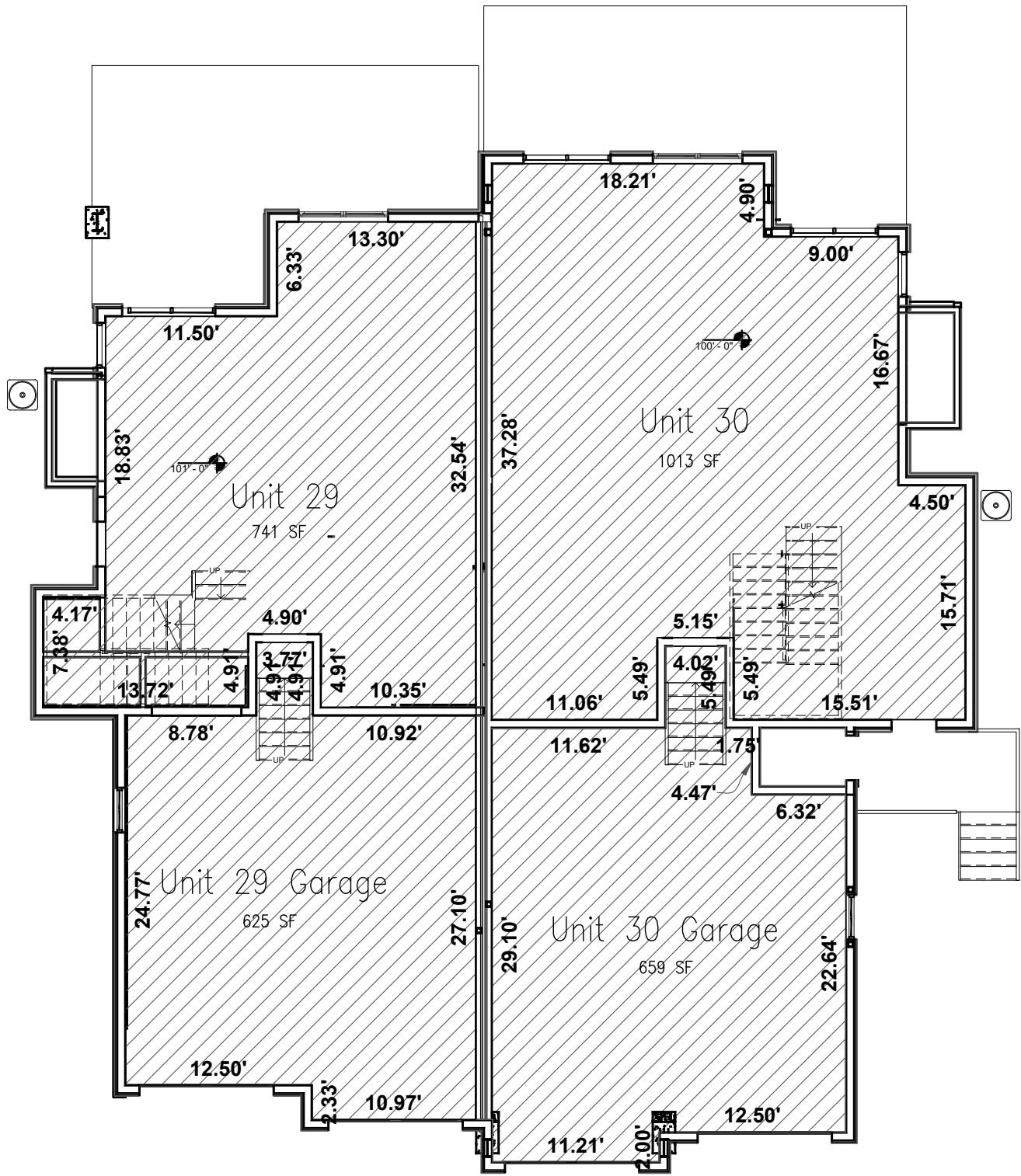
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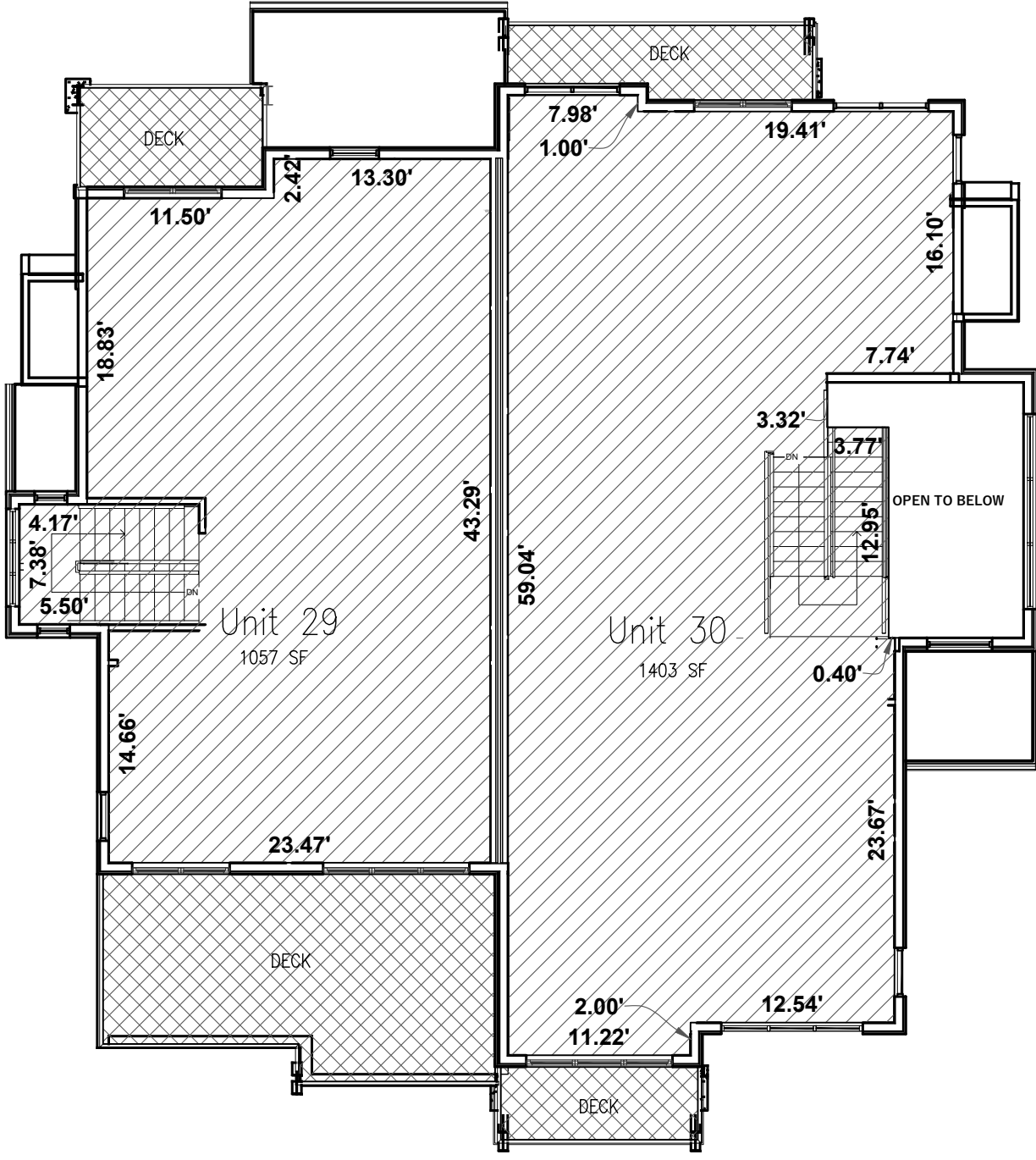
SHEET 3 OF 4
JANUARY 2024

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

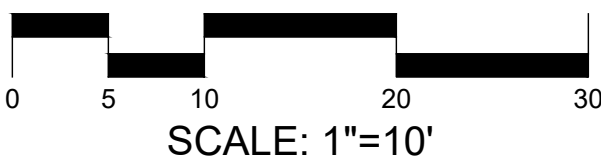
CONDOMINIUM ADDRESSES			
UNIT NUMBER	HOUSE NUMBER	FULL ADDRESS	PHASE
29	1938	1938 Stone Creek Rd	7
30	1932	1932 Stone Creek Rd	



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.

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**Jack
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BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

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JANUARY 2024



B-11 FRONT ELEVATION

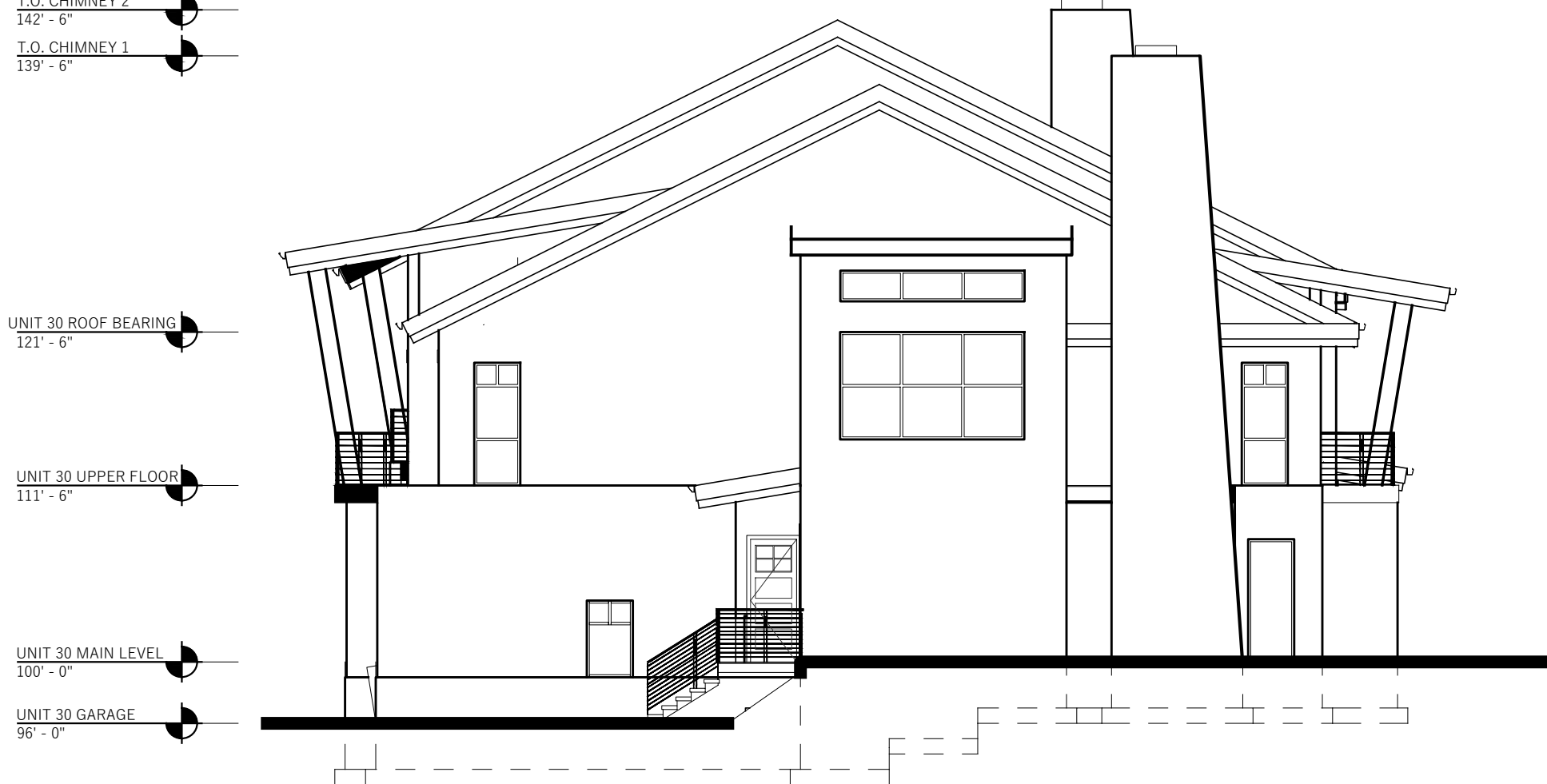


B-11 RIGHT ELEVATION

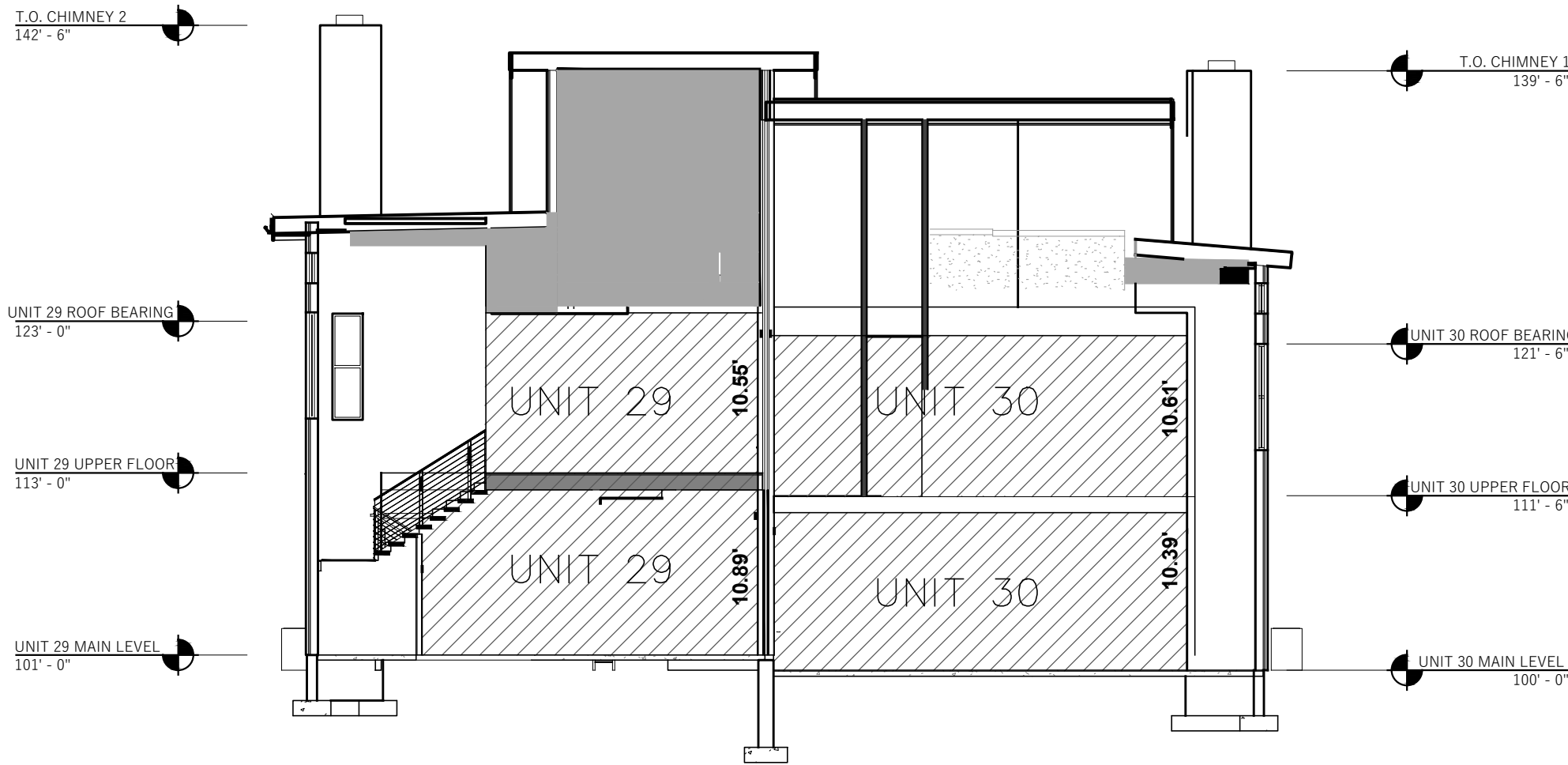
BUILDING 11 ELEVATION
100'-0"=6814



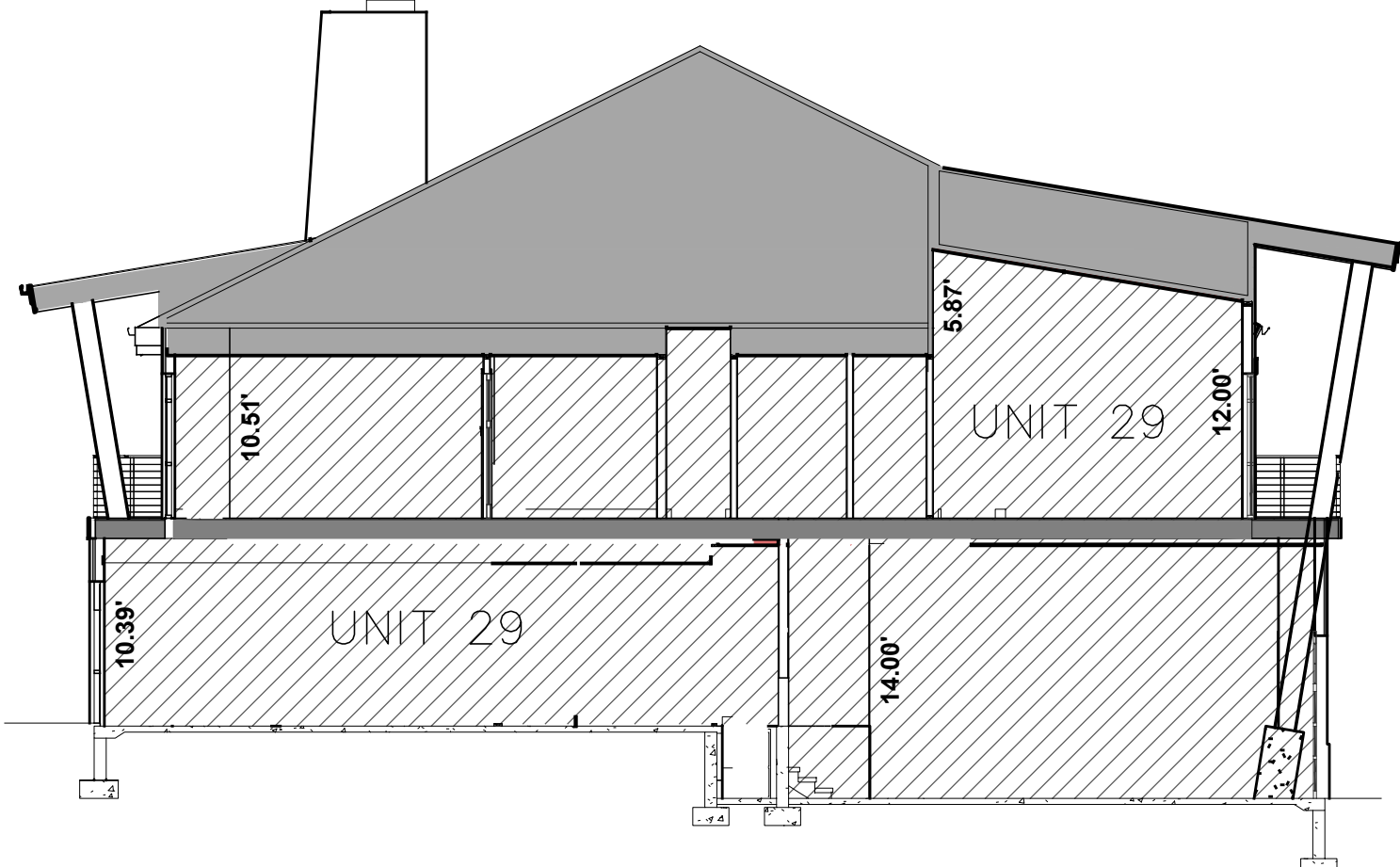
B-11 REAR ELEVATION



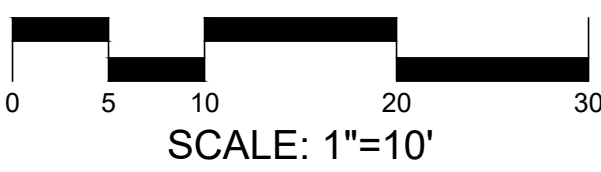
B-11 LEFT ELEVATION



B-11 SECTION UNIT 29-30



B-11 SECTION UNIT 29



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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 over a light blue horizontal line.

John Simmons
Planning and Operations Manager
Canyons Village Management Association