Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To: Snyderville Basin Planning Commission
From: Tiffanie N. Robinson, Senior Planner
Date of Meeting: October 22, 2024
Type of Item: Slopeside Village Canyons Employee Housing Phase II
Final Site Plan – Discussion, Possible Recommendation
Process: Administrative Review
File: #24-130

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. Staff recommends that the County Manager conduct a public hearing and take into consideration the recommendation from the Canyons DRC, Staff analysis, and a unanimous positive recommendation from the Snyderville Basin Planning Commission and approve the proposed final site plan pursuant to the findings of fact, conclusions of law, and conditions of approval found in this staff report.

Project Description

Project Name: Slopeside Village Canyons Employee Housing Phase II - Final Site Plan
File: #24-130
Property Owner(s): Summit County
Applicant: CPD, Park City
Parcel Address: 1753 Ozzy Way
Parcel ID: LVDAM-LV-6A-AM-X
7.70 acres
Zoning: Specially Planned Area
Proposed Application: Final Site Plan
Land Use Authority: County Manager

Slopeside Village Canyons Employee Housing Phase II	
Proposed Use:	
149 employee units – 324 pillows	
Building I	
12	Studio units
59	1 Bedroom units
10	2 Bedroom units
81	**Total units**
Building J	
16	Studio units
42	1 Bedroom units
10	2 Bedroom units
68	**Total units**
Parking	
16	Paved Surface Spaces
66	Parking Structure Roof
67	Parking Structure
149	**Total Parking spaces**
Max Height	**Proposed**
6817' ASL	6801.5' ASL

Proposal:

The applicant, Tony Tyler, is requesting approval of the Slopeside Village Canyons Employee Housing Phase II final site plan. Phase II will be located on the easterly portion of LV6-A and will have two (2) five-story buildings, a maximum of 6,801.5’ ASL,

consisting of 149 units, and will include 149 surface and structured parking spaces. **EXHIBIT A**.

Vicinity Map



Background

The 1998 Canyons Specially Planned Area and Development Agreement outlined an obligation in the master plan that required the master developer to provide Employee Housing once the Resort reached certain build-out thresholds. At 25% build-out it was required that the housing study would commence, at 33% build-out master planning must be underway and then construction of this obligation would be required.

As part of the 2017 Amendments to the Canyons Development Agreement, modifications were made to the anticipated timelines and the minimum number of Employee Housing units to be provided. It was agreed upon that the employee housing would consist of a minimum of 1,107 pillows or "Equivalent Occupant Credits".

On May 15, 2018, an "Employee Housing Master Agreement" was executed between the Canyons Village Management Association (CVMA) and Summit County. This agreement outlined critical Employee Housing Construction Requirements and detailed Employee Housing Rental Requirements. There were several important thresholds in the agreement, most notably, the employee housing obligation was to be completed by December 31, 2023, **EXHIBIT B**.

In December 2019, the SBPC reviewed the Canyons Employee Housing project and made a unanimous positive recommendation to the County Manager.

On January 31, 2020, the County Manager conducted a public hearing and approved the Canyons Employee Housing final site plan, aka Slopeside Village, which consisted of 169 units that would accommodate 1,153 pillows to be built in six (6) separate buildings and six (6) townhome units. The units were a mix of (40) dormitory-style, (49) 2-bedroom, (29) 3-bedroom, (51) 4-bedroom, and (6) townhome units.

Construction began on Slopeside Village Canyons Employee Housing Phase 1 in the fall of 2020 and all approved buildings/units were completed in October 2023, fulfilling the entire employee housing obligation.

A final site plan application for Slopeside Village Employee Housing Phase II was received on August 12, 2024. The proposed phase II will be located on the easterly portion of the LV6 parcel and will provide an additional 149 employee housing units.

The Canyons DRC provided a positive letter of recommendation for Slopeside Village Canyons Employee Housing Phase II final site plan on July 19, 2024. **EXHIBIT C**.

On October 22, 2024, the Snyderville Basin Planning Commission discussed the proposed Employee Housing Phase II and forwarded a unanimous positive recommendation to the County Manager. The following is a link to the SBPC meeting minutes. https://summitcounty.granicus.com/player/clip/683?meta_id=45478

The project has been routed to all service providers for review and comment **EXHIBIT D**. Staff has included their correspondence and conditioned the application accordingly, to verify that all service provider conditions are met.

Analysis and Findings

The approval process for all plats and final site plans within the Canyons SPA area, including the subject parcel, is governed by the Canyons SPA Development Agreement. Section 2.7 of the Amended and Restated Development Agreement, adopted on November 15th, 1999 provides the Development Approval Process for all Final Subdivision Plat or Condominium Plats and Final Site Plans within the SPA. After reviewing the proposed Final Site Plan 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 of the Canyons Employee Housing Final Site Plan.

Staff's review of the application, based upon the information presented and with the recommendation of the Canyons DRC, indicates that the project generally complies with the Canyons Development Agreement and meets the minimum requirement for approval in the Snyderville Basin Development Code. Although there are still some minor outstanding items to be completed, Staff believes that, as conditioned, the project is ready for consideration of a recommendation from the Snyderville Basin Planning Commission and a public hearing and final decision from the County Manager.

Code Requirement	Analysis	Comment
Environmental Criteria *Air Quality *Water Quality *Watershed Protection *Sewage Disposal *Wildlife Habitat	The Health department indicated that use will not produce byproducts that would be harmful to the air, water, or watershed quality of the Snyderville Basin. Wood burning fireplaces are prohibited.	**COMPLIES**
Critical Areas *Wetlands *Slopes Exceeding 30% *Ridgelines *Avalanche Zones *Geologic Hazards	The proposed housing is not located on or near a critical ridgeline, 30% slope or wetland.	**COMPLIES**
Open Space	All open space within the Canyons SPA and DA is designated as each Master Plat. The Lower Village Development Area Master Plat accounts for the open space required.	**COMPLIES**
Water and Water Supply Willing to serve letter required prior to development permit approval	Mt. Regional has indicated that they have been in contact with the developer who have previously stubbed out laterals for that portion of the project from the ROW to the north. They will still need to submit for additional impact fees. **EXHIBIT C**	**COMPLIES, as conditioned**
Sanitary Sewer A line extension agreement must be accepted by SBWRD prior to development permit approval	SBWRD has indicated that they do not have any issues with the project. The applicant must still submit final design drawings to the satisfaction of the SBWRD before final signature of the Final Site Plan. **EXHIBIT C**	**COMPLIES, as conditioned**
Fire Protection Ability to serve a development to provide fire protection shall be provided, in writing, for all developments.	Mike Owens from Park City Fire District has reviewed the proposed site plan and they have satisfied all PCFD concerns. Additional review will be required before obtaining a building permit.	**COMPLIES, as conditioned**
Loading and Unloading Applicant shall demonstrate adequate loading and unloading space is available within the development.	Loading and unloading will take place entirely on LVDAM-6A-AM-X and does not compromise any required parking spaces.	**COMPLIES**
Parking Requirements The Canyons Parking requirements for the employee housing is 0.8 spaces per unit. 149 x 0.8 = 119 **SPACES REQUIRED** = 119	16 paved surface spaces 66 parking structure roof <u>67 underground parking structure</u> 149 SPACES PROVIDED 5 stalls ADA accessible and 12 are designated as EV stalls.	**COMPLIES**

	The project is also located directly adjacent to the Lower Village Parking area and Transit Center.	
Transportation Infrastructure and Access Design	The Summit County Engineer has been working with the applicant to address the outstanding civil issues. At the time of this report, the Engineering department is comfortable with the proposal moving forward but will require all items to be addressed prior to recordation of the Final Site Plan **EXHIBIT C**.	**COMPLIES, as conditioned**
Public Utilities A letter shall be obtained from the public utility companies that will provide service to the development.	All necessary public utilities are available on site**.** Rocky Mt. Power and Dominion Energy have indicated that they can serve the project and have no concerns or conditions moving forward with the proposal. **EXHIBIT C**	**COMPLIES**
Mail Delivery Locations for mail delivery should be shown on the final site plan and written approval from the postmaster.	Mail delivery will be located within the common area of Building J.	**COMPLIES**
Solid Waste and Recycling Garbage and Recycling Containers need to be identified on the site plan and located within a completely enclosed structure.	Phase II will have its own dumpster enclosure that accommodates a 15CY dumpster serviced by ACE Disposal. If necessary, Phase I trash compactor has sufficient capacity to take on additional waste. Recycling will be taken to the recycling containers in Phase I.	**COMPLIES**
Snow Removal and Storage Development shall provide adequate area for snow removal.	The Code requires a minimum of 10% snow storage for the site. The site plan indicates that it is meeting the standard for this requirement.	**COMPLIES**
Police and Security Prior to submitting an application for development approval, the applicant shall obtain certification as to compliance with this standard.	The site provides adequate access for both police and security personnel.	**COMPLIES**
Parks, Trails, and Trailheads All development shall provide neighborhood park facilities in a manner that is sufficient to meet the specific recreational demands generated by the development.	The primary focus of the Amended Canyons DA was on connectivity and circulation within the boundaries of the SPA. The applicant has provided a circulation/connectivity exhibit that shows all pedestrian connections within the site and to the adjacent parcels. Critical connections are made to the Vail Team building on the west side of Lower Village Road and through the LV1 parking area that	**COMPLIES**

	leads to the transit center and cabriolet to get Canyons employees to the mountain or utilized transit to access the surrounding area. **EXHIBIT A**	
ADA Access All building intended for public use shall be accessible to the disabled, as per the requirements of the international building code and the Americans with disabilities act.	The project has been previewed with the building official who did not have any immediate concerns. The structures will be reviewed by the Building Department for compliance with all ADA requirements, prior to the issue of a building permit.	**COMPLIES, as conditioned**
Special Site Design Requirements	Staff reviewed the application for compliance with each of the special site design requirements and found that it meets the minimum required for approval.	**COMPLIES**
Architectural Regulations for All Structures	The proposed architecture has been reviewed by the Canyons DRC and is compliant with the Canyons design guidelines. The façade shifts, color and materials are compatible with the standards of the Code **EXHIBIT A**.	**COMPLIES, as conditioned**
Landscape Regulations All new developments requiring a land use permit shall comply with the landscape requirements. All projects that increase the SF of an existing building or parking requirement by 20% or more shall also comply.	The proposed landscaping plan appears to comply with the standards in 10-4-21. Staff shall verify all final landscaping details and obtain sufficient landscaping bonding, prior to FSP recordation **EXHIBIT A**. Although a significant amount of vegetation must be removed for construction, staff has encouraged the applicant to preserve as much mature vegetation as possible, along the southern portion of the lot.	**COMPLIES, as conditioned**
Lighting Regulations All development permit applications that propose exterior outdoor lighting or street lighting shall include a lighting plan.	The applicant has provided an outdoor lighting plan including lighting cutsheets. Lighting details and color spectrum specifications shall be verified for compliance with the lighting standards in 10-4-22, before issuance of a building permit. **EXHIBIT A**	**COMPLIES, as conditioned**
Height	The Canyons SPA allows the structures to be a maximum of 6,817' ASL. Both structures are proposed at 6,801.5' ASL, below the maximum allowed height. **EXHIBIT A**	**COMPLIES**
Density	The LV6A parcel is designated for Employee Housing. As proposed, there will be approximately 127,931 square feet of building area. Under the terms of the Amended and Restated Canyons Development Agreement Employee Housing	**COMPLIES**

	is exempt from any density requirements.	
Sustainability Statement	The applicant has submitted a sustainability statement for practices they intend to utilize during the construction process, transportation objectives, and long-term building operation practices. **EXHIBIT E**	**COMPLIES**

Recommendation

It is staff's finding that the project meets the applicable standards in the Snyderville Basin Development Code and the Canyons Development Agreement, with conditions. Staff recommends that the County Manager conduct a public hearing and take into consideration the recommendation from the Canyons DRC, Staff analysis, and a unanimous positive recommendation from the Snyderville Basin Planning Commission and approve the proposed final site plan pursuant to the findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. According to the current assessor's parcel information, Summit County is the owner of record for parcel LVDAM-LV6A-AM-X.
2. Parcel LVDAM-LV6A-AM-X is zoned Specially Planned Area (SPA) and is within the Canyons Specially Planned Area (SPA) boundaries.
3. Parcel LVDAM-LV6A-AM-X is intended to be utilized for Employee Housing, per the Amended and Restated Canyons Development Agreement Land Use and Zoning Chart. Employee Housing is exempted from any density requirements.
4. On January 31, 2020, Slopeside Village Canyons Employee Housing Phase 1 final site plan was approved by the County Manager.
5. Phase 1 consisted of 169 units that would accommodate 1,153 pillows to be built in six (6) separate buildings and six (6) townhome units. The units were a mix of (40) dormitory-style, (49) 2-bedroom, (29) 3-bedroom, (51) 4-bedroom, and (6) townhome units.
6. Construction began on Slopeside Village Canyons Employee Housing Phase 1 in the spring of 2021 and all approved buildings were completed in October 2023, fulfilling the entire employee housing obligation.
7. An application for Slopeside Village Canyons Employee Housing Phase II Final Site Plan was submitted on August 12, 2024.
8. The applicant is proposing to construct two (2) buildings containing a total of 149 units that can accommodate 324 occupants.
9. The proposed buildings will include (28) studio units, (91) 1-bedroom units, and (20) 2-bedroom units.
10. The parcel is allowed to have structures that are a maximum height of 6,817' ASL, as described in the Amended and Restated Canyons Development Agreement Land Use and Zoning Chart, more specifically outlined in the site-specific design guidelines.

11. Both new structures are proposed to be 6,801.5' ASL.
12. The Canyons DA requires 0.8 spaces per unit, requiring 119 spaces. The applicant proposes a total of 149 parking spaces that will be distributed between 16 paved surface spaces, 66 roof parking structure, and 67 within the underground parking structure. Of the total spaces provided, 5 will be ADA accessible, and 12 spaces are designated as EV stalls.
13. The Canyons DRC made a formal recommendation for the Slopeside Village Canyons Employee Housing Phase II Final Site Plan on July 19, 2024.
14. The Snyderville Basin Planning Commission discussed the proposal at their regularly scheduled meeting on October 22, 2024, and forwarded a unanimous positive recommendation to the County Manager.

Conclusions of Law:

1. The proposed Slopeside Village Canyons Employee Housing Phase II Final Site Plan complies with all requirements of the Snyderville Basin Development Code and the amended and restated Canyons Development Agreement.
2. The proposed use, as conditioned, is consistent with the Snyderville Basin General Plan, as amended.
3. The use is not detrimental to public health, safety and welfare, as the roads and public services in the area are sufficient to accommodate the increase in intensity of the use.
4. The use is compatible with the existing neighborhood character and will not adversely affect surrounding land uses.

Conditions of Approval:

1. Staff shall review and approve all final landscaping plans for the site; including plant type, size, number, location and method of irrigation and verify that they are in compliance with the Canyons Development Agreement and the Snyderville Basin Development Code. Existing mature vegetation along the southern boundary should be protected as much as possible during construction.
2. The Staff shall review and approve the lighting plan for the site; including building, parking area, and street fixture type, number, location and cut sheets, and photometric information for complete compliance with Section 4.22 of the Code, prior to issuance of a building permit.
3. A detailed Development Improvement Agreement (DIA) shall be submitted to and approved by the County Engineer, along with sufficient bonding for all infrastructure improvements, common area improvements, landscaping and re-vegetation. This agreement shall be recorded concurrently with the final site plan, prior to issuance of any development permits. All necessary construction plan and inspection fees must be paid to the County Engineer, prior to issuance of any permits.
4. The parking shall be used exclusively for Slopeside Village Canyons Employee Housing Phase I and II residents. The parking shall not be used for day skier parking.
5. All service provider conditions shall be met to the provider's satisfaction, prior to

issuance of any development permits.

6. The Final Site Plan for the Canyons Employee Housing must be approved and recorded prior to issuance of any development permits.
7. All outstanding DRC items shall be completed prior to final approval of the Final Site Plan or prior to the issuance of any development permits, as outlined in the DRC recommendation letter.

Public Notice, Meetings and Comments

This item has been noticed as a public hearing in the November 2, 2024, edition of the Park Record. Courtesy notices have been sent to all property owners within 1,000 of the subject parcel. At the time of this report, no public comment has been received.

Attachments

EXHIBIT A – Proposed Final Site Plan
EXHIBIT B - Canyons Employee Housing Agreement
EXHIBIT C - Canyons DRC Recommendation Letter
EXHIBIT S – Service Provider Comments
EXHIBIT E - Sustainability Statement

COLUMBUS PACIFIC

Canyons Village Housing

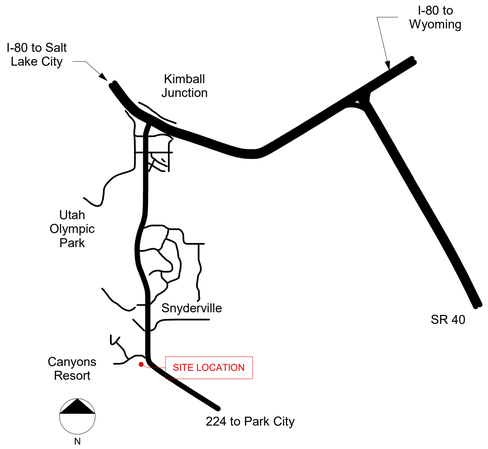
LOWER VILLAGE DEVELOPMENT AREA LV6

1753 Ozzy Way
Park City, UT 84098

Final Site Plan
2024.10.22

Project # 2023-44

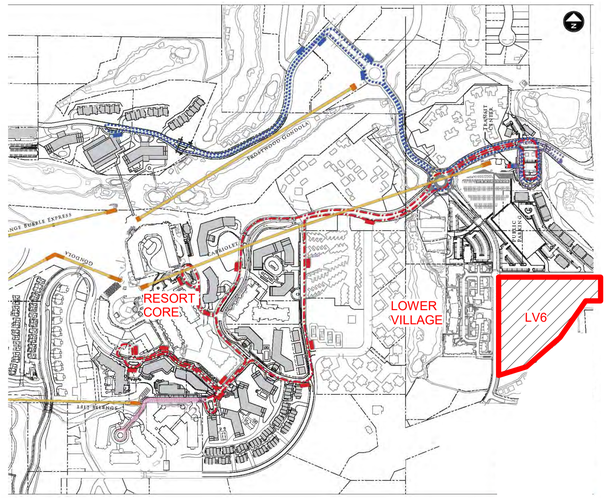
VICINITY MAP



APPLICANT

Applicant:	Columbus Pacific
Subdivision:	
Lot Number:	
Parcel Number: (Tax ID Number)	Parcel LV6-A Parcel LV6-B (N.I.C.)
Address:	3692 Lower Village Road Park City, Utah 84098
Section:	SW Quarter of Section 31
Township:	Township 1 South
Range:	Range 4 East Salt lake Base and Meridian
Acres:	LV6-A: 7.70 Acres LV6-B: 0.88 Acres (N.I.C.)
Lot SF:	LV6-A: 335,412 SF LV6-B: 38,332 SF (N.I.C.)

CANYON SPA MAP



LEGAL DESCRIPTION

Parcel LV6-A

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

Beginning at a point that is North 00°00'29" East 657.08 feet coincident with the section line and East 684.92 feet from a GLO brass cap at the southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being on the westerly boundary of LV6, Lower Village Development Area Master Plat, recorded July 28, 2011, as Entry No. 927089 in the Office of the Recorder, Summit County, Utah; and running thence South 89°59'55" East 150.00 feet; thence North 00°00'05" East 255.00 feet to a point on the northerly boundary of said LV6; thence coincident with LV6 the following eleven (11) courses: 1) South 89°59'55" East 647.75 feet to a point on a curve to the right having a radius of 78.00 feet, of which the radius point bears South 00°00'05" West; thence 2) along the arc of said curve 53.13 feet through a central angle of 39°01'47"; thence 3) South 50°58'08" East 137.11 feet; thence 4) South 19°04'30" West 68.19 feet; thence 5) South 88°20'01" West 299.77 feet; thence 6) South 36°32'26" West 323.42 feet; thence 7) South 48°36'23" West 213.62 feet; thence 8) South 45°00'55" West 101.69 feet; thence 9) South 72°21'53" West 218.64 feet to a point on a non tangent curve to the left having a radius of 430.00 feet, of which the radius point bears North 85°00'26" West; thence 10) northerly along the arc of said curve 37.46 feet through a central angle of 04°59'28"; thence 11) North 00°00'05" East 423.74 feet to the point of beginning.

Parcel LV6-B

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

Beginning at a point that is North 00°00'29" East 912.08 feet coincident with the section line and East 684.89 feet from a GLO brass cap at the southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being the northwesterly corner of LV6, Lower Village Development Area Master Plat, recorded July 28, 2011, as Entry No. 927089 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the northerly boundary of said LV6 South 89°59'55" East 150.00 feet; thence South 00°00'05" West 255.00 feet; thence North 89°59'55" West 150.00 feet to a point on said LV6; thence coincident with the westerly boundary of LV6 North 00°00'05" East 255.00 feet to the point of beginning.

Applicable Codes

International Building Code	2021	National Electric Code	2020
International Mechanical Code	2021	Accessibility Guidelines	2017
International Plumbing Code	2021		
International Fuel Gas Code	2021		
International Energy Conservation Code	2018		

Drawing Index FSP

GENERAL		
	F-01	Cover Sheet
	F-02	General Notes & Conventions
	F-03	Tabulated Land Use and Density
CIVIL		
	C-01	Existing Conditions & Topography
	C-02	Site Plan
	C-03	Grading Plan Level 01
	C-04	Grading Plan Level 00
	C-05	Utility Plan
	C-06	Construction Mitigation Plan/SWPPP
	C-07	Detail Sheet
	SP-001	Site Photometric Study
PLANNING		
	AS-001	Site Context Plan
	AS-002	Site Layout Plan
	AS-003	Signage & Lighting Plan
	AS-004	Site Circulation Plan
	AS-005	Snow Storage Plan
	LP-001	Landscape Plan
ARCHITECTURE		
	Q.S & 1BR	Unit Floor Plans
	Q.2BR	Unit Floor Plans
	J1.I	Elevations Building I
	Q1.I	Gross Area Analysis Bldg I
	Q2.I	Land Use Analysis Bldg I
	Q3.I	Plan and Section Building I
	J1.J	Elevations Building J
	Q1.J	Gross Area Analysis Bldg J
	Q2.J	Land Use Analysis Bldg J
	Q3.J	Plan and Section Building J
	J1.PG	Elevations Parking Garage
	Q1.PG	Gross Area / Parking Stalls Analysis PG
	Q2.PG	Basement Floor Plan and Section
	Q3.PG	Roof Plan and Section
LANDSCAPE DRAWINGS		
	L-000	Phasing Plan
	L-100	Site Layout Plan
	L-101	Site Details
	L-200	Landscape Plan
	L-201	Landscape Details

PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
CP Canyons WFH LLC 1389 Center Drive, Suite 230 Park City UT 84098 435.640.5568 Contact: Tony Tyler	Elliott Workgroup 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Steve Bruemmer, AIA	Construction Company
CIVIL ENGINEER	**INTERIOR DESIGN**	**LANDSCAPE ARCHITECTURE**
Alliance Engineering 2700 W homestead Rd. Suite 50 & 60 Park City, UT 84098 (435) 649-9467 Contact: Connor Dismore	Elliott Workgroup 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Tricia Janes	Elliott Workgroup 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Sid Ostergaard
STRUCTURAL ENGINEER	**PLUMBING & MECHANICAL ENGINEER**	**ELECTRICAL ENGINEER**
Mission Structural, Inc. West Jordan, UT 84084 801.979.1774 Contact: Courtney Fleming	Royal Engineers, Inc. 1837 S. East Bay Blvd. Provo, UT 84606 801.375.2228 Contact: Samantha Koepp	BNA Consulting, Inc. 4225 Lake Park Blvd Suite 275, West Valley City, UT 84120 Contact: Greg Brenchley

Cover Sheet

CVMA

2024.10.22

F-01

ELLIOTT WORKGROUP

EXHIBIT A

General Project Notes

1. This Design Is An Original Unpublished Work And May Not Be Duplicated, Published And/Or Used Without The Written Consent Of The Architect/Engineer.

2. These Sheets - Listed By Drawing Index , All Accompanying Specifications For Materials, Workmanship Quality, And Notes Have Been Prepared Solely For The Construction And Finish Of Project Improvements, Complete And Ready For Occupancy And Use.

3. All Work Is To Be Performed In Accordance With Pertinent Jurisdictional Codes, Restrictions, Covenants, And/Or Ordinances. Any Conflict Between Design And Requirement Shall Be Reported To The Architect/Engineer Before Proceeding. Failure To Do So Waives The Design Intent.

4. Any And All Proposed Change, Modifications And/Or Substitution Shall Be Reported To The Architect/Engineer Before Proceeding. Any Deviation From The Contract Documents, Without The Express Written Authorization Of The Architect/Engineer, Waives Design Intent.

5. In The Event Of Conflict Between The Design Documents And/Or Jurisdictional Requirements, The More Restrictive From The Standpoint Of Safety And Physical Security Shall Apply, Before Proceeding With Work Notify Architect/Engineer Of Any Conflict.

6. Any Installation Or Work Necessary To The Functioning, Safety And/Or Physical Security Of Design That Is To Be Encapsulated Or Otherwise Permanently Obscured From Inspection Shall Be Reported To The Architect/Engineer A Minimum Of Two (2) Working Days Before Enclosure.

7. Any Installation, Finish, Or Component Intended To Provide Enclosure, Weather Ability Or Appearance Quality Shall Be Produced As A Representative Sample Prior To Proceeding With Completion. Work Performed Without Written Approval Of Such Sample By The Architect/Engineer Shall Be Done At The Risk Of The Contractor. A Minimum Of Two (2) Working Days Notice Shall Be Given.

8. Building Design Is Generally Predicated Upon Provisions Of The Current Edition Of The Ibc And/Or Amendments As May Have Been Locally Enacted. All Requirements Of The Jurisdictional Fire Safety/Prevention District Shall Be Accommodated By This Design And Any Consequent Construction.

9. Any Damage, Disruption Or Compromise Of Ambient Rights-Of-Way, Utilities, Or Environmental Quality Shall Be Immediately Rectified By The Contractor To The Satisfaction Of The Architect/Engineer At No Cost To The Owner.

10. All Work Shall Be Inspected By Governing Agencies In Accordance With Their Requirements. Jurisdictional Approval Shall Be Secured Before Proceeding With Work.

11. All Penetrations Of Fire-Resistive Floors Or Shaft Walls Shall Be Protected By Materials And Construction That Conforms To Underwriters Laboratories Listings For "Through-Penetration Fire Stop Systems". The Contractor Shall Submit Shop Drawing Details, Provided By The Supplier Of The Fire Stop Material, That Indicate Complete Conformance With The Ul Listing. Drawings Shall Remain Available At The Work Site To Architect/Engineer, Owner, And Inspectors. Drawings Shall Be Specific For Each Penetration, With Appropriate Ul # And All Variations Clearly Defined.

12. This Design Purports To Permit Full Accommodation Access, And/Or Adaptability For Handicapped Persons As Provided For By Provisions Of Federal Law And Local Stipulation. Any Deviation Or Compromise Shall Be Reported To The Architect/Engineer Before Proceeding With Work.

13. All Glass In Hazardous Locations And All Glass Within 18" Of Floor Shall Be Safety Glass Per Section 2406 Of The IBC.

14. Smoke Detectors Shall Be Provided As Specified In IBC 907. See Electrical Drawings, Fire And Egress Plans And Specifications For Locations.

15. All Walls Surrounding, Toilets In Private Office Shall Be Fully Blocked For Future Installation Of Grab Bars As Shown On Unit Plans And ADA Requirements Sheet.

16. For Typical Accessory/Equipment Mounting Locations See ADA Requirements Sheet -

19. Dimensions (On Architectural Drawings) Are Taken To:
    A. Coordinate Grid Lines
    B. Face Of Concrete Or Concrete Masonry Units (CMU) - F.O.C.
    C. Face Or Centerline Of Vertical Stud Or Column - F.O.S.
    D. Top Surface Of Floor (Without Finish) Wall, Trim. Cap, Railing, Etc. Above Nearest Reference Level - A.F.F.
    E. Unless Noted Otherwise Door And Window Locations Are Dimensioned To The Center Of Their Horizontal Opening.

Standard Abbreviations

@	At	INSUL	Insulation
&	And	INT	Interior
"	Inch	JAN	Janitor
'	Foot	LAM	Laminate
#	Number	LAV	Lavatory
C, CL	Center Line	L.F.	Linear Feet
AC	Air Conditioning	LTR	Letter
A.D.A.	Americans With Disabilities Act Of 19	MACH	Machine
A.F.F.	Above Finish Floor	MAS	Masonry
A.I.A.	American Institute Of Architects	MAX	Maximum
AL/ ALIGN	Align	MECH	Mechanical
ALUM	Aluminum	MFGR	Manufacturer
APPROX	Approximate	MIN	Minimum
ARCH	Architect, Architectural	MISC	Miscellaneous
ASPH	Asphalt	MTD	Mounted
AUTO	Automatic	MTL	Metal
BDRM	Bedroom	N.I.C.	Not In Contract
BLDG	Building	N.A.	Not Applicable
BLKG	Blocking	O.C.	On Center
BSMT	Basement	PERP	Perpendicular
C.C.	Center To Center	PERIM	Perimeter
CAD	Computeraided Drafting	PKG	Parking
CLG	Ceiling	PLAS	Plaster
CMU	Concrete Masonry Unit	P	Plate
CNTR	Center	PLWD	Plywood
C.O.	Cased Opening	PLBG	Plumbing
COMB	Combined	PORT	Portable
CONC	Concrete	PREFAB	Prefabricated
CONT	Continuous	PSI	Pounds Per Square Inch
CONST	Construction	PWR	Power
C.T.	Ceramic Tile	QTY	Quantity
DBL	Double	RAD	Radius
DEMO	Demolish	REFG	Refrigerator
DEPT	Department	REG	Regular
DET	Detail	REQ	Required
D.F.	Drinking Fountain	RES	Resilient
DIA	Diameter	R.B.	Resilient Base
DIM	Dimension	REV	Reverse
DIV	Division	RM	Room
DN	Down	S.D.	Smoke Detector
DR	Door	SECT	Section
DWG	Drawing	S.F.	Square Feet
DWGS	Drawings	SHT	Sheet
EA	Each	SHWR	Shower
EIFS	Exterior Insulation And Finish System	SIM	Similar
ELEC	Electric	SPEC	Specification
ELEV	Elevation	SPECS	Specifications
EMER	Emergency	SPKR	Speaker
ENGR	Engineer, Engineering	SQ	Square
EQ	Equal	STD	Standard
EQUIP	Equipment	STL	Steel
EXIST	Existing	TV	Television
EXT	Exterior	UT	Utility
FAB	Fabricate	SHT	Sheet
FDN	Foundation	SNGL	Single
F.E.C.	Fire Extinguisher And Cabinet	STRG	Storage
FIN	Finish	STRUCT	Structural
F.O.C.	Face Of Concrete	SYM	Symmetrical
F.O.S.	Face Of Stud	TEL	Telephone
F.R.	Fire Resistive	TEMP	Temporary
FURN	Furnish, Furniture	T.O.W/S/	Top Of Wall/Slab/Etc
GALV	Galvanized	T.O.C.S.	Top Of Concrete Slab
ENL	General	V.C.T.	Vinyl Composition Tile
GOVT	Government	VERT	Vertical
GYP	Gypsum	W/	With
G.W.B	Gypsum Wall Board	W/O	Without
HORZ	Horizontal	W.C.	Water Closet
HR	Hour	WD	Wood, (Hdwd, Hardwood)
HVAC	Heating, Ventilation & Air Conditioning	WDW	Window
I.E.	Id Est (That Is)	W.V.	Wood Veneer
INFO	Information		

General Notations

N 90 00' 00" E Distance	Property Line Tag - See Site Plan	1 SIM A101	Section Marker
0	Grid Marker	1	Revision Tag
12 / 6	Slope (Run) / Slope (Rise)	℄	Centerline Marker
ELEV	Spot Elevation	1	Keynote. See Referring Sheet
101 20	Door Tag - Refer To Schedule For Details Bubble Below Door Tag Where Shown Indicates Fire Rating	— – —	Vertical Coordinate Reference
1i	Wall Tag - See Wall Types		
1t	Window Tag - See Schedule	1i	Casework Tag. See Schedule
Room name 101 150 SF	Room Name Room # Square Footage (Where Shown)	1 SIM A101	Detail Marker Detail Sheet

General Notes & Conventions

CVMA

2024.10.22

F-02

ELLIOTT WORKGROUP

EXHIBIT A

LAND USE & ZONING

Amended and Restated Development Agreement for the Canyons Specially Planned Area
Lower Village Development Area - LV6

Parcel Reference Lower Village	Maximum Building Height (Stories)	Maximum Building Height (Elevation)	Maximum Gross Building Area	Accomodation Area	Commercial / Retail Support	Principle Use
LV6A		**6,817**				**Employee Housing**
LV6B (N.I.C.)		**6,817**	**25,000**	**---**	**25,000**	**Commercial / Retail / Support**
LV6A Allowed		**6,817**	**Exempt**	**Exempt**	**Exempt**	**Employee Housing**
LV6A Phase I		**6,817**	**Exempt**	**310,609**	**N/A**	**Employee Housing**
LV6A Proposed Phase II		**6,817**	**Exempt**	**127,931**		

Notes:
(7) To the Extent there is Any Conflict Between Pages 1 to 8 of This Land Use and Zoning Chart and the Other Pages of Exhibit B, Including Maps, Illustrative Plans and Tables, Pages 1 to 8 of This Land Use and Zoning Chart Control.

Definitions:
Building Height:
Maximum Building Height (Elevation - ASL) Means the Maximum Elevation Above Sea Level (ASL).

The Following Exceptions to Maximum Building Height (Elevation - ASL) are Allowed:

(i) Antennas, Chimneys, Flues, Vents and Similar Structures May Extend Up to Five Feet (5'-0") Above the Allowed Maximum Building Height to Comply with the Requirements of the International Building Code (IBC).

(ii) Appurtenanccs for Mechanical Equipment and Associated Screening, When Enclosed or Screened, May Extend Up to Eight Feet (8'-0") Above the Allowed Maximum Building Height.

(iii) An Elevator Penthouse May Extend Up to Eight Feet (8'-0") Above the Allowed Maximum Building Height to Comply with the Requirements of the International Building Code (IBC).

(iv) Roof Top Equipment for the Purposes of 'Green Initiatives' Such as Solar Panels, Rain Water Harvesting Tanks, Etc... May Extend Beyond the Allowed Maximum Building Height if Approved by the CVMA Design Review Committee. Equipment Locations that Exceed the Allowed Maximum Building Height Shall Respect a 2:1 Setback from the Building's Outer Edges and Shall Not Exceed 30% of the Overall Roof Area.

Maximum Gross Building Area:
The Maximum Total Area Measured in Square Feet Constructed Above Finished Grade - No Exclusions Except Restricted Employee Housing (as Defined by and Restricted Elsewhere in this Amended Agreement) May be Included in and for a Parcel Provided theat the Employee Housing Does Not Compromise the Open Space as Generally Described.

Employee Housing:
Means Dwelling Units Located in One or More Buildings and Primarily Designed for Employees and Workers, Together with Additional Spaces Used to Provide Amenities and Services for Employees and Workers, and Spaces Used for Administrative, Office Support Functions Related to the Operation of the Employee Housing. **There is No Density Allocated for Employee Housing.**

Lower Village Site Specific Guidelines for Parcel LV6A & LV6B

Canyons Master Plan Amendment

Site: **LV6A & LV6B**
Parcel Use: **Employee Housing / Commercial / Retail / Support**
Site Area: **373,750 SF**

	LV6A	**LV6B**
Gross Building Area (SF):	275,000 (Exempt)	25,000
Commercial Area (SF):	---	25,000
Employee Housing (SF):	275,000 (Exempt)	---
Maximum Building Height (ASL):	6,817'	6,817'

General Intent:
1. LV6A Will Accommodate a Multiple of Employee Housing Buildings that Will be Adjacent to the Main Day Skier Parking and Holes 14 & 15 of the Canyons Golf Course.
   a. Townhomes are Proposed Along the North and West Boundaries.
   b. Larger Attached Buildings Make Up the Balance of the Proposed Plan.

2. LV6B Will Have a Commercial Building and Its Associated parking on the Northwest Corner of the Parcel.

3. Buildings Will be Walking Distance of the Cabiolet Lift, the Transit Center and the Canyons Village Team Building.

4. The Location Promotes Convenient Living that is Not Car Dependent, has Walkable Amenities and Will have Direct Linkage to the Trail System.

5. The Development Can Provide an Area for the Lower Village Planning Area Neighborhood park.

Setbacks, Buffers:
1. The Minimum Building Setback Shall be 10'-0" from All Boundaries.

Building Height and Massing:
1. The maximum Building Height is 6,817' ASL.

2. Buildings Over 3 Stories Should Step Down at Each End or Use Some Other Architectural Feature to Help Reduce Mass.

3. Many of the Units Will have Golf Course Views.

Linkages:

Ski Trail	1. Via the Cabriolet Lift.
Pedestrian	1. Located Adjacent to the Resort's Transit Center. 2. Sidewalks in Front of Each Building to Connect to the Tansit Center. 3. Lighted Walkway Through the Adjacent Day Skier Parking Lot with Landscaping, Benches and / or Shelter at the Mid-Point to
Connect to	the Cabriolet and Transit Center.
Vehicular	1. Access tot he Parcel is From the LV13 Road.
Public Teansit	1. Located Adjacent to the Resort's Transit Center.

Workforce Housing Building and Unit Mix

Phase I

Building and Unit Type	Bedrooms	Bath	Occupants per Unit	Number of Units	Total Occupants	Unit SF	SF per Person	% of Total
Buildings "A" & "B"								**42.07 %**
AB 10BR (12) Type A	10	4	12	32	384	2,347	195.58	33.65 %
AB 10BR (12) Type A Sim.	10	4	12	8	96	2,274	189.50	8.41 %
Buildings "D", "G" & "H"								**44.96 %**
DGH 2BR (3) Type BA	2	1	3	6	18	788	262.67	1.58 %
DHG 2BR (4) Type BA	2	1	4	12	48	806	201.50	4.21 %
DGH 3BR (4) Type BB	3	2	4	15	60	997	249.25	5.26 %
DGH 3BR (5) Type BB	3	2	5	8	40	1,015	203.00	3.51 %
DGH 4BR (6) Type A	4	2	6	24	144	1,206	201.00	12.62 %
DGH 4BR (7) Type BB	4	2	7	13	91	1,224	174.86	7.98 %
DGH 4BR (8) Type BB	4	2	8	14	112	1,241	155.13	9.82 %
Building "E"								**3.12 %**
E 3BR (6) TH	3	2.5	6	4	24	1,440	240.00	2.08 %
E 3BR (6) TH	3	2.5	6	2	12	1,462	243.67	1.04 %
Buildings "F"								**10.75 %**
F 2BR (4) Type BA	2	2	4	15	60	716	179.00	5.20 %
F 2BR (4) Type BA end	2	2	4	12	48	716	179.00	4.16 %
F 2BR (4) Type A end	2	2	4	4	16	816	204.00	1.39 %
TOTAL Phase I				169	1,153		194.52 SF	100%

Phase II

Building I				**81**				**54.36%**
I Studio Type BA	1	1	1.5	12	18	375	250	8.06%
I 1 BR Type BA 1	1	1	2	43	86	610	305	28.85%
I 1 BR Type BA 2	1	1	2	16	32	660	330	10.73%
I 2 BR Type BA 1	2	2	4	5	20	900	225	3.36%
I 2 BR Type BA 2	2	2	4	5	20	900	225	3.36%
Building J				**68**				**45.64%**
J Studio Type BA 1	1	1	1.5	11	16.5	375	250	7.38%
J Studio Type BA 2	1	1	1.5	4	6	435	290	2.68%
J Studio Type A	1	1	1.5	1	1.5	435	290	0.68%
J 1 BR Type BA 1	1	1	2	25	50	610	305	16.78%
J 1 BR Type BA 2	1	1	2	16	32	660	330	10.74%
J 1 BR Type A	1	1	2	1	2	610	305	0.68%
J 2 BR Type BA 2	2	2	4	4	16	900	225	2.68%
J 2 BR Type BA 3	2	2	4	5	20	900	225	3.34%
J 2 BR Type A	2	2	4	1	4	900	225	0.68%
TOTAL Phase II				**149**	**324**			**100%**

Parking Calculation

Phase I

Building Type	Bedrooms	Number of Units	Parking Provided	Parking Required
Building "A"	200	20		
Building "A1"	0	0		
Building "B"	200	20		
Building "C" (Future)	(Future)	(Future)		
Building "D"	129	35		
Building "E"	(See Below)	(See Below)		
Building "F"	62	31		
Building "G"	123	39		
Building "H"	57	18		
Sub-Total	**771**	**163**	**133**	**131 (at 0.8 per Unit)**
Building "E" Townhouse	18	6	12	
Sub-Total	**18**	**6**	**12**	**12 (at 2.0 per Unit)**
Total	**789**	**169**	**145**	**143**
Total Parking Spaces Provided **Total Parking Spaces Required**			**145 Provided** **(12 Accessible)**	**143 Required** **(7 Accessible)**

Phase II

Building I	91	81		
Building J	78	68		
Total	**169**	**149**	**149**	**119 (at 0.8 per Unit)**
Total Parking Spaces Provided **Total Parking Spaces Required**			**149 Provided** **(5 Accessible)**	**119 Required** **(5 Accessible)**

Exhibit D Parking Requirements

Land Use	Bylaw Standard	Canyons Standard
Lodge	1.0 Spaces per Unit	0.8 Spaces per Unit
Residences - Single & Townhouse	2.0 Spaces per Unit	2.0 Spaces per Unit
Residences - Apartment Condominium	2.0 Spaces per Unit	1.2 Spaces per Unit

Workforce Housing Buildings and Units

Phase I

Building	Floor Level	Accommodation Area	Commercial Area	Exempt Below Grade	Exempt Workforce	Gross Area	Building Height (ASL) Allowed	Building Height (ASL) Proposed
A	Roof						6,817'	6,806.5'
	Level 5	11,806			11,806	11,806		
	Level 4	11,960			11,960	11,960		
	Level 3	11,960			11,960	11,960		
	Level 2	11,960			11,960	11,960		
	Level 1	11,806			11,806	11,806		
	Level B	5,379		1,094	5,379	6,473		
A-1	Roof						6,817'	6,761'
	Level 1	2,926			2,926	2,926		
B	Roof						6,817'	6,815'
	Level 5	11,806			11,806	11,806		
	Level 4	11,960			11,960	11,960		
	Level 3	11,960			11,960	11,960		
	Level 2	11,960			11,960	11,960		
	Level 1	11,806			11,806	11,806		
	Level B	5,397		1,094	5,397	6,491		
D	Roof						6,817'	6,812'
	Level 4	12,158			12,158	12,158		
	Level 3	14,928			14,928	14,928		
	Level 2	14,928			14,928	14,928		
	Level 1	10,829		4,023	10,829	14,852		
E	Roof						6,817'	6,798.4'
	Level 2	4,963			4,963	4,963		
	Level 1	4,607			4,607	4,607		
F	Roof						6,817'	6,810'
	Level 4	8,325			8,325	8,325		
	Level 3	8,325			8,325	8,325		
	Level 2	8,325			8,325	8,325		
	Level 1	8,325			8,325	8,325		
G	Roof						6,817'	6,795'
	Level 4	12,148			12,148	12,148		
	Level 3	12,255			12,255	12,255		
	Level 2	12,333			12,333	12,333		
	Level 1	12,333			12,333	12,333		
	Level B	6,231		2,749	6,231	8,980		
H	Roof						6,817'	6,785.5'
	Level 4	4,556			4,556	4,556		
	Level 3	5,896			5,896	5,896		
	Level 2	5,896			5,896	5,896		
	Level 1	5,896			5,896	5,896		
	Level B	4,666		1,193	4,666	5,859		

Building	Floor Level	Accommodation Area	Commercial Area	Exempt Below Grade	Exempt Workforce	Gross Area	Building Height (ASL) Allowed	Building Height (ASL) Proposed
Total		**310,609**	**0**	**10,153**	**310,609**	**320,762**	**6,817'**	**6,815' Max.** **Refer to Specific Buildings**

Phase II

I	Level 5	6,015			6,015	6,015	6,817'	6,801.5'
	Level 4	13,225			13,225	13,225		
	Level 3	13,225			13,225	13,225		
	Level 2	13,225			13,225	13,225		
	Level 1	13,178			13,178	13,178		
	Level 0	8,350			8,350	8,350		
	Level B	813			813	813		
J							6,817'	6,801.5'
	Level 5	10,615			10,615	10,615		
	Level 4	10,615			10,615	10,615		
	Level 3	10,615			10,615	10,615		
	Level 2	10,615			10,615	10,615		
	Level 1	10,385			10,385	10,385		
	Level B	6,427			6,427	6,427		

Building	Floor Level	Accommodation Area	Commercial Area	Exempt Below Grade	Exempt Workforce	Gross Area	Building Height (ASL) Allowed	Building Height (ASL) Proposed
Total		**127,931**	**0**		**127,931**	**127,931**	**6,817'**	**6,801-6"' Max.**

Notes:

Refer to Sheets Q for Gross Area Analysis.

Refer to Sheets J for Building Height Analysis.

Exempt Area Notes:

1.) Any Area that Lies Below Grade for All Land Uses Except for Single-Family Detached Homes.
2.) Up to 600 SF of Garage Area for Multi-Family Units.
3.) Area Associated with CVMA Approved Workforce Housing Units.
4.) Area Associated with Resort Amenity Uses.

Changes In Allowed Density:

No Changes in Allowed Density Through Transfer of Development Rights or Otherwise are Proposed.

Tabulated Land Use and Density

CVMA

2024.10.22

ELLIOTT WORKGROUP

EXISTING SEWER MAIN

EXISTING MRWD WATER MAIN W/ 12"X6" TEE & 6" GATE VALVE

EXISTING MRWD MAIN LINE EXTENSION.

EXISTING MRWD WATER MAIN W/ 12"X6" TEE & 6" GATE VALVE

FIRE HYDRANT

WATER VALVE

SANITARY SEWER MANHOLE SBWRD MH #1-4-31-288 RIM=6743.04' F/L IN (W)=6726.19' F/L OUT (E)=6725.89'

STORM DRAIN MANHOLE

STORM DRAIN INLET GRATE

OZZY WAY

EXISTING 24" STORM DRAIN

EXISTING GAS LINE

EXISTING 8" WATER LINE

EXISTING 12" WATER LINE

EXISTING 15" SANITARY SEWER

EXISTING 18" WATER LINE

PROPERTY LINE

EXISTING WATER STUBOUT

EXISTING ELECTRICAL BOXES TO REMAIN

EXISTING FIRE HYDRANT

EXISTING CONCRETE STAIRS & CONCRETE RETAINING WALL

EXISTING BUILDING

REFER TO CANYONS HOUSING PROJECT FOR DETAILS

EXISTING STORM DRAIN INLET

EXISTING SIDEWALK

EXISTING TELECOM BOX

EXISTING CONCRETE PAD

10' WIDE PUBLIC UTILITY EASEMENT PER LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AND LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV6

STORM DRAIN MANHOLE RIM=6724.44 F/L IN=6719.04 (W) F/L OUT=6718.84 (E)

SANITARY SEWER MANHOLE SBWRD MH #1-4-31-287 RIM=6722.14' F/L IN (W)=6712.54' F/L OUT (E)=6712.34

SANITARY SEWER MANHOLE SBWRD MH #1-4-31-286 RIM=6721.39' F/L IN (W)=6711.55' F/L OUT=6711.32'

STORM DRAIN MANHOLE RIM ELEV: 6719.73' FL: 6710.53'

WATER VAULT

WATER MANHOLE

EXISTING 12" WATER LINE

EXISTING 18" WATER LINE

ASPEN/DECIDUOUS TREE DRIPLINE

5' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT, GRANTED PURSUANT TO THE MASTER EASEMENT AGREEMENT

EXISTING CART PATH

QUESTAR GAS LINE EASEMENT
GRANTED BY AND BETWEEN: THE CANYONS RESORT VILLAGE ASSOCIATION, INC. AND QUESTAR GAS COMPANY
LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT
RECORDED: JULY 28, 2011
ENTRY NO.: 927089

AND

CORRECTIVE RIGHT OF WAY AND EASEMENT GRANT
GRANTED BY AND BETWEEN: THE CANYONS GOLF HOLDINGS, LLC. AND QUESTAR GAS COMPANY
LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT
RECORDED: JULY 28, 2011
ENTRY NO.: 927089

AND

CORRECTIVE RIGHT OF WAY AND EASEMENT GRANT
GRANTED BY AND BETWEEN: IHC HEALTH SERVICES, INC. AND QUESTAR GAS COMPANY
LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT
RECORDED: JULY 28, 2011
ENTRY NO.: 927089

20' 0 20' 40'

LINE TYPE LEGEND

ESS	EXISTING SEWER	X	EXISTING FENCE
EW	EXISTING WATER	EG	EXISTING GAS
ESD	EXISTING STORM DRAIN	ET	EXISTING TELECOMM
EOHU	EXTG OVERHEAD UTILITY	EP	EXISTING POWER
EFO	EXTG FIBER OPTIC	EOHP	EXTG OVERHEAD POWER

NOTES:

1. SURVEY PERFORM BY ALLIANCE ENGINEERING IN JANUARY 2024 AND AS-BUILTS WERE COMPILED FROM Canyons Village Housing PHASE 1 PLANS AND SURVEY.

PROFESSIONAL ENGINEER No. 12275305 MARTIN CONNOR DINSMORE 09/30/24 STATE OF UTAH

ALLIANCE ENGINEERING
2700 W HOMESTEAD RD
STE 50 & 60
PARK CITY, UT 84098
435.258.8934

STAFF:
CONNOR DINSMORE
IVANOE S LOZANO

DATE: 09/30/2024

EXISTING CONDITIONS & TOPOGRAPHY
Canyons Village Housing
LOWER VILLAGE DEVELOPMENT AREA LV6

FOR: COLUMBUS PACIFIC
JOB NO.: 24-5-19
FILE: X:\CanyonsLDP\dwg\projects\240519-Slopeside P2\240519-P2 Civil.dwg

SHEET 1 OF 7

EXHIBIT A

FIRE HYDRANT

OZZY WAY

EXISTING ELECTRIC BOXES TO REMAIN

EXISTING FIRE HYDRANT

PROPOSED SWITCH GEAR AND TRANSFORMER PAD

EXISTING BUILDING

REFER TO CANYONS HOUSING PROJECT FOR DETAILS

EXISTING SIDEWALK

EXISTING FIRE HYDRANT

FIRE HYDRANT

NEW PROPOSED FFE + 56.00

INSTALL CONCRETE SIDEWALK OF 4" CONCRETE & 6" UBC (TYP.)

PROPOSED 26' WIDE DRIVEWAY TO LVL 1 PARKING

INSTALL ASPHALT CONCRETE OF 6" CONCRETE & 6" UBC

PROPOSED 10' WIDE SIDEWALK ALONG FUTURE ROAD

FUTURE OZZY WAY EXTENSION (NOT A PART OF THIS PROJECT)

FUTURE 24' ROAD W/ 30" ROLL GUTTERS, CONNECT TO EXISTING OZZY WAY

EXISTING FIRE HYDRANT

PROPOSED DROP OFF LANE

PROPOSED CONCRETE PATIOS WIDTH VARIES 4" MIN.

10' WIDE PUBLIC UTILITY EASEMENT PER LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AND LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV6

INSTALL CONCRETE SIDEWALK OF 4" CONCRETE & 6" UBC (TYP.)

PROPERTY LINE

R27.0'

R32.0'

R15.0'

R12.0'

R88.0'

PROPOSED FIRE HYDRANT

PROPOSED E-BIKE PAD

PROPOSED 5' WIDE SIDEWALK EXIT FROM LEVEL 1

PROPOSED 5' WIDE SIDEWALK EXIT FROM LEVEL 1

PROPOSED SWITCH GEAR AND TRANSFORMER PAD

PROPOSED RETAINING WALL

PROPOSED STAIRS (3) STEPS 12" TREADS 7.3" RISERS

PROPOSED SIDEWALK

INSTALL CONCRETE PAD OF 4" CONCRETE & 6" UBC

INSTALL FENCING/PLANTERS SEE LANDSCAPE ARCH. PLANS.

PROPOSED BUILDING J
LVL 0 FF=6723.5
LVL 1 FF=6735.5
LVL 2 FF=6746.5
LVL 3 FF=6757.5
LVL 4 FF=6768.5
LVL 5 FF=6779.5

PROPOSED LOWER LEVEL PATIO FG ELEV=6723.5

INSTALL CONCRETE PAD OF 4" CONCRETE & 6" UBC

PROPOSED FIRE HYDRANT

PROPERTY LINE

9.0' TYP.

18.0' TYP.

26.0' TYP.

18.0' TYP.

INSTALL ASPHALT PAVEMENT OF 3" ASPHALT & 8" UBC

PROPOSED BUILDING I
BSMNT FF=6724.5
LVL 0 FF=6735.5
LVL 1 FF=6746.5
LVL 2 FF=6757.5
LVL 3 FF=6768.5
LVL 4 FF=6779.5
LVL 5 FF=6790.5

LEVEL 1

LEVEL 0

UP

OIL/SAND INTERCEPTOR.

INSTALL ASPHALT CONCRETE OF 6" CONCRETE & 6" UBC

PROPOSED 24' WIDE DRIVEWAY TO LVL 0 PARKING

11.0'

R41.0'

26.0'

R11.0'

R15.0'

R88.0'

PROPOSED RETAINING WALLS

PROPOSED STAIRS FROM GARAGE LEVEL 0 TO LEVEL 1

PROPOSED PARKING GARAGE
LVL 0 FF=6723.5
LVL 1 FF=6735.3

9.0' TYP.

9.0' TYP.

9.0' TYP.

24.0' TYP.

18.0' TYP.

9.0' TYP.

SEE STRUCTURAL PLANS FOR PAVEMENT SPECIFICATIONS.

11.0' TYP.

INSTALL ASPHALT PAVEMENT OF 3" ASPHALT & 8" UBC

EXISTING CART PATH

INSTALL ASPHALT CONCRETE OF 6" CONCRETE & 6" UBC

PROPOSED DUMPSTER ENCLOSURE

PROPERTY LINE

PROPOSED RETAINING WALL WITH BOULDERS

5' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT, GRANTED PURSUANT TO THE MASTER EASEMENT AGREEMENT

REMOVE EXISTING TREES WHEN IN AREAS OF PROPOSED BUILDING & PARKING GARAGE. SAVE & PROTECT TREES WHEN POSSIBLE

EXISTING CART PATH

EXISTING CONCRETE PAD

PROPERTY LINE

QUESTAR GAS LINE EASEMENT
GRANTED BY AND BETWEEN: THE CANYONS RESORT VILLAGE ASSOCIATION, INC. AND QUESTAR GAS COMPANY
LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT
RECORDED: JULY 28, 2011
ENTRY NO.: 927089

AND

CORRECTIVE RIGHT OF WAY AND EASEMENT GRANT
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LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT
RECORDED: JULY 28, 2011
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CORRECTIVE RIGHT OF WAY AND EASEMENT GRANT
GRANTED BY AND BETWEEN: IHC HEALTH SERVICES, INC. AND QUESTAR GAS COMPANY
LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT
RECORDED: JULY 28, 2011
ENTRY NO.: 927089

20' 0 20' 40'

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
09/30/24
STATE OF UTAH

ALLIANCE ENGINEERING
2700 W HOMESTEAD RD
STE 50 & 60
PARK CITY, UT 84098
435.258.6934

STAFF:
CONNOR DINSMORE
IVANOE S LOZANO

DATE: 09/30/2024

SITE PLAN
Canyons Village Housing
LOWER VILLAGE DEVELOPMENT AREA LV6

FOR: COLUMBUS PACIFIC
JOB NO.: 24-5-19
FILE: X:\CanyonsLDP\dwg\projects\240519-Slopeside P2\240519-P2 Civil.dwg

SHEET 2 OF 7

EXHIBIT A

PROPOSED BUILDING I
BSMNT FF=6724.5
LVL 0 FF=6735.5
LVL 1 FF=6746.5
LVL 2 FF=6757.5
LVL 3 FF=6768.5
LVL 4 FF=6779.5
LVL 5 FF=6790.5

PROPOSED BUILDING J
LVL 0 FF=6723.5
LVL 1 FF=6735.5
LVL 2 FF=6746.5
LVL 3 FF=6757.5
LVL 4 FF=6768.5
LVL 5 FF=6779.5

STORM DRAIN 24"X6" LATERAL CONNECTION F/L IN=6728.09 (W) F/L OUT=6728.09 (E)

STORM DRAIN GRATE INLETS (SEPARATE CONTRACT)

OZZY WAY

FUTURE OZZY WAY EXTENSION (NOT A PART OF THIS PROJECT)

FIRE HYDRANT

10' WIDE PUBLIC UTILITY EASEMENT PER LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AND LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV6

PROPERTY LINE

PROPOSED FIRE HYDRANT

INSTALL CONCRETE SIDEWALK

INSTALL LANDSCAPE CATCH BASIN RIM: 6734.8' FL: 6729.77'

INSTALL LANDSCAPE CATCH BASIN RIM: 6734.8' FL: 6730.46'

INSTALL LANDSCAPE CATCH BASIN RIM: 6734.8' FL: 6730.80'

INSTALL LANDSCAPE CATCH BASIN RIM: 6744.7' FL: 6740.00'

INSTALL LANDSCAPE CATCH BASIN RIM: 6744.7' FL: 6741.00'

INSTALL RETAINING WALL, H=6.5' MAX.

INSTALL RETAINING WALL, H=5.5' MAX.

INSTALL RETAINING WALL, H=10.5' MAX.

INSTALL 100 LF OF ZURN Z886 PERMA-TRENCH W/ CAST IRON PAVER SLOT, SEE SHEET 4

INSTALL FENCING/PLANTERS SEE LANDSCAPE ARCH. PLANS.

PATIO AT LEVEL 0 SEE SHEET C4

INSTALL (3) CONCRETE STAIRS W/ 6" RISERS & 12" TREAD TOP=6735.4' BOT=6733.9'

INSTALL (24) METAL STAIRS W/ 5' MID-STAIR LANDING, 6" RISERS & 12" TREAD TOP=6735.50' BOT=6723.50'

INSTALL GRATE INLET. SEE MECHANICAL PLANS (TYP)

OIL/SAND INTERCEPTOR.

PROPOSED BUILDING I LVL 0 FF=6735.5

PROPOSED BUILDING I LVL 1 FF=6746.5

PROPOSED BUILDING J LVL 1 FF=6735.5

PROPOSED PARKING GARAGE LVL 1 FF=6735.3

EXISTING BUILDING

REFER TO CANYONS HOUSING PROJECT FOR DETAILS

EXISTING SIDEWALK

EXISTING CONCRETE PAD

NEW PROPOSED FFE 56.00

+FL6742.78'

QUESTAR GAS LINE EASEMENT
GRANTED BY AND BETWEEN: THE CANYONS RESORT VILLAGE ASSOCIATION, INC. AND QUESTAR GAS COMPANY
LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT
RECORDED: JULY 28, 2011
ENTRY NO.: 927089

AND

CORRECTIVE RIGHT OF WAY AND EASEMENT GRANT
GRANTED BY AND BETWEEN: THE CANYONS GOLF HOLDINGS, LLC AND QUESTAR GAS COMPANY
LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT
RECORDED: JULY 28, 2011
ENTRY NO.: 927089

AND

CORRECTIVE RIGHT OF WAY AND EASEMENT GRANT
GRANTED BY AND BETWEEN: IHC HEALTH SERVICES, INC. AND QUESTAR GAS COMPANY
LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT
RECORDED: JULY 28, 2011
ENTRY NO.: 927089

5' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT, GRANTED PURSUANT TO THE MASTER EASEMENT AGREEMENT

20' 0 20' 40'

PROFESSIONAL ENGINEER No. 12275305 MARTIN CONNOR DINSMORE 09/30/24 STATE OF UTAH

ALLIANCE ENGINEERING
2700 W HOMESTEAD RD
STE 50 & 60
PARK CITY, UT 84098
435.258.6934

STAFF: CONNOR DINSMORE, IVANOE S LOZANO

DATE: 09/30/2024

GRADING PLAN LEVEL 1
Canyons Village Housing
LOWER VILLAGE DEVELOPMENT AREA LV6

FOR: COLUMBUS PACIFIC

JOB NO.: 24-5-19

FILE: X:\CanyonsLDP\dwg\projects\240519-Slopeside P2\240519-P2 Civil.dwg

EXHIBIT A

PROPOSED BUILDING I	PROPOSED BUILDING J
BSMNT FF=6724.5	LVL 0 FF=6723.5
LVL 0 FF=6735.5	LVL 1 FF=6735.5
LVL 1 FF=6746.5	LVL 2 FF=6746.5
LVL 2 FF=6757.5	LVL 3 FF=6757.5
LVL 3 FF=6768.5	LVL 4 FF=6768.5
LVL 4 FF=6779.5	LVL 5 FF=6779.5
LVL 5 FF=6790.5	

EXISTING STORM DRAIN MANHOLE
RIM ELEV: 6719.73'
FL: 6710.53'
INV. IN (S) = 6714.77'

CONNECT TO EXISTING SD MANHOLE APPROX. LAT. INV. IN (W) = 6710.53 CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER.

INSTALL 44 FL OF 6"CPP STORM DRAIN @ 3% SLOPE

NEW 24" SQUARE SD BOX W/ OPEN-SLOTTED DRAIN. RIM=6723.00
INV. IN(S)=6716.45
INV. OUT(N)=6716.07
INV. IN(W) FD=6716.27
INV. IN(S) FD=6716.27

INSTALL 33.35 LF OF ZURN Z886 PERMA-TRENCH W/ CAST IRON PAVER SLOT IN NEW PATIO

INSTALL 30.8 LF OF 6"CPP STORM DRAIN @ 1% SLOPE

INSTALL 40.0 LF OF ZURN Z886 PERMA-TRENCH W/ CAST IRON PAVER SLOT IN NEW PATIO

FUTURE OZZY WAY

FL 6716.51
FL 6718.91
FL 6719.21
FL 6722.21

ZURN Z886 TRENCH DRAIN LAYOUT
SCALE: 1" = 10'

OZZY WAY

FUTURE OZZY WAY EXTENSION (NOT A PART OF THIS PROJECT)

PROPERTY LINE

10' WIDE PUBLIC UTILITY EASEMENT PER LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AND LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV6

PROPOSED FIRE HYDRANT

PROPOSED PARKING LVL 1 SEE SHEET 3

EXISTING BUILDING
REFER TO CANYONS HOUSING PROJECT FOR DETAILS

PROPOSED BUILDING I LVL 1 FF=6746.5 SEE SHEET 3

INSTALL CONCRETE RETAINING WALL TO MATCH PHASE 1, H=6.5' MAX.

PROPOSED BUILDING I BSMNT FF=6724.5

INSTALL RETAINING WALL, H=5.5' MAX.

INSTALL 100 LF OF ZURN Z886 PERMA-TRENCH W/ CAST IRON PAVER SLOT IN NEW PATIO SEE LAYOUT DETAIL THIS SHEET

INSTALL PLANTERS SEE LANDSCAPE ARCH. PLANS.

Building J

PROPOSED BUILDING J LVL 0 FF=6723.5

INSTALL (24) METAL STAIRS W/ 5' MID-STAIR LANDING, 6" RISERS & 12" TREAD TOP=6735.50' BOT=6723.50'

Parking Structure

69 Parking Stalls Total
20,335 Sq Ft

PROPOSED PARKING GARAGE LVL 0 FF=6723.5

Bike

Storage

Trash Enclosure

5' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT, GRANTED PURSUANT TO THE MASTER EASEMENT AGREEMENT

QUESTAR GAS LINE EASEMENT GRANTED BY AND BETWEEN: THE CANYONS RESORT VILLAGE ASSOCIATION, INC. AND QUESTAR GAS COMPANY LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT RECORDED: JULY 28, 2011 ENTRY NO.: 927089

AND

CORRECTIVE RIGHT OF WAY AND EASEMENT GRANT GRANTED BY AND BETWEEN: THE CANYONS GOLF HOLDINGS, LLC AND QUESTAR GAS COMPANY LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT RECORDED: JULY 28, 2011 ENTRY NO.: 927089

AND

CORRECTIVE RIGHT OF WAY AND EASEMENT GRANT GRANTED BY AND BETWEEN: IHC HEALTH SERVICES, INC. AND QUESTAR GAS COMPANY LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT RECORDED: JULY 28, 2011 ENTRY NO.: 927089

EXISTING BUILDING
REFER TO CANYONS HOUSING PROJECT FOR DETAILS

PROPERTY LINE

PERMA-TRENCH® HDPE TRENCH DRAINS

Z886 Perma-Trench®

HPDE 6" Drain System (4" Throat)

Engineering Specification

Channels shall be 80" long, 6-1/4" wide, and have a 4" wide throat. Modular channel sections shall be made of High Density Polyethylene (HDPE), have mechanical interlocking ends, and reduced bottom. Channel shall be provided either flat (neutral) or with a .75% built-in slope. Channels shall be available with inverts ranging from 3.5" to 12.50" (sidewall extensions optional; must be installed at factory). Channels shall have clips molded into the sides of the channel to accommodate vertical rebar for positioning and anchoring purposes. Choice of class A, B, C, D, E, and F grates shall be available with H-20 and/or FAA load ratings and/or ADA compliance with mechanical lockdown devices (refer to pages 24 and 25). End caps and catch basins shall be available to complement the channels and grates. End outlets, bottom outlets, and side outlets shall be available in 2", 3", 4", and 6" diameters. Trench drain shall be Flo-Thru model Z886. For downloadable CSI format specification, visit www.zurn.com.

System Highlights

Integral Rebar Clips

Mechanical Interlocking Connection

Optional -HD Frame Assembly

Tee and 90° Fabrication

Sidewall

Installation Specification

4" Throat / 6-1/4" Overall Width

Consult Plans and Specifications

TRENCH NUMBER	DIMENSIONS IN (MILLIMETERS)			WEIGHT	FLOW RATES		APPROVAL WEIGHT LOAD LIMITS (LBS/SQ.FT.)
	CHANNEL/INC WIDTHS	DEPTH AT INVERT	LENGTH	LBS	CFS	GPS	
Z601	3.50 [89]	4.10 [104]	93	6	0.207		14 [6.2]
Z602	4.10 [104]	4.70 [119]	122	8	0.272		15 [6.8]
Z603	4.70 [119]	5.30 [135]	152	10	0.339		16 [7.4]
Z603B	5.30 [135]	5.90 [150]	–	–	–		17 [7.7]
Z604	5.30 [135]	5.90 [150]	183	12	0.408		18 [8.1]
Z605	5.90 [150]	6.50 [165]	214	14	0.477		20 [9.0]
Z606	6.50 [165]	7.10 [180]	245	16	0.546		21 [9.5]
Z606B	7.10 [180]	7.10 [180]	–	–	–		22 [10]
Z607	7.10 [180]	7.70 [196]	276	17	0.615		21 [9.6]
Z608	7.70 [196]	8.30 [211]	306	19	0.686		25 [11.2]
Z609	8.30 [211]	8.90 [226]	339	21	0.755		26 [11.8]
Z610	8.90 [226]	9.50 [241]	371	23	0.827		27 [12.4]
Z611	9.50 [241]	10.1 [257]	403	26	0.898		29 [13]
Z612	10.10 [257]	10.7 [272]	435	26	0.969		30 [13.6]
Z612B	10.70 [272]	10.7 [272]	–	–	–		30 [13.6]
Z613	10.70 [272]	11.3 [287]	467	30	1.041		31 [14.2]
Z614	11.30 [287]	11.9 [302]	498	32	1.11		33 [14.8]
Z615	11.90 [302]	12.5 [318]	530	34	1.181		34 [15.4]

Closed End Cap (ET)

End Outlet (2", 3", 4", 6" NH)

Bottom Outlet (2", 3", 4", 6" NH)

Z886 System Profile

80" Channel Length

GRATES

Technical Information

6" SYSTEM GRATES

SERIES	DESCRIPTION	MATERIAL	OVERALL DIMENSIONS WEIGHT (LBS/FT.)	LENGTH	OPEN AREA (SQ. IN./SQ.FT.)	SLOT WIDTH/ HOLE SIZE	DIR	AWG	ADA	H-20	FAA
-AWG	Aluminum Wire Grate	Aluminum	8.7	42"	91.5	0.250	A	Light Duty	Yes	No	No
-BCG	Circular Decorative	Bronze	7.8	20"	17.6	0.250	A	Light Duty	No	No	No
-BDG	Diagonal Decorative	Bronze	8.9	20"	17.6	0.250	A	Light Duty	Yes	No	No
-BZ	Bronze Decorative	Bronze	6.2	20"	16.9	0.250	A	Light Duty	No	No	No
-DDG	Diagonal Decorative	Ductile Iron	5.5	20"	17.6	0.250	A	Light Duty	Yes	No	No
-DWV	Decorative Wave Grate	Ductile Iron	4.2	20"	36.8	0.500	A	Light Duty	No	No	No
-FS	Fabricated Slotted	Galvanized Steel	7.7	40"	13	0.375	A	Light Duty	No	No	No
-FS	Fabricated Slotted	Stainless Steel	7.7	40"	12	0.375	A	Light Duty	No	No	No
-GG	Slotted Grate	Fiberglass	3.98	40"	41.6	0.750	A	Light Duty	No	No	No
-HPB	Heel-Proof Slotted	Bronze	7.8	20"	17	0.250	A	Light Duty	Yes	No	No
-HPP	Heel-Proof Slotted	HDPE	0.9	20"	14.5	0.250	A	Light Duty	Yes	No	No
-HPS	Heel-Proof Slotted	Stainless Steel	7.1	20"	17	0.250	A	Light Duty	Yes	No	No
-NEC-DSA	Domestic Decorative	Nickel Bronze	5.7	20"	16.9	0.250	A	Light Duty	No	No	No
-PG	Fabricated Perforated	Galvanized Steel	7.6	40"	5.3	.250 Dia.	A	Light Duty	Yes	No	No
-PGB	Raised Perforated	Galvanized Steel	7.8	40"	5.3	.250 Dia.	A	Light Duty	Yes	No	No
-PS	Fabricated Perforated	Stainless Steel	7.8	40"	5.3	.250 Dia.	A	Light Duty	Yes	No	No
-PSB	Raised Perforated	Stainless Steel	7.9	40"	5.3	.250 Dia.	A	Light Duty	Yes	No	No
-SC	Solid Cover	Stainless Steel	7.6	40"	N/A	N/A	A	Light Duty	Yes	No	No
-SWG	Stainless Steel Wire Grate	Stainless Steel	7.5	40"	37.5	0.250	A	Light Duty	Yes	No	No
-DDG	Decorative	Ductile Iron	4.9	20"	16.9	0.250	B	Medium Duty	No	No	No
-GVHD	Heel-Proof Slotted	Galvanized Ductile Iron	6.3	20"	17	0.250	B	Medium Duty	Yes	No	No
-GWG	Mesh Screen	Galvanized Steel	3.8	40"	47	1.125	B	Medium Duty	No	No	No
-HPD	Heel-Proof Longitudinal	Ductile Iron	6.3	20"	17	0.250	B	Medium Duty	Yes	No	No
-LD	Longitudinal Slotted	Ductile Iron	6.48	20"	20.84	0.563	B	Medium Duty	No	No	No
-PVS	Paver Slot Grate	Fabricated Galvanized Steel	4.6	40"	6	0.500	B	Medium Duty	Yes	No	No
-PVSG	Paver Slot Grate	Fabricated Galvanized Steel	4.6	40"	6	0.500	B	Medium Duty	Yes	No	No
-PVSS	Paver Slot Grate	Fabricated Stainless Steel	4.7	40"	6	0.500	B	Medium Duty	Yes	No	No
-SCI	Circular Decorative	Stainless Steel	7.2	20"	17.6	0.250	B	Medium Duty	No	No	No
-SDD	Diagonal Decorative	Stainless Steel	6.3	20"	17.9	0.250	B	Medium Duty	No	No	No

All peakings for the 6" systems have a width of 1.375" and a height of 1.4".

AWG/SWG · BZ/DDG/NBZ/SDG · GG · LD · BCD/DCD/SCD · DWV · HPB/HPD/HPS · PG/PS · BDD/DDD/SDD · FG/FS · HPP · PVS/PVSG/PVSS

6" SYSTEM GRATES

SERIES	DESCRIPTION	MATERIAL	OVERALL DIMENSIONS WEIGHT (LBS/FT.)	LENGTH	OPEN AREA (SQ. IN./SQ.FT.)	SLOT WIDTH/ HOLE SIZE	DIR	AWG	ADA	H-20	FAA
-DPG	Mesh Screen	Stainless Steel	5.9	40"	47	1.125	B	Medium Duty	No	No	No
-DSG	Decorative	Stainless Steel	5.6	20"	16.9	0.250	B	Medium Duty	No	No	No
-NDC	Black Acid Resistant Ductile	Ductile Iron	4.5	20"	28.2	0.500	C	Heavy Duty	No	Yes	No
-RG	Slotted Bar Grate	Galvanized Ductile Iron	5.7	20"	21.9	0.360	C	Heavy Duty	No	Yes	No
-SRG	Slotted Bar Grate	Ductile Iron	5.7	20"	21.9	0.360	C	Heavy Duty	No	Yes	No
-SC	Solid Cover	Ductile Iron	9	20"	N/A	N/A	C	Heavy Duty	Yes	Yes	No
-SCD	Circular Decorative	Ductile Iron	6.3	20"	17.6	0.250	C	Heavy Duty	No	Yes	No
-SGC	Slotted Grate	Ductile Iron	4.5	20"	28.2	0.500	C	Heavy Duty	No	Yes	No
-SGC-DSA	Domestic Slotted Grate	Galvanized Ductile Iron	4.5	20"	28.2	0.500	C	Heavy Duty	No	Yes	No
-STW	Decorative Tidal Wave	Ductile Iron	8.1	20"	21	0.406	C	Heavy Duty	Yes	Yes	No
-SGC	Slotted Grate	Galvanized Ductile Iron	4.5	20"	28.1	0.500	C	Heavy Duty	No	Yes	No
-SDC-DSA	Domestic Slotted Grate	Galvanized Ductile Iron	4.5	20"	28.1	0.500	C	Heavy Duty	No	Yes	No
-HDD	Fixed Grate	Ductile Iron	7.7	20"	38.8	1.75	C	Heavy Duty	No	Yes	No
-HR	Removable Grate	Ductile Iron	12.3	20"	32.8	1.625	C	Heavy Duty	No	Yes	No
-PVC	Perforated Grate	Vinylester	3.3	20"	6.6	0.500	C	Heavy Duty	Yes	Yes	No
-RFGC	Reinforced Perforated	Galvanized Steel	4.8	40"	12	0.375	C	Heavy Duty	Yes	Yes	No
-RFPC	Reinforced Perforated	Stainless Steel	5.2	40"	12	0.375	C	Heavy Duty	Yes	Yes	No
-RPGC	Reinforced Perforated	Galvanized Steel	4.7	40"	8.5	.250 Dia.	C	Heavy Duty	Yes	Yes	No
-RPGSC	Reinforced Perforated	Galvanized Steel	4.7	40"	8.5	.313 Dia.	C	Heavy Duty	Yes	Yes	No
-RPSC	Reinforced Perforated	Stainless Steel	5.1	40"	8.5	.313 Dia.	C	Heavy Duty	Yes	Yes	No
-RPSSC	Reinforced Perforated Reverse Punch	Stainless Steel	5.1	40"	8.5	.313 Dia.	C	Heavy Duty	Yes	Yes	No
-BDE	Black Acid Resistant Ductile	Ductile Iron	6.4	20"	28.2	0.5	E	Special Duty	No	Yes	Yes
-BDE-DSA	Domestic Black Acid Resistant Ductile	Ductile Iron	6.4	20"	28.2	0.5	E	Special Duty	No	Yes	Yes
-DCE-DSA	Domestic Solid Cover	Ductile Iron	8	20"	N/A	N/A	E	Special Duty	Yes	Yes	No
-DGE	Slotted Grate	Ductile Iron	6.4	20"	28.2	0.500	E	Special Duty	No	Yes	Yes
-DGE-DSA	Domestic Slotted Grate	Ductile Iron	6.4	20"	28.2	0.500	E	Special Duty	No	Yes	Yes
-GDE	Slotted Grate	Galvanized Ductile Iron	6.4	20"	28.2	0.500	E	Special Duty	No	Yes	Yes
-GDE-DSA	Domestic Slotted Grate	Galvanized Ductile Iron	6.4	20"	28.2	0.500	E	Special Duty	No	Yes	Yes
-GHDE	Heel-Proof Slotted	Galvanized Ductile Iron	9.5	20"	52.9	0.313	E	Special Duty	Yes	Yes	Yes
-GHPDE-DSA	Domestic Heel-Proof Slotted	Galvanized Ductile Iron	9.5	20"	52.9	0.313	E	Special Duty	Yes	Yes	Yes
-HPDE	Heel-Proof Slotted	Ductile Iron	9.5	20"	52.9	0.313	E	Special Duty	Yes	Yes	Yes
-HPDE-DSA	Domestic Heel-Proof Slotted	Ductile Iron	9.5	20"	52.9	0.313	E	Special Duty	Yes	Yes	Yes
-PDC-DSA	Domestic Decorative	Ductile Iron	7.4	20"	9.11	0.453	E	Special Duty	Yes	Yes	Yes
-SBG	Slotted Bar Grate	Stainless Steel	9.4	20"	27.7	0.500	E	Special Duty	No	Yes	Yes
-FGF	Ductile Frame & Grate	Ductile Iron	10.7	20"	29.5	0.570	F	Special Duty	No	Yes	Yes
-FGF-DSA	Domestic Ductile Frame & Grate	Ductile Iron	10.7	20"	29.5	0.570	F	Special Duty	No	Yes	Yes
-GFG	Galvanized Frame & Grate	Galvanized Ductile Iron	10.7	20"	29.5	0.570	F	Special Duty	No	Yes	Yes
-GFG-DSA	Domestic Galvanized Frame & Grate	Galvanized Ductile Iron	10.7	20"	29.5	0.570	F	Special Duty	No	Yes	Yes

All peakings for the 6" systems have a width of 5.375" and a height of 1.4".

RFGC · DGC · PPC · SBG · RPGC · HDD · DCE · FGF/GFG · BSD/DBG · HR · DGE/GDE · BDGRC

20' 0 20' 40'

ZURN Z886-PVSS Stainless Steel Paver Slot Grate — SPECIFICATION SHEET TAG _____

(Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice)

40 [1016]

4 [137]

SLAB THICKNESS

CHANNEL ENGINEERING SPECIFICATION: Zurn Z886 Channels shall be 80 [2032] long, 6 [152] wide and have a 4 [102] throat. Modular channel sections shall be made of HDPE have interlocking ends, and a radiused bottom. Channel shall be provided either flat (neutral) or with a .75% built-in slope. Channels shall be available with inverts ranging from 3.5 to 12.5 [89 to 318]. Channels shall have clips molded into the sides of the channel to accommodate vertical re-bar for positioning and anchoring purposes. End caps and catch basins shall be available to complement the channels and grates. End outlets, bottom outlets, and side outlets shall be available in 2 [51], 3 [76], 4 [102], and 6 [152] diameters.

-PVSS GRATE ENGINEERING SPECIFICATION: Zurn 6" Wide Stainless Steel Paver Slot Grate. Stainless Steel conforms to ASTM Specification A240 (type 304). Paver Slot Grate is rated class C per the DIN 19580 top load classification. Supplied in 40" nominal lengths. Grate has a slot width opening of 3/8".

REV.	DATE: 8/13/08	C.N. NO.
DWG.NO. SK-08AG13-6	PRODUCT NO. Z886-PVSS	

ZURN INDUSTRIES, LLC., FLO-THRU OPERATION, 3345 South Work Street, Fallconer, NY 14733
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In Canada: ZURN INDUSTRIES LIMITED, 3344 Nashua Drive, Mississauga, Ontario L4V1L2, Phone: 905-405-6272 Fax: 905-405-1292

PROFESSIONAL ENGINEER No. 12275305 MARTIN CONNOR DINSMORE 09/30/24 STATE OF UTAH

ALLIANCE ENGINEERING
2700 W HOMESTEAD RD
STE 50 & 60
PARK CITY, UT 84098
435.258.6934

STAFF:
CONNOR DINSMORE
IVANOE S LOZANO

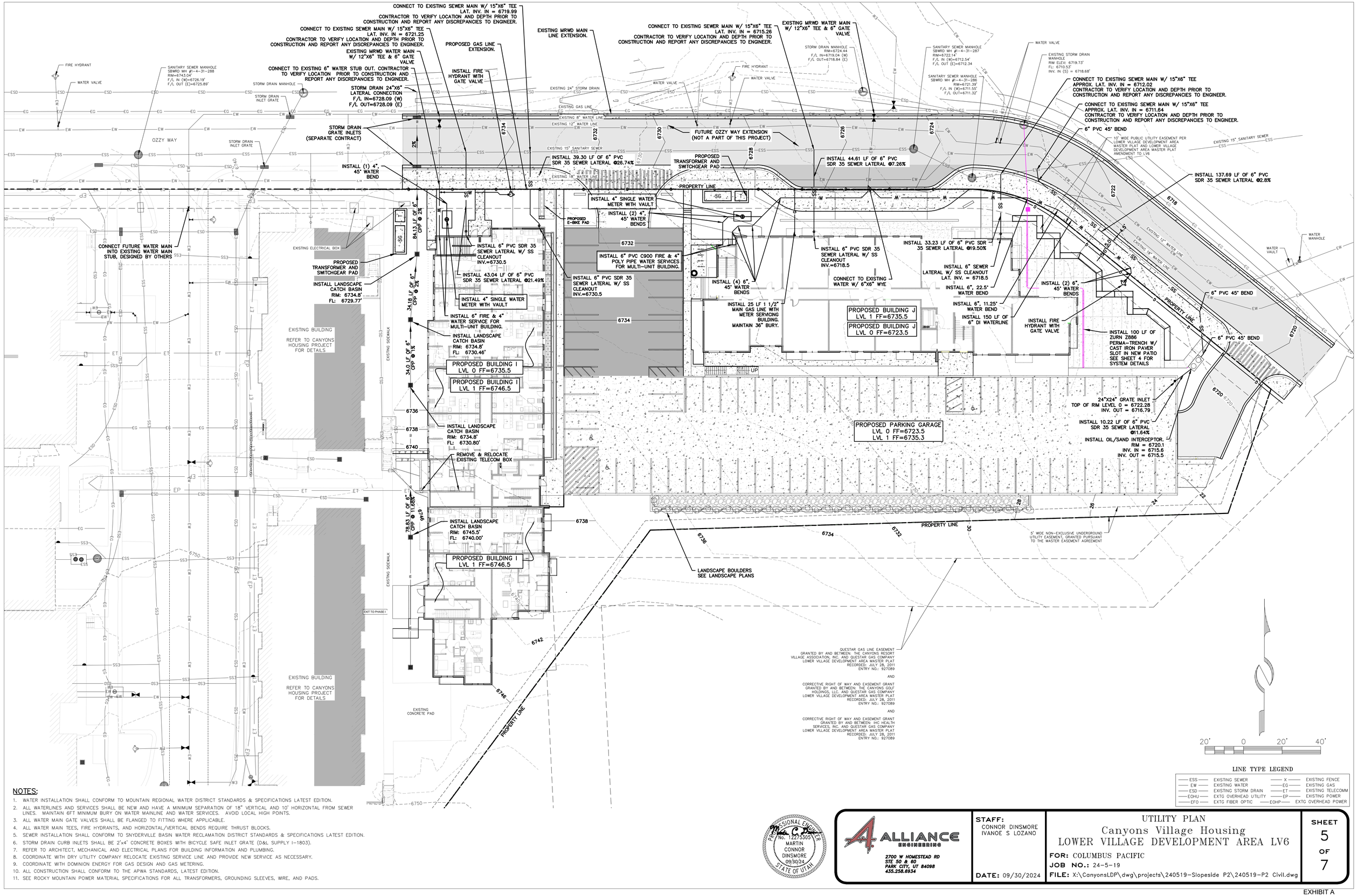
DATE: 0/30/2024

GRADING PLAN LEVEL 0 & TRENCH DRAIN
Canyons Village Housing
LOWER VILLAGE DEVELOPMENT AREA LV6

FOR: COLUMBUS PACIFIC
JOB NO.: 24-5-19
FILE: X:\CanyonsLDP\dwg\projects\240519-Slopeside P2\240519-P2 Civil.dwg

SHEET 4 OF 7

EXHIBIT A



NOTES:

1. WATER INSTALLATION SHALL CONFORM TO MOUNTAIN REGIONAL WATER DISTRICT STANDARDS & SPECIFICATIONS LATEST EDITION.
2. ALL WATERLINES AND SERVICES SHALL BE NEW AND HAVE A MINIMUM SEPARATION OF 18" VERTICAL AND 10' HORIZONTAL FROM SEWER LINES. MAINTAIN 6FT MINIMUM BURY ON WATER MAINLINE AND WATER SERVICES. AVOID LOCAL HIGH POINTS.
3. ALL WATER MAIN GATE VALVES SHALL BE FLANGED TO FITTING WHERE APPLICABLE.
4. ALL WATER MAIN TEES, FIRE HYDRANTS, AND HORIZONTAL/VERTICAL BENDS REQUIRE THRUST BLOCKS.
5. SEWER INSTALLATION SHALL CONFORM TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS & SPECIFICATIONS LATEST EDITION.
6. STORM DRAIN CURB INLETS SHALL BE 2'x4' CONCRETE BOXES WITH BICYCLE SAFE INLET GRATE (D&L SUPPLY I-1803).
7. REFER TO ARCHITECT, MECHANICAL AND ELECTRICAL PLANS FOR BUILDING INFORMATION AND PLUMBING.
8. COORDINATE WITH DRY UTILITY COMPANY RELOCATE EXISTING SERVICE LINE AND PROVIDE NEW SERVICE AS NECESSARY.
9. COORDINATE WITH DOMINION ENERGY FOR GAS DESIGN AND GAS METERING.
10. ALL CONSTRUCTION SHALL CONFORM TO THE APWA STANDARDS, LATEST EDITION.
11. SEE ROCKY MOUNTAIN POWER MATERIAL SPECIFICATIONS FOR ALL TRANSFORMERS, GROUNDING SLEEVES, WIRE, AND PADS.

LINE TYPE LEGEND

ESS	EXISTING SEWER	X	EXISTING FENCE
EW	EXISTING WATER	EG	EXISTING GAS
ESD	EXISTING STORM DRAIN	ET	EXISTING TELECOMM
EOHU	EXTG OVERHEAD UTILITY	EP	EXISTING POWER
EFO	EXTG FIBER OPTIC	EOHP	EXTG OVERHEAD POWER

PROFESSIONAL ENGINEER No. 12275305 MARTIN CONNOR DINSMORE 09/30/24 STATE OF UTAH

ALLIANCE ENGINEERING
2700 W HOMESTEAD RD
STE 50 & 60
PARK CITY, UT 84098
435.258.6934

STAFF:
CONNOR DINSMORE
IVANOE S LOZANO

DATE: 09/30/2024

UTILITY PLAN
Canyons Village Housing
LOWER VILLAGE DEVELOPMENT AREA LV6

FOR: COLUMBUS PACIFIC
JOB NO.: 24-5-19
FILE: X:\CanyonsLDP\dwg\projects\240519-Slopeside P2\240519-P2 Civil.dwg

SHEET 5 OF 7

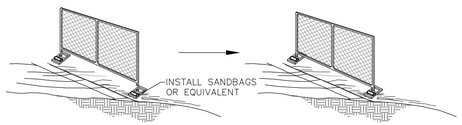
EXHIBIT A

Know what's below. Call 811 before you dig.

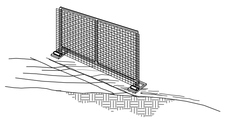
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

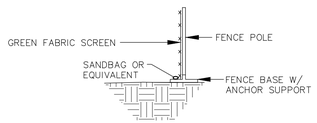
1. SECURE FENCE PANELS INTO BASE SUPPORTS

2. SECURE FENCE PANELS INTO BASE SUPPORTS



3. INSTALL GREEN FABRIC VISUAL BARRIER & SECURE TO FENCE



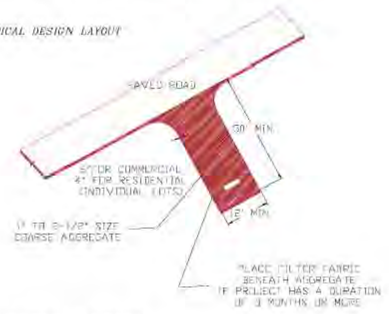


CROSS-SECTION

STANDARD DRAWING	CHAIN-LINK FENCE DETAIL
	ALLIANCE ENGINEERING — dtl\parkcity\chain-link fence

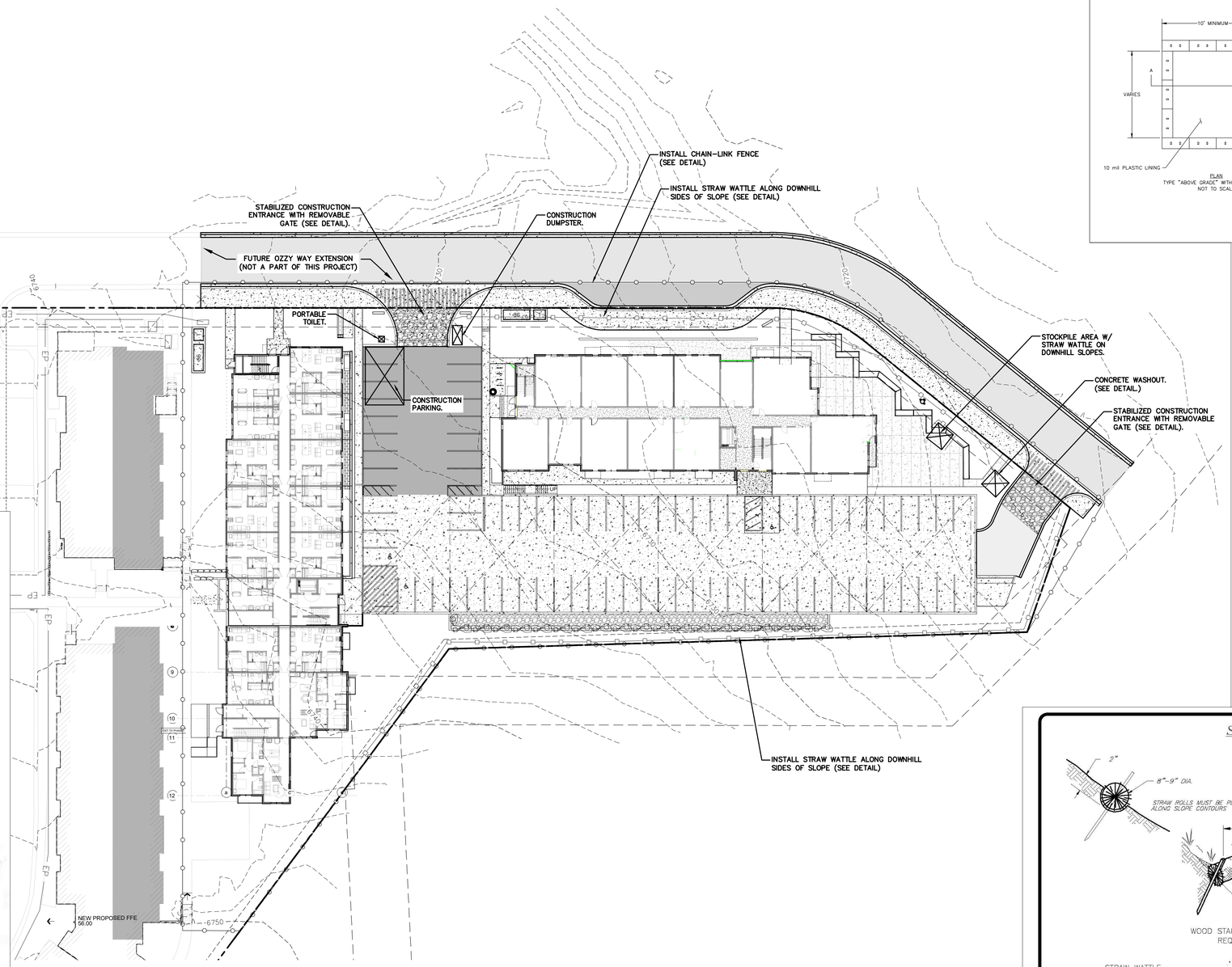
STABILIZED CONSTRUCTION ENTRANCE

TYPICAL DESIGN LAYOUT



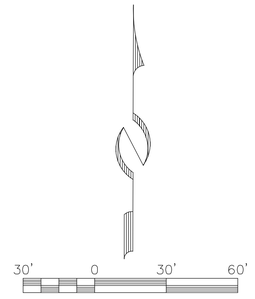
INSTALLATION:
1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

MAINTENANCE:
1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.



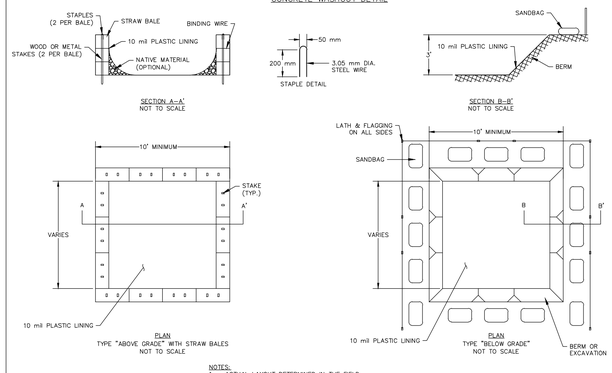
NOTES:

1) CONTRACTOR TO CONTACT BLUE STAKES AND DOMINION ENERGY TO ENSURE NO GAS LINES ARE NEAR EARTHWORK.
2) CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION THROUGH BLUE STAKES AND/OR OTHER MEANS.
3) CONTRACTOR TO CONTACT MRWSSD AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT TO CONFIRM ALL EXISTING UTILITIES WITHIN THE RIGHTS-OF-WAY ARE LOCATED AND PROTECTED.
4) CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK STREETS WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION).
5) MUD TRACKED OUT ONTO STREETS MUST BE CLEANED PRIOR TO THE END OF EACH WORK DAY.
6) THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE OF THE DUMPSTER.
7) PLACE GEO-TEXTILE SLOPE FABRIC ALONG ALL GRADES STEEPER THAN 3:1.
8) CONTRACTOR TO PLACE CONSTRUCTION FENCE AS REQUIRED.



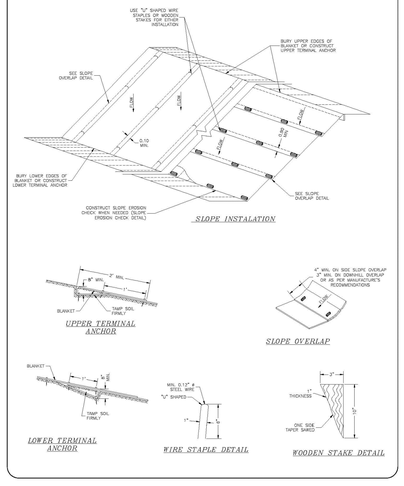
PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
09/30/24
STATE OF UTAH

CONCRETE WASHOUT DETAIL

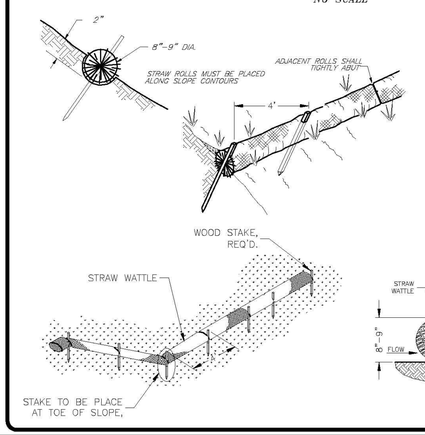


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. WASHOUT NEEDS TO BE EMPTIED AND REPAIRED WHEN 75% OF STORAGE CAPACITY IS FILLED.

GEOTEXTILES-
TYPICAL DESIGN / LAYOUT



STRAW WATTLE DETAIL
NO SCALE



NOTE:
1. WOOD STAKES SHALL BE 1"x2"x18" OR 24" (NOMINAL), PLACED ON CONTOUR AND STAKED AT 4' ON CENTER AND IN LOW POINTS TO ASSURE CONTACT WITH GROUND.
2. NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE AFTER INSTALLATION.
3. WHEN INSTALLING RUNNING LENGTHS OF STRAW WATTLE, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTERS.
4. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2"-3" OF THE STAKE PROTRUDING ABOVE THE WATTLE.
5. WHEN WATTLE IS INSTALLED ON FLAT GROUND DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES DRIVE STAKES PERPENDICULAR TO THE SLOPE.

ALLIANCE ENGINEERING
2700 W HOMESTEAD RD
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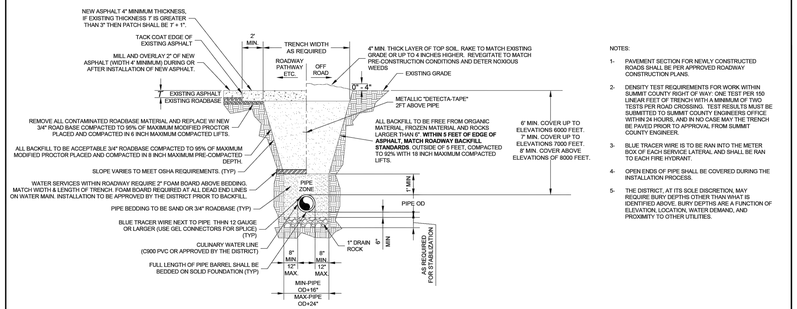
DATE: 09/30/2024

CONSTRUCTION MITIGATION PLAN/ SWPPP
Canyons Village Housing
LOWER VILLAGE DEVELOPMENT AREA LV6

FOR: COLUMBUS PACIFIC
JOB NO.: 24-5-19
FILE: X:\CanyonsLDP\dwg\projects\240519-Slopeside P2\240519-P2 Civil.dwg

SHEET 6 OF 7

EXHIBIT A



TYPICAL CULINARY WATER MAIN/LATERAL TRENCH DETAIL

NTS

NOTES:

1- PAVEMENT SECTION FOR NEWLY CONSTRUCTED ROADS SHALL BE PER APPROVED ROADWAY CONSTRUCTION PLANS.

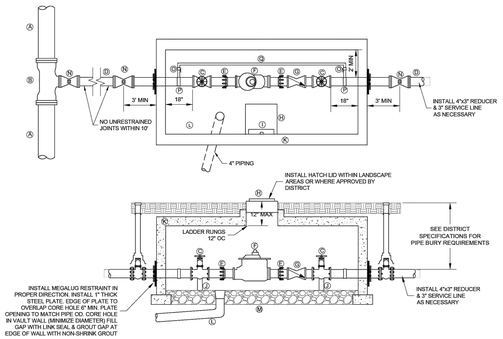
2- DENSITY TEST REQUIREMENTS FOR WORK WITHIN SUMMIT COUNTY RIGHT OF WAY: ONE TEST PER 150 LINEAR FEET OF TRENCH WITH A MINIMUM OF TWO TESTS PER ROAD CROSSING. TEST RESULTS MUST BE SUBMITTED TO AND APPROVED BY COUNTY ENGINEERING OFFICE WITHIN 24 HOURS, AND BACKFILLING OF THE TRENCH BE PAVED PRIOR TO APPROVAL FROM SUMMIT COUNTY ENGINEER.

3- BLUE TRACER WIRE IS TO BE RAN INTO THE METER BOX OF EACH SERVICE LATERAL AND SHALL BE RAN TO EACH FIRE HYDRANT.

4- OPEN ENDS OF PIPE SHALL BE COVERED DURING THE INSTALLATION PROCESS.

5- THE DISTRICT, AT ITS SOLE DISCRETION, MAY REQUIRE BURY DEPTHS OTHER THAN WHAT IS IDENTIFIED ABOVE. BURY DEPTHS ARE A FUNCTION OF ELEVATION, LOCATION, WATER DEMAND, AND PROXIMITY TO OTHER UTILITIES.

CAD	MOUNTAIN REGIONAL WATER	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098	STANDARD DETAIL *MAIN/LATERAL TRENCH* SUMMIT COUNTY, UT	DRAWING NO. 1
DESIGNER: DATE: 01/2024 PROJECT NO.:				



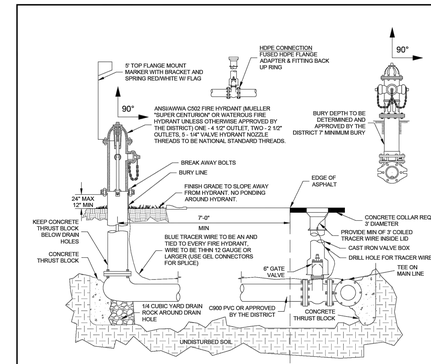
TYPICAL 3" AND 4" SERVICE DETAIL

NTS

NOTES:

1- CELLULAR SERVICE REQUIRED. ADDITIONAL MODIFICATIONS MAY BE NECESSARY TO ENSURE CELLULAR SERVICE.

CAD	MOUNTAIN REGIONAL WATER	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098	STANDARD DETAIL *3" AND 4" SERVICE* SUMMIT COUNTY, UT	DRAWING NO. 4
DESIGNER: DATE: 01/2024 PROJECT NO.:				



FIRE HYDRANT DETAIL

NTS

NOTES:

1- LOCATION OF HYDRANT AND TEE ON WATER MAINLINE SHALL BE DETERMINED BY THE DISTRICT.

2- HYDRANT SHALL STAND PLUMB WITH PUMPER NOZZLE FACING THE STREET.

3- VALVE TO BE PLACED IN ASPHALT WITH CONCRETE RING.

4- BLUE TRACER WIRE TO BE ATTACHED TO HYDRANT VALVE.

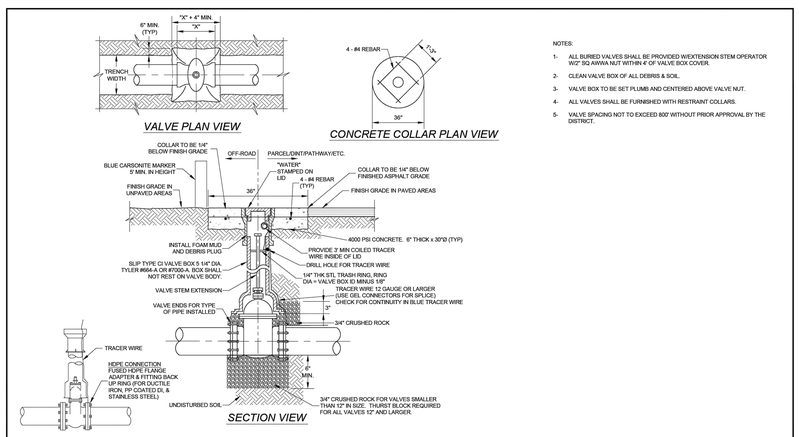
5- HYDRANT AND FITTINGS TO BE POLY WRAPPED.

6- ALL BOLTS SHALL BE FREE OF CONCRETE AND FULLY ACCESSIBLE.

7- DO NOT COVER BARREL DRAIN W/ DIRT OR CONCRETE, USE GRAVEL.

8- IN ROADWAY: 3-FOOT MINIMUM REQUIRED BETWEEN EDGE OF ASPHALT AND CONCRETE COLLAR ON AXILLARY VALVE.

CAD	MOUNTAIN REGIONAL WATER	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098	STANDARD DETAIL *FIRE HYDRANT* SUMMIT COUNTY, UT	DRAWING NO. 5
DESIGNER: DATE: 01/2024 PROJECT NO.:				



VALVE PLAN VIEW

CONCRETE COLLAR PLAN VIEW

SECTION VIEW

TYPICAL VALVE WITH BOX AND VALVE BOX COLLAR DETAIL

NTS

NOTES:

1- ALL BURIED VALVES SHALL BE PROVIDED W/EXTENSION STEM OPERATOR W/2" SQ AWWA NUT WITHIN 4' OF VALVE BOX COVER.

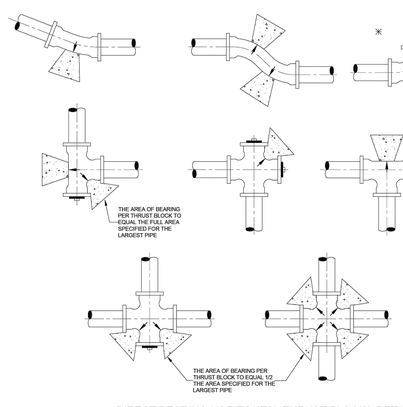
2- CLEAN VALVE BOX OF ALL DEBRIS & SOIL.

3- VALVE BOX TO BE SET PLUMB AND CENTERED ABOVE VALVE NUT.

4- ALL VALVES SHALL BE FURNISHED WITH RESTRAINT COLLARS.

5- VALVE SPACING NOT TO EXCEED 800' WITHOUT PRIOR APPROVAL BY THE DISTRICT.

CAD	MOUNTAIN REGIONAL WATER	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098	STANDARD DETAIL *VALVE BOX & COLLAR* SUMMIT COUNTY, UT	DRAWING NO. 6
DESIGNER: DATE: 01/2024 PROJECT NO.:				



DIRECT BEARING HORIZONTAL THRUST BLOCKS DETAIL

NTS

NOTES:

1- SECURE AN INSPECTION OF PREPARATION PRIOR TO POURING THRUST BLOCK.

2- SECURE AN INSPECTION PRIOR TO BACKFILLING. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILLING.

3- THRUST BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.

4- ALL PIPE JOINTS MUST BE LEFT ACCESSIBLE. ALL FITTINGS ADJACENT TO THRUST BLOCKS SHALL BE WRAPPED WITH 8 MIL. THICK POLYETHYLENE SHEET AND TAPE WRAP.

5- CONCRETE MUST BE ALLOWED TO CURE FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES.

6- CONCRETE MUST HAVE A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.

7- THRUST BLOCKS MUST BE POURED AS CLOSE AS POSSIBLE TO THE CONFIGURATION SHOWN.

8- BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 200 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS./SQ.FT. COMPUTATIONS OF BEARING AREAS SHALL BE REQUIRED FOR DIFFERENT TEST PRESSURES AND SOIL BEARING PRESSURES.

9- BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.

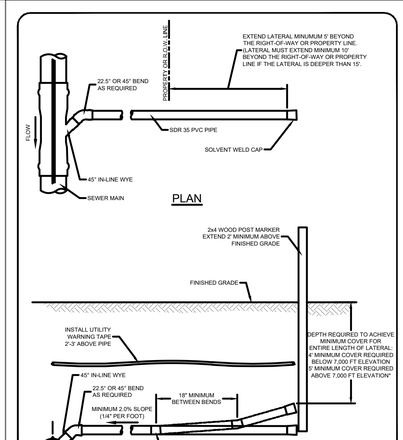
10- BEARING AREAS FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE A SPECIAL DESIGN.

11- * NO 90°BENDS ALLOWED UNLESS APPROVED BY THE DISTRICT.

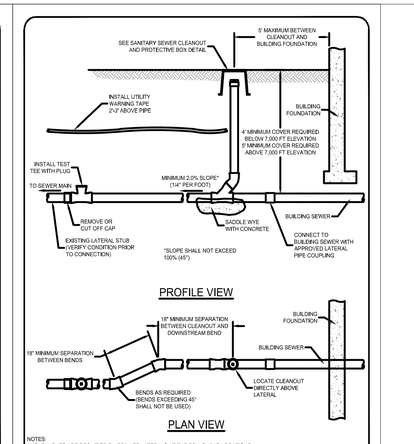
MINIMUM BEARING AREA IN SQ.FT.

PIPE SIZE	TEES, VAL DEAD END	*90 BEND	45 BEND	22.5 BEND	11.25 BEND
4"	2	3	3	2	2
6"	4	5.5	3	2	2
8"	6.5	9.5	5	3	2
10"	10	14	8	5	3
12"	14	20	11	6	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6

CAD	MOUNTAIN REGIONAL WATER	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098	STANDARD DETAIL *HORIZONTAL THRUST BLOCK* SUMMIT COUNTY, UT	DRAWING NO. 7
DESIGNER: DATE: 01/2024 PROJECT NO.:				



Snyderville Basin Water Reclamation District	PRIVATE LATERAL STUB - GRAVITY FLOW PVC MAIN LINE TO PVC LATERAL LINE	LAT-01



NOTES:

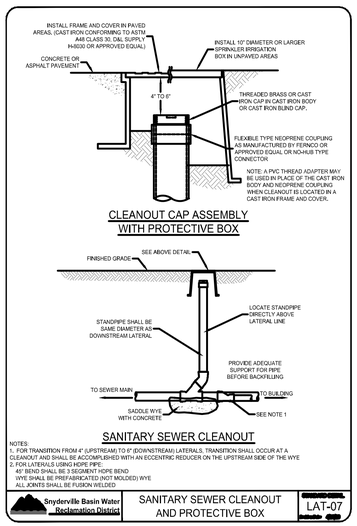
1- CLEANOUTS ARE REQUIRED ON PRIVATE LATERALS AT THE FOLLOWING LOCATIONS:
A- WITHIN 5 FEET OF THE BUILDING FOUNDATION
B- AT NO MORE THAN 100 FEET APART, MEASURED FROM THE UPSTREAM ENTRACE OF THE CLEANOUT

2- BENDS EXCEDING 45° SHALL NOT BE USED

3- FUSION WELD OR SOLVENT WELD FITTINGS AND JOINTS REQUIRED ON VERTICAL BENDS AND ON SLOPES GREATER THAN 3:1 (33%)

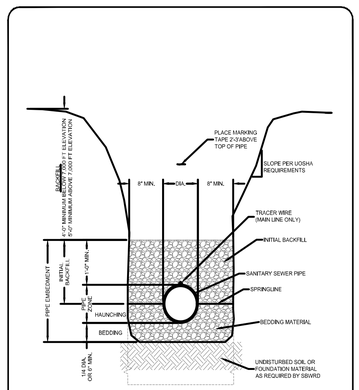
4- MAINTAIN 10' MINIMUM SEPARATION BETWEEN LATERAL AND ANY ADJACENT WATER MAIN LINE OR LATERAL.

Snyderville Basin Water Reclamation District	GRAVITY LATERAL STUB TO GRAVITY BUILDING CONNECTION	LAT-05



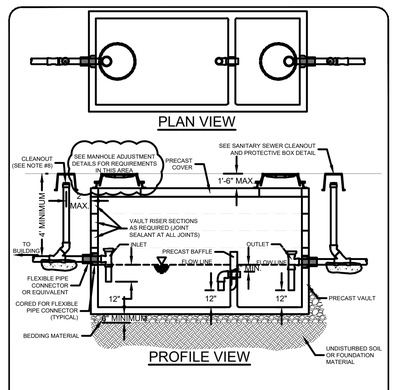
NOTES:
1. FOR TRANSITION FROM 4" (UPSTREAM) TO 6" (DOWNSTREAM) LATERALS, TRANSITION SHALL OCCUR AT A CLEANOUT AND SHALL BE ACCOMPLISHED WITH AN ECCENTRIC REDUCER ON THE UPSTREAM SIDE OF THE WYE
2. FOR LATERALS USING HDPE PIPE:
45° BEND SHALL BE 3 SEGMENT HDPE BEND
WYE SHALL BE PREFABRICATED (NOT MOLDED) WYE
ALL JOINTS SHALL BE FUSION WELDED

Snyderville Basin Water Reclamation District	SANITARY SEWER CLEANOUT AND PROTECTIVE BOX	LAT-07



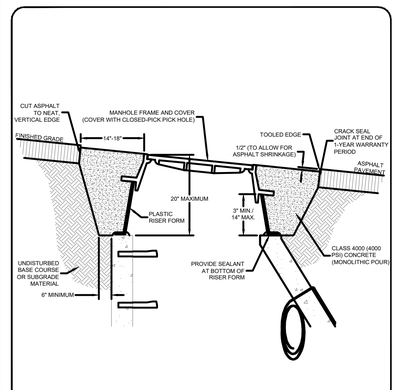
NOTES:
1. TRENCH BACKFILL SHALL BE PLACED SUCH THAT SETTLEMENT OF PAVED AREAS DOES NOT OCCUR.
2. BACKFILL IN ROADS, STREETS OR RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY OR STATE STANDARDS.
3. COMPACTION TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR.
4. BACKFILL IN OFF-ROAD AREAS SHALL BE IN ACCORDANCE WITH THE OFF ROAD SEWER LINE TRENCH DETAIL.
5. ATTACH TRACER WIRE TO TOP OF PIPE AT MAXIMUM 5' SPACING WITH DUCT TAPE OR ZIP TIES.

Snyderville Basin Water Reclamation District	PIPE TRENCH	PI-01



NOTES:
1. THE INTERCEPTOR CAPACITY IS DEFINED AS THE STORAGE VOLUME OF THE VAULT BELOW THE OUTLET PIPE ELEVATION.
2. THE INTERCEPTOR SHALL HAVE A MINIMUM CAPACITY OF 500 GALLONS.
3. THE INLET PIPE SHALL BE ONE INCH HIGHER THAN THE OUTLET PIPE.
4. ALL INTERIOR PIPING SHALL BE SOLVENT WELD PVC.
5. VENTING OF THE INTERCEPTOR SHALL NOT BE ALLOWED.
6. SANITARY WASTES SHALL NOT BE PLUMBED TO THE INTERCEPTOR.
7. THE DIMENSIONS AND CONFIGURATION OF THE VAULT AND BAFFLE SHALL BE ACCORDING TO THE MANUFACTURER'S REQUIREMENTS FOR THE SIZE OF INTERCEPTOR INSTALLED.
8. THE CLEANOUT UPSTREAM OF THE INTERCEPTOR MAY BE DELETED IF THE CLEANOUT AT THE BUILDING IS WITHIN 15 FT OF THE INTERCEPTOR AND THE LINE BETWEEN THE INTERCEPTOR AND THE CLEANOUT IS A STRAIGHT SEGMENT.

Snyderville Basin Water Reclamation District	SAND AND OIL INTERCEPTOR	STANDARD DETAIL PT-04 Pandora Date 4/30/20



NOTES:
1. MANHOLE ADJUSTMENT SHALL OCCUR AFTER FINAL ASPHALT PAVEMENT PLACEMENT IS COMPLETED.
2. DIMENSIONS OF PLASTIC RISER FORM SHALL BE SPECIFIC TO THE DIAMETERS OF THE MANHOLE FRAME AND CONE AND OF THE ADJUSTMENT HEIGHT. PLASTIC RISER FORM SHALL NOT BE CUT VERTICALLY TO ALLOW PLACEMENT OF FRAME.
3. PLASTIC RISER FORM SHALL BE TRIMMED TO MATCH SLOPE OF PAVEMENT AND ALLOW FOR INDICATED DIMENSIONS BELOW FINISHED GRADE.
4. A WATER TIGHT SEAL BETWEEN THE TOP OF CONE AND THE PLASTIC RISER FORM SHALL BE PROVIDED WITH SEALANT. SEALANT SHALL CONSIST OF A CONTINUOUS BEAD THAT COVERS THE ENTIRE WIDTH OF THE BOTTOM FLANGE OF THE PLASTIC RISER FORM. TOP OF MANHOLE CONE SHALL BE CLEAN PRIOR TO PLACEMENT OF SEALANT.
5. CONSOLIDATE CONCRETE TO ELIMINATE ALL VOIDS.

Snyderville Basin Water Reclamation District	MANHOLE ADJUSTMENT IN ASPHALT PAVEMENT	MH-07

Summit County Required Inspections

Inspection	Description/Requirements	Contact
Rough Grade Engineering	**Required prior to scheduling a footing inspection**. Rough cut of driveway, stabilized construction entrance, sediment control BMPs, & concrete washout all must be installed per site plan.	Engineering
Footings	Schedule after steel is in place and before concrete is poured	Building
Foundation	Schedule after steel is in place in forms and before concrete is poured	Building
Under Slab Plumbing/Heating	Schedule before concrete is poured or plumbing has been backfilled	Building
Certificate of Elevation and/ or Survey	Performed by a licensed surveyor. Required before scheduling a Floor Framing Inspection	Planning
Floor Framing/ Foundation Drain	Required prior to placing floor sheeting	Building
Shear Wall	After the building is "up to square," all shear walls have been nailed, and all tie downs and shear wall connections installed	
Fire Sprinkler	Required prior to Four-Way Inspection, when required by Local Fire District	Building
Four-Way	All rough electrical, plumbing, and mechanical has been installed. All framing is complete, shear walls have been previously inspected, and truss specifications are on site for review. Plumbing must have either an air or water pressure test on them when the inspector arrives.	Building
Weather Barrier/ Stucco Lath	Weather barrier must be inspected prior to applying veneer. Approved stucco I.C.C. research reports on site	Building
Gas Line/Meter Set	Required before gas meter clearance is given to Dominion	Building
Masonry w/ bond beam	Steel in masonry and before concrete/grout is poured	Building
Insulation	Pre-drywall insulation certificate required	Building
Drywall Nailing	Required before drywall is taped	Building
Power to Panel	Building must be up with permanent roof installed	Building
Pre-Surface Engineering	Before driveway is paved/stabilized. Erosion control installed on graded slopes greater than 3:1. Driveway graded to final slope.	Engineering
Final Engineering	**Required prior to Certificate of Occupancy** and/or bond release. Driveway paved/ stabilized w/ non-tracking, permanent material. Final grading must be less than 2:1 slopes, with erosion control measures installed on unretained slopes greater than 3:1	Engineering
Final Building	**Required for Certificate of Occupancy. All work is done, building is complete.** Final clearances from wastewater district, Health Department for septic, and Fire District for sprinkler system must be on site for this inspection.	Building
Certificate of Occupancy	No person may occupy the structure until CofO is issued. Final clearances must be obtained and presented to the Building Dept: Final from Building, Final from Engineering, Final from Fire District (where required), Final from Water Distrcit or Health Dept (where required).	Building
SWPPS/ECP Bond Release	Site must be 100% stabilized (revegetated or covered) to at least 70% density.	Engineering

PROFESSIONAL ENGINEER No. 12275305-2202 MARTIN CONNOR DINSMORE 09/30/24 STATE OF UTAH

ALLIANCE ENGINEERING

2700 W HOMESTEAD RD
STE 50 & 60
PARK CITY, UT 84098
435.258.8934

STAFF:
CONNOR DINSMORE
IVANOE S LOZANO

DATE: 09/30/2024

DETAILS
Canyons Village Housing
LOWER VILLAGE DEVELOPMENT AREA LV6

FOR: COLUMBUS PACIFIC
JOB NO.: 24-5-19
FILE: X:\CanyonsLDP\dwg\projects\240519-Slopeside P2\240519-P2 Civil.dwg

SHEET 7 OF 7

EXHIBIT A



Legend:

- Slopeside Phase I
- Slopeside Phase II

N

0 20 40 80 120

SCALE: 1"=40'

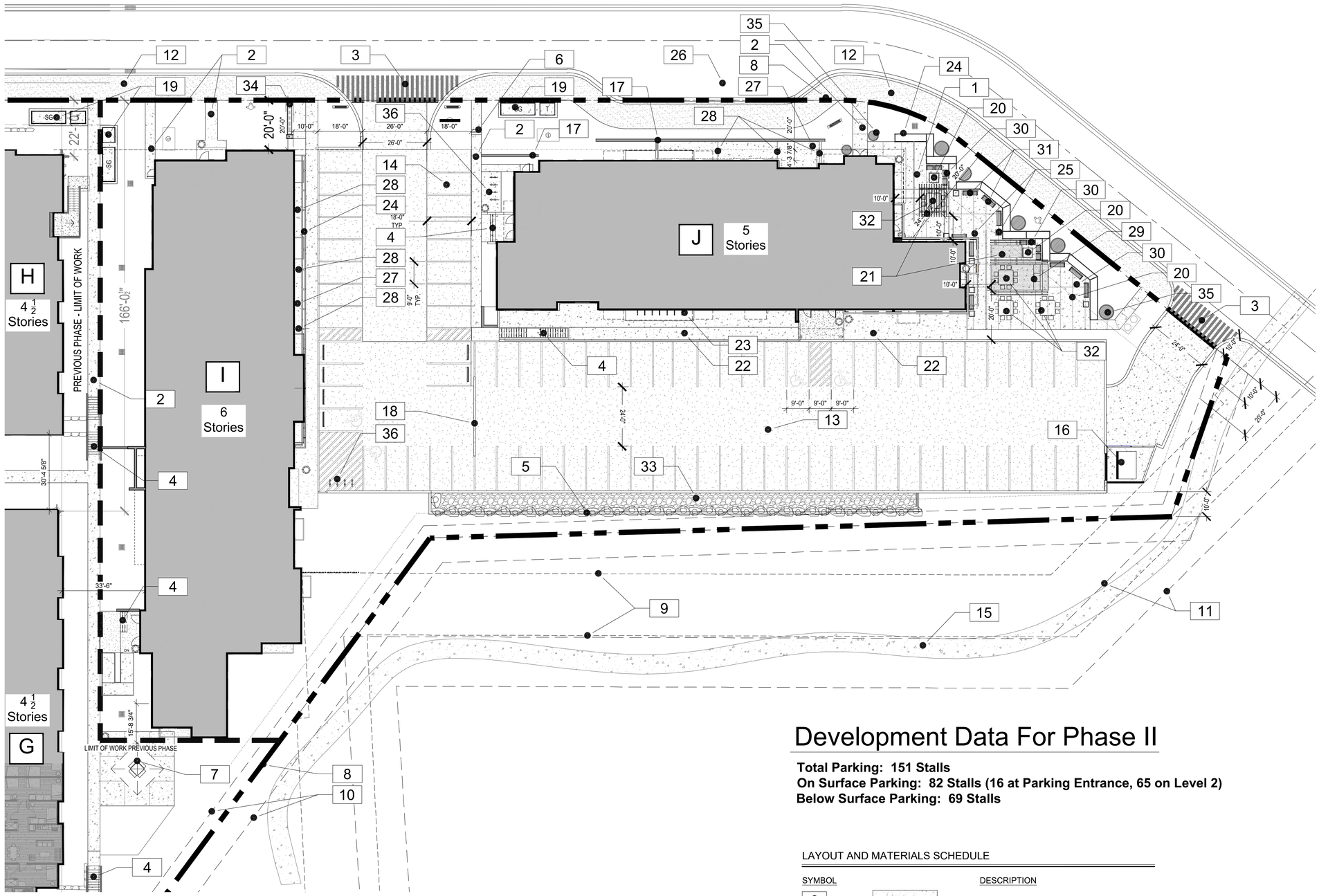
Site Context Plan

CVMA
2024.10.22

AS-001

EXHIBIT A

ELLIOTT WORKGROUP



LAYOUT AND MATERIALS SCHEDULE

SYMBOL	DESCRIPTION
1	CONCRETE PATIO, TYP.
2	CONCRETE SIDEWALK, TYP.
3	PAINTED CROSSWALK, TYP.
4	CONCRETE STAIRS WITH HANDRAIL, TYP.
5	BOULDER RETAINING WALL
6	CONCRETE STAIRS
7	GAZEBO (EXISTING)
8	PROPERTY LINE
9	GAS EASEMENT
10	UTILITIES EASEMENT
11	WATER LINE EASEMENT
12	10' ASPHALT MILLENNIUM TRAIL
13	CONCRETE PARKING STRUCTURE
14	SURFACE PARKING
15	EXISTING CART PATH
16	TRASH & RECYCLE BIN LOCATION
17	CONCRETE RETAINING WALL, TYP.
18	FIRE CRASH BAR
19	ELECTRICAL EQUIPMENT, TYP.
20	FIRE PIT, TYP.
21	OVEHEAD CANOPY
22	BELOW GRADE CONCRETE SIDEWALK
23	WALL MOUNT BIKE RACKS
24	COATED METAL PLANTER BOX (TO BE DETERMINED)
25	PLANTER BOX (TO BE DETERMINED)
26	DROP-OFF AREA
27	CONCRETE PATIO, TYP.
28	SCREEN FENCES
29	BBQ
30	OUTDOOR CHAIR, TYP.
31	OUTDOOR BENCH, TYP.
32	OUTDOOR DINING TABLE AND CHAIRS
33	ROCK COBBLE
34	E-BIKES AND CHARGING STATION
35	CONCRETE PLANTERS (2) 48" AND (5) 72" (ON SITE)
36	BIKE RACKS, TYP. (8)

Development Data For Phase II

Total Parking: 151 Stalls
On Surface Parking: 82 Stalls (16 at Parking Entrance, 65 on Level 2)
Below Surface Parking: 69 Stalls

LAYOUT AND MATERIALS SCHEDULE

SYMBOL		DESCRIPTION
2		CONCRETE SIDEWALK
12		ASPHALT MILLENNIUM TRAIL

N

0 10 20 40 60

SCALE: 1"=20'

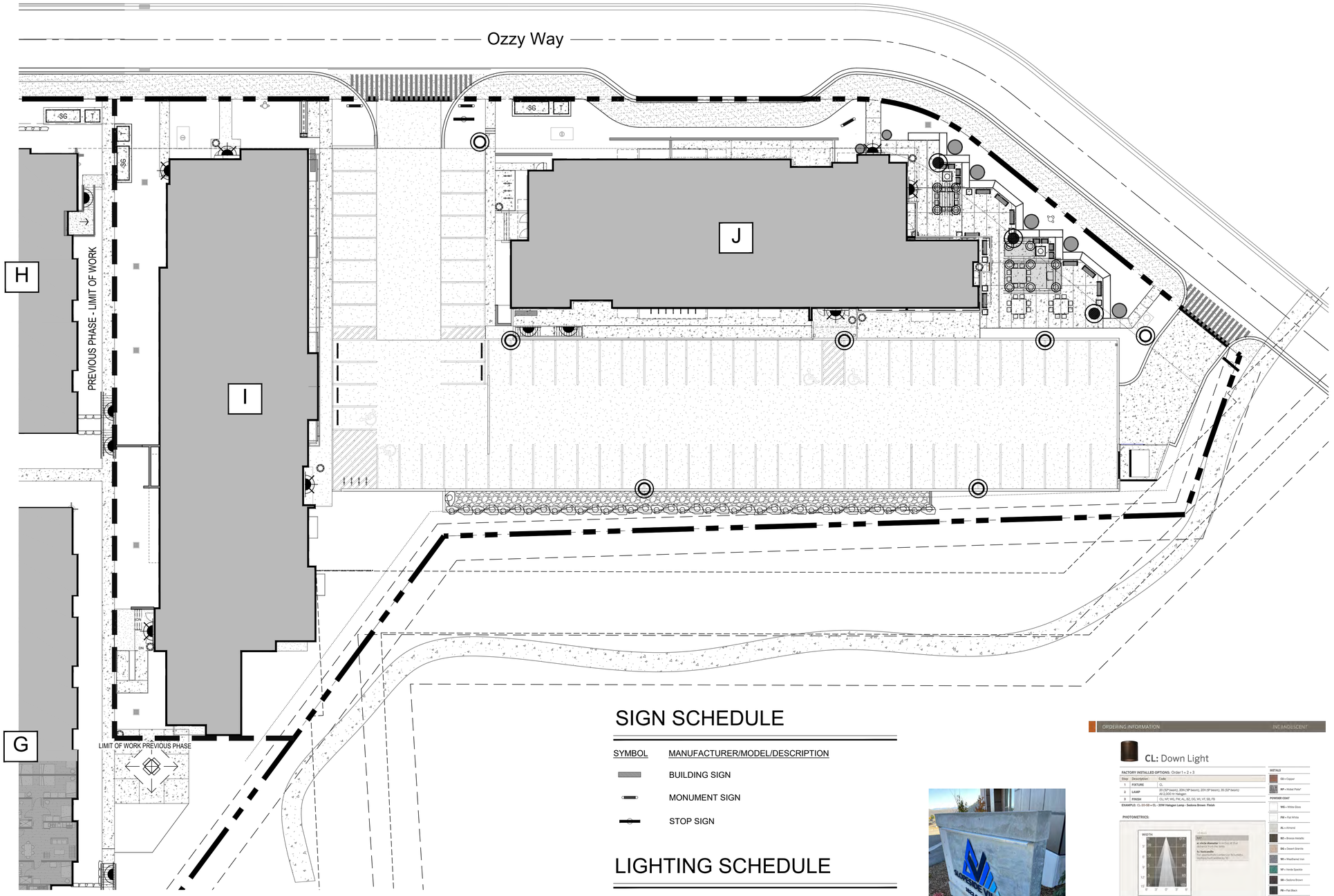
Site Layout Plan

CVMA
2024.10.22

AS-002

EXHIBIT A

ELLIOTT WORKGROUP



SIGN SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	BUILDING SIGN
	MONUMENT SIGN
	STOP SIGN

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	BOLLARD LIGHT
	BUILDING LIGHT
	POLE LIGHT
	WALL LIGHT
	DOWN LIGHT



Monument Sign

LIGHTS-DIRECT

TYPE	S-BA	KELVIN TEMP.	4000K
PART NUMBER	BLLD-421240-BK	CRI	NOT AVAILABLE
DESCRIPTION	42-INCH BLACK LED BOLLARD	VOLTAGE	120-277V
		DIMMING	STEP DIMMING
		FINISH	BLACK
		DIMENSIONS	42"H x 10.5"L x 4"W
LOCATION	BA - BOLLARD	MATERIAL	ALUMINUM
LAMP	12-WATT 1560-LUMEN LED (INCLUDED)	LENS TYPE	CLEAR GLASS
DETAILS	FORWARD THROW LIGHT PATTERN		

UL LISTED



Bollard Light

Lights-Direct
1300 Stafford St.
Washington, MO 63090

(636) 390-0606
06/29/2021
Prepared by CH

LIGHTS-DIRECT

TYPE	S-SC	KELVIN TEMP.	4000K
PART NUMBER	STLD-192440-BK	CRI	NOT AVAILABLE
DESCRIPTION	16.75-INCH BLACK LED RECESSED STEP LIGHT	VOLTAGE	120-277V
		DIMMING	STEP DIMMING
		FINISH	BLACK
		DIMENSIONS	16.75"L x 5"H x 4.5"W
LOCATION	SC - STEP LT	MATERIAL	CAST ALUMINUM
LAMP	24-WATT 3120-LUMEN LED (INCLUDED)	LENS TYPE	CLEAR GLASS
DETAILS	FORWARD THROW LIGHT PATTERN		

UL LISTED



Wall Light

Lights-Direct
1300 Stafford St.
Washington, MO 63090

(636) 390-0606
06/29/2021
Prepared by CH

LIGHTS-DIRECT

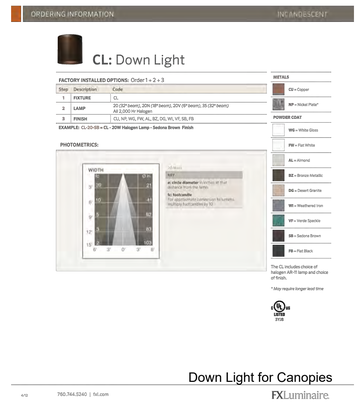
TYPE	SLSD	KELVIN TEMP.	3000K
PART NUMBER	SBLD-26533-BK	CRI	70+
DESCRIPTION	265-WATT BLACK LED AREA LIGHT WITH SQUARE POLE MOUNT ARM	VOLTAGE	120-277V
		DIMMING	DIMMABLE 0-10V
		FINISH	BLACK
		DIMENSIONS	15.1"W x 5"H x 32.9"D
LOCATION	SD - POLE LT	MATERIAL	DIE-CAST ALUMINUM
LAMP	265-WATT 31366-LUMEN LED (INC)	LENS TYPE	POLYCARBONATE
DETAILS	IP66, TYPE III DISTRIBUTION		

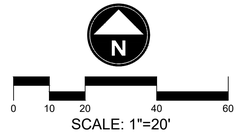


Pole Light

Lights-Direct
1300 Stafford St.
Washington, MO 63090

(636) 390-0606
06/29/2021
Prepared by CH





Wall Light

Pole Light

Signage & Lighting Plan

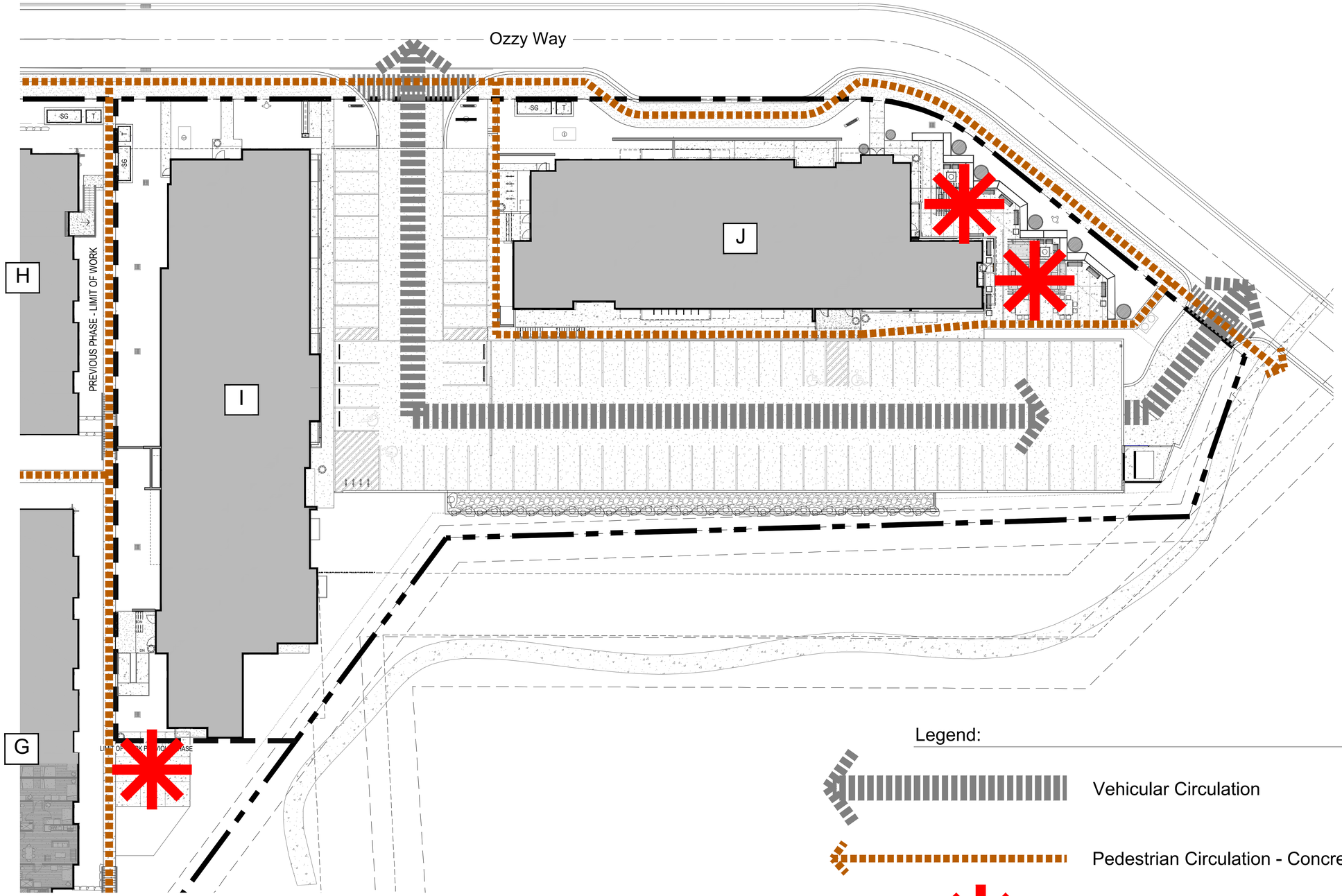
CVMA

2024.10.22

ELLIOTT WORKGROUP

AS-003

EXHIBIT A



Legend:

Vehicular Circulation

Pedestrian Circulation - Concrete Sidewalk

Gathering Area

N

0 10 20 40 60

SCALE: 1"=20'

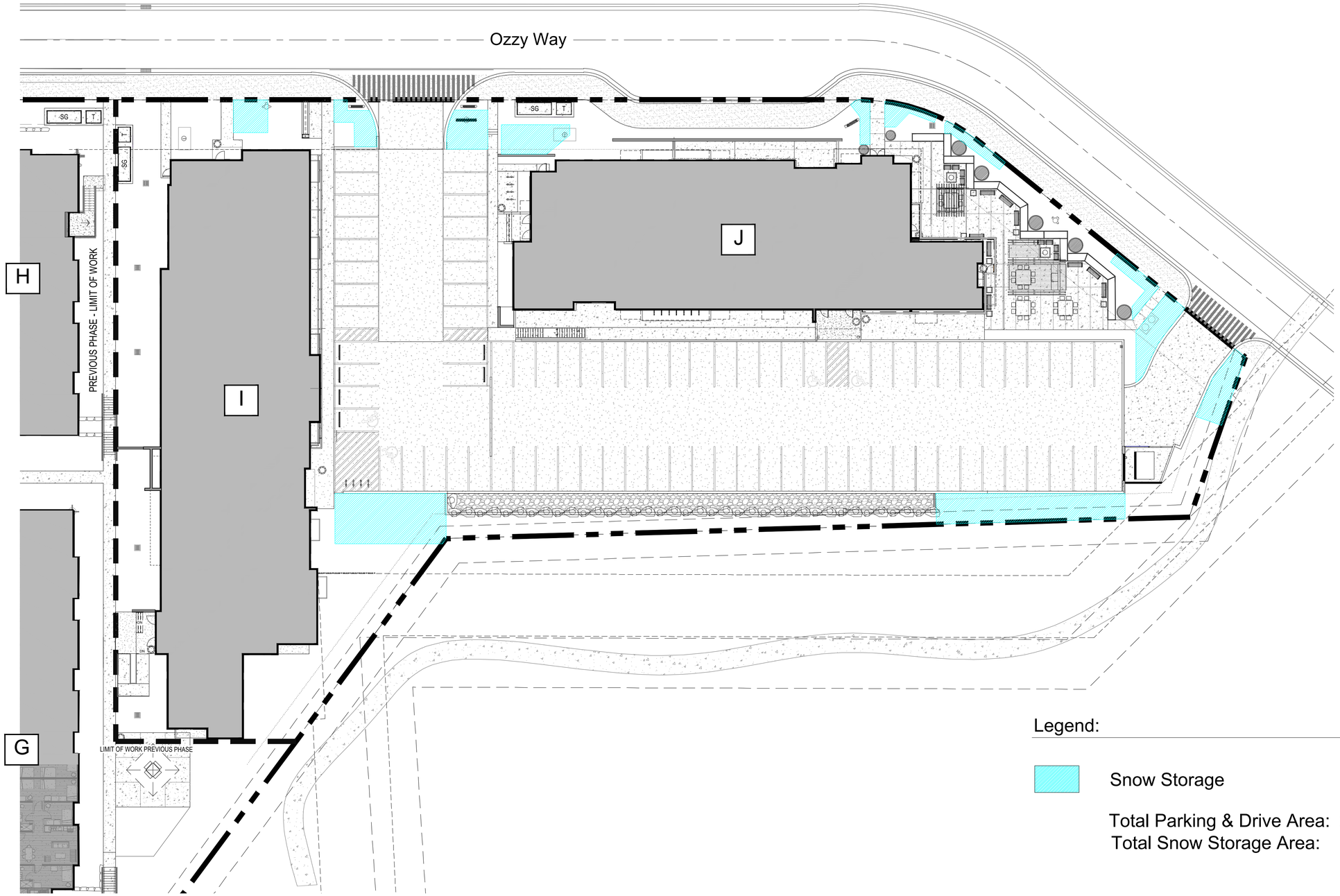
Site Circulation Plan

CVMA
2024.10.22

ELLIOTT WORKGROUP

AS-004

EXHIBIT A



Legend:

Snow Storage

Total Parking & Drive Area: 26,545 sq. ft.
Total Snow Storage Area: 3,663 sq. ft. (13.7%)

N

0 10 20 40 60
SCALE: 1"=20'

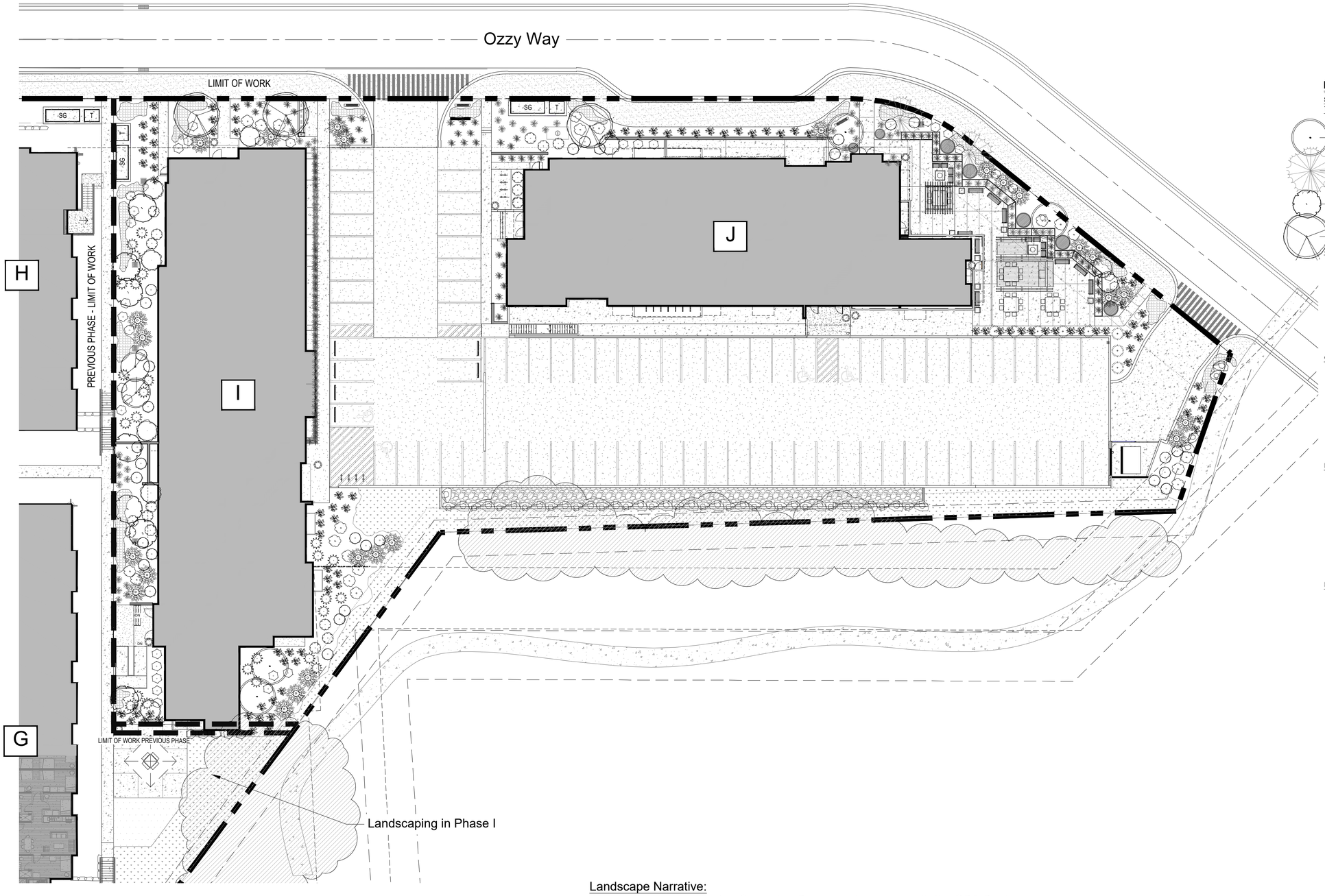
Snow Storage Plan

CVMA
2024.10.22

AS-005

EXHIBIT A

ELLIOTT WORKGROUP



PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
TREES				
	Abies concolor 'Blue Cloak'	White Fir	4' Tall	8
	Acer ginnala 'Flame"	Amur Maple	2" Cal.	4
	Malus 'Velvetcole' Velvet Pillar	Columnar Crabapple	2" Cal.	2
	Picea pungens	Green Colorado Spruce	10-12' Tall	2
	Picea glauca 'Pendula'	Weeping White Spruce	10-12' Tall	25
	Populus tremuloides	Quaking Aspen	2" Cal.	7
	Populus tremula 'Erecta'	Columnar Swedish Aspen	10-12' Tall	9
	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	10-12' Tall	3
SHRUBS				
	Amelanchier alnifolia 'Regent'	Serviceberry Shrub	5 Gal.	30
	Cornus sericea 'Kelseyi'	Dwarf Red Osier Dogwood	5 Gal.	9
	Physocarpus opulifolius 'Dart's Gold'	Ninebark	5 Gal.	17
	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 Gal.	20
	Ribes alpinum 'Greenmound'	Alpine Currant	5 Gal.	30
	Pinus mugo 'Mughus'	Mugo Pine	5 Gal.	25
GRASSES				
	Deschampsia cepitosa 'Pixie Fountain'	Dwarf Tufted Hairgrass	1 Gal.	90
	Panicum amarum 'Dewey Blue'	Switch Grass	1 Gal.	93
	Schizachyrium scoparium 'Smoke Signal'	Little Blue Stem	1 Gal.	75
	Hydro Seed	Native Grass Mix		
	Turf	Bio Grass		
PERENNIALS - DIVIDE UP PLANTS EQUALLY, 24" O.C. TRIANGULAR SPACING			1 Gal.	
	Achillea millefolium 'Summerwine'	Yarrow		
	Aster alpinus	Alpine Aster		
	Campanula carpatica Blue Chips	Bellflower		
	Echinacea purpurea	Purple Coneflower		
	Gaillardia aristata 'Arizona Sun'	Blanket Flower		
	Hemerocallis 'Chicago Apache'	Red Daylily		
	Heuchera 'Firefly'	Coral Bells		
	Lamium maculatum 'Lemon Frost'	Lemon Frost Pink Nettle		
	Oenothera missouriensis	Missouri Evening Primrose		
	Phlox subulata 'Drummond Pink'	Creeping Phlox		
	Rudbeckia x American Gold Rush	Black Eyed Susan		
	Salvia nemorosa 'May Night'	Salvia		
	Scabiosa columbaria 'Rose Pink'	Pincushion Flower		
EXISTING PLANTS				
	EXISTING PLANTS TO REMAIN			

Notes: 1. All Planter Beds Shall be Covered in 4" Min. of Bark Mulch.
2. Placement of Trees to be Approved by Landscape Architect.

Landscape Narrative:
The landscape plan for the Slopeside Phase II will comply with the SPA Design Guidelines for the Lower Village at the Canyons Village at the Park City Resort. The plants specified In the plan will be native to the high mountain climate of the resort. They will be sensitive to creating a natural looking landscape that can be enjoyed by both people living in the development and passing by.

N

0 10 20 40 60

SCALE: 1"=20'

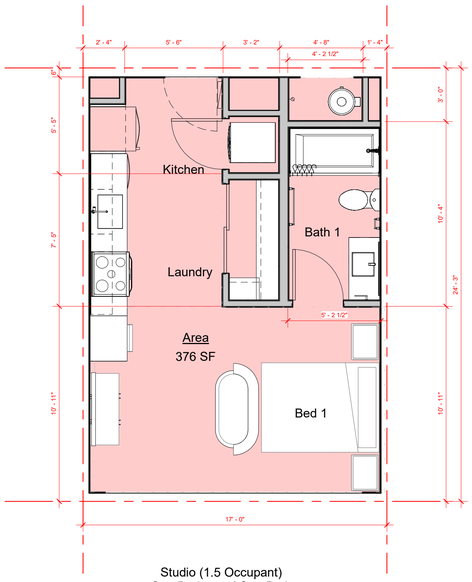
Landscape Plan

CVMA
2024.10.22

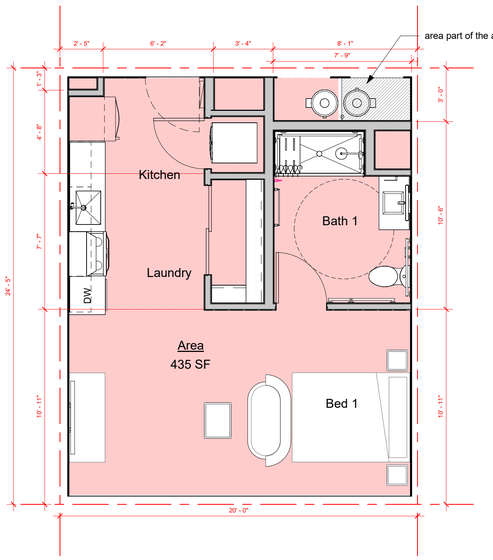
LP-001

ELLIOTT WORKGROUP

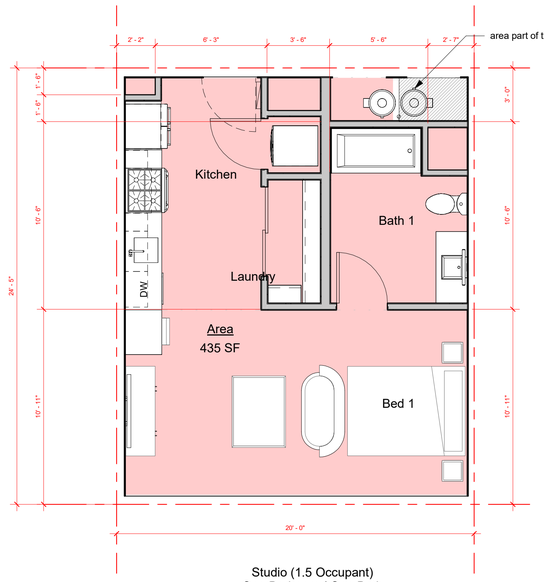
EXHIBIT A



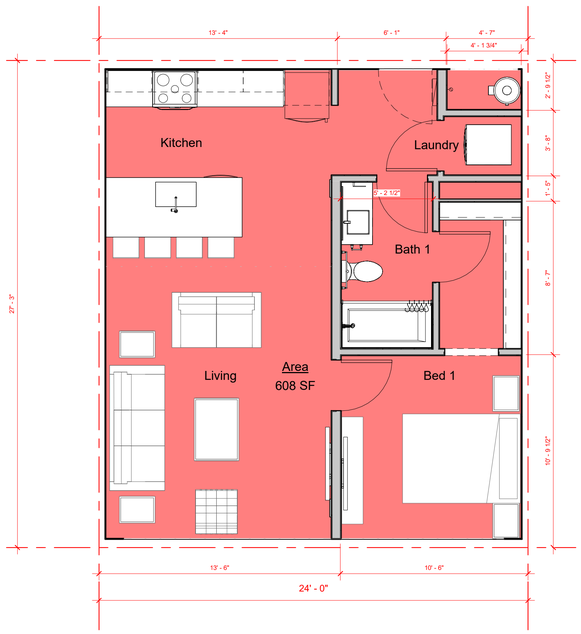
Studio (1.5 Occupant)
One Bedroom / One Bath
Type B - Style 1



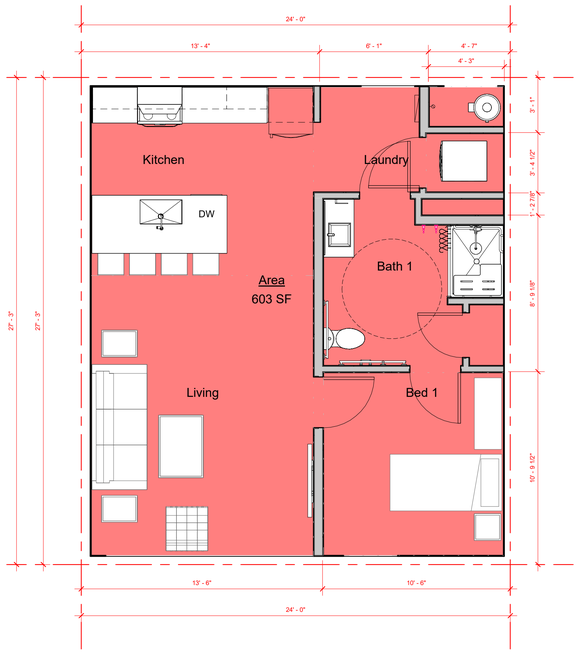
Studio (1.5 Occupant)
One Bedroom / One Bath
Type A



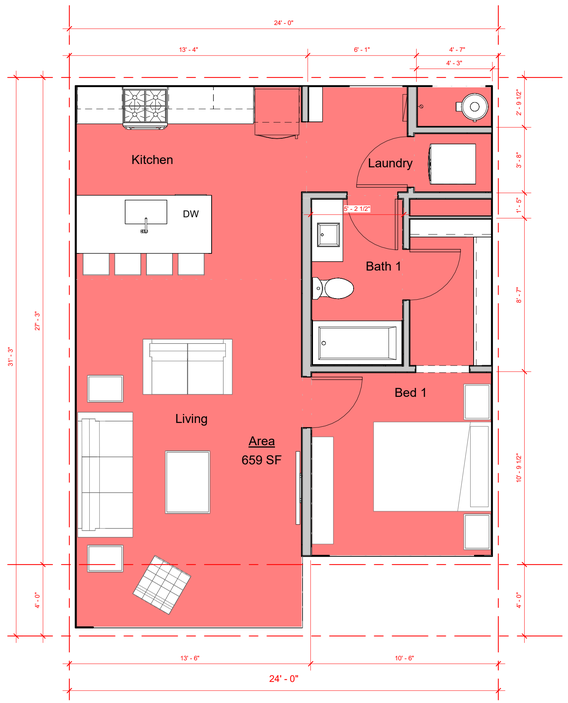
Studio (1.5 Occupant)
One Bedroom / One Bath
Type B - Style 2



1BR (2 Occupant)
One Bedroom / One Bath
Type B - Style 1



1BR (2 Occupant)
One Bedroom / One Bath
Type A



1BR (2 Occupant)
One Bedroom / One Bath
Type B - Style 2

Unit Floor Plans

CVMA

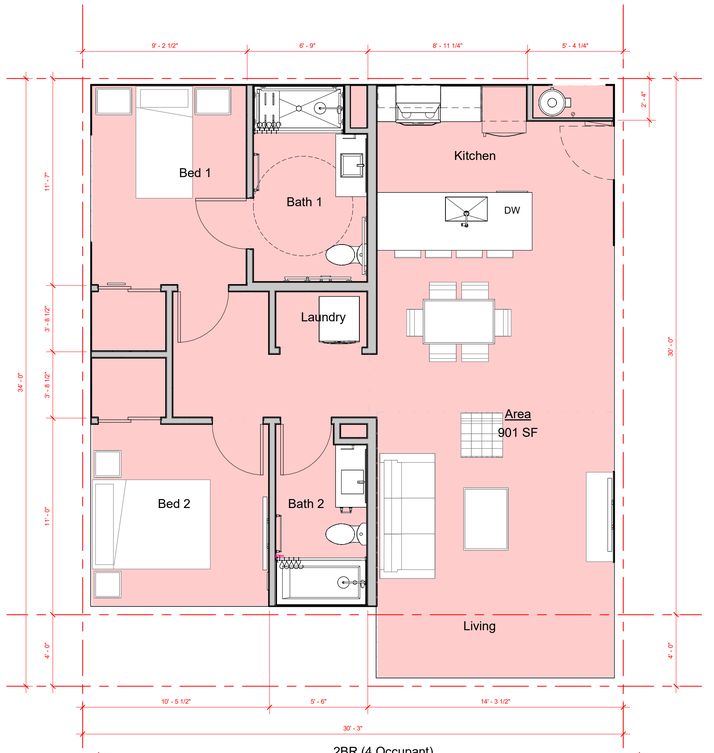
2024.10.22

0 2' 4' 8'

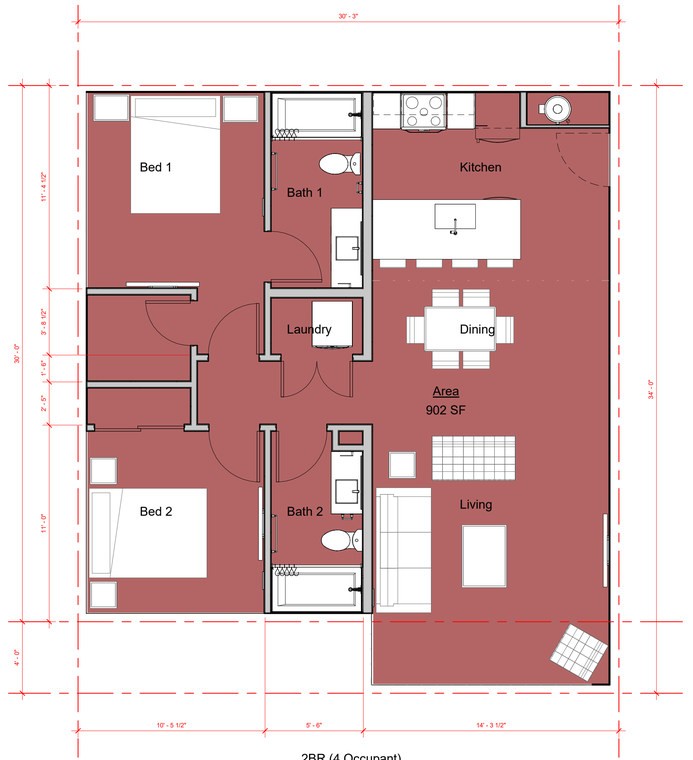
Q.S&1BR

ELLIOTT WORKGROUP

EXHIBIT A



2BR (4 Occupant)
Two Bedroom / Two Bath
Type A

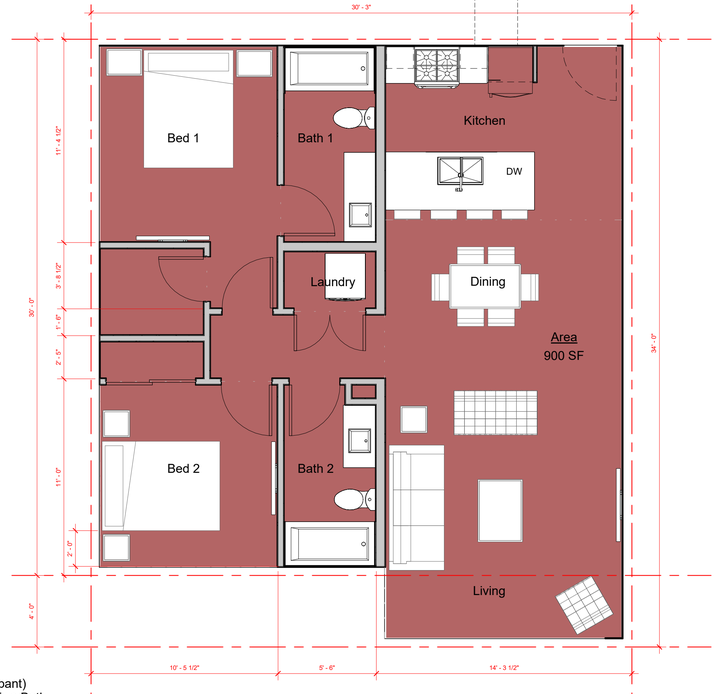


2BR (4 Occupant)
Two Bedroom / Two Bath
Type B - Style 2

reffer to building J floor plans for mech room location



2BR (4 Occupant)
Two Bedroom / Two Bath
Type B - Style 1



2BR (4 Occupant)
Two Bedroom / Two Bath
Type B - Style 3

Unit Floor Plans

CVMA

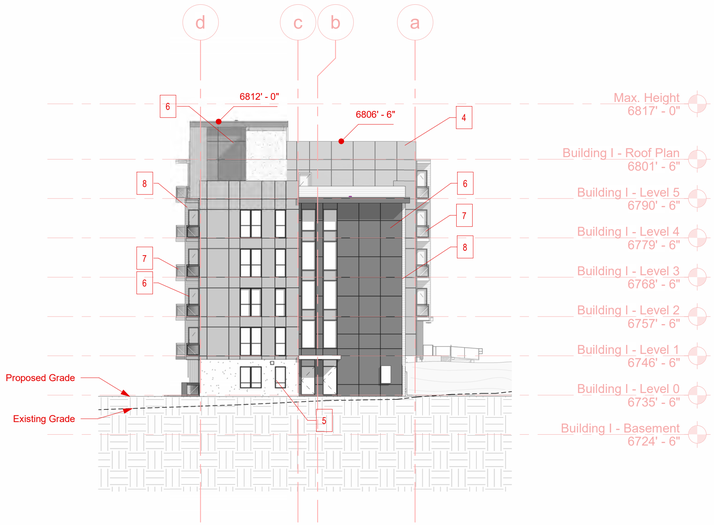
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0 2' 4' 8'

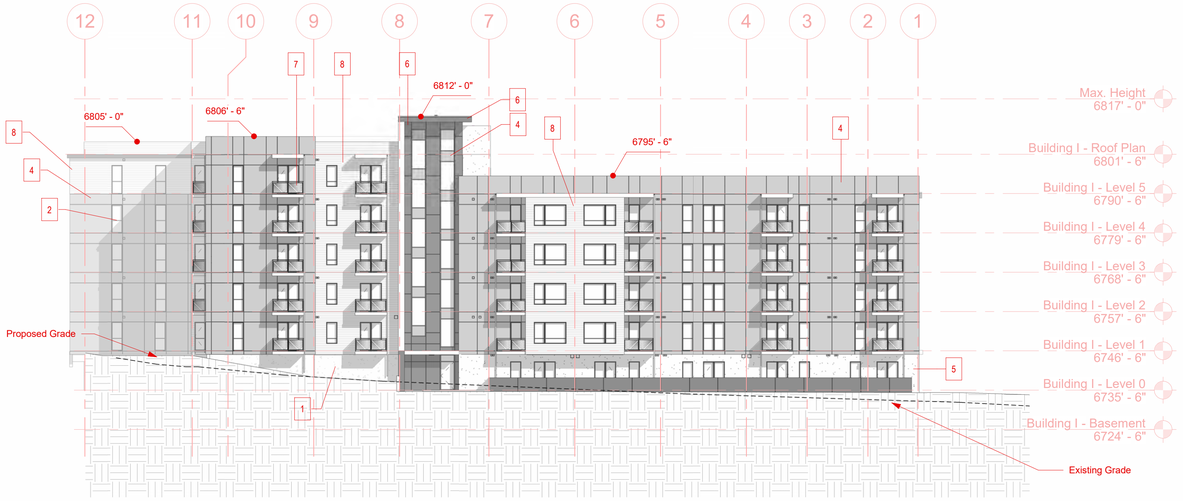
Q.2BR

ELLIOTT WORKGROUP

EXHIBIT A

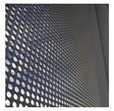


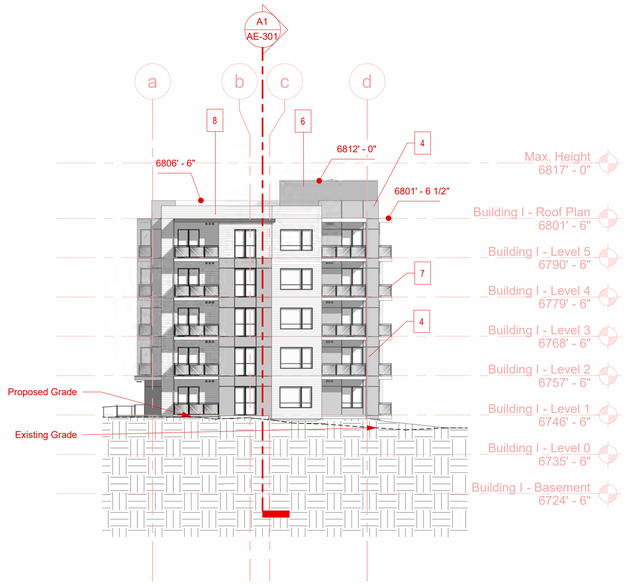
North Elevation



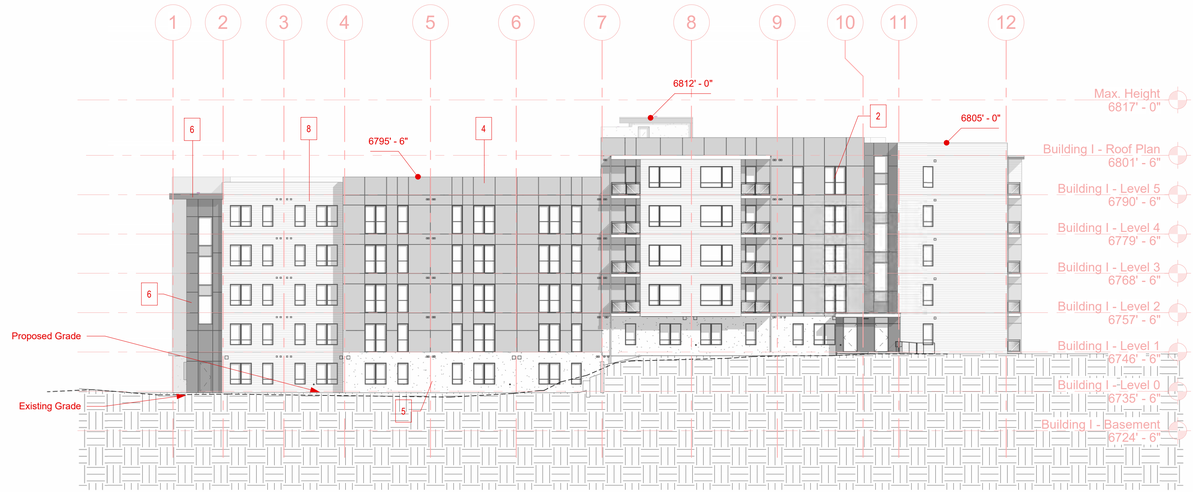
East Elevation

Key Notes

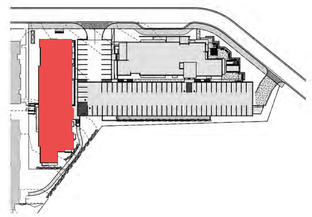
	
1 Concrete	5 EIFS
	
2 Vinyl Window	6 Metal Panel
	
3 Aluminum Storefront	7 Perforated Panel
	
4 Cementitious Panel 1	8 Horizontal Siding



South Elevation



West Elevation



Elevations - Building I

Slopeside Phase II

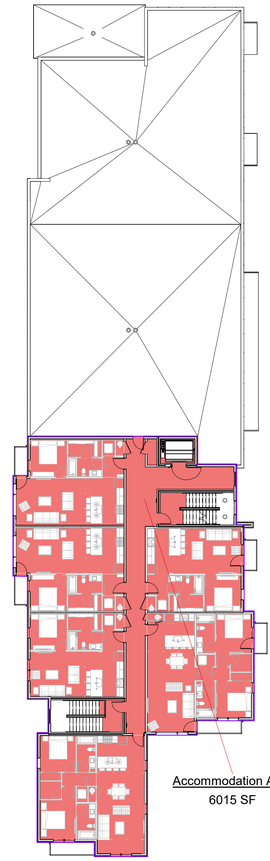
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0 10' 20' 40'

J1.I

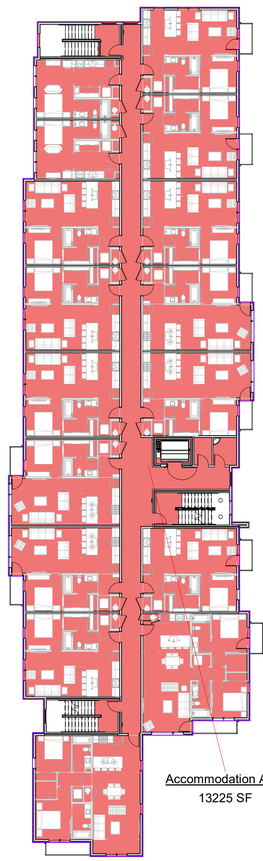
ELLIOTT WORKGROUP

EXHIBIT A



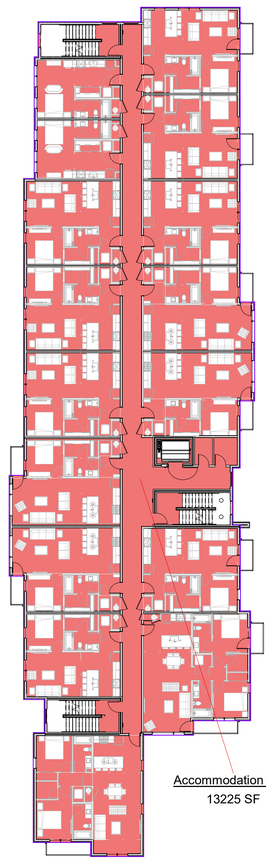
Accommodation Area
6015 SF

Level 5 - Gross Area



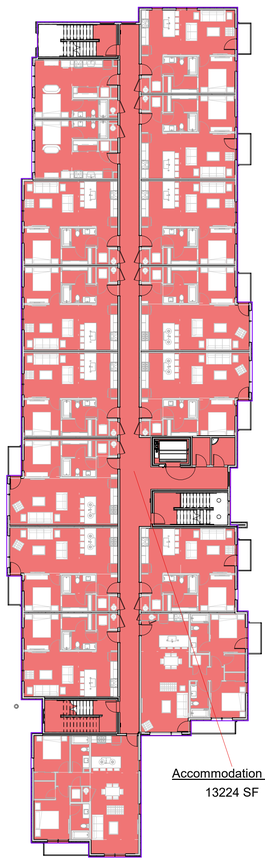
Accommodation Area
13225 SF

Level 4 - Gross Area



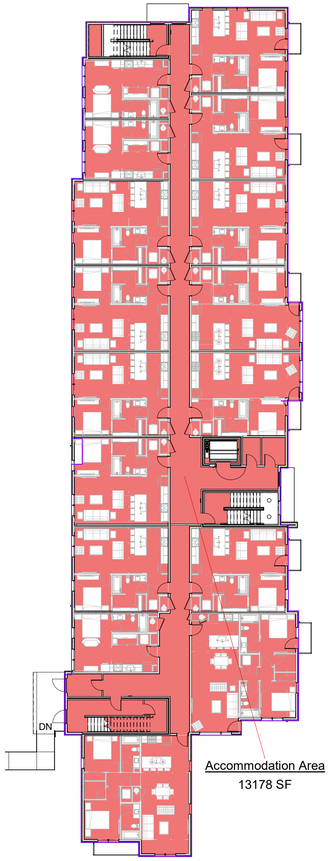
Accommodation Area
13225 SF

Level 3 - Gross Area



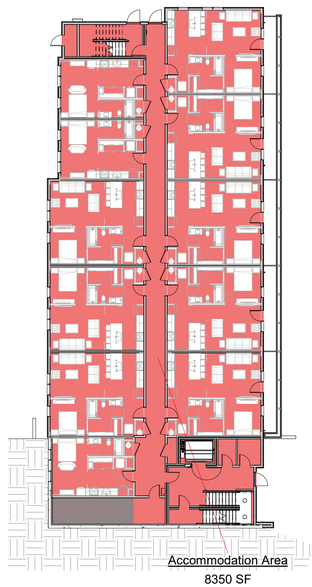
Accommodation Area
13224 SF

Level 2 - Gross Area



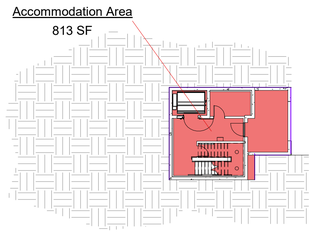
Accommodation Area
13178 SF

Level 1 - Gross Area



Accommodation Area
8350 SF

Level 0 - Gross Area



Accommodation Area
813 SF

Basement - Gross Area

General Notes

1.) Square Footage Calculations (Accomodation, Commercial, Exempt, and Gross) for Each Level of Each Floor Plan as Measured from Outside of Wall to Outside of Wall. These Calculations match the Square Footage Figures Provided on the Tabulated Land Use and Density Sheet F3.

Legend

Accommodation Area

Exempt Area

Area Analysis - Bldg. "I"

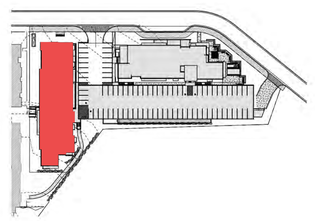
Gross Building Area Analysis by Level		
Floor Level	Name	Area
Building I - Level 5	Accommodation Area	6015 SF
		6015 SF
Building I - Level 4	Accommodation Area	13225 SF
		13225 SF
Building I - Level 3	Accommodation Area	13225 SF
		13225 SF
Building I - Level 2	Accommodation Area	13224 SF
		13224 SF
Building I - Level 1	Accommodation Area	13178 SF
		13178 SF
Building I - Level 0	Accommodation Area	8350 SF
Building I - Level 0	Exempt Area	165 SF
		8515 SF
Building I - Basement	Accommodation Area	813 SF
		813 SF
Not Placed	Exempt Area	0 SF
		0 SF
Grand total		68193 SF

Gross Building Area Analysis by Area Type		
Floor Level	Name	Area
Building I - Level 5	Accommodation Area	6015 SF
Building I - Level 4	Accommodation Area	13225 SF
Building I - Level 3	Accommodation Area	13225 SF
Building I - Level 2	Accommodation Area	13224 SF
Building I - Level 1	Accommodation Area	13178 SF
Building I - Level 0	Accommodation Area	8350 SF
Building I - Basement	Accommodation Area	813 SF
		68029 SF
Building I - Level 0	Exempt Area	165 SF
Not Placed	Exempt Area	0 SF
		165 SF
Grand total		68193 SF

Maximum Gross Building Area:
The Maximum Total Area Measured in Square Feet Constructed Above Finish Grade - No Exceptions Except Restricted Employee Housing.

Accomodation Area:
Employee Housing: There is No Density Allocated for Employee Housing.

***Commercial / Retail / Support / Skier Services Area:**
All Commercial / Retail / Support / Skier Services Area Located Below Finish Grade will Not be Included in the Calculation of Maximum Gross Building Area for the Parcel.



Gross Area Analysis - Building I

Slopeside Phase II

2024.10.22

0 10' 20' 40'

Q1.I

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EXHIBIT A

Unit Mix Building I

		Studio	1BR	2BR
Building I	Level 5		4	2
	Level 4	2	12	2
	Level 3	2	12	2
	Level 2	2	12	2
	Level 1	3	11	2
	Level 0	3	8	
TOTAL		**12**	**59**	**10**

81 Units

Legend

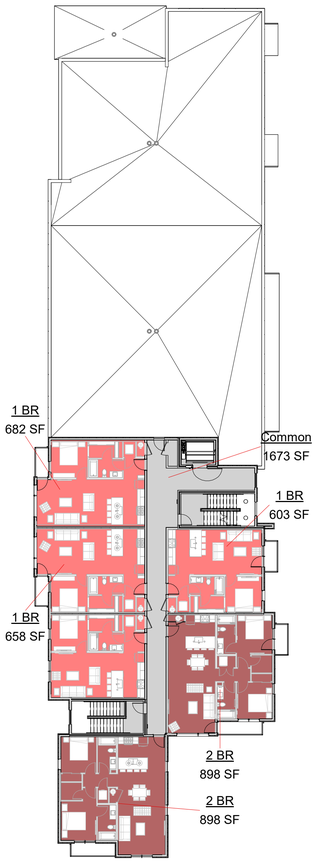
- Studio
- 1 BR
- 2 BR
- Common

General Notes

1.) For All Levels of All Floor Plans Square Footage Calculations Highlight Areas of Each Type of Land Use Square Footage Inclusing Exempt Square Footage for Ease of Density Verification. These Calculations match the Square Footage Figures Provided on the Tabulated Land Use and Density Sheet F3.

		Studio	1BR	2BR
Building I	Level 5.1		4	2

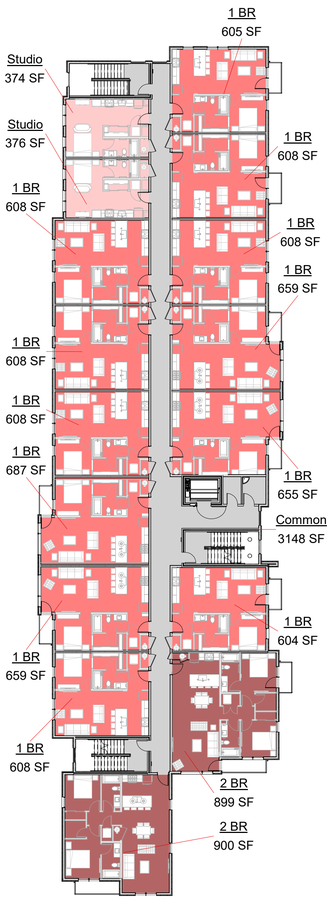
6 Units



Level 5 - Rentable

		Studio	1BR	2BR
Building I	Level 5	2	12	2

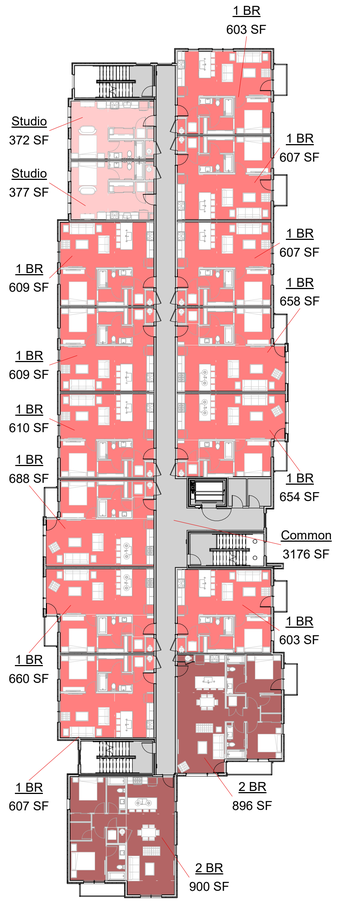
16 Units



Level 4 - Rentable

		Studio	1BR	2BR
Building I	Level 4	2	12	2

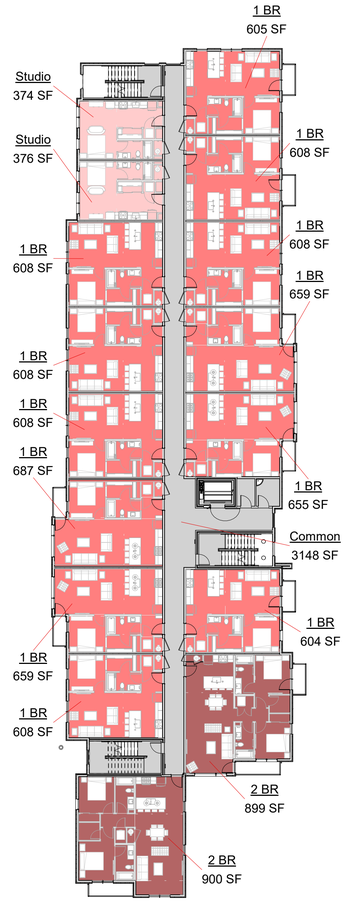
16 Units



Level 3 - Rentable

		Studio	1BR	2BR
Building I	Level 3	2	12	2

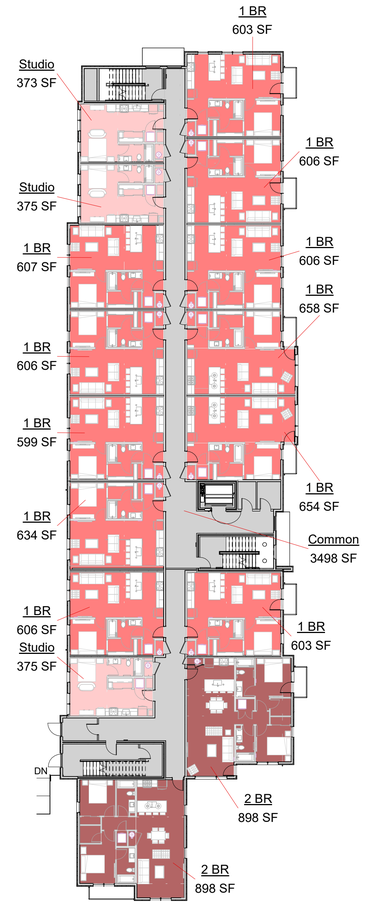
16 Units



Level 2 - Rentable

		Studio	1BR	2BR
Building I	Level 2	3	11	2

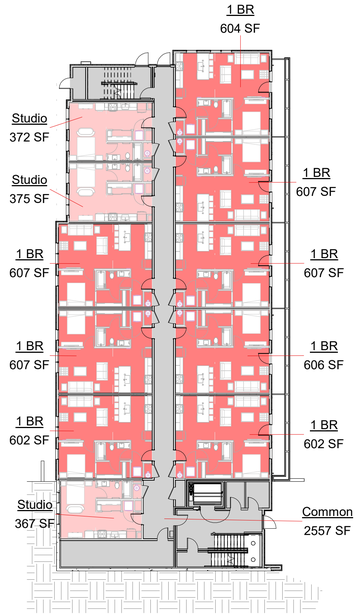
16 Units



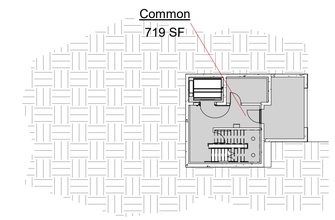
Level 1 - Rentable

		Studio	1BR	2BR
Building I	Level 1	3	8	

11 Units



Level 0 - Rentable



Basement - Rentable

Land Use Area Analysis by Level	
Land Use	Area
1 BR	603 SF
1 BR	604 SF
1 BR	658 SF
1 BR	682 SF
2 BR	898 SF
2 BR	898 SF
Common	1673 SF
Building I - Level 5	6017 SF
Studio	374 SF
Studio	376 SF
1 BR	604 SF
1 BR	605 SF
1 BR	608 SF
1 BR	608 SF
1 BR	608 SF
1 BR	608 SF
1 BR	608 SF
1 BR	608 SF
1 BR	655 SF
1 BR	659 SF
1 BR	659 SF
1 BR	687 SF
2 BR	899 SF
2 BR	900 SF
Common	3148 SF
Building I - Level 4	13216 SF
Studio	372 SF
Studio	377 SF
1 BR	603 SF
1 BR	603 SF
1 BR	607 SF
1 BR	607 SF
1 BR	607 SF
1 BR	609 SF
1 BR	609 SF
1 BR	610 SF
1 BR	654 SF
1 BR	658 SF
1 BR	660 SF
1 BR	688 SF
2 BR	896 SF
2 BR	900 SF
Common	3176 SF
Building I - Level 3	13237 SF
Studio	374 SF
Studio	376 SF
1 BR	604 SF
1 BR	605 SF
1 BR	608 SF
1 BR	608 SF
1 BR	608 SF
1 BR	608 SF
1 BR	608 SF
1 BR	655 SF
1 BR	659 SF
1 BR	687 SF
2 BR	899 SF
2 BR	900 SF
Common	3148 SF
Building I - Level 2	13216 SF
Studio	373 SF
Studio	375 SF
Studio	375 SF
1 BR	599 SF
1 BR	603 SF
1 BR	603 SF
1 BR	606 SF
1 BR	606 SF
1 BR	606 SF
1 BR	606 SF
1 BR	607 SF
1 BR	634 SF
1 BR	654 SF
1 BR	658 SF
2 BR	898 SF
2 BR	898 SF
Common	3498 SF
Building I - Level 1	13201 SF
Studio	367 SF
Studio	372 SF
Studio	375 SF
1 BR	602 SF
1 BR	602 SF
1 BR	604 SF
1 BR	606 SF
1 BR	607 SF
1 BR	607 SF
1 BR	607 SF
1 BR	607 SF
Common	2557 SF
Building I - Level 0	8515 SF
Grand total	67402 SF

Land Use Floor Plans - Building I

Slopeside Phase II

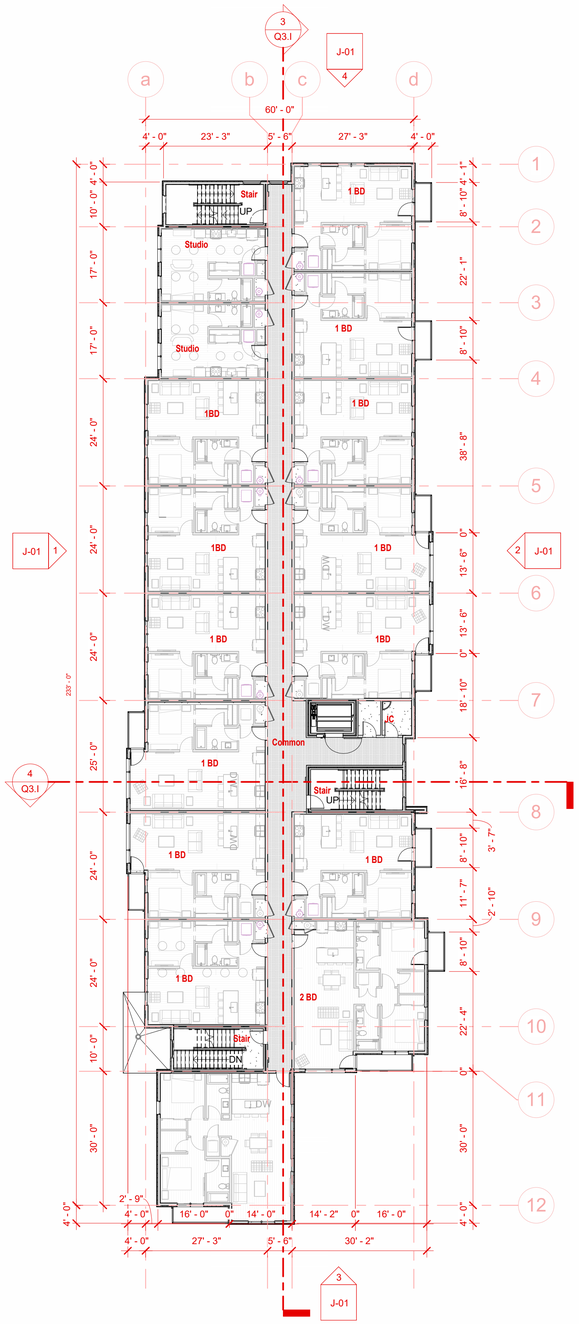
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0 10' 20' 40'

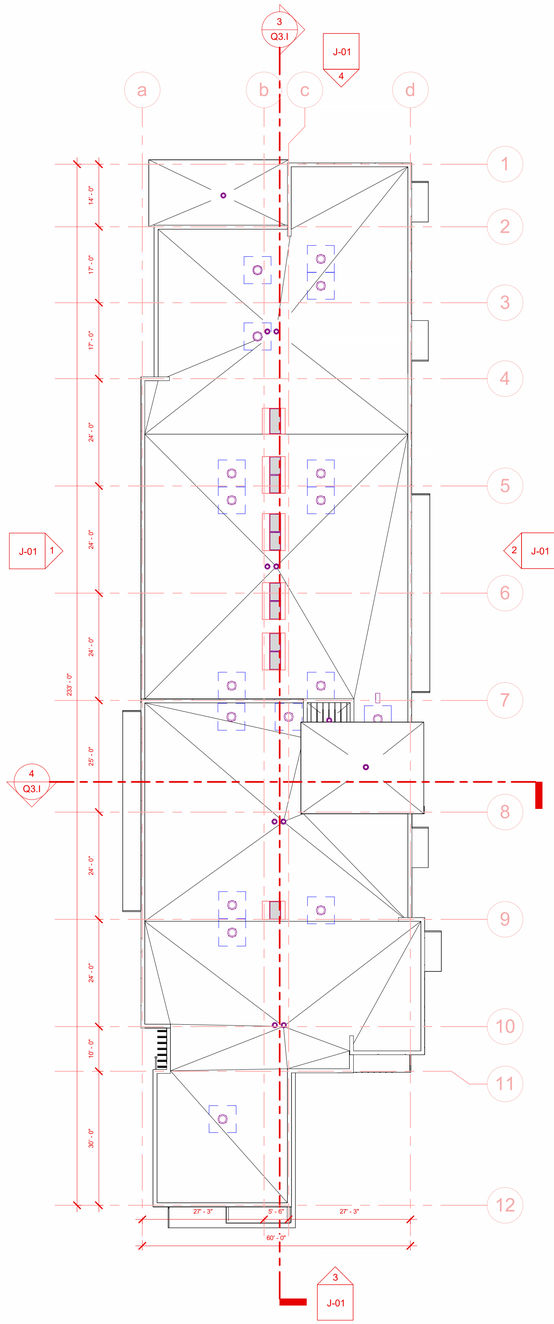
Q2.I

EXHIBIT A

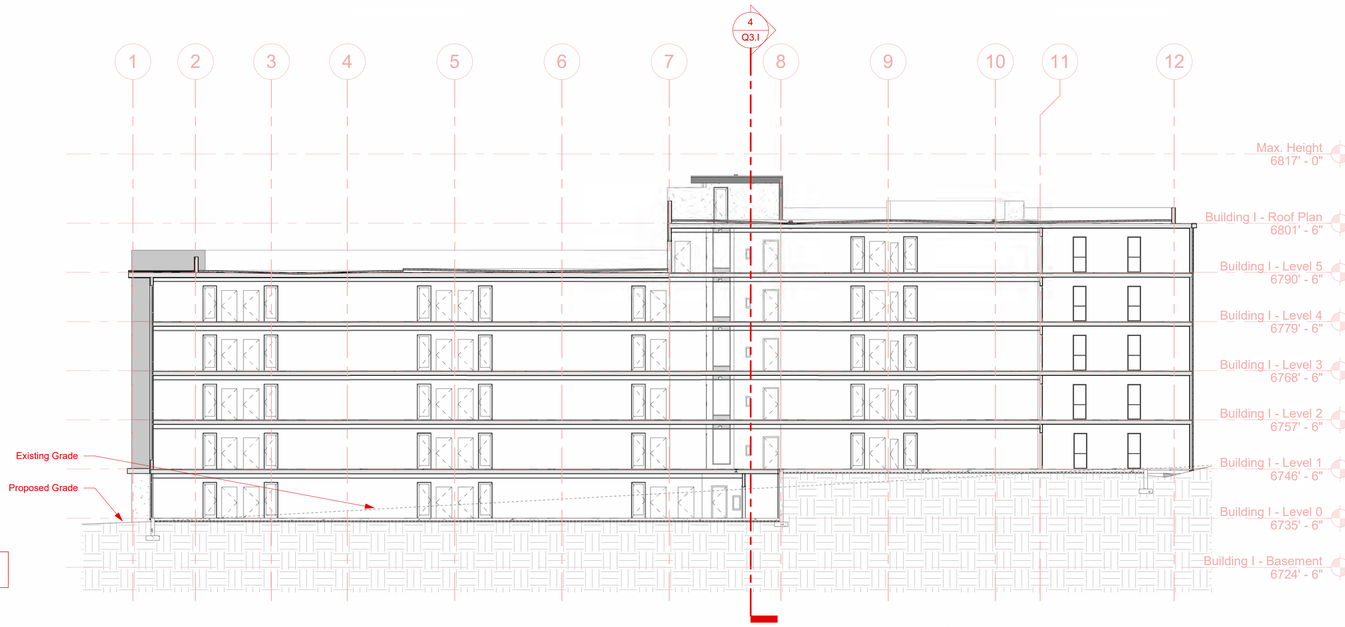
ELLIOTT WORKGROUP



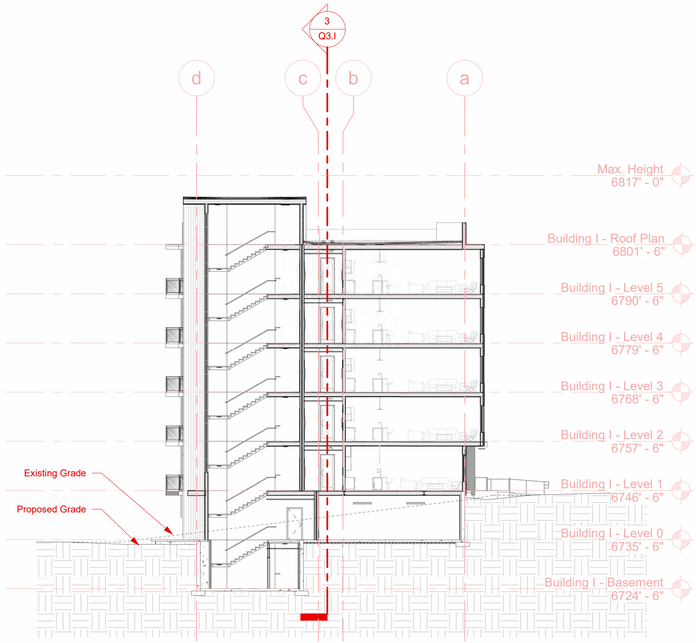
1 Floor Plan Typ.
1/16" = 1'-0"



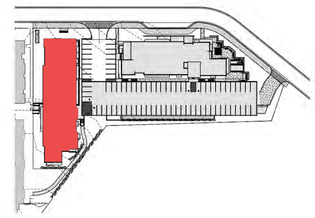
2 Building I - Roof Plan
1/16" = 1'-0"



3 Section 1
1/16" = 1'-0"



4 Section 2
1/16" = 1'-0"



Plan and Sections Bldg. I

Slopeside Phase II

2024.10.22

0 8' 16' 32'

Q3.I

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EXHIBIT A



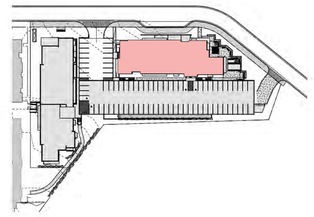
North Elevation



West Elevation

Key Notes

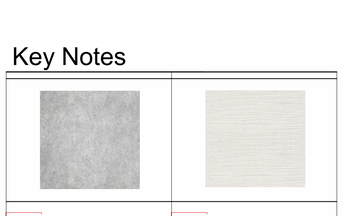
1 Concrete	5 EIFS
	
2 Vinyl Window	6 Metal Panel
	
3 Aluminum Storefront	7 Perforated Panel
	
4 Cementitious Panel 1	8 Horizontal Siding



South Elevation



East Elevation



Elevations - Bldg J

CVMA

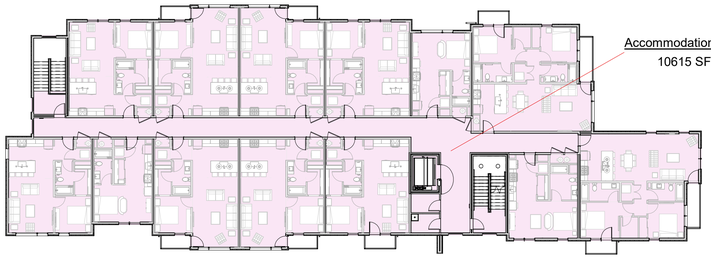
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0 10' 20' 40'

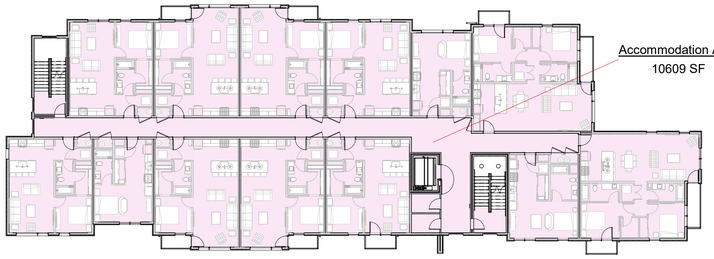
J1.J

ELLIOTT WORKGROUP

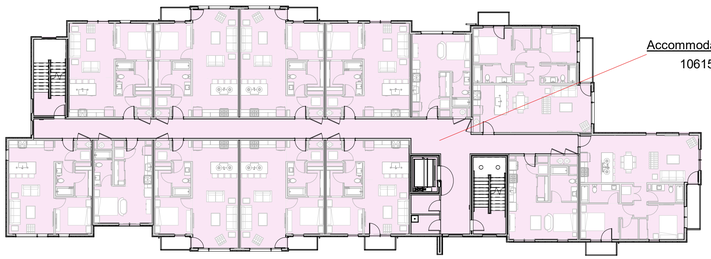
EXHIBIT A



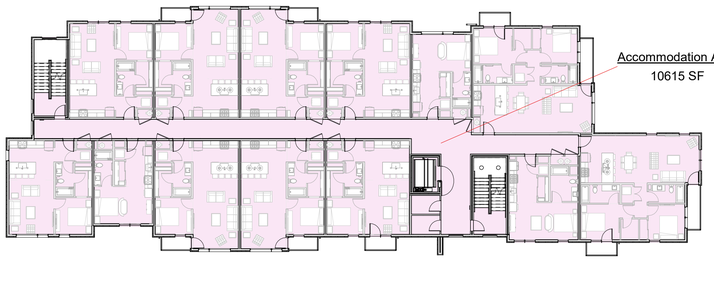
Level 5 - Gross Area



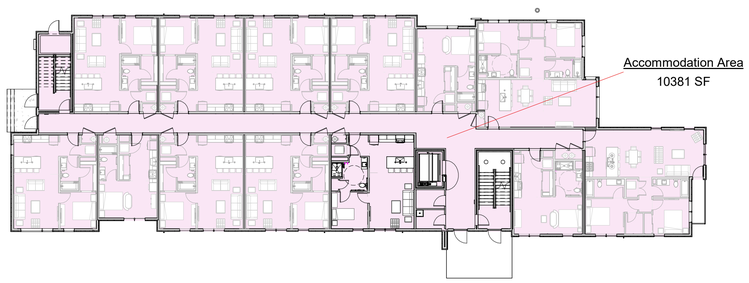
Level 4 - Gross Area



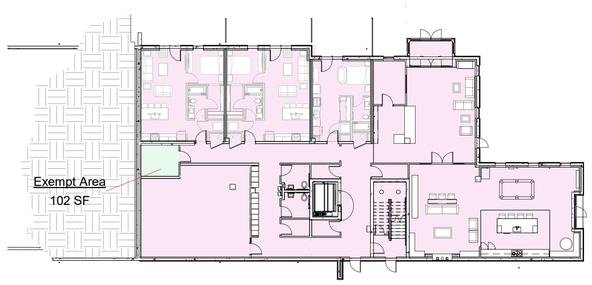
Level 3 - Gross Area



Level 2 - Gross Area



Level 1 - Gross Area



Level B - Gross Area

General Notes

1.) Square Footage Calculations (Accomodation, Commercial, Exempt, and Gross) for Each Level of Each Floor Plan as Measured from Outside of Wall to Outside of Wall. These Calculations match the Square Footage Figures Provided on the Tabulated Land Use and Density Sheet F3.

Legend

Accommodation Area

Exempt Area

Gross Building Area Analysis by Level

Level	Name	Area
Building J - Roof	Area	10 SF
Building J - Roof	Area	100 SF
Building J - Roof	Area	264 SF
		374 SF
Building J - Level 5	Accommodation Area	10615 SF
		10615 SF
Building J - Level 4	Accommodation Area	10609 SF
		10609 SF
Building J - Level 3	Accommodation Area	10615 SF
		10615 SF
Building J - Level 2	Accommodation Area	10615 SF
		10615 SF
Building J - Level 1	Accommodation Area	10381 SF
		10381 SF
Building J - Basement	Accommodation Area	6427 SF
Building J - Basement	Exempt Area	102 SF
		6529 SF
Not Placed	Accommodation Area	Not Placed
		0 SF
Grand total		59738 SF

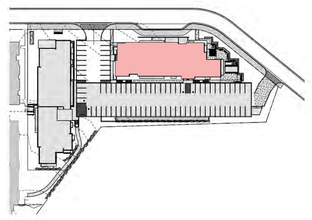
Gross Building Area Analysis by Area Type

Floor Level	Name	Area
Building J - Level 5	Accommodation Area	10615 SF
Building J - Level 4	Accommodation Area	10609 SF
Building J - Level 3	Accommodation Area	10615 SF
Building J - Level 2	Accommodation Area	10615 SF
Building J - Level 1	Accommodation Area	10381 SF
Building J - Basement	Accommodation Area	6427 SF
Not Placed	Accommodation Area	0 SF
		59262 SF
Building J - Roof	Area	374 SF
		374 SF
Building J - Basement	Exempt Area	102 SF
		102 SF
Grand total		59738 SF

***Maximum Gross Building Area:**
The Maximum Total Area Measured in Square Feet Constructed Above Finish Grade - No Exceptions Except Restricted Employee Housing.

****Accomodation Area:**
Employee Housing: There is No Density Allocated for Employee Housing.

*****Commercial / Retail / Support / Skier Services Area:**
All Commercial / Retail / Support / Skier Services Area Located Below Finish Grade will Not be Included in the Calculation of Maximum Gross Building Area for the Parcel.



Gross Area Analysis - Bldg J

CVMA

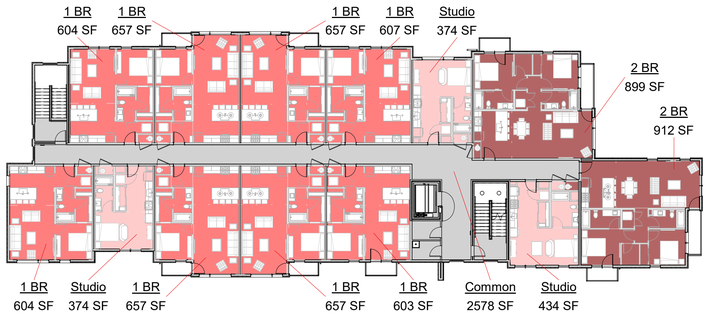
2024.10.22

0 10' 20' 40'

Q1.J

ELLIOTT WORKGROUP

EXHIBIT A



		Studio	1BR	2BR
Building I	Level 5	3	8	2

13 Units

Level 5 - Rentable



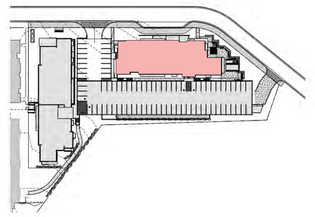
		Studio	1BR	2BR
Building I	Level 5	3	8	2

13 Units

Level 4 - Rentable

Legend

- Studio
- 1 BR
- 2 BR
- Common



General Notes

1.) For All Levels of All Floor Plans Square Footage Calculations Highlight Areas of Each Type of Land Use Square Footage Inclusing Exempt Square Footage for Ease of Density Verification. These Calculations match the Square Footage Figures Provided on the Tabulated Land Use and Density Sheet F3.

Unit Mix

		Studio	1BR	2BR
Building J	Level 5	3	8	2
	Level 4	3	8	2
	Level 3	3	8	2
	Level 2	3	8	2
	Level 1	3	8	2
	Level B	1	2	-
TOTAL		**16**	**42**	**10**

68 Units



		Studio	1BR	2BR
Building I	Level 5	3	8	2

13 Units

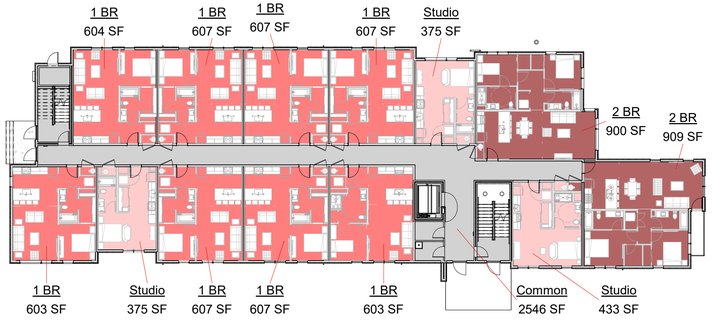
Level 3 - Rentable



		Studio	1BR	2BR
Building I	Level 5	3	8	2

13 Units

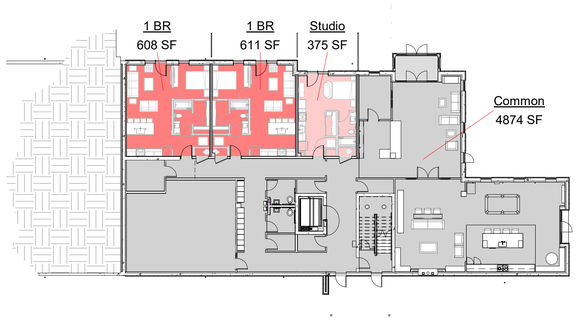
Level 2 - Rentable



		Studio	1BR	2BR
Building I	Level 5	3	8	2

13 Units

Level 1 - Rentable



		Studio	1BR	2BR
Building I	Level 5	1	2	

3 Units

Basement - Rentable

Land Use Area Analysis by Level	
Land Use	Area
Studio	374 SF
Studio	374 SF
Studio	434 SF
1 BR	603 SF
1 BR	604 SF
1 BR	604 SF
1 BR	607 SF
1 BR	657 SF
1 BR	657 SF
1 BR	657 SF
1 BR	657 SF
2 BR	899 SF
2 BR	912 SF
Common	2578 SF
Building J - Level 5	10617 SF

Studio	374 SF
Studio	374 SF
Studio	434 SF
1 BR	603 SF
1 BR	604 SF
1 BR	604 SF
1 BR	607 SF
1 BR	657 SF
1 BR	657 SF
1 BR	658 SF
1 BR	658 SF
2 BR	899 SF
2 BR	911 SF
Common	2571 SF
Building J - Level 4	10611 SF

Studio	375 SF
Studio	375 SF
Studio	435 SF
1 BR	603 SF
1 BR	605 SF
1 BR	606 SF
1 BR	608 SF
1 BR	657 SF
1 BR	658 SF
1 BR	659 SF
1 BR	659 SF
2 BR	899 SF
2 BR	910 SF
Common	2562 SF
Building J - Level 3	10610 SF

Studio	375 SF
Studio	376 SF
Studio	435 SF
1 BR	604 SF
1 BR	604 SF
1 BR	606 SF
1 BR	608 SF
1 BR	658 SF
1 BR	659 SF
1 BR	659 SF
1 BR	659 SF
2 BR	901 SF
2 BR	911 SF
Common	2555 SF
Building J - Level 2	10610 SF

Studio	375 SF
Studio	375 SF
Studio	433 SF
1 BR	603 SF
1 BR	603 SF
1 BR	604 SF
1 BR	607 SF
1 BR	607 SF
1 BR	607 SF
1 BR	607 SF
1 BR	607 SF
2 BR	900 SF
2 BR	909 SF
Common	2546 SF
Building J - Level 1	10382 SF

Studio	375 SF
1 BR	608 SF
1 BR	611 SF
Common	4874 SF
Building J - Basement	6468 SF
Grand total	59296 SF

Land Use Floor Plans- Bldg J

CVMA

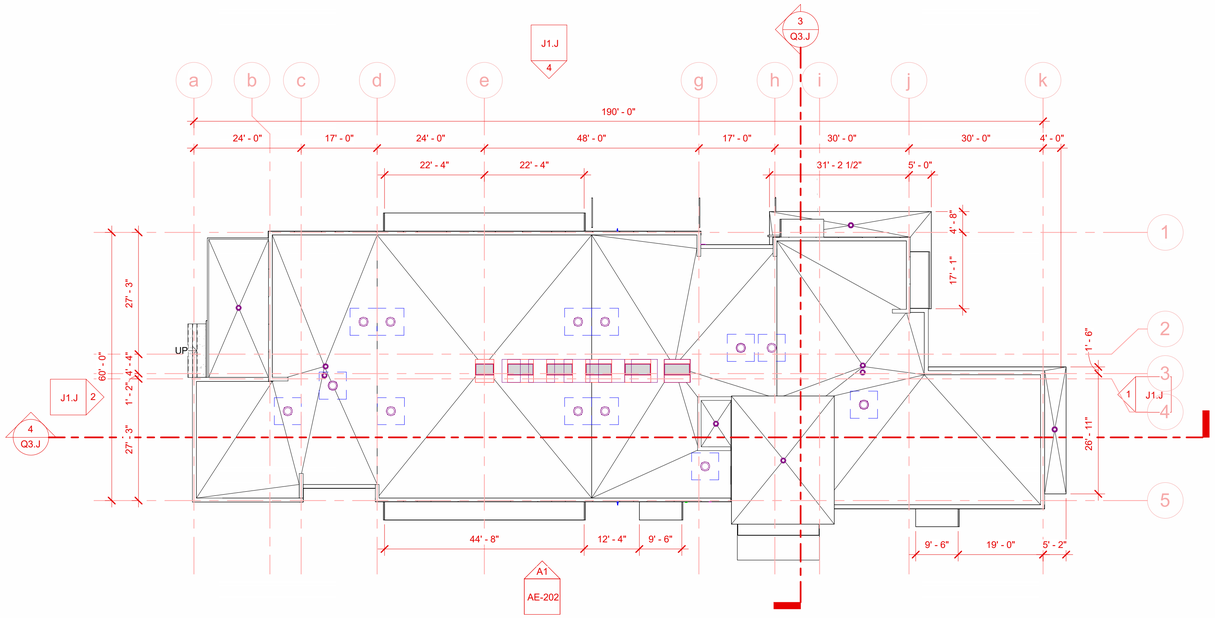
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0 10' 20' 40'

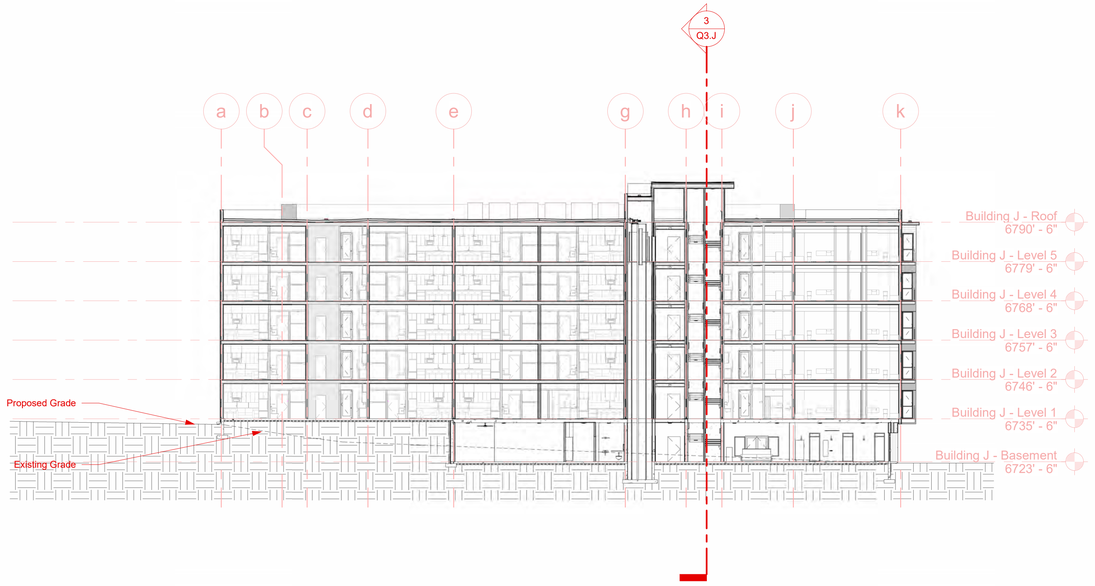
Q2.J

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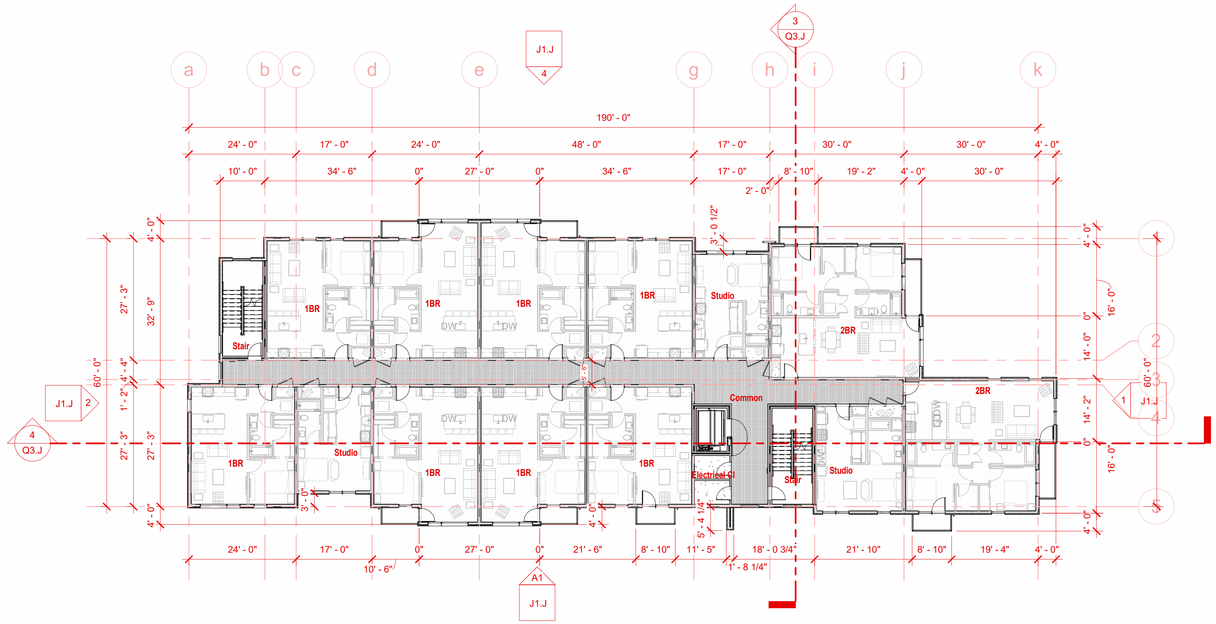
EXHIBIT A



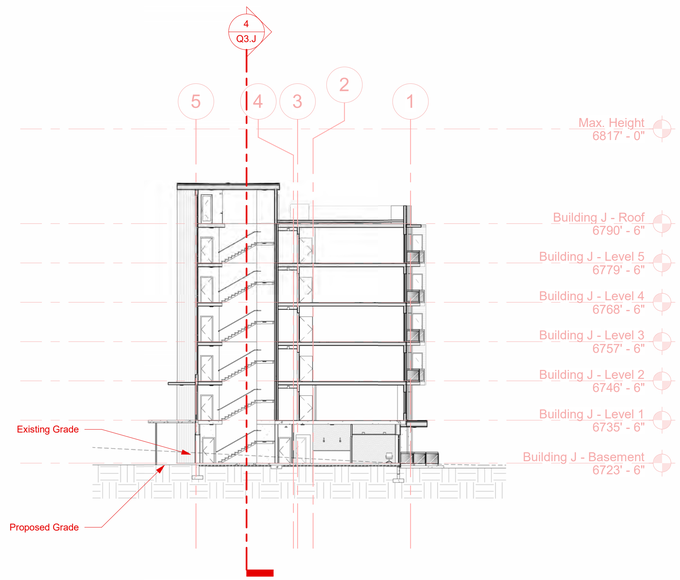
Building J - Roof



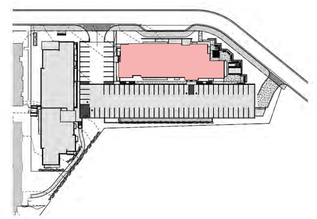
Building J - Section 2



Floor Plan Typ.



Building J - Section 1



Plan and Sections Building J

CVMA

2024.10.22

0 8' 16' 32'

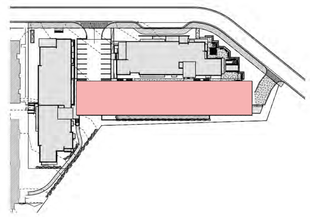
Q3.J

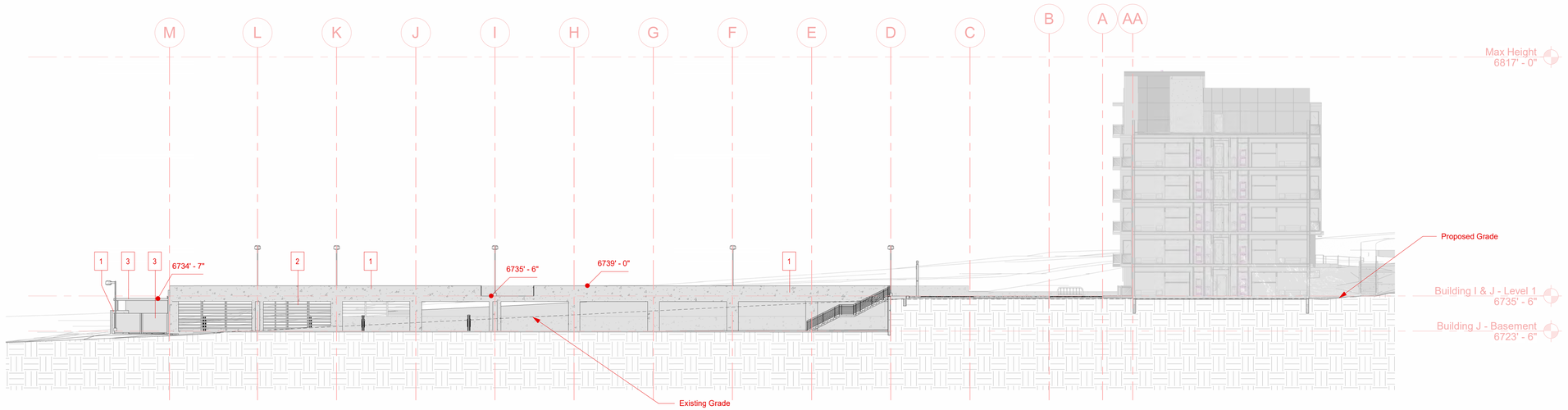
ELLIOTT WORKGROUP

EXHIBIT A

Key Notes

	
1 **Concrete**	3 **Metal Panel**
	
2 **Wood Slats**	





North Elevation



East Elevation



South Elevation

Elevations Parking Garage

CVMA

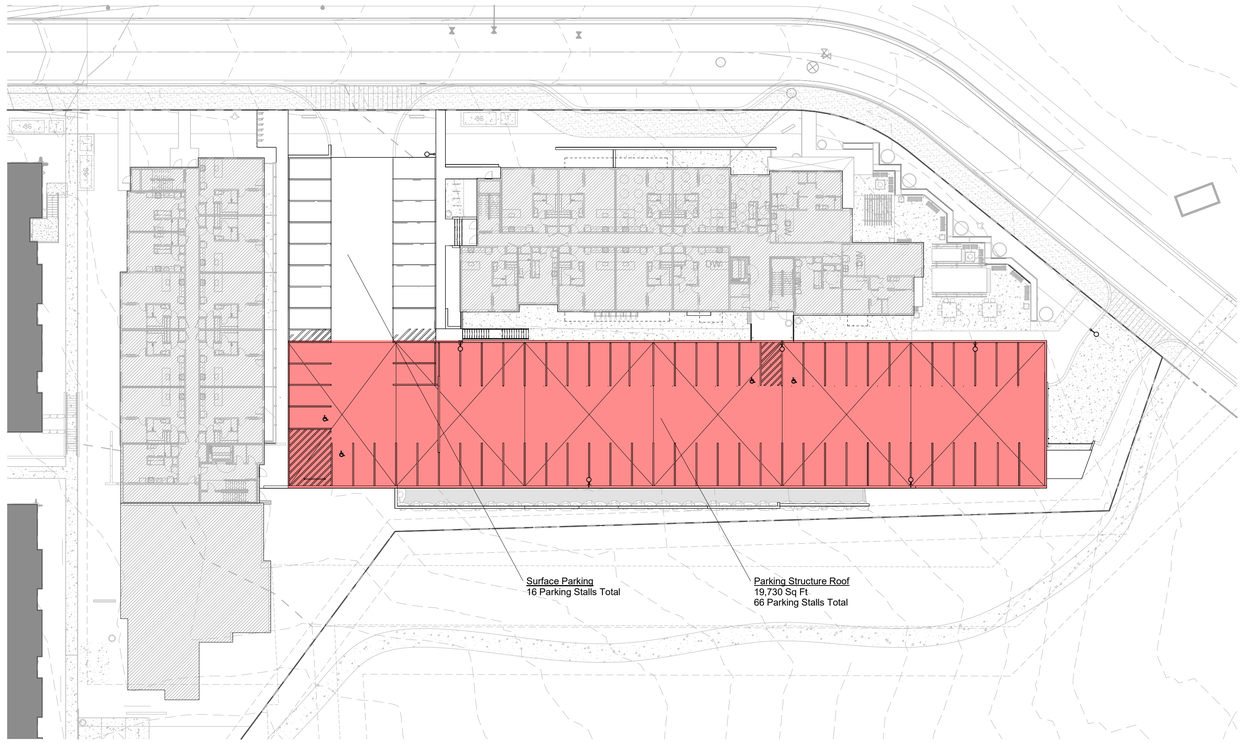
2024.10.22

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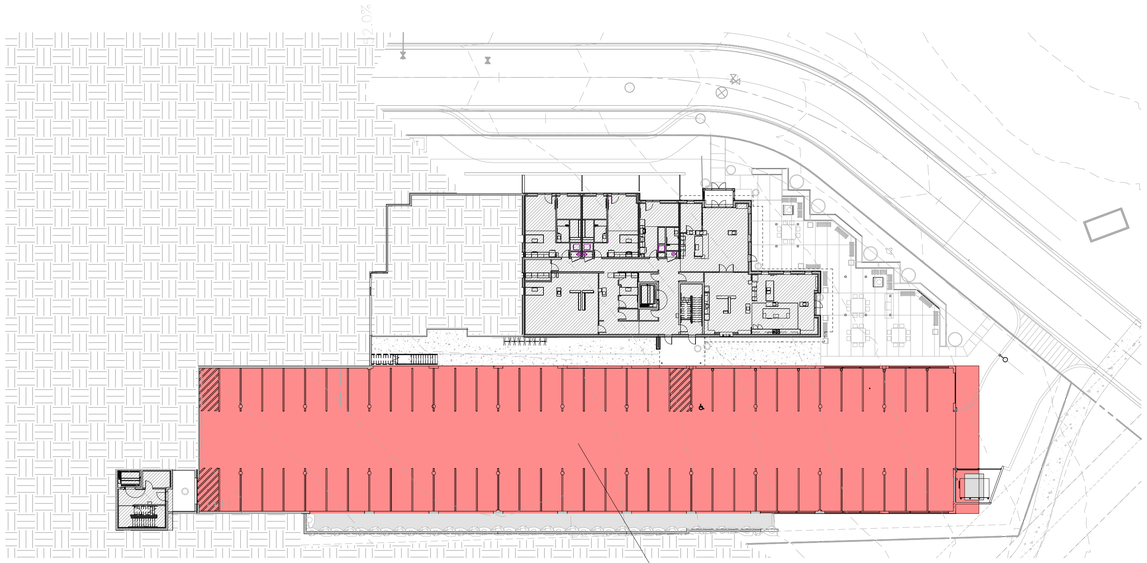
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ELLIOTT WORKGROUP

EXHIBIT A



Parking Garage - Level 1 Plan



Parking Garage - Basement Plan

General Notes

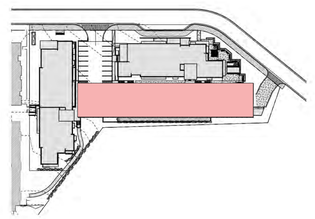
1.) Square Footage Calculations (Accomodation, Commercial, Exempt, and Gross) for Each Level of Each Floor Plan as Measured from Outside of Wall to Outside of Wall. These Calculations match the Square Footage Figures Provided on the Tabulated Land Use and Density Sheet F3.

Parking Stalls

		# Provided		Required	
		Parking Stalls	ADA Stals	Parking Stalls	ADA Stals
	PG Roof PG Basement Surface	62 66 16	4 1		
TOTAL		**144**	**5**	**114**	**5**
GRAND TOTAL			**149**		**119 (Req 0.8)**

*Electric Vehicle PG Basement Regular Stalls 11 ADA Stals 1

*All Provided Accessible Stals are Van-accessible.



Gross Area / Parking Stalls Analysis PG

CVMA

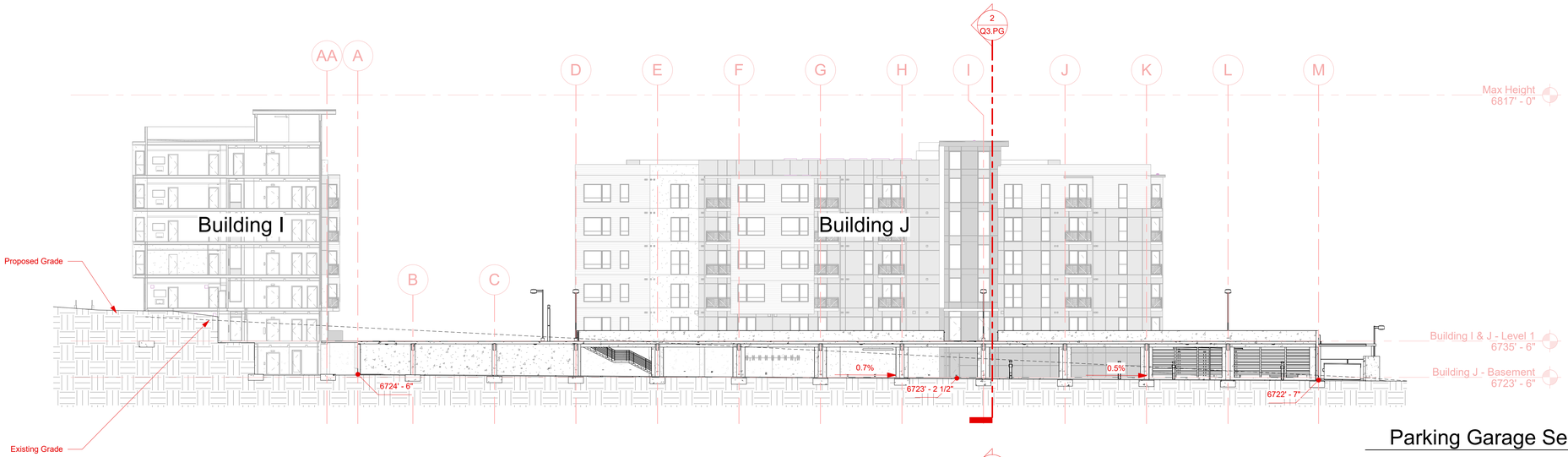
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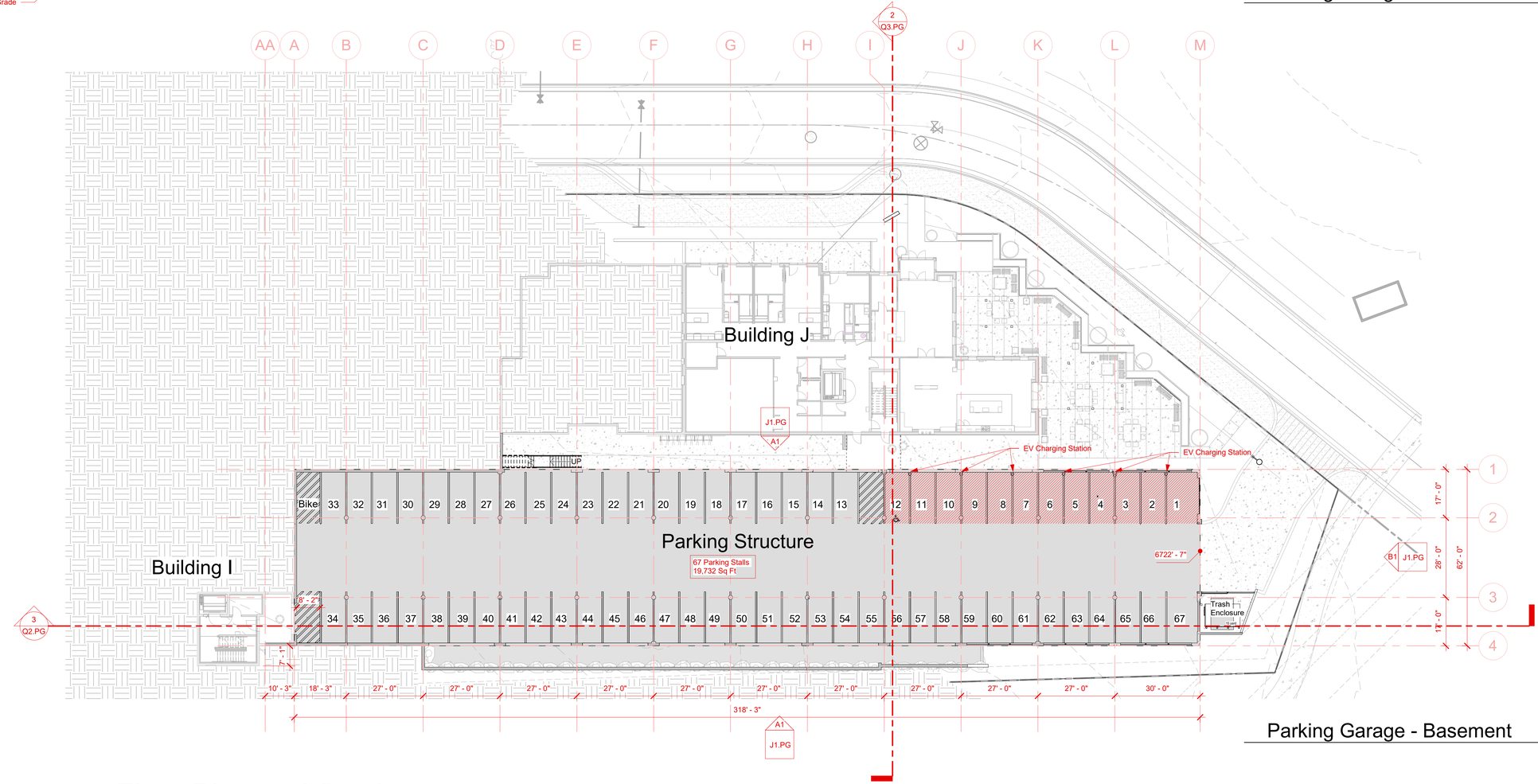
Q1.PG

ELLIOTT WORKGROUP

EXHIBIT A



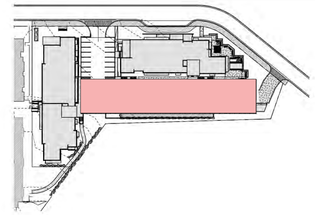
Parking Garage Section 1



Parking Garage - Basement

Parking Stalls

		# Provided		Required	
		Regular Stalls	ADA Stals	Regular Stalls	ADA Stals
	PG Basement PG Level 1 PG Surface	65 63 16	2 3		
TOTAL		**144**	**5**	**114**	**5**
GRAND TOTAL			**149**		**119 (Req 0.8)**
Electric Vehicle	PG Basement	11	1		



Basement Floor Plan and Section

CVMA

2024.10.22

0 10' 20' 40'

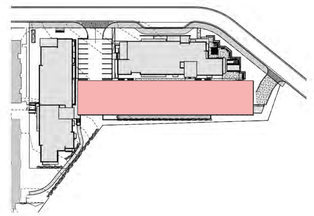
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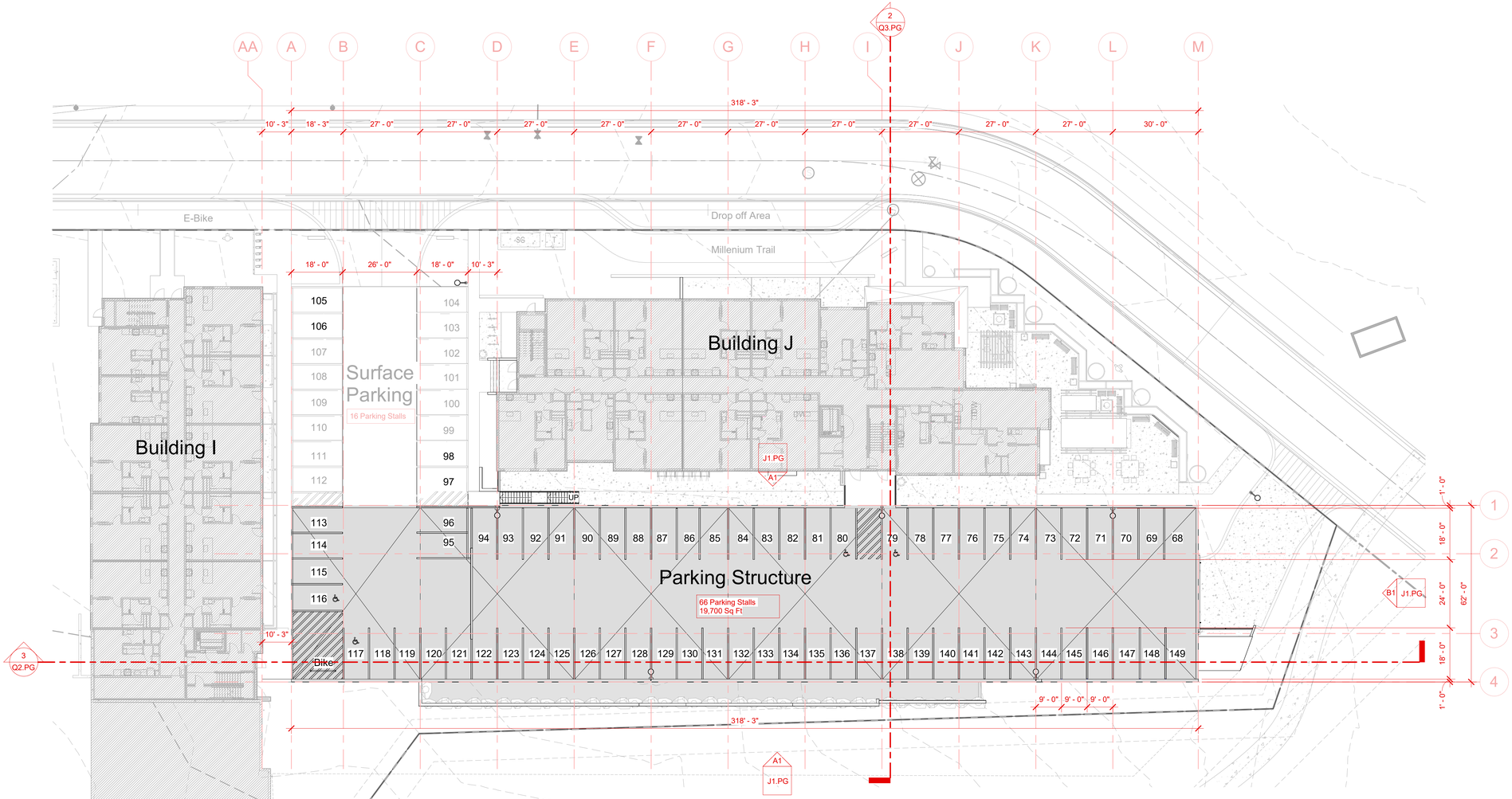
ELLIOTT WORKGROUP

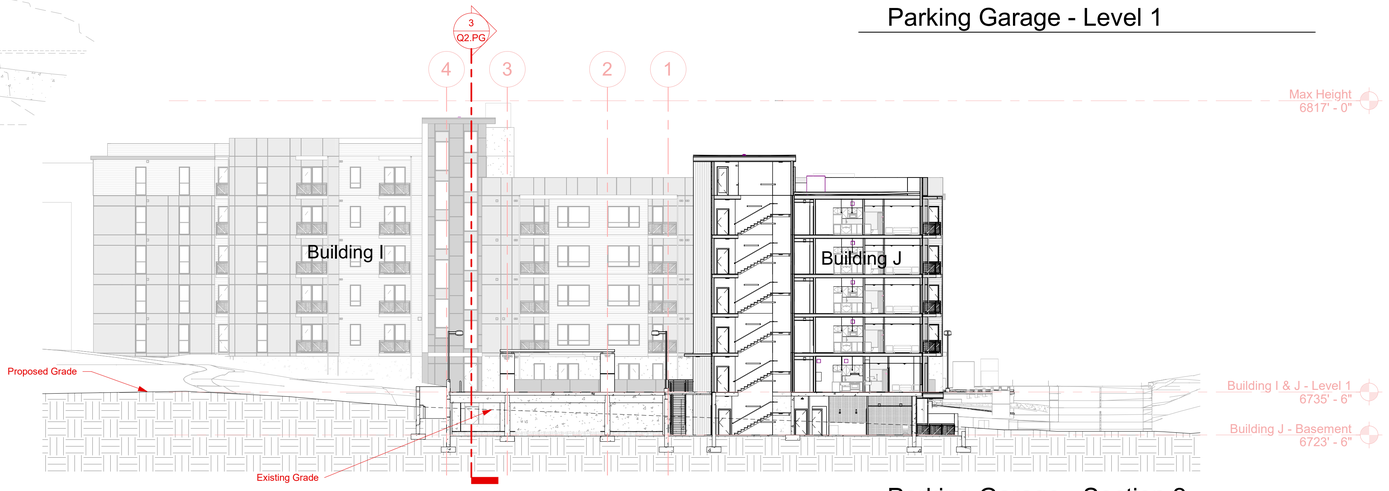
EXHIBIT A

Parking Stalls

		# Provided		Required	
		Regular Stalls	ADA Stals	Regular Stalls	ADA Stals
	PG Basement PG Level 1 PG Surface	65 63 16	2 3		
TOTAL		**144**	**5**	**114**	**5**
GRAND TOTAL			**149**		**119 (Req 0.8)**
Electric Vehicle	PG Basement	11	1		







Parking Garage - Level 1

Parking Garage - Section 2

Roof Plan and Section

CVMA

2024.10.22

0 10' 20' 40'

Q3.PG

ELLIOTT WORKGROUP

EXHIBIT A

EMPLOYEE HOUSING MASTER AGREEMENT
FOR THE CVMA DISTRICT

This Employee Housing Master Agreement for the CVMA District (this "**Agreement**") is made and entered into as of the 15 day of May, 2018 (the "**Effective Date**") by The Canyons Resort Village Association, Inc., a Utah nonprofit corporation doing business as the Canyons Village Management Association ("**CVMA**"), and Summit County, a political subdivision of the State of Utah (the "**County**"), each a "**Party**" and collectively the "**Parties.**"

RECITALS

A. The County entered into that certain Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated as of November 15, 1999, and recorded with the Summit County, Utah Recorder's Office on November 24, 1999, as Entry No. 00553911, in Book 1297, beginning at Page 405 (as amended, the "**Development Agreement**") with respect to certain properties located in Summit County, Utah (collectively, the "**SPA Zone District**") with the owners of such properties (the "**Owners**"), and others.

B. The Owners entered into the Development Agreement in order to obtain approval from the County, in its capacity as a political subdivision of the State of Utah and not as an Owner, to increase the amount of density beyond what was previously permitted within the SPA Zone District, which materially benefited such property.

C. The County, in its capacity as a political subdivision of the State of Utah and not in its capacity as an Owner, entered into the Development Agreement in order to obtain from the Owners certain commitments regarding the development of the SPA Zone District, including without limitation the obligation to provide a certain amount of employee housing.

D. CVMA is the master association for that portion of the SPA Zone District (as referred to herein, the "**CVMA District**") in which all of the Development Areas are located other than the Development Areas (as defined in the Development Agreement, the "**Development Areas**") referred to in the Development Agreement as The Colony, Mines Ventures and Silver King Mines (the "**Other Development Areas**").

E. The County and CVMA desire to enter into this Agreement to replace the general provisions regarding housing currently in Section 3.3.2 of the Development Agreement (collectively, the "**Existing Housing Provisions**") with a more specific and definite set of requirements, in order to establish a financially feasible and an operationally practical plan that creates a workable path to provide sufficient employee housing within the CVMA District on a timely schedule, in a manner which benefits the Owners, the County and the area employees. In connection with the execution of this Agreement, the Parties are entering into that certain Administrative Amendment to Amended and Restated Development Agreement for the Canyons Specially Planned Area for the purpose of deleting the Existing Housing Provisions as they relate to the CVMA District are deleted (the "**Amendment to Development Agreement**"), and replacing the Existing Housing Provisions with this Agreement.

F. On or about the date hereof, the County (as Ground Lessor) and Canyons Village Housing, LLC, a Utah limited liability company (as Ground Lessee), are entering into a Ground Lease (the "**Ground Lease**") with respect to certain property located within the CVMA District more particularly described on Exhibit A attached hereto (the "**Restricted Lot**"), pursuant to which the County will initially lease the Restricted Lot to CVMA and, upon the exercise of CVMA's Acquisition Right, the County will convey the Restricted Lot to CVMA in fee simple.

G. CVMA, as Sublessor, anticipates entering into an agreement with a developer as sublessee (as more particularly defined below, the "**Project Owner**"), pursuant to which the Project Owner shall agree to take such actions as shall satisfy certain of CVMA's obligations under this Agreement (the "**Sublease Agreement**").

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and the covenants set forth herein, the County and CVMA hereby agrees as follows:

1. DEFINITIONS

"**Additional Housing Units**" has the meaning set forth in Section 3.14.

"**Agreement**" has the meaning set forth in the first sentence on Page 1.

"**Allowed Rent**" means a monthly rental amount that does not exceed thirty percent (30%) of the Income Limit, as determined on a monthly basis in accordance with Management Plan for Employee Housing. Allowed Rent does not include charges for utilities, parking, internet access, cable or satellite television or amenity facility user fees, which are not covered by this Agreement.

The Project Owner may construct the Housing Units using a budget for projected construction costs and operating income that assumes more than one occupant per Housing Unit. If a person requests to lease a Housing Unit with no other person or Tenant occupying such Housing Unit, and if the Project Owner is able or desires to accommodate such request, the Project Owner may charge such person rent that exceeds the amount of the Allowed Rent determined in accordance with the first sentence of this definition to account for the additional costs per person in providing such Housing Unit to a single occupant who meets the Income Limit; provided, however, that the Project Owner may charge such additional rent with respect to no more than ten percent (10%) of the Housing Units unless more Housing Units above such cap are vacant (after compliance with the leasing procedures set forth in Sections 3.4 and 3.5). Nothing in this paragraph is intended to relieve Project Owner from its ongoing and rolling obligations pursuant to Sections 3.4 and 3.5 of this Agreement.

"**Amendment to Development Agreement**" has the meaning set forth in the Recitals.

"**AMI**" means the actual area median income for Summit County for a family of four, as determined by HUD, without applying the cap based on United States Median Income used by HUD in determining HUD's maximum allowed rent for its programs or any other such

EXHIBIT B2

generalized reductions, as such regulations may be interpreted in the Management Plan for Employee Housing.

"**Annual Employee Housing Certificate**" has the meaning set forth in Section 3.12.

"**Bonds**" means the bonds issued by County under the Assessment Area Act, Utah Code Ann. Sections 11-42-101 et seq., levying an assessment on property located within the CVMA District, the proceeds of which assessment will in part fund Summit County's acquisition of fee title to the Restricted Lot.

"**Building Code**" means with the Summit County building code existing as of the Effective Date, which is the International Building Code as adopted by the State of Utah.

"**Building Permit**" means a permit issued by the County pursuant to and in compliance with the Building Code and the Snyderville Basin Development Code.

"**Canyons Village Employee**" means an adult who works full-time within the CVMA District, as determined in accordance with the Management Plan for Employee Housing.

"**Casualty**" means any damage or destruction of any kind or nature, ordinary or extraordinary, foreseen or unforeseen, affecting any or all improvements, whether or not insured or insurable.

"**Certificate of Compliance**" has the meaning set forth in Section 2.11.

"**Commencement Date**" means the date of the Notice of Commencement Date.

"**Condemnation**" means (a) any temporary or permanent taking of (or of the right to use or occupy) the Restricted Lot by condemnation, eminent domain, or any similar proceeding; or (b) any action by any government not resulting in an actual transfer of an interest in (or of the right to use or occupy) the Restricted Lot but creating a right to compensation, such as a change in grade of any street upon which the Restricted Lot abuts; provided, however, that the Parties agree that in no event shall the exercise by the County of any right under this Agreement or the Development Agreement shall be deemed a Condemnation.

"**Condemnation Award**" means any award(s) paid or payable (whether or not in a separate award) after the Commencement Date because of or as compensation for any Condemnation, including: (1) any award made for any improvements that are the subject of the Condemnation; (2) the full amount paid or payable by the condemning authority for the estate that is the subject of the Condemnation, as determined in the Condemnation; (3) any interest on such award; and (4) any other sums payable on account of such Condemnation, including for any prepayment premium under any mortgage.

"**Construction Milestone" and "Construction Milestones"** have the meanings set forth in Section 2.2(c).

"**County**" has the meaning set forth in the first sentence on Page 1.

"**CVMA**" has the meaning set forth in the first sentence on Page 1.

"**CVMA District**" has the meaning set forth in the Recitals.

"**Depository**" means an institutional lender designated by a leasehold mortgagee (or, if no leasehold mortgagee exists, then by the Project Owner). A leasehold mortgagee that is an institutional lender may designate itself or its leasehold mortgagee's Representative as Depository.

"**DRC**" means CVMA's Design Review Committee.

"**Development Agreement**" has the meaning set forth in the Recitals.

"**Development Areas**" has the meaning set forth in the Recitals.

"**Effective Date**" has the meaning set forth in the first sentence on Page 1.

"**Employee Housing Construction Requirements**" has the meaning set forth in Section 2.1 below.

"**Employee Housing Rental Requirements**" has the meaning set forth in Section 3.1 below.

"**Equivalent Occupant Credits**" or "**EOC**" means, with respect to each Housing Unit, the number of occupants deemed applicable to such Housing Unit as follows:

Type of Housing Unit:	EOC:
Studio (having at least approximately 300 square feet)	2
One bedroom (having at least approximately 375 square feet)	2
Two bedroom (having at least approximately 600 square feet)	4
Three or more Bedrooms	2 per Bedroom
Townhome (having at least 300 square feet for each 2 EOCs)	2 per Bedroom
Dorm-style sleeping quarters with common areas	1 per 150 square feet

"**Event of Default**" has the meaning set forth in Section 6.1 or Section 6.5 below, as the case may be.

"**Existing Housing Provisions**" has the meaning set forth in the Recitals.

"**Final Site Plan**" has the same meaning as set forth in the Development Agreement.

"**Force Majeure**" has the meaning set forth in Section 6.2 below.

"**Ground Lease**" has the meaning set forth in the recitals.

"**Housing Unit**" means one of the individual units of residential housing located on the Restricted Lot that was constructed in satisfaction of the Employee Housing Construction Requirements and that is covered by the Employee Housing Rental Requirements.

EXHIBIT B4

"**HUD**" means the United States Department of Housing and Urban Development or any successor governmental department or agency.

"**Immaterial Loss**" means a Loss of less than $250,000.

"**Income**" means, with respect to a person applying to lease, or a Tenant living in, a Housing Unit, the annual income of such person as determined in accordance with the Management Plan for Employee Housing, without taking into account the income of any other applicant or any other Tenant living in such Housing Unit.

"**Income Limit**" means, with respect to the Income for a person applying to lease, or a Tenant living in, a Housing Unit, the amount calculated by reference to eighty percent (80%) of AMI, as determined in accordance with the Management Plan for Employee Housing, without taking into account the income of any other applicant or any other Tenant(s).

By way of example, the Income Limit for a single person in 2017 would be $57,904, calculated as follows:

AMI:	$103,400 *(for Summit County for family of four as published by HUD)*
80% of AMI:	$82,700 *(with no reduction based on a cap equal to the U.S. Median Income for a household with four persons of $68,000)*
70% of $82,700:	$57,904 *(70% is the percentage HUD uses to calculate AMI for one person (i.e. when the household consists of single person and not a family of four.)*

For further and current informational purposes only, refer to page on Mountainlands Community Housing Trust website explaining the calculation of "AMI" Income Limits (under "Tools"): http://www.housinghelp.org/own/income_limits/ami

"**Insubstantial Condemnation**" means any Condemnation except a Substantial Condemnation, or an Immaterial Loss.

"**Loss**" means a Casualty or a Condemnation affecting the Restricted Lot.

"**Loss Proceeds**" means any insurance proceeds or Condemnation Award paid or payable for a Loss.

"**Management Plan for Employee Housing**" has the meaning set forth in Section 3.2 below.

"**Master Waiting List**" has the meaning set forth in Section 3.5.

"**Mountain Member**" has the meaning set forth in the Development Agreement.

"**Notice of Commencement Date**" has the meaning set forth in Section 2.13(b).

"**Official Records**" means the records maintained by the Summit County Recorder.

"**Other Development Areas**" has the meaning set forth in the Recitals.

"**Owners**" has the meaning set forth in the Recitals.

"**Party**" or "**Parties**" has the meaning set forth in the first sentence of Page 1.

"**Phase 1" and "Phase 2"** have the meanings set forth in Section 2.1 below.

"**Preliminary Site Plan**" has the same meaning as set forth in the Development Agreement.

"**Project Owner**" means CVMA or the developer and/or owner of the Housing Units or, at the option of CVMA or such owner for certain purposes hereunder, the Property Manager.

"**Property Insurance**" means insurance providing coverage for the Restricted Lot and any improvements thereon, against loss, damage, or destruction by fire and other hazards encompassed under the broadest form of property insurance coverage then customarily used for like properties in the County (except earthquake or war risk) from time to time during the Term, in an amount equal to 100% of the replacement value (without deduction for depreciation) of the improvements (excluding excavations and foundations) and in any event sufficient to avoid co-insurance, with "ordinance or law" coverage. To the extent customary for like properties in the County at the time, such insurance shall include coverage for explosion of steam and pressure boilers and similar apparatus located on the Restricted Lot.

"**Property Insurance Proceeds**" means net proceeds (after reasonable costs of adjustment and collection, including legal costs) of Property Insurance, when and as received by CVMA, the Project Owner, Depository, or any mortgagee.

"**Property Manager**" has the meaning set forth in Section 3.3.

"**Quarterly Report**" has the meaning set forth in Section 3.5.

"**Rental Restrictions Agreement**" means an agreement in the form of Exhibit B.

"**Restoration**" means, after a Loss, the alteration, clearing, rebuilding, reconstruction, repair, replacement, restoration, and safeguarding of the damaged or remaining improvements on the Restricted Lot, substantially consistent with their condition before the Loss, subject to any changes in law that would limit the foregoing.

"**Restoration Funds**" means any Loss Proceeds (and deposits by the Project Owner) to be applied to Restoration.

"**Restore**" means to accomplish a Restoration.

"**Restricted Lot**" has the meaning set forth in the Recitals.

"**Snyderville Basin**" means the geographic area comprising the "Snyderville Basin Zoning District" as defined in Summit County Ordinance No. 150, and as further adopted in Summit County Ordinance No. 204, as the Snyderville Basin Planning District, in Summit County, Utah. The Parties acknowledge that the Snyderville Basin includes the geographical area comprising Park City, Utah.

EXHIBIT B6

"**SPA Zone District**" has the meaning set forth in the Recitals and in the Development Agreement.

"**Sublease Agreement**" has the meaning set forth in the Recitals.

"**Substantial Condemnation**" means any Condemnation (a) that takes the entire Restricted Lot or (b) if less than the entire Restricted Lot is taken, that CVMA reasonably determines will result in the remaining portion of the Restricted Lot or the improvements thereon becoming insufficient or inadequate for CVMA to satisfy CVMA's obligations hereunder following the Condemnation.

"**Tenant**" means an individual to whom the Project Owner has leased a Housing Unit (or a portion of a Housing Unit, in the event that more than one Tenant shares a Housing Unit) in compliance with the requirements set forth in this Agreement.

"**Term**" has the meaning set forth in Section 5.

2. EMPLOYEE HOUSING CONSTRUCTION REQUIREMENTS

2.1 Employee Housing Construction Requirements. Subject to and in accordance with the terms hereof, CVMA shall cause, at its expense or the expense of others (excluding the County), the design, permitting, financing, construction and the issuance of certificates of occupancy for Housing Units on the Restricted Lot (a) collectively having one thousand one hundred seven (1,107) Equivalent Occupant Credits, and (b) having (or having reasonable access to) amenities appropriate for this type of project as reasonably determined by CVMA, such as ski, bike and golf storage; a community kitchen/dining area; laundry facilities; fitness facilities; a social lounge and/or entertainment room, in compliance with the provisions of this Section 2 (the "**Employee Housing Construction Requirements**"). At the option of CVMA, the Employee Housing Construction Requirements may be satisfied in two or more phases so long as each phase is in compliance with the Construction Milestones and with the schedule set forth in Section 2.2(a).

2.2 Completion of Construction.

(a) Subject to events of Force Majeure, CVMA shall cause the construction of a sufficient number of Housing Units on the Restricted Lot to satisfy the Employee Housing Construction Requirements on or before the date that is thirty-six (36) months after the issuance of Building Permits for such Housing Units.

(b)

(i) For the purposes of this Section 2.2, CVMA shall apply for and shall thereafter diligently pursue the Construction Milestones and shall complete the construction of all of the Housing Units not later than December 31, 2023 ("**Outside Completion Date**"); provided,

EXHIBIT B7

however, that in the event that the CVMA and/or the Project Owner believes, in good faith, that it will not achieve completion of the Housing Units by the Outside Completion Date and that such delay is due to the County's delay in issuing any necessary approval within a usual and customary period of time for processing such application, taking into consideration the complexity of such application and the applicant's responsiveness to requests from the County approval authority, then the CVMA may seek to extend the Outside Completion Date as follows: the CVMA shall, at the time such delay becomes known or reasonably should be known to the Project Owner and/or the CVMA, in the exercise of reasonable diligence (i.e. during the period of time such application is pending before the County approval body), issue a written notice (a "**Delay Notice**") to the County (1) requesting the extension of the Outside Completion Date; (2) providing detailed evidence of the County's delay in processing the application for approval; (3) a reasonably detailed description of the reasons why such delays have been caused by the County in processing the application, and (4) specifying the number of days that the CVMA requests the Outside Completion Date to be extended with a reasonable explanation of how it calculated that amount of requested relief, which number of days must be equivalent to the claimed County delay.

(ii) Within thirty (30) days of receipt of a Delay Notice, the Parties shall in good faith attempt to agree whether or not to extend the Outside Completion Date as requested or a shorter time period. If the County does not respond to the Delay Notice within thirty (30) days following receipt of the Delay Notice, the request for an extension of the Outside Completion Date shall be deemed granted and the Outside Completion Date shall be extended by the number of days requested by the CVMA. If the Parties cannot agree on the length of any such extension, the matter will be submitted to "**Expedited Arbitration**" before a neutral arbitrator, who shall be selected within forty five (45) days of the Delay Notice, according to the following procedure: the County shall select an arbitrator and the CVMA shall select an arbitrator, and those two arbitrators shall select the neutral arbitrator, who shall conduct the arbitration. The arbitrator shall be required to hear the matters to be arbitrated and to render a decision within twenty-one (21) days following the selection of the arbitrator. Accordingly, the arbitration will be conducted in accordance with a procedure established by the arbitrator to allow for such decision within such twenty-one (21) day period. The arbitrator's decision will be limited to (A) a grant of an extension of up to the number of days requested by the CVMA in the Delay Notice by finding that the County delayed beyond the time required to process the CVMA's application within a usual and customary period of time for processing such application, taking into consideration the complexity

of such application and the applicant's responsiveness to requests from the County approval authority, or (B) a denial of any extension beyond the period offered by the County, if any, during the 30 day period referred to in the first sentence of this subsection (ii). Such decision shall not be appealable. The CVMA and the County shall each bear half of the arbitrator's fee.

(iii) If the CVMA prevails in such arbitration (i.e. the arbitrator grants any extension beyond the period offered by the County, if any, during the 30 day period referred to in the first sentence of subsection (ii)), the Outside Completion Date shall be extended by the length of the extension granted in the arbitration plus eighteen (18) days.

(iv) If the County prevails in such arbitration (i.e. there is no extension beyond the period offered by the County, if any, during the 30 day period referred to in the first sentence of subsection (ii)), then there shall not be any extension for the Outside Completion Date extension beyond the period offered by the County, if any, during the 30 day period referred to in the first sentence of subsection (ii).

(v) No extension of the Outside Completion Date shall be granted if the CVMA has not timely followed the foregoing procedure.

(c) In order to keep the County informed as to the progress of CVMA in satisfying the Employee Housing Construction Requirements, CVMA shall deliver a written report to the County ten (10) days after the scheduled completion date of each of the following milestones (singularly, a "**Construction Milestone**", and collectively, the "**Construction Milestones**"):

(i) selection of developer to serve as the Project Owner and execution of necessary agreements between CVMA and the Project Owner to create the necessary obligations on the part of the Project Owner in order to finance and construct the Housing Units (the "**Project Owner Selection**") by the date that is no later than one hundred fifty (150) days after the Effective Date.

(ii) submission by the Project Owner of a Preliminary Site Plan and a Final Site Plan to the CVMA Design Review Committee (DRC) for review and recommendation ("**DRC Final Site Plan Recommendation**") by the date that is no later than two hundred and thirty five (235) days after the completion of the Project Owner Selection.

(iii) submission of application and Final Site Plan recommendation from the Snyderville Basin Planning Commission ("**SBPC Final Site Plan Recommendation**") by the date that is no later than one hundred

ninety (190) days after receipt of DRC Final Site Plan Recommendation.

(iv) submission of application and Final Site Plan approval ("**Final Site Plan Approval**") from the County Manager by the date that is no later than forty (40) days after receipt of the recommendation from the Snyderville Basin Planning Commission.

(v) completion of construction drawings and application to the County for a Building Permit sufficiently complete to satisfy Utah's law regarding the vesting of entitlement rights ("**Building Permit Application**") by the date that is one hundred and five (105) days after Final Site Plan Approval.

As noted above, each time period commences running when the previous Construction Milestone is completed.

2.3 Building Code. CVMA acknowledges that the Housing Units shall be constructed in accordance with the Building Code.

2.4 Final Site Plan Required. CVMA agrees that, prior to any construction of improvements on the Restricted Lot, it shall cause a Final Site Plan Application to be submitted to the County. CVMA acknowledges that no Building Permits for the construction of the Housing Units will be issued until the CVMA receives Final Site Plan Approval. The County acknowledges that nothing in this Agreement is in conflict with or inconsistent with the provisions in the County's ordinance requiring that the County grant Final Site Plan Approval for a project before Building Permits may be issued with respect to the construction of such project. The County agrees that it will not withhold Final Site Plan Approval or impose any requirements or conditions for the issuance of Building Permits for the Housing Units based on (a) an element in such proposed Final Site Plan that is required or permitted under this Agreement, or (b) the Project Owner's refusal to include an element in the Final Site Plan that would be in conflict with or inconsistent with any provision of this Agreement.

2.5 Construction of Housing Units. The number and configuration of the types of Housing Units described in the definition of **"Equivalent Occupant Credits or EOC"**, together with all other elements regarding the satisfaction of the Employee Housing Construction Requirements, other than the requirements in the Building Code and in the Final Site Plan (approved subject to the provisions hereof), shall be determined by CVMA in its discretion.

2.6 Green Construction. CVMA shall cause the Housing Units to be constructed to Bronze performance level of ICC 700 National Green Building Standard of the National Association of Home Builders or the equivalent LEED standard, but CVMA is not obligated to complete any certification process for which a fee is charged.

2.7 Fireplaces. CVMA shall cause all fireplaces (if any) in the Housing Units to be manufactured as the type that is intended to be gas-only or electric.

2.8 Renewable Energy Sources. One year after the issuance of an occupancy permit for a building in excess of twenty-five thousand (25,000) rentable square feet, CVMA will submit to the Summit County Sustainability Department a report of that building's energy consumption calculated on an annual basis. The report will be prepared based upon the EPA's Energy Star Portfolio Manager software or other criteria reasonably acceptable to CVMA and Summit County Staff.

2.9 Rental Restrictions Agreement. Simultaneously with the execution of the Ground Lease, the Parties shall execute the Rental Restrictions Agreement and record it as an encumbrance on the Restricted Lot. The Rental Restrictions Agreement shall be senior to any financing obtained by the Project Owner.

2.10 Certificate of Compliance. Upon the satisfaction of the Employee Housing Construction Requirements, the County shall issue a certificate of compliance in recordable form (the "**Certificate of Compliance**"), which CVMA shall have the option of recording. Upon the issuance of the Certificate of Compliance, CVMA shall be deemed to have satisfied all requirements set forth in Sections 2.1 and 2.2 above. The County shall, at the request of CVMA in connection with the application for the Building Permits, confirm in writing that (if such is the case) construction of the Housing Units shown in such application will be sufficient to obtain a Certificate of Compliance upon the completion of the construction of such Housing Units.

3. EMPLOYEE HOUSING RENTAL REQUIREMENTS

3.1 Employee Housing Rental Requirements. Subject to and in accordance with the terms hereof, CVMA shall cause, at its expense or the expense of others (excluding the County), the operation and leasing of the Housing Units on the Restricted Lot in compliance with the provisions of this Section 3 (the "**Employee Housing Rental Requirements**").

3.2 Management Plan for Employee Housing.

(a) No later than the date on which the CVMA receives a Building Permit for the Housing Units, the CVMA shall prepare and adopt the initial plan for employee housing in the Housing Units, which shall cover matters relating to the operation, leasing and maintenance of the Housing Units (the "**Management Plan for Employee Housing**"), and provide a copy thereof to the County. The Management Plan for Employee Housing shall, at a minimum, contain provisions with respect to the following matters:

(i) the procedure for dealing with the situation arising when a Tenant's circumstances change and he or she no longer meets the requirements for being a Tenant,

(ii) the methods by which the Project Owner may attempt to resolve disputes between unrelated Tenants occupying the Housing Unit on a shared basis,

(iii) how the Master Waiting List is maintained and publicized,

(iv) how different applicants falling within a single specified priority category listed in Section 3.4 will be ranked on the Master Waiting List,

(v) the amount that may be required as a security deposit from Tenants,

(vi) the requirements that CVMA may impose on Tenants to disclose income, household and related information,

(vii) the rules for the occupancy of any Housing Unit by children of Tenants,

(viii) how utilities, parking, internet access and cable or satellite television charges and amenity facility user fees shall be paid, and

(ix) the rules governing the determination of AMI, Allowed Rent, and Income in connection with the operation of the Housing Units, provided such rules are not inconsistent with any provision of this Agreement.

(b) CVMA shall cause the Housing Units to be operated and leased in accordance with Housing Rental Requirements and the Management Plan for Employee Housing.

(c) From time to time, CVMA may make reasonable changes to the Management Plan for Employee Housing, which shall become effective thirty (30) days after written notice to Summit County.

3.3 Property Manager. The Project Owner shall select and engage a property manager (either a nonprofit corporation or a for profit company or an employee of the Project Owner) with substantial experience in operating and leasing affordable housing, including employee housing, to lease and manage the Housing Units (the "**Property Manager**"). The Property Manager shall operate and maintain an onsite office on the Restricted Lot.

3.4 Leasing Procedure. The Project Owner shall lease the Housing Units to persons in accordance with the following priorities:

First Priority: An adult whose Income does not exceed the Income Limit and who is a Canyons Village Employee;

Second Priority: An adult whose Income does not exceed the Income Limit and whose place of employment is within the SPA Zone District;

Third Priority: An adult whose Income does not exceed 100% of AMI and whose place of employment is within the SPA Zone District;

Fourth Priority: An adult whose place of employment is within the SPA Zone District;

Fifth Priority: An adult whose Income does not exceed the Income Limit and whose place of employment is within the Snyderville Basin;

Sixth Priority: An adult whose Income does not exceed the Income Limit and whose place of employment is within Summit County;

Seventh Priority: An adult whose Income does not exceed the Income Limit and who lives or intends to live within Summit County; and

Eighth Priority: An adult who lives or intends to live within Summit County.

At any given time that a Housing Unit becomes available because the term of the lease pursuant to which it was previously occupied terminates, the Project Owner shall utilize the Master Waiting List to offer such Housing Unit to potential tenants in the priority listed above. In connection with entering into a lease with a person who has applied for a Housing Unit because such person is in one of the priority categories listed above, the Project Owner may simultaneously enter into a lease with another person who is not in one of the categories, if such other person is either legally related to or cohabiting with the person in one of the categories, and if the Income of such person does not exceed the Income Limit, in accordance with the provisions in the Management Plan for Employee Housing. The Project Owner shall review the income of such other person in connection with the evaluation of whether to accept the application of the applicant, in accordance with the Management Plan for Employee Housing.

3.5 Master Waiting List. The Project Owner shall maintain a waiting list of all persons who desire to lease a Housing Unit, categorized by the priorities set forth in Section 3.4 (the "**Master Waiting List**"). Within thirty (30) days of the end of each calendar quarter, the Project Owner shall deliver to the County the Master Waiting List and "**Rent Roll**" which shall include unit numbers, number of occupants in each unit, category of priority of the tenants, lease beginning and ending dates, and monthly rent, as of the last day of such calendar quarter (the "**Quarterly Report**"). At the option of the Project Owner, the Master Waiting List may be operated by another party under the general direction of the Project Owner.

3.6 Allowed Rent. The Project Owner may charge a Tenant rent in an amount not to exceed the Allowed Rent. The Project Owner will be allowed to elect whether to pay utilities or have the Tenant pay all or some of the utilities directly.

3.7 Leases. The Project Owner shall enter into a written lease with each Tenant of a Housing Unit (or of a portion of a Housing Unit) that (a) specifies a monthly rent that does not exceed the Allowed Rent, (b) specifies a term of at least thirty (30) days but no longer than twelve (12) months, except as otherwise provided herein, (c) requires the Tenant to acknowledge that if the Tenant desires to enter into a new (replacement) lease after the expiration of the prior term, the Tenant will need to certify that the Tenant's then Income does not exceed the Income Limit (if such requirement is applicable to such Tenant) and the Tenant will be subject to the leasing procedures and the priorities in Section 3.4 hereof, and therefore has no guaranty that the Tenant will be able to renew, and (d) requires the Tenant to provide written notice to the Project

Owner of any change in Income or employment status which could affect that Tenant's eligibility for continued residence at the Housing Unit within ten (10) days of such change in Income or employment status, and requires the Project Owner to terminate the lease following any such change upon such terms and with such prior notice as the Project Owner shall determine to be appropriate under the circumstances (not to exceed ninety (90) days), all in accordance with the Management Plan for Employee Housing.

3.8 Canyons Village Employees Occupancy. The Project Owner shall, to the extent permissible under applicable laws, use commercially reasonable efforts to encourage (but not require) that each Housing Unit be occupied with as many Canyons Village Employees as possible (without, however, lowering otherwise permissible Allowed Rent).

3.9 Block Leasing. In the event that the Project Owner leases two or more Housing Units to any person under a block or master lease arrangement with the Mountain Member or other members of CVMA, the Project Owner shall include within the agreement governing such arrangement an obligation that the lessee shall comply with the Employee Housing Rental Requirements set forth in this Section 3.

3.10 Maintenance and Repair. The Project Owner shall cause all Housing Units to be maintained at all times be decent, safe, sanitary and in good repair, as described in the Management Plan for Employee Housing.

3.11 Exception. The organizer of an activity or function that benefits the CVMA District or the community (such as the Mountain Member or other members of CVMA or a nonprofit corporation, youth group, governmental entity or other similar type organization) may request that the Project Owner provide housing for participants in such activity or function. If the Project Owner reasonably decides that there are or there are reasonably projected to be (based on experience if available) sufficient vacancies to enable the Project Owner to accommodate all or a portion of such request and it is reasonably foreseeable (based on experience if available) that the Master Waiting List does not have or will not have sufficient applicants to fill such Housing Units, the Project Owner may rent one or more Housing Units to the organizer or one or more of the participants, in which case the occupants of such Housing Units shall not be deemed Tenants hereunder and the rent charged to such organizer may be any amount (or no amount) as deemed appropriate by the Project Owner. Any such rental that is for a period of less than fourteen (14) days shall be approved by a representative designated by the County, which approval shall not be withheld if sufficient Housing Units are vacant or are projected to be vacant. The Quarterly Report delivered pursuant to Section 3.5 above shall include information regarding any such exceptions in accordance with this Section, such as number of units and rental rates involved.

3.12 Annual Certificate. The Project Owner shall provide to the County no later than June 30th of the first year after the year during which a certificate of occupancy for any Housing Unit is issued, and no later than June 30th of each subsequent year, a certificate, in substantially the form of Exhibit C attached hereto, certifying that the Project Owner is in compliance with the Employee Housing Rental Requirements as of December 31st of the prior year and the Project Owner has verified the relevant qualifications of each Tenant in connection with the process of providing such certification (the "**Annual Employee Housing Certificate**"). Unless the County

objects to an Annual Employee Housing Certificate within ninety (90) days of its submission, such Annual Employee Housing Certificate will be deemed to be conclusive evidence that the Project Owner has satisfied the Employee Housing Rental Requirements for the period specified.

3.13 Changes to Employee Housing Rental Requirements. From time to time, CVMA may submit to the County proposed changes to the Employee Housing Rental Requirements. Any such proposed changes need to be accompanied by studies, surveys or other information provided by CVMA to reasonably explain the mutual benefits to the Parties of implementing such proposed changes. If the County approves such proposed changes, in the County's sole discretion, then the Parties agree to amend this Section 3 as proposed. In addition, CVMA may make such other changes to the Employee Housing Rental Requirements as may be required by law, with notice to (but not the approval of) the County.

3.14 Other Housing Units. The Project Owner may construct on the Restricted Lot additional units of housing above what is required pursuant to Section 2.1 above ("**Additional Housing Units**") with the approval of the County, such approval not to be unreasonably withheld if the Additional Housing Units are restricted to occupancy by employees whose place of employment is within the County. The Parties agree that the occupancy of the Additional Housing Units are not restricted by the Income Limit or the amount of Allowed Rent.

3.15 Taxes. CVMA agrees that, notwithstanding its status or whether it is eligible to be exempt from ad valorum property taxes or the privilege tax, it shall not seek exemption from such taxes.

4. SHUTTLE SYSTEM

4.1 Shuttle System. No later than the date that is one hundred eighty (180) days after the date on which certificates of occupancy have been issued for fifty percent (50%) of the Housing Units needed to satisfy the Employee Housing Construction Requirements, CVMA shall cause the construction of a shuttle system operating within the CVMA District (the "**Shuttle System**").

4.2 Shuttle System Plan. No later than twelve (12) months after the approval of the Final Site Plan for the Housing Units, CVMA shall provide to the County a plan for the Shuttle System that includes, among other things, the shuttle routes and schedules that are deemed by CVMA as appropriate for the level of service initially needed (the "**Shuttle System Plan**").

5. TERM

5.1 Term. The term of this Agreement (the "**Term**") shall commence as of the Effective Date and shall, unless otherwise terminated as provided herein, continue in perpetuity.

5.2 Bonds. During the period constituting the original term of the Bonds, CVMA agrees not to voluntarily dissolve or otherwise terminate its existence.

5.3 Right of Termination.

(a) In the event that the Project Owner has not submitted its Building Permit Application for Housing Units required to satisfy the Employee Housing Construction Requirements by the fourth (4th) anniversary of the Effective Date, at any time thereafter the County may give notice of termination to CVMA (the "**County Conditional Notice of Termination**"). The County shall deliver a copy of the County Conditional Notice of Termination to the Project Owner's lender if CVMA gives the County the name and address of such lender. If CVMA provides to the County within one hundred eighty (180) days of the date CVMA receives the County Conditional Notice of Termination reasonable evidence that CVMA has achieved the Construction Milestone of Project Owner Selection and that CVMA and such Project Owner have entered into the Sublease Agreement, that the Project Owner has achieved the Construction Milestone of Building Permit Application, and that the Project Owner is prepared to commence the construction of the required Housing Units within (90) days of the issuance of the Building Permits, then the County Conditional Notice of Termination shall be deemed to be provisionally withdrawn. The Project Owner shall thereafter cause the construction of a sufficient number of Housing Units on the Restricted Lot to satisfy the Employee Housing Construction Requirements on or before the date that is thirty-six (36) months after the issuance of Building Permits for such Housing Units.

(b) If CVMA does not provide such evidence within such one hundred eighty (180) day period, or if CVMA does timely provide such evidence but does not commence construction by the scheduled date, then the County shall have the right to terminate this Agreement and the Ground Lease (without CVMA having the option of exercising the Acquisition Right as defined in the Ground Lease). The Parties shall cooperate in good faith to enter into an agreement memorializing the termination of this Agreement and the Ground Lease, including the termination of CMVA's assumption of obligations under the Cost Sharing Agreements (as defined in the Ground Lease) and Management Agreement (as defined in the Ground Lease) as to the Restricted Lot and the County's assumption of such obligations, the County's release of CVMA from all existing and future claims, liabilities, obligations and damages arising under the Development Agreement, the Master Agreement and the Ground Lease or otherwise relating to CVMA's provision of employee housing at the Canyons Village, and the amendment of the Development Agreement to provide for the termination and release of CVMA from such obligations, all of which shall be conditions precedent to the termination by the County of this Agreement and the Ground Lease.

(c) In the event that there have been any extensions to the Outside Completion Date granted pursuant to Section 2.2(b), then such date in Subsection (a) shall be extended by the number of days granted in such extensions to the Outside Completion Date.

6. DEFAULT AND REMEDIES

6.1 CVMA Event of Default. For the purposes of this Agreement, an "**Event of Default**" by CVMA hereunder shall be a default by CVMA in the performance of any material obligation of CVMA that is not the result of an event of Force Majeure and that is not cured within sixty (60) days written notice to correct such default (or such longer period as is reasonably necessary if CVMA has used reasonable efforts to cure such default within such sixty (60) days and is continuing to use reasonable efforts to cure such default).

6.2 Force Majeure. For the purposes of this Agreement, "**Force Majeure**" means, with respect to a Party, any failure or delay in the performance of any obligation under this Agreement due to events beyond its reasonable control, including, but not limited to, fire, storm, flood, earthquake, explosion, act of the public enemy, riots, civil disorders, sabotage, strikes, lockouts, labor disputes, labor shortages, stoppages or slowdowns initiated by labor, transportation embargoes, failure or shortage of materials, accidents, acts of war or terrorism, civil or military disturbances, nuclear or natural catastrophes, and interruptions, loss or malfunctions of utilities, communications or computer (software and hardware) services, acts of God, or acts or regulations or priorities of the federal, state or local government or branches or agencies thereof (excluding customary governmental processes, procedures and approval requirements associated with Final Site Plan Approval and review of Building Permit Applications), and due to interruptions resulting from major repairs or from litigation with third parties regarding its obligations under this Agreement (collectively, events of "**Force Majeure**"). In the event of either Party hereto being rendered unable to perform in whole or in part due to an event of Force Majeure, such Party shall give notice in writing of the full particulars of such event of Force Majeure as soon as practical after the occurrence of such cause relied on and the other obligations of such Party shall be suspended during the continuance of the Force Majeure condition. Notwithstanding the foregoing, the Party claiming the benefit of this provision shall use due diligence to remove any such cause of non-performance and resume performance as soon as reasonable.

6.3 Remedies. Following an Event of Default by CVMA, the County, as its sole remedy, shall have the right to seek specific performance of this Agreement until such Event of Default is cured or waived; provided, however, that if, notwithstanding the good faith effort by the County to obtain such specific performance, a court determines that such remedy is unavailable or CVMA fails to comply with an order of a court requiring specific performance of this Agreement, the County may seek other remedies available at law or in equity other than the following rights and remedies which the County hereby expressly waives, abandons, and agrees not to seek at any time for a CVMA Event of Default under this Agreement: (a) the recovery of damages, (b) the termination of this Agreement (unless such termination is pursuant to Section 5.3 above), or (c) the declaration of a default under or the termination of the Ground Lease (unless such default or termination is pursuant to Section 5.3 above).

6.4 Additional Remedies. In the event that the Project Owner has not submitted its Building Permit Application for Housing Units required to satisfy the Employee Housing Construction Requirements by the date specified in Section 5.3(a) (as such date may be extended in accordance with Section 5.3(c)), then, in addition to the right to seek specific performance under Section 6.3 and the rights to terminate this Agreement and the Ground Lease under Section 5.3, the County reserves the right (which right was contained in the Development Agreement) to withhold development approvals, including subdivision plats and building permits) with respect to projects in the CVMA District until the earlier of (a) CVMA satisfies the Employee Housing Construction Requirements or (b) this Agreement is terminated in accordance with Section 5.3(c).

6.5 County Event of Default. For the purposes of this Agreement, an "**Event of Default**" by the County hereunder shall be a default by the County in the performance of any material obligation of the County that is not the result of an event of Force Majeure and that is not cured within sixty (60) days written notice to correct such default (or such longer period as is reasonably necessary if the County has used reasonable efforts to cure such default within such (60) days and is continuing to use reasonable efforts to cure such default).

6.6 CVMA Remedies. Following an Event of Default by the County, CVMA, as its sole remedy, shall have the right to seek specific performance of this Agreement until such Event of Default is cured or waived; provided, however, that if, notwithstanding the good faith effort by the CVMA to obtain such specific performance, a court determines that such remedy is unavailable or the County fails to comply with an order of a court requiring specific performance of this Agreement, CVMA may seek other remedies available at law or in equity other than the following rights and remedies which CVMA hereby expressly waives, abandons, and agrees not to seek at any time for a County Event of Default under this Agreement: (a) the recovery of damages, (b) the termination of this Agreement, or (c) the termination of the Ground Lease.

6.7 Attorneys' Fees. The prevailing Party in any dispute hereunder shall be entitled to recover its reasonable attorneys' fees and costs incurred in connection with such dispute, regardless of whether litigation is pursued by either Party.

7. CASUALTY AND CONDEMNATION

7.1 Property Insurance Required. Following the commencement of construction of the Housing Units, CVMA shall procure property insurance on the improvements to the Restricted Lot with such coverage and in such amounts and with such deductibles as CVMA deems commercially reasonable in order to be able to Restore the Housing Units. CVMA shall provide the County with evidence of such insurance prior to the commencement of construction.

7.2 Notice. If either Party becomes aware of any Casualty or any actual, threatened, or contemplated Condemnation, then such Party shall promptly notify the other.

7.3 Effect of Casualty. If any Casualty occurs, then the Project Owner shall Restore with reasonable promptness using the Property Insurance Proceeds (the Project Owner's liability being limited to the actual amount of the Property Insurance Proceeds disbursed to the Project Owner), provided that this Agreement shall first be amended, on terms mutually agreeable to the Parties and the Project Owner, to reflect the reduction and/or modifications of the obligations of CVMA under this Agreement necessitated by the Restoration.

7.4 Substantial Condemnation. In the event of a Substantial Condemnation, CVMA may at its option control such Condemnation proceedings (to the exclusion of the County, if CVMA elects), subject to the rights of any leasehold mortgagee. The

Condemnation Award shall be paid as follows and in the following order of priority, without duplication, until exhausted:

(a) Leasehold Mortgagee. To the leasehold mortgagee, the amount necessary to pay in full the indebtedness of the Project Owner incurred in connection with the construction of the Housing Units, including without limitation principal, interest, prepayment fees and expenses of the leasehold mortgagee.

(b) Costs and Expenses of the Project Owner. To the Project Owner, the amount necessary to reimburse the Project Owner for its actual costs and expenses, including legal costs, incurred determining the Condemnation Award.

(c) Costs and Expenses of CVMA. To CVMA, the amount necessary to reimburse CVMA for its actual costs and expenses, including legal costs, incurred determining and collecting the Condemnation Award.

(d) CVMA's Claim. To CVMA, the entire remaining Condemnation Award. CVMA agrees to use the entire remaining Condemnation Award as follows:

(i) First, to pay the Project Owner the fair market value of the Housing Units in accordance with the provisions of the Sublease Agreement, after deducting from such amount the total paid to its leasehold mortgagee pursuant to subsection (a) above.

(ii) Second, to:

(a) acquire replacement land within the SPA Zone District (or if no such land is commercially reasonably available, within Snyderville Basin), and construct improvements substantially similar to the Housing Units (to the extent feasible based upon the configuration or characteristics of such replacement land) on such replacement land. If, within one (1) year after its receipt of such remaining Condemnation Award, CVMA has not notified the County of the location of such replacement land within the SPA Zone District or Snyderville Basin, the County shall have the option, exercisable by one hundred eighty (180) days' written notice to CVMA, to elect to receive the Remaining Condemnation Award solely for use by the County to construct and operate employee housing, at a location selected by Landlord within the SPA Zone District (or if no such property is commercially reasonably available, within Snyderville Basin), for the benefit of and serving the members of CVMA in the same manner, and with the same procedures and

priorities, as set forth in Sections 3.4 and 3.5 above. The Parties shall cooperate in good faith to enter into an agreement memorializing the terms, conditions and requirements for such construction and operation of employee housing by CVMA, the use and application of the remaining Condemnation Award for such purposes, amending this Agreement, the County's release of CVMA from all existing and future claims, liabilities, obligations and damages arising under the Development Agreement, this Agreement and the Ground Lease or otherwise relating to CVMA's provision of employee housing at the SPA Zone District, and the amendment of the Development Agreement, to provide for the termination and release of CVMA from such obligations, all of which shall be conditions precedent to the CVMA's delivery of the Remaining Condemnation Award to Landlord pursuant to this Section 7.4(d)(ii).

(b) In the event that the County fails to exercise the option set forth in subpart (a) above, CVMA shall use the remaining Condemnation Award to acquire replacement land within the County and to cause to be constructed on such replacement land improvements substantially similar to the Housing Units (to the extent feasible based upon the configuration or characteristics of such replacement land).

Notwithstanding anything in this Agreement to the contrary, Tenant's liability under this Section 7.4(d) shall not exceed the amount of the remaining Condemnation Award.

(e) Waiver of County's Claim. The County shall have no claim to the Condemnation Award or any part thereof, and the County waives any right to participate in the Condemnation proceedings. The County will provide to the applicable governmental entity a written confirmation of such waiver as CVMA shall reasonably request.

7.5 Insubstantial Condemnation. If an Insubstantial Condemnation occurs, then (subject to leasehold mortgages) any Condemnation Award shall be paid to Depository to be applied first for Restoration in the same manner as Property Insurance Proceeds. Tenant shall Restore in the same manner as Restoration upon Casualty, provided that this Agreement shall first be amended, on terms mutually agreeable to the Parties and the Project Owner, to reflect the reduction and/or modifications of the obligations of CVMA under this Agreement necessitated by the Restoration. Any Condemnation Award remaining after Restoration shall be applied in the same manner as a Condemnation Award from an Immaterial Loss.

7.6 Immaterial Loss. If an Immaterial Loss occurs, then the Project Owner shall receive any Condemnation Award in trust to be applied first to Restoration. Tenant shall Restore the Restricted Lot and/or the Housing Units as reasonably possible under the circumstances, provided that this Agreement shall first be amended, on terms mutually agreeable to the Parties and the Project Owner, to reflect the reduction and/or modifications of the obligations of CVMA under this Agreement necessitated by the Restoration. After Restoration, CVMA shall receive any remaining Condemnation Award.

7.7 Ground Lease Controls. The provisions in this Section 7 shall apply only if the Ground Lease has expired or terminated. If the Ground Lease is in effect, then the provisions therein with regard to Losses shall control.

8. OTHER AGREEMENTS

8.1 Choice of Law. This Agreement shall be governed and construed in accordance with the laws of the State of Utah.

8.2 Notices. All notices shall be in writing and shall be validly given or made if deposited in the U.S. mail, certified or registered, postage prepaid, return receipt requested, or sent by Federal Express or other similar courier service keeping records of deliveries and attempted deliveries. Service by U.S. mail or courier shall be conclusively deemed made on the first business day delivery is attempted. The County shall deliver a copy of any notice it sends to the Project Owner to the Project Owner's lender if the Project Owner gives the County the name and address of such lender.

Any notice or demand to CVMA shall be addressed to CVMA at the following address:

The Canyons Resort Village Association, Inc.
Attn: Executive Director
1790 Sun Peak Drive, Suite B-104
Park City, UT 84098

With a copy to:
Jones Waldo Holbrook & McDonough, P.C.
Attn: Glen Watkins
170 S. Main Street #1500
Salt Lake City, UT 84101

Any notice or demand to the County shall be addressed to the County at the following address:

Summit County
c/o Summit County Manager
60 South Main Street
Coalville, UT 84017

With a copy to:
Summit County Attorney
Attn: Dave Thomas
60 South Main Street
Coalville, UT 84017

A Party may change its address by giving notice thereof to the other Party.

8.3 Third Party Beneficiary. This Agreement is not intended to confer any rights on any third party.

8.4 Assignment. CVMA may assign this Agreement to an affiliate owned or under common control of CVMA or with the consent of the County, which consent shall not be unreasonably withheld, it being understood and agreed that CVMA shall remain obligated hereunder in the event that such assignee is in default hereunder. Notwithstanding any such assignment, Section 9 remains in full force and effect.

8.5 Paragraph Headings. Paragraph or section headings within this Agreement are inserted solely for convenience of reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

8.6 Gender and Number. Whenever the context so requires herein, the neuter and gender shall include any or all genders and vice versa and the use of the singular shall include the plural and vice versa.

8.7 Approvals. Whenever a Party's approval herein may not be unreasonably withheld, the Parties agree that such approval may not be unreasonably conditioned or delayed as well.

8.8 Incorporation of Recitals. The recitals set forth at the beginning of this Agreement are incorporated herein by this reference.

8.9 Entire Agreement. This Agreement constitutes the entire agreement between CVMA and the County with respect to the matters set forth herein.

9. EFFECT OF AGREEMENT.

9.1 Affordable Employee Housing Program. This Agreement shall constitute the performance of the Affordable Employee Housing Program referred to in Section 3.3.2(a) of the Development Agreement with respect to the CVMA District. The County agrees that CVMA's compliance with its obligations under this Agreement and the Rental Restrictions Agreement satisfies (a) all obligations of CVMA and the Developers (as such term is defined in the Development Agreement) for the development and operation of employee or workforce housing in the CVMA District under the Development Agreement, including without limitation any requirements and standards set forth in the Statement of Global Principles attached as Exhibit A.1 to the Development Agreement, and (b) any requirements for employee or workforce housing for the issuance of Development Approvals (as defined in the Development Agreement) under the

Development Agreement. The Parties agree that execution and recordation of the Amendment to Development Agreement deletes all Existing Housing Provisions as it relates to the CVMA District and replaces them with the obligations contained solely in this Agreement and the Rental Restrictions Agreement.

9.2 Agreement Governs. The County agrees that Chapter 5 of Title 10 of the Snyderville Basin Development Code, as the same may be amended, does not apply to, and does not establish, control or govern any requirements or obligations for or the provision or operation of employee or workforce housing for the CVMA District, and all such matters pertaining to employee or workforce housing for the CVMA District shall be governed solely by this Agreement and the Rental Restrictions Agreement.

9.3 Other Development Areas. The Parties agree that this Agreement does not affect any obligations of the Owners of the properties located within the Other Development Areas or their successors or assigns, and such Owners and their successors and assigns are not intended beneficiaries of this Agreement and no rights or benefits are conferred upon them under this Agreement.

[Signature Pages Follow]

CVMA COUNTERPART SIGNATURE PAGE

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be duly executed as of the date first above written.

CVMA:

THE CANYONS RESORT VILLAGE ASSOCIATION, INC.,
a Utah nonprofit corporation doing business as the Canyons Village Management Association

By: _____
Brian Madacsi
Executive Director

COUNTY COUNTERPART SIGNATURE PAGE

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be duly executed as of the date first above written.

COUNTY:

SUMMIT COUNTY,
a political subdivision of the State of Utah

By: _____
Thomas C. Fisher,
Summit County Manager

EXHIBIT A
TO
EMPLOYEE HOUSING MASTER AGREEMENT FOR THE CVMA DISTRICT

LEGAL DESCRIPTION OF THE RESTRICTED LOT

Lot LV6A, LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV6, according to Official Plat thereof, on file and of record in the Summit County Recorder's Office.

EXHIBIT B
TO
EMPLOYEE HOUSING MASTER AGREEMENT FOR THE CVMA DISTRICT

FORM OF RENTAL RESTRICTIONS AGREEMENT

WHEN RECORDED RETURN TO:

The Canyons Resort Village Association, Inc.
Attn: Executive Director
1790 Sun Peak Drive, Suite B-104
Park City, UT 84098

RENTAL RESTRICTIONS AGREEMENT

This Rental Restriction Agreement (this "**Agreement**") is made and entered into as of the _____ day of _____, 2018 (the "**Effective Date**") by The Canyons Resort Village Association, Inc., a Utah nonprofit corporation doing business as the Canyons Village Management Association ("**CVMA**"), and Summit County, a political subdivision of the State of Utah (the "**County**").

RECITALS

A. The County entered into that certain Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated as of November 15, 1999, and recorded with the Summit County, Utah Recorder's Office on July 29, 1998, as Entry No. 513500, in Book 1168, beginning at Page 82 (as amended, the "**Development Agreement**") with respect to certain properties located in Summit County, Utah (collectively, the "**SPA Zone District**") with the owners of such properties (the "**Owners**"), and others.

B. The Owners entered into the Development Agreement in order to obtain approval from the County, in its capacity as a political subdivision of the State of Utah and not as an Owner, to increase the amount of density beyond what was previously permitted within the SPA Zone District, which materially benefited such property.

C. The County, in its capacity as a political subdivision of the State of Utah and not in its capacity as an Owner, entered into the Development Agreement in order to obtain from the Owners certain commitments regarding the development of the SPA Zone District, including without limitation the obligation to provide a certain housing.

D. CVMA is the master association for that portion of the SPA Zone District (as referred to herein, the "**CVMA District**") in which all of the Development Areas are located other than the Development Areas referred to in the Development Agreement as The Colony, Mines Ventures and Silver King Mines (the "**Other Development Areas**").

E. The County and CVMA desired to replace the general provisions regarding housing currently in the Development Agreement with the more specific and definite set of requirements set forth in that certain Employee Housing Master Agreement dated as of _____, 2018 (the "**Master Agreement**"), in order to establish a financially feasible and an operationally practical plan that creates a workable path to provide sufficient employee housing within the CVMA District on a timely schedule, in a manner which benefits the members of CVMA, the County and the area employees.

F. On or about the Effective Date, the County acquired certain property located within the CVMA District more particularly described on Exhibit A attached hereto (the "**Restricted Lot**").

G. On or about the Effective Date, the County (as Ground Lessor) and CVMA (as Ground Lessee) entered into a Ground Lease (the "**Ground Lease**") with respect to the Restricted Lot.

H. Under the Ground Lease, the County has the obligation to convey the Restricted Lot to CVMA in fee simple, subject to and in accordance with the terms and conditions contained therein.

NOW, THEREFORE, CVMA and the County hereby agree as follows:

Section 1: Employee Housing Rental Requirements. At all times during the Term of the Master Agreement, the Restricted Lot shall be used consistent with the terms of the Master Agreement.

Section 2: Term of Master Agreement. The term of the Master Agreement (the "**Term**") shall commence as of the Effective Date hereof and shall, unless otherwise terminated as provided herein, continue in perpetuity.

Section 3: Defined Terms. Capitalized phrases used herein not otherwise defined herein shall have the meanings set forth in the Master Agreement.

Signature Pages and Acknowledgements Follow]

CVMA COUNTERPART SIGNATURE PAGE
RENTAL RESTRICTIONS AGREEMENT

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be duly executed as of the date first above written.

CVMA:

THE CANYONS RESORT VILLAGE ASSOCIATION, INC.,
a Utah nonprofit corporation doing business as the Canyons Village Management Association

By: _____
Brian Madacsi
Executive Director

STATE OF UTAH _____)
: ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Brian Madacsi, the Executive Director of The Canyons Resort Village Association, Inc..

_____
NOTARY PUBLIC

COUNTY COUNTERPART SIGNATURE PAGE
RENTAL RESTRICTIOINS AGREEMENT

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be duly executed as of the date first above written.

COUNTY:

SUMMIT COUNTY,
a political subdivision of the State of Utah

By: _____
Thomas C. Fisher,
Summit County Manager

STATE OF UTAH)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Thomas C. Fisher, the County Manager of Summit County, a political subdivision of the State of Utah.

_____
NOTARY PUBLIC

EXHIBIT A
TO
RENTAL RESTRICTIONS AGREEMENT

LEGAL DESCRIPTION OF THE RESTRICTED LOT

Lot LV6A, LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV6, according to Official Plat thereof, on file and of record in the Summit County Recorder's Office.

EXHIBIT C
TO
EMPLOYEE HOUSING MASTER AGREEMENT FOR THE CVMA DISTRICT

FORM OF ANNUAL EMPLOYEE HOUSING CERTIFICATE

_____, 20__

Summit County

Re: Employee Housing Master Agreement for the CVMA District dated _____, 2017 (the "**Master Agreement**") between Summit County and The Canyons Resort Village Management Association, Inc. ("**CVMA**")

Pursuant to and in accordance with the requirement set forth in Section 3.12 of the Master Agreement, we hereby submit this Annual Employee Housing Certificate to Summit County. Capitalized phrases not otherwise defined herein shall have the meanings set forth in the Master Agreement.

We represent and warrant that:

(1) we have reviewed the Employee Housing Rental Requirements in effect with respect to calendar year 20__ (the "**Applicable Year**"),

(2) we have reviewed the leasing and operations records of the Project Owner, and

(3) we have made inquiries of the Project Owner regarding the leasing and operations of the Housing Units as we have deemed appropriate under the circumstances.

Based on the foregoing, we certify that CVMA was in compliance with the Employee Housing Rental Requirements with respect to the Applicable Year.

The Canyons Resort Village Association, Inc.

By: _____
Its: _____

CVMA CANYONS VILLAGE MANAGEMENT ASSOCIATION

July 19, 2024

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

Re: CVMA Letter of Recommendation – LV6 Employee Housing (Slopeside Village) Phase 2

Ms. Northrup-Robinson,

The DRC finalized their review of the LV6 Employee Housing (Slopeside Village) Phase 2 project and voted to unanimously approve the project and provides a positive recommendation to the County subject to the following conditions:

Prior to Planning Commission Approval:

1) Any exterior elevation changes or value engineering to the exterior will be brought back to DRC for approval.

2) Within 30 days DRC will review and approve any proposed changes to final site plan.

3) The developer will submit a letter to the CVMA from Talisman regarding compliance with the stormwater master plan.

Prior to the issuance of a building permit or the commencement of any site work:

1) CP Canyons shall have received written confirmation from CVMA that the conditions to further development of Slopeside Village and the required approvals specified in Sections 2.4 through 2.8 of that certain Amended and Restated Development Agreement, dated as of July 22, 2019, by and among Canyons Village Housing, LLC, Canyons Village, LLC, and CP Canyons WFH, LLC, have been satisfied or granted in CVMA's reasonable discretion.

2) The CVMA must review and approve the proposed community CC&Rs, if any.

3) No later than 30 days prior to issuance of building permit developer shall have provided to CVMA the Management Plan for Employee Housing applicable to Phase 2.

CVMA CANYONS VILLAGE MANAGEMENT ASSOCIATION

4) A copy of the proposed County Development Improvement Agreement shall have been provided to the CVMA.

5) The developer shall have provided to CVMA reasonable evidence of 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.

6) The developer and appointed general contractor shall have scheduled a Preconstruction Meeting with the CVMA to discuss the proposed Construction Management and Mitigation Plan.

7) The developer shall have paid all applicable fees and delivered to CVMA a signed Construction Mitigation & Management Agreement and a signed Construction Management & Mitigation Performance Agreement.

Prior to the issuance of any Certificate of Occupancy:

8) The developer shall have contacted the CVMA in writing for a property inspection to be scheduled 30 days prior to the issuance of any Certificate of Occupancy.

9) The developer shall have complied with any applicable LV13 roadway cost-sharing or contribution agreements.

Thanks, and please feel free to contact me with any questions,

On behalf of the Design Review Committee:

John Simmons
Planning and Operations Manager
Canyons Village Management Association

E-Copied: Tony Tyler

From: whit.sargent@dominionenergy.com
To: Tiffanie Robinson
Subject: Re: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130
Date: Friday, September 13, 2024 1:07:07 PM

No issues at this time.

Get Outlook for iOS

From: Tiffanie Robinson <trobinson@summitcountyutah.gov>
Sent: Friday, September 13, 2024 12:36:51 PM
To: Jesse Betebenner <jbetebenner@summitcountyutah.gov>; Brandon C. Brady <bbrady@summitcountyutah.gov>; Whit Sargent (Enbridge UWI - 5) <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcountyutah.gov>; Kelly.Jepsen@pacificorp.com <Kelly.Jepsen@pacificorp.com>; Andy R. Davis <adavis@summitcountyutah.gov>; Gregory Wolbach <gwolbach@summitcountyutah.gov>; Stephanie Poll <spoll@summitcountyutah.gov>; Kenny Jacobson <kjacobson@summitcountyutah.gov>; Jeff Ward <jward@summitcountyutah.gov>; Alyssa Richards <arichards@summitcounty.org>; John Angell <jangell@summitcountyutah.gov>; Tim Loveday <tloveday@summitcountyutah.gov>; Rocky Pace <rpace@summitcountyutah.gov>; engineering@mtregional.org <engineering@mtregional.org>; Nathan Brooks <nbrooks@summitcountyutah.gov>; Carl Miller <cmiller@summitcountyutah.gov>; crodriguez@highvalleytransit.org <crodriguez@highvalleytransit.org>; Nathan Brooks <nbrooks@summitcountyutah.gov>; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org <phares@basinrecreation.org>; Jeffrey B. Jones <jjones@summitcountyutah.gov>; Elyse Kats <ekats@summitcountyutah.gov>
Subject: [EXTERNAL] Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130

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

Dear Service Providers,

The Canyons Amended and Restated Canyons Development Agreement required the CVMA was obligated to construct a minimum of 1,107 pillows for workforce housing. Phase 1 of the Slopeside Employee Housing development consisted of 169 units that accommodated 1,153 pillows built in 6 separate buildings and 6 townhome units. Phase 1 was completed in Fall of 2023 and fulfilled the entire employee housing obligation.

The Community Development Department has received a Final Site Plan application for the Slopeside Village Canyons Employee Housing Phase II. Phase II will be located on the westerly portion of the site. Due to the size of the file, the following is the link to the complete Final

Dominion Energy

September 9, 2024

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the CVMA Employee Housing Phase 2 when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).

2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Whit Sargent
Pre-Construction Representative

From:	Kevin Berkley
To:	Tiffanie Robinson
Subject:	RE: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130
Date:	Friday, September 13, 2024 1:38:10 PM

Tiffanie,

SBWRD does not have any concerns or conditions for this project.

Thanks,

Kevin

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

From: Tiffanie Robinson <trobinson@summitcountyutah.gov>
Sent: Friday, September 13, 2024 12:37 PM
To: Jesse Betebenner <jbetebenner@summitcountyutah.gov>; Brandon C. Brady <bbrady@summitcountyutah.gov>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcountyutah.gov>; Kelly.Jepsen@pacificorp.com; Andy R. Davis <adavis@summitcountyutah.gov>; Gregory Wolbach <gwolbach@summitcountyutah.gov>; Stephanie Poll <spoll@summitcountyutah.gov>; Kenny Jacobson <kjacobson@summitcountyutah.gov>; Jeff Ward <jward@summitcountyutah.gov>; Alyssa Richards <arichards@summitcounty.org>; John Angell <jangell@summitcountyutah.gov>; Tim Loveday <tloveday@summitcountyutah.gov>; Rocky Pace <rpace@summitcountyutah.gov>; engineering@mtregional.org; Nathan Brooks <nbrooks@summitcountyutah.gov>; Carl Miller <cmiller@summitcountyutah.gov>; crodriguez@highvalleytransit.org; Nathan Brooks <nbrooks@summitcountyutah.gov>; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org; Jeffrey B. Jones <jjones@summitcountyutah.gov>; Elyse Kats <ekats@summitcountyutah.gov>
Subject: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130

Dear Service Providers,

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

September 13, 2024

James Kilpatrick
Columbus Pacific Development
1389 Center Dr. Ste. 230
Park City, UT 84098

RE: Canyons Employee Housing Phase II
Service Provider Letter

Dear Mr. Kilpatrick,

This is to respond to a request regarding wastewater service for the above referenced project in the Snyderville Basin.

The proposed project is within the Snyderville Basin Water Reclamation District (SBWRD) service area. The SBWRD can provide wastewater service to the project provided the established procedures for obtaining said wastewater service are followed as outlined in Section 4.2.D.1 and 4.6 of the Snyderville Basin Development Code and SBWRD standards.

Wastewater service is not committed by SBWRD until SBWRD receives full payment of all required fees including SBWRD impact fees.

Please contact Kevin Berkley at extension 236 with any questions.

Sincerely,

Kevin Berkley, P.E.
District Engineer

Cc: Project File

From: Tim Loveday
To: Tiffanie Robinson
Subject: RE: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130
Date: Monday, September 16, 2024 7:36:24 AM

Question: Is this going to taxed as a commercial entity, not as residential?? I ask because I only see one dumpster area and that is a lot of tenant units. They will have to pull dumpsters every other day or better. Its going t be a challenge for them if commercial, and very much a challenge if the County has to provide service as residential... how it is classified tax wise is a determining factor.

Thanks!

Tim

Timothy A. Loveday
Superintendent
Summit County Solid Waste Division
tloveday@summitcountyutah.gov

801 712-7476 mobile

From: Tiffanie Robinson <trobinson@summitcountyutah.gov>
Sent: Friday, September 13, 2024 12:37 PM
To: Jesse Betebenner <jbetebenner@summitcountyutah.gov>; Brandon C. Brady <bbrady@summitcountyutah.gov>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcountyutah.gov>; Kelly.Jepsen@pacificorp.com; Andy R. Davis <adavis@summitcountyutah.gov>; Gregory Wolbach <gwolbach@summitcountyutah.gov>; Stephanie Poll <spoll@summitcountyutah.gov>; Kenny Jacobson <kjacobson@summitcountyutah.gov>; Jeff Ward <jward@summitcountyutah.gov>; Alyssa Richards <arichards@summitcounty.org>; John Angell <jangell@summitcountyutah.gov>; Tim Loveday <tloveday@summitcountyutah.gov>; Rocky Pace <rpace@summitcountyutah.gov>; engineering@mtregional.org; Nathan Brooks <nbrooks@summitcountyutah.gov>; Carl Miller <cmiller@summitcountyutah.gov>; crodriguez@highvalleytransit.org; Nathan Brooks <nbrooks@summitcountyutah.gov>; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org; Jeffrey B. Jones <jjones@summitcountyutah.gov>; Elyse Kats <ekats@summitcountyutah.gov>
Subject: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130

Dear Service Providers,

From: Elyse Kats
To: Tiffanie Robinson
Cc: Jeffrey B. Jones
Subject: Re: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130
Date: Monday, September 16, 2024 1:03:24 PM

Hi Tiffanie,

No concerns from my side. Thanks!

Best,

Elyse Kats, AICP
Economic Development & Housing Manager
Summit County, Utah
435-400-0106
summitcounty.gov

From: Tiffanie Robinson <trobinson@summitcountyutah.gov>
Date: Friday, September 13, 2024 at 12:39 PM
To: Jesse Betebenner <jbetebenner@summitcountyutah.gov>, Brandon C. Brady <bbrady@summitcountyutah.gov>, Whit Sargent <whit.sargent@dominionenergy.com>, Kevin Berkley <KBerkley@sbwrd.org>, Richard Butz <rbutz@summitcountyutah.gov>, Kelly.Jepsen@pacificorp.com <Kelly.Jepsen@pacificorp.com>, Andy R. Davis <adavis@summitcountyutah.gov>, Gregory Wolbach <gwolbach@summitcountyutah.gov>, Stephanie Poll <spoll@summitcountyutah.gov>, Kenny Jacobson <kjacobson@summitcountyutah.gov>, Jeff Ward <jward@summitcountyutah.gov>, Alyssa Richards <arichards@summitcounty.org>, John Angell <jangell@summitcountyutah.gov>, Tim Loveday <tloveday@summitcountyutah.gov>, Rocky Pace <rpace@summitcountyutah.gov>, engineering@mtregional.org <engineering@mtregional.org>, Nathan Brooks <nbrooks@summitcountyutah.gov>, Carl Miller <cmiller@summitcountyutah.gov>, crodriguez@highvalleytransit.org <crodriguez@highvalleytransit.org>, Nathan Brooks <nbrooks@summitcountyutah.gov>, Matt Wagoner <matt@basinrecreation.org>, phares@basinrecreation.org <phares@basinrecreation.org>, Jeffrey B. Jones <jjones@summitcountyutah.gov>, Elyse Kats <ekats@summitcountyutah.gov>
Subject: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130

Dear Service Providers,

From: Jeff Ward
To: Tiffanie Robinson
Subject: RE: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130
Date: Monday, September 16, 2024 2:04:47 PM

Tiffanie,

I have 1753 Ozzy Way for these new buildings, they can then use the building letter and unit number 100s on the first floor, 200s on the second floor etc.

Thanks,

Jeff

From: Tiffanie Robinson <trobinson@summitcountyutah.gov>
Sent: Friday, September 13, 2024 12:37 PM
To: Jesse Betebenner <jbetebenner@summitcountyutah.gov>; Brandon C. Brady <bbrady@summitcountyutah.gov>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcountyutah.gov>; Kelly.Jepsen@pacificorp.com; Andy R. Davis <adavis@summitcountyutah.gov>; Gregory Wolbach <gwolbach@summitcountyutah.gov>; Stephanie Poll <spoll@summitcountyutah.gov>; Kenny Jacobson <kjacobson@summitcountyutah.gov>; Jeff Ward <jward@summitcountyutah.gov>; Alyssa Richards <arichards@summitcounty.org>; John Angell <jangell@summitcountyutah.gov>; Tim Loveday <tloveday@summitcountyutah.gov>; Rocky Pace <rpace@summitcountyutah.gov>; engineering@mtregional.org; Nathan Brooks <nbrooks@summitcountyutah.gov>; Carl Miller <cmiller@summitcountyutah.gov>; crodriguez@highvalleytransit.org; Nathan Brooks <nbrooks@summitcountyutah.gov>; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org; Jeffrey B. Jones <jjones@summitcountyutah.gov>; Elyse Kats <ekats@summitcountyutah.gov>
Subject: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130

Dear Service Providers,

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The Community Development Department has received a Final Site Plan application for the Slopeside Village Canyons Employee Housing Phase II. Phase II will be located on the westerly portion of the site. Due to the size of the file, the following is the link to the complete Final Site plan submittal: https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:d94761d6-48c4-424d-

From:	Andy R. Davis
To:	Tiffanie Robinson
Cc:	Richard Butz
Subject:	Re: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130
Date:	Thursday, September 19, 2024 9:19:15 AM

Richard and I have been discussing The Slope Side Village. We do not have concerns or conditions at this time.

Andy Davis

Assistant Building Official
Summit County, Utah
Cell: 435-776-6065
adavis@summitcounty.org

From: Tiffanie Robinson <trobinson@summitcountyutah.gov>
Sent: Friday, September 13, 2024 12:36 PM
To: Jesse Betebenner <jbetebenner@summitcountyutah.gov>; Brandon C. Brady <bbrady@summitcountyutah.gov>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcountyutah.gov>; Kelly.Jepsen@pacificorp.com <Kelly.Jepsen@pacificorp.com>; Andy R. Davis <adavis@summitcountyutah.gov>; Gregory Wolbach <gwolbach@summitcountyutah.gov>; Stephanie Poll <spoll@summitcountyutah.gov>; Kenny Jacobson <kjacobson@summitcountyutah.gov>; Jeff Ward <jward@summitcountyutah.gov>; Alyssa Richards <arichards@summitcounty.org>; John Angell <jangell@summitcountyutah.gov>; Tim Loveday <tloveday@summitcountyutah.gov>; Rocky Pace <rpace@summitcountyutah.gov>; engineering@mtregional.org <engineering@mtregional.org>; Nathan Brooks <nbrooks@summitcountyutah.gov>; Carl Miller <cmiller@summitcountyutah.gov>; crodriguez@highvalleytransit.org <crodriguez@highvalleytransit.org>; Nathan Brooks <nbrooks@summitcountyutah.gov>; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org <phares@basinrecreation.org>; Jeffrey B. Jones <jjones@summitcountyutah.gov>; Elyse Kats <ekats@summitcountyutah.gov>
Subject: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130

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From: Brandon C. Brady
To: Tiffanie Robinson
Subject: RE: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130
Date: Thursday, September 19, 2024 3:04:47 PM

When are they doing Ozzy Way? Is there a second permit for it that will get done at the same time? On these plans it says that Ozzy Way will be done by others.

-Brandon

From: Tiffanie Robinson <trobinson@summitcountyutah.gov>
Sent: Friday, September 13, 2024 12:37 PM
To: Jesse Betebenner <jbetebenner@summitcountyutah.gov>; Brandon C. Brady <bbrady@summitcountyutah.gov>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcountyutah.gov>; Kelly.Jepsen@pacificorp.com; Andy R. Davis <adavis@summitcountyutah.gov>; Gregory Wolbach <gwolbach@summitcountyutah.gov>; Stephanie Poll <spoll@summitcountyutah.gov>; Kenny Jacobson <kjacobson@summitcountyutah.gov>; Jeff Ward <jward@summitcountyutah.gov>; Alyssa Richards <arichards@summitcounty.org>; John Angell <jangell@summitcountyutah.gov>; Tim Loveday <tloveday@summitcountyutah.gov>; Rocky Pace <rpace@summitcountyutah.gov>; engineering@mtregional.org; Nathan Brooks <nbrooks@summitcountyutah.gov>; Carl Miller <cmiller@summitcountyutah.gov>; crodriguez@highvalleytransit.org; Nathan Brooks <nbrooks@summitcountyutah.gov>; Matt Wagoner <matt@basinrecreation.org>; phares@basinrecreation.org; Jeffrey B. Jones <jjones@summitcountyutah.gov>; Elyse Kats <ekats@summitcountyutah.gov>
Subject: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130

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If you are unable to open the link or only need specific information, please let me know and I will get it to you.

-

County Engineer



Brandon Brady P.E.

Date: **9/24/24**

To: **Tiffanie Robinson**

From: **Brandon Brady, Summit County Engineer**

Re: **Slopeside Village Canyons Employee Housing Phase II**

Engineering is in receipt of the plans and for the above mentioned project and we offer the following comments:

1. Storm Drain calculation need to be done according to Summit County Ordinance 381 Appendix F (http://www.co.summit.ut.us/DocumentCenter/View/183/Ordinance-381-PDF?bidId=). This includes:
    a. Calculating peak runoff
    b. Calculating pre and post development runoff
    c. Calculating water quality volume
    d. Calculating groundwater recharge volume
    e. Calculating TSS removal rate
2. Need to show the right-of-way for Ozzy Way
3. Ozzy Way will need to be completed to the end of the project before any certificate of occupancy can be issued.
4. Need to show width of sidewalk along the street and within the project.
5. Applicant will need to submit a Geotechnical report

After approval and before a building permit, the applicant will need to do the following:

6. Cost estimate of all site civil improvements except sewer and water.
7. A Development Improvements Agreement will need to be filled out with a bond for the work to be completed.
8. Projects will need to contact the Stormwater Department to determine if a Long-Term Stormwater Management Plan is required. Please contact Kelsey Christiansen at 435-400-0016 or kchristiansen@summitcountyutah.gov
9. This project requires a Noxious Weed Plan. Please contact Dave Bingham at 435-336-3979 or dbingham@summitcountyutah.gov

P.O. Box 128 · Coalville, UT 84017
Coalville: (435) 336-3250 · Kamas: (435) 783-4351 ext. 3250 · Park City (435) 615-3250
Fax: (435) 336-3043 · Park City Fax (435) 615-3043

Thank you and please let me know if you have any questions.

Regards,

Brandon Brady

File: (S:\Projects - Commercial Development\Upton Ward Parking Lot/Upton Ward Parking Lot comments 12-10-18.docx)

P.O. Box 128 · Coolville, UT 84017
Coolville: (435) 336-3250 · Kamas: (435) 783-4351 ext. 3250 · Park City (435) 615-3250
Fax: (435) 336-3043 · Park City Fax (435) 615-3043

From: Chris Braun
To: Tiffanie Robinson
Subject: Re: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130
Date: Thursday, September 19, 2024 4:04:21 PM

Tiffanie,

We have already been in contact with the developer and have previously stubbed out laterals for that portion of the project from the ROW to the north. They will still need to submit for additional impact fees but other than that Mountain Regional Water has no comments.

Best Regards,

Chris

On Fri, Sep 13, 2024 at 12:37 PM Tiffanie Robinson <trobinson@summitcountyutah.gov> wrote:

> Dear Service Providers,
>
> The Canyons Amended and Restated Canyons Development Agreement required the CVMA was obligated to construct a minimum of 1,107 pillows for workforce housing. Phase 1 of the Slopeside Employee Housing development consisted of 169 units that accommodated 1,153 pillows built in 6 separate buildings and 6 townhome units. Phase 1 was completed in Fall of 2023 and fulfilled the entire employee housing obligation.
>
> The Community Development Department has received a Final Site Plan application for the Slopeside Village Canyons Employee Housing Phase II. Phase II will be located on the westerly portion of the site. Due to the size of the file, the following is the link to the complete Final Site plan submittal: https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:d94761d6-48c4-424d-8432-830a951934b1
>
> If you are unable to open the link or only need specific information, please let me know and I will get it to you.
>
> **Project Details:**
>
> Project Name: Slopeside Village Canyons Employee Housing Phase II - Final Site Plan
>
> Project Number: #24-130
>
> Property Owner(s): Summit County
>
> Applicant: CPD, Park City

From: Carl Miller
To: Tiffanie Robinson
Cc: Senta Beyer; Emily Quinton
Subject: RE: Slopeside Village Canyons Employee Housing FSP Phase II - Service Provider Review - #24-130
Date: Friday, September 20, 2024 10:39:36 AM

Hi Tiffanie,

A few comments/requests with this development agreement:

- The site plan shows access to "Future Ozzy Way Extension." Transportation and Engineering don't have that segment programmed to be built in the short-term, can we make the improvement of Ozzy Way as a condition of approval prior to receiving building permits?
- It's unclear what is intended by the "Bike" stalls in the parking structure near Building I. I like that it is covered/sheltered, but will there be a secured area, a place to lock bikes, and fix it stations? It also appears that there may be bike parking in Building J, Level B. Can you have the developer clarify?
- Our draft EV ordinance requires 10% of stalls to have a charger (15 EV stalls/151 total stalls) and 20% of stalls to be EV ready (30 stalls). Over 80% of charging happens at home, so a big goal of EV readiness ordinances is to ensure those in multifamily will have access to charging in the future since they will have way less control to add chargers, so it is important that we have an additional "EV ready" spots as well. Electric "ready" is defined as "development designed and constructed to include a fully wired circuit for an Electric Vehicle Charging Station power, including conduit and wiring with the electrical service capacity necessary to serve the power outlets to allow for the future installation of Level 2 Electric Vehicle Charging Stations, or in the case of electric bicycle parking spaces to allow for the installation of equipment for a bicycle charger." Also, we should have 3-4 EV spaces that also meet ADA standards.

Thanks for letting us take a look, please let me know if you have any questions.

Carl

Carl Miller, PMP, AICP CTP
Transportation Planning Director
Summit County, Utah
Office: 435-336-3982
cmiller@summitcounty.org

From: Tiffanie Robinson <trobinson@summitcountyutah.gov>

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP
Park City District
6280 Silver Creek Dr
Park City, UT, 84098

September 9, 2024

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **CVMA Employee Housing Phase II** project located at **1753 Ozzy Way, Park City UT 84098** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Hunter Talbot
Rocky Mountain Power Representative

Mountain Regional Water Special Service District
6421 North Business Park Loop Road
Suite A
Park City, UT 84098

September 13, 2024

Willing to Serve Letter: CVMA Employee Housing Slopeside Phase 2

Mountain Regional Water Special Service District is both willing and able to provide water for the construction of the CVMA Employee Housing Phase II located at:

Address: 1753 Ozzy Way, Park City, Utah 84098
Parcel ID: LVDAM-LV6A-AM-X

This Willing-to-Serve Letter is not legally binding.

This letter is not a concurrency letter that satisfies the current version of Summit County's Water Concurrency Ordinance. The District is prepared to issue a concurrency letter pursuant to Mountain Regional Water's Rules & Regulations after submittal and approval of applicable building plans. This will also determine the legally adopted impact fees required for the project.

Sincerely,

Sam Grenlie
District Engineer

Cc: Anna Peacock, Mountain Regional Water SSD
Stacy Blonquist, Mountain Regional Water SSD

Canyons Village Employee Housing – Phase II
Sustainability Statement

Long Term Building Operation Practices - This development is designed with the intent to provide quality sustainability practices toward energy and resource conservation. This project anticipates to meet or exceed the National Green Builders Standard for efficiency to provide high performance buildings in resource efficiency, water efficiency, energy efficiency, indoor environmental quality and building operation and maintenance.

Features:

- High Efficiency VRF HVAC Mechanical System
- Expanding Rooftop Solar (Phase I is currently the largest PV Solar Project in Summit County)
- All electric units
- Building Automation System and Occupancy Sensors
- LED Lighting throughout
- Low Flow Plubming Fixtures
- Energy Star Appliances
- Building insulation beyond code minimum
- Low VOC materials
- Building design considerations to reduce waste during construction and use less energy when completed.

During Construction - a Stormwater Pollution Prevention plan will be created to reduce discharge of pollutants from the site in addition to implementation of practices, technologies, and strategies to minimize or eliminate pollution and waste and promote sustainability throughout the construction process. Workers will be asked to carpool and wherever possible. Local material suppliers and manufacturers will be sourced to reduce transport related emissions on the environment.

Transportation Objectives - The Employee Housing buildings are within walking distance of the Cabriolet Lift, High Valley Transit Hub and the Canyons Village Team Building. This location promotes convenient living that is not car dependent, has walkable amenities and direct linkage to the trail system.

The Slopeside Village station for the Summit County bike share station located at Phase I of the project has a 10 dock station and in may 2024 purchased an additional 6 docks for a total of 16 docks. This second phase plans to implement an additional 12 EV charging stations and an electric car sharing program for residents to eliminate the need for owning a car.