



## Community Development Department

P.O. Box 128  
60 North Main Street  
Coalville, Utah 84017  
summitcountyutah.gov

### STAFF REPORT

**To:** Shayne Scott, County Manager (CM)  
**From:** Tiffanie N. Robinson, Senior Planner  
**Date of Meeting:** December 15, 2025  
**Type of Item:** Resort Core Development Area – RC24 Final Subdivision Plat  
Public Hearing, Possible Recommendation  
**Process:** Administrative Review  
**File:** #25-094

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### 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 requirements for approval. Taking into consideration the recommendation from the Snyderville Basin Planning Commission and the Canyons DRC, Staff suggests that the County Manager conduct a public hearing and approve the Final Subdivision Plat to the County Manager, based on the findings of fact, conclusions of law, and conditions of approval outlined in this staff report.

### Project Description

**Project Name:** Resort Core Development Area – RC24 Final Subdivision Plat  
**Property Owner:** TCFC PropCo, LP, a Delaware limited partnership  
**Applicant(s):** Robbie Thompson, Magleby Development, authorized representative  
**Parcel Address:** High Mountain Road, Canyons Resort

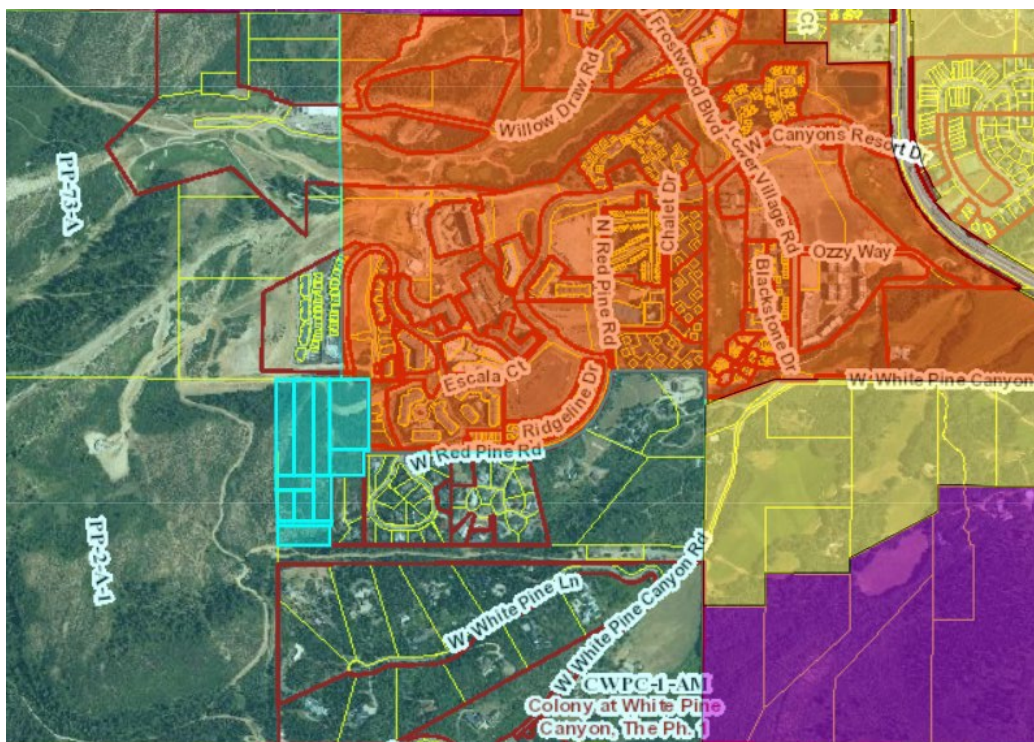
Parcel number	Acreage	Owner
PP-2-C-1	3.39	TCFC PROPCO LP
PP-2-D-2	2.55	TCFC PROPCO LP
PP-2-D-1	0.73	TCFC PROPCO LP
PP-2-D	0.7	TCFC PROPCO LP
PP-2-D-3	1.19	TCFC PROPCO LP
PP-2-B	0.32	TCFC PROPCO LP
PP-2-E	2.37	TCFC PROPCO LP
PP-2-E-2	2.07	TCFC PROPCO LP
PP-2-E-A	0.6	TCFC PROPCO LP
PP-2-B-2-B-X	1.25	Municipal Building Authority of Summit County "SCMBA"

**Zone District:** Specially Planned Area (SPA)  
**Type of Process:** Administrative  
**Final Land Use Authority:** County Manager

## Proposal

The applicant is requesting a recommendation to the County Manager for the Resort Core Development Area – RC24 Final Subdivision Plat **EXHIBIT A**. The parcels are located within the Canyons Resort Core along High Mountain Road. Parcel RC24 is designated in the Canyons SPA and Development Agreement land use chart and map. The purpose of this proposed plat is to define the development parcel boundaries, entitle the density, height, and uses allowed per the Development Agreement, and identify roadway access, ski, and utility easements.

## Vicinity Map



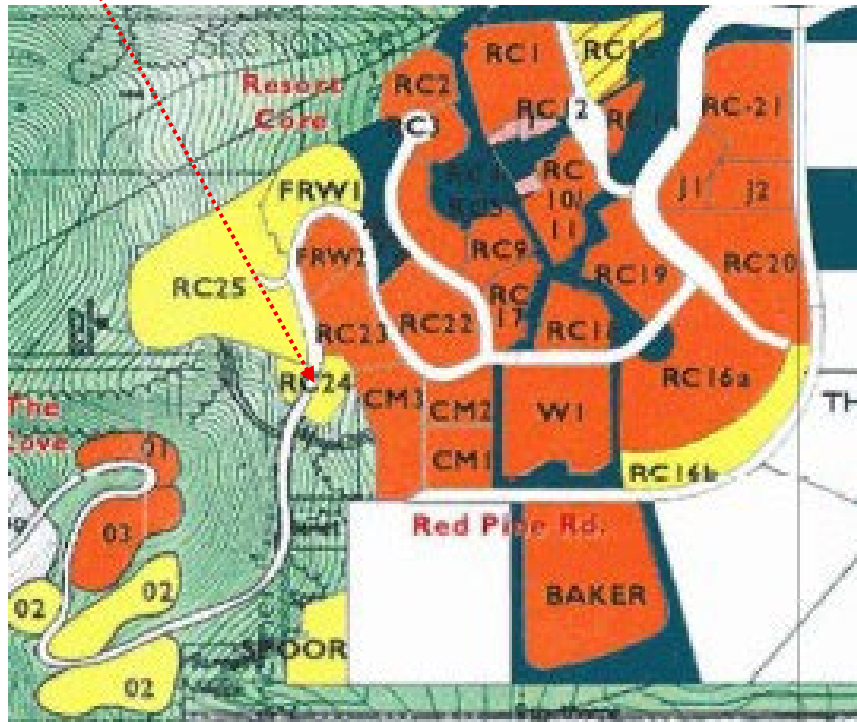
## Background

The Canyons Specially Planned area consists of several development areas, including the Resort Core, Lower Village, East and West Willow Draw, and Frostwood. Except for the Resort Core, each of these areas has been master-platted, showing development parcel boundaries, roads, ski, and main utility easements. The parcels within the Resort Core are individually platted on a case-by-case basis.

The Canyons Development Agreement allocates the use, height, and maximum allowed square footage for each parcel within the Resort. The approved Amended and Restated Canyons Specially Planned Area and Development Agreement was adopted by Ordinance #334-C. As

approved, the maximum allowable use, square footage, and height for each parcel, according to the Canyons SPA and Land Use chart, are shown below and correspond to the approved maps.

RC 24A	3	24,000	24,000	-	Residential-Multi Family
RC 24B	3	26,000	26,000	-	Residential-Multi Family, TDR Site



The primary access to the development parcels will be from High Mountain Road. The road currently ends at the southern boundary of the RC25 development parcel, presently known as APEX Residences. To extend High Mountain Road for access to the parcel, a portion of the road, sewer easement, and future ski easements will cross parcel PP-2-B-2-B-X, which is owned by the Summit County Municipal Building Authority (SCUMBA). The

County has agreed in principle to an Access Easement and Road Maintenance Agreement for portions of road, ski runs, and sewer easements that will impact this parcel. The agreement between the parties must be executed before the plat is recorded.

On May 15, 2025, the Canyons Design Review Committee (DRC) reviewed, and the CVMA forwarded a recommendation for approval of the Resort Core Development Area – RC 24 Final Subdivision Plat **EXHIBIT B**.

The Snyderville Basin Planning Commission discussed the proposed Final Subdivision Plat on December 9, 2025, and forwarded a unanimous positive recommendation to the County Manager.

## Analysis and Findings

The approval process for all Final Subdivision Plats within the Canyons SPA area is governed by the Canyons SPA Development Agreement. Section 2.7 of the Amended and Restated Development Agreement, adopted on November 15<sup>th</sup>, 1999, provides the Development Approval Process for all Final Subdivision Plats within the SPA. After reviewing the proposed Final Subdivision Plat, the Planning Commission shall make a recommendation to the Board of

County Commissioners. The County Manager now manages this administrative function. The County Manager will then conduct a public hearing and make a final decision of approval, approval with conditions, or denial of the project.

Staff has forwarded the proposed master subdivision plat to service providers for review and comment before scheduling it for discussion. Comments received demonstrate their ability to serve the project and request minor technical corrections before signing the plat. Staff recommends a condition of approval requiring that all service provider comments be addressed before the plat is signed and recorded.

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

## **Recommendation**

It is staff's finding that the project meets the applicable standards in the Snyderville Basin Development Code and the Canyons Development Agreement, as conditioned. Staff suggests that the County Manager conduct a public hearing and approve the Resort Core Development Area – RC24 Final Subdivision Plat, based on the following findings of fact, conclusions of law, and conditions of approval:

### **Findings of Fact:**

1. According to the current assessor's parcel information, TCFC Propco, LP is the owner of record for parcels PP-2-C-1, PP-2-D-2, PP-2-D-1, PP-2-D, PP-2-D-3, PP-2-B, PP-2-E, PP-2-E-2, PP-2-E-A.
2. According to the current assessor's parcel information, the Municipal Building Authority of Summit County owns parcel PP-2-B-2-B-X.
3. TCFC Propco, LP has authorized Robbie Thomas of Magelby Development to process the application for the RC24 Final Subdivision Plat.
4. RC24 is zoned Specially Planned Area (SPA) and is within the Canyons SPA boundaries.
5. The Canyons Land Use and Zoning chart allots the RC24 development parcel 50,000 square feet of residential multi-family density.
6. The RC24 development parcel is allotted 50,000 square feet of residential multi-family density.
7. The Canyons Land Use and Zoning chart allows for future structures to be 3-stories in height for the RC24 development parcel.
8. On May 15, 2025, the Canyons CVMA submitted a recommendation letter for the proposed Resort Core Development Area RC24 Final Subdivision plat.
9. On May 22, 2025, an application was received for a subdivision plat for the Resort Core Development Area RC24 Final Subdivision plat.

10. Service providers reviewed the proposed RC24 plat and indicated their ability to serve the project and requested that some minor technical corrections be made before signing the plat.
11. On December 9, 2025, the Snyderville Basin Planning Commission discussed the proposed Final Subdivision Plat and forwarded a unanimous positive recommendation to the County Manager.

**Conclusions of Law:**

1. The proposed Resort Core Development Area – RC 24 Final Subdivision Plat complies with all requirements of the Snyderville Basin Development Code and the Canyons DA, as conditioned.
2. The proposed Resort Core Development Area – RC 24 Final Subdivision Plats, as conditioned, is consistent with the Snyderville Basin General Plan, as amended.

**Conditions of Approval:**

1. All service provider conditions shall be met, to their satisfaction, before recordation of the plat.
2. The Summit County Attorney's Office shall review and approve the subdivision plat notes for consistency with the conditions of approval and terms of the Canyons Development Agreement, along with a current title report, before recording the plat.
3. The Access Easement and Road Maintenance Agreement between Summit County and TCFC Propco, LP must be executed and recorded before recordation for the Resort Core Development Area RC24 Final Subdivision plat.
4. With the exception of the High Mountain Road extension and ski bridge, no development permits may be obtained on the Resort Core Development Area RC24 Final Subdivision Plat parcels until a detailed Final Site Plan and Development Improvement Agreement is reviewed, approved, and recorded, as outlined in the Canyons Development Agreement.
5. The High Mountain Road extension and ski bridge must obtain approval of a Low Impact Permit before any development activity or other necessary development permits can be issued.
6. The Resort Core Development Area RC24 Final Subdivision Plat must be recorded before issuance of the Low Impact Permit for the road extension and ski bridge.

**Public Notice, Meetings and Comments**

This item has been scheduled as a public hearing and possible action. Public notice was published in the December 6, 2025, edition of the Park Record, and courtesy notices have been sent to all property owners within 1,000 feet of the parcels involved in the proposal.

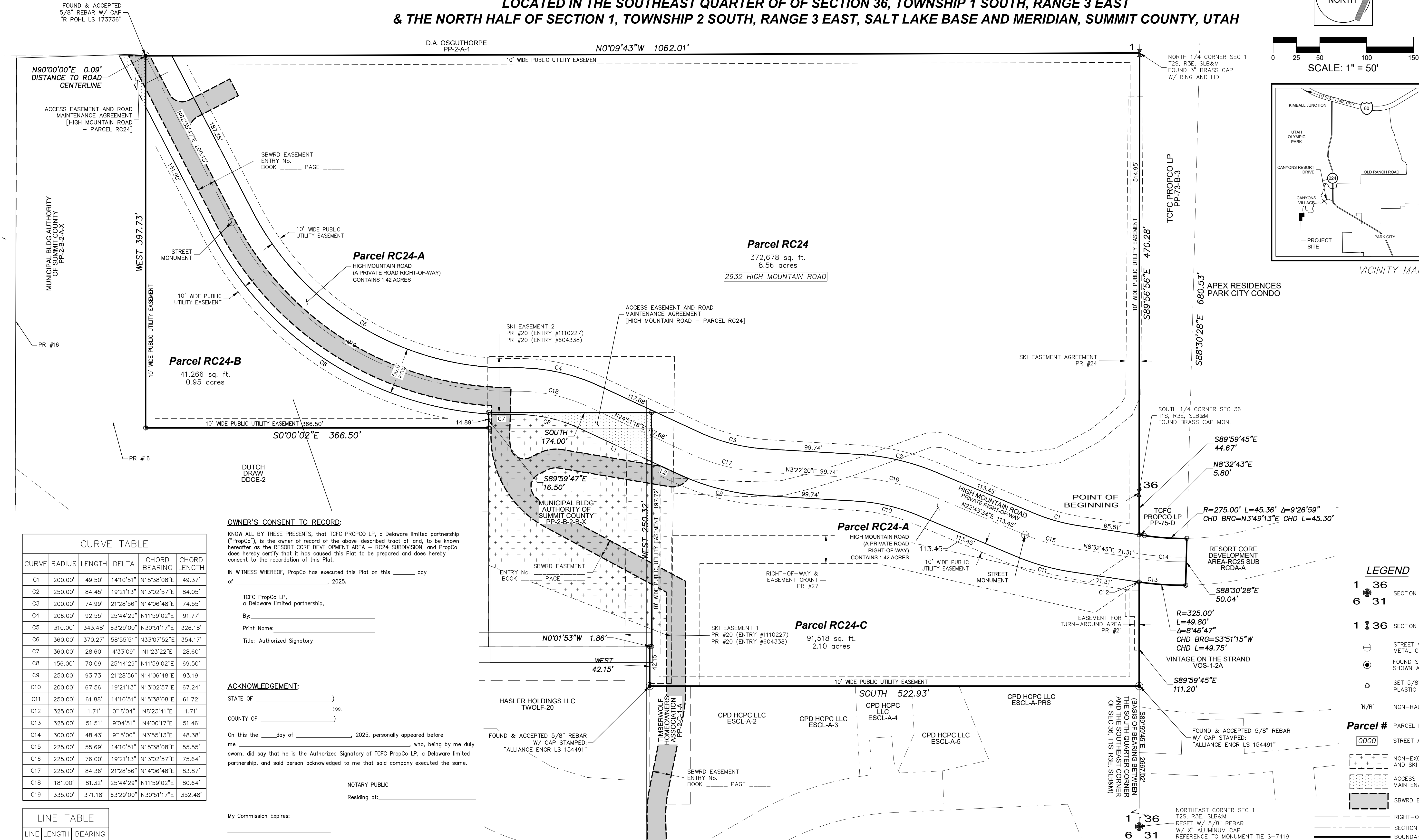
**Attachments**

- |             |                                      |
|-------------|--------------------------------------|
| Exhibit A – | Proposed Final Subdivision Plat RC24 |
| Exhibit B - | Canyons Land Use Chart/Map           |
| Exhibit C – | Canyons DRC Recommendation Letter    |



# RESORT CORE DEVELOPMENT AREA - RC24 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST  
& THE NORTH HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



## SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 10708886 in accordance with Title 36, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plot. I do further certify that by authority of the owner, I have subdivided said property into lots, parcels, and streets, hereafter to be known as RESORT CORE DEVELOPMENT AREA-RC24 SUBDIVISION.



WILLIS D. LONG, PLS 10708886

## BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 36, Township 1 South, Range 3 East and the North Half of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, Summit County, Utah more particularly described as follows:

Beginning at a point being a found 3"-brass cap which is the South Quarter Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian and running thence South 89°59'45" East 44.67 feet along the section line; thence North 08°32'43" East 5.80 feet to a point on a 275.00 foot radius curve to the left, the center of which bears North 81°27'17" West, thence Northerly 45.36 feet along the arc of said curve through a central angle of 09°26'59" (chord bears North 03°49'13" East 45.36 feet) said point being the southeast corner of Apex Residence Park City Condo, recorded as Entry No. 1050645; thence South 88°30'28" East 50.04 feet to a point on a 325.00 foot radius non-tangent curve to the right, the center of which bears South 89°27'52" West that same point being the east right-of-way line of High Mountain Road; thence Southerly 49.80 feet along the arc of said curve through a central angle of 08°46'47" (chord bears South 03°51'15" West 49.75 feet) along said right-of-way to the southwest corner of The Village of the Strand Phase 1 PUD, recorded as Entry No. 757426; thence South 522.93 feet along the west line of said aforementioned subdivision to the northwest corner of Escala Lodge Plot A Subdivision, recorded as Entry No. 739707; thence South 522.93 feet along the west line of said aforementioned subdivision to the north line of Timberwolf Phase 2 Subdivision, recorded as Entry No. 598724; thence West 42.15 feet to the east boundary of that portion of land owned by the Municipal Building Authority of Summit county recorded as reception number 00586115; thence North 00°01'53" West 1.86 feet along that same dead; thence West 250.32 feet along the north line of that same dead; thence South 174.00 feet along that same dead; thence South 89°59'47" East 16.50 feet along that same dead to the northwest corner of Dutch Draw at Canyon Estates Subdivision, recorded as Entry No. 576172; thence South 00°00'02" East 366.50 feet along that same subdivision; thence West 397.73 feet along the north line of that land deeded to the Municipal Building Authority of Summit County, recorded as Entry No. 00564398; thence North 00°09'43" West 1,062.01 feet along the east boundary of that land owned by D.A. Osguthorpe Family Partnership, recorded as Entry No. 00318421 to the south line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian to the North Quarter Corner of Section 1, Township 2 South Range 3 East being a found 3"-brass cap; thence South 89°59'45" East 47.02 feet along the south line of Section 36 to the South Quarter Corner of Section 36, that same point being the Point of Beginning.

Containing 567,447 square feet of 13.03 acres, more or less.  
CONTAINS 4 PARCELS

## LEGEND

- 1 36 SECTION CORNER AS NOTED  
6 31  
1 36 SECTION QUARTER CORNER AS NOTED  
STREET MONUMENT IN METAL CASING  
FOUND SURVEY MONUMENT AS SHOWN AND DESCRIBED  
SET 5/8" DIAMETER REBAR W PLASTIC CAP STAMPED "10708886"  
N/R' NON-RADIAL

## Parcel #

- 0000 STREET ADDRESS  
NON-EXCLUSIVE PEDESTRIAN AND SKI ACCESS EASEMENT  
ACCESS EASEMENT AND ROAD MAINTENANCE AGREEMENT AREA  
SBWRD EASEMENT

- RIGHT-OF-WAY  
SECTION LINE  
BOUNDARY LINE

FINAL PLAT

SHEET 1 OF 2

**LS**  
**LAYTON SURVEYS LLC**  
Professional Land Surveying  
(801) 663-1641 willis.long@laytonsurveys.com  
837 S 500 W Suite 201  
Woodcross, UT 84010

file name: RESORT CORE DEVELOPMENT RC24 SUBDIVISION.dwg | plot date: October 29, 2025 | plotted by: Kristian path: C:\Users\Kristian\Documents\Projects\10\_Canyons HMR H4204\_Survey\

ENBRIDGE GAS	SUMMIT WATER DISTRIBUTION COMPANY	THE CANYONS RESORT VILLAGE ASSOCIATION, INC.	ROCKY MOUNTAIN POWER	PARK CITY FIRE SERVICE DISTRICT	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____	APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____	BY: _____ PRINT NAME: _____ TITLE: _____ DATE: _____	THE UTILITY EASEMENTS SHOWN HEREON HAVE BEEN APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____	THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT AND ACCEPTED THIS _____ DAY OF _____, 20____	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20____
BY: _____	BY: _____	BY: _____	BY: ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP., AUTHORIZED AGENT	BY: _____	BY: _____
TITLE: _____	TITLE: _____	TITLE: _____	TITLE: _____	TITLE: _____	TITLE: _____
S.B.S.R.D.	COUNTY TREASURER	COUNTY MANAGER APPROVAL	COUNTY PLANNING COMMISSION	APPROVAL AS TO FORM	RECORDED
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____	REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY TREASURER THIS _____ DAY OF _____, 20____	PRESENT TO THE SUMMIT COUNTY MANAGER THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED ON BEHALF OF THE SUMMIT COUNTY COUNCIL	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, 20____	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____
BY: _____	BY: _____	BY: _____	BY: _____	BY: _____	ENTRY NO. _____
AUTHORIZED REPRESENTATIVE	SUMMIT COUNTY TREASURER	SUMMIT COUNTY MANAGER	SUMMIT COUNTY ENGINEER	SUMMIT COUNTY ATTORNEY	FEE _____ RECORDER _____

EXHIBIT A1



RC24 SUBDIVISION PLAT NOTES

1. The tracts of land that are described in, subdivided by, and platted pursuant to this Resort Core Development Area – RC24 Subdivision (‘Plat’) are referred to herein as the ‘Platted Lands.’ The Platted Lands are situated within a portion of the area constituting and referred to as the ‘Resort Core’ development area (‘Resort Core’) which is a part of The Canyons Specially Planned Area Zone District (‘The Canyons SPA’) established pursuant to Summit County Ordinance No. 333A, approved November 15, 1999, as amended, and generally depicted and described in the Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated November 15, 1999, and recorded on November 24, 1999, as Entry No. 553911, in Book 1297, beginning at Page 405, in the official records of the Summit County, Utah Recorder (‘Official Records’), together with amendments thereto (as amended, the ‘SPA Development Agreement’). As used in these Plat Notes, the term ‘Parcel’ shall mean any tract of land shown as part of the Platted Lands.

2. This Plat is subject to, among other things, the provisions of: (a) the SPA Development Agreement; and (b) The Canyons Resort Village Management Agreement, dated November 15, 1999 and recorded on December 15, 1999, as Entry No. 555285, in Book 1300, beginning at Page 1, in the Official Records, together with amendments thereto (as amended, the ‘Management Agreement’).

3. Immediately after the recordation of this Plat, fee title to the Platted Lands will be retained by and/or transferred to, as applicable, the ‘Owner’ identified in the table set forth in Plat Note 4 below. Concurrently with the recordation of this Plat, the following instruments (collectively, referred to as the ‘Recorded Documents’) are expected to be recorded in the Official Records against one or more of the Platted Lands: (i) Restrictive Covenants Agreement [Parcel RC24], and (ii) Access Easement and Road Maintenance Agreement [High Mountain Road – Parcel RC24]. The effective date and recording information for each of the Recorded Documents will be provided therein. Any easements located or to be located within the Platted Lands as granted by the Recorded Documents may be amended or relocated in accordance with the terms and conditions of the Recorded Documents. In the event of any inconsistencies between easements established by the Recorded Documents and those hatched areas generally depicting easement locations on this Plat, as applicable, the actual easement locations, grants, uses, and other matters as established by and under the Recorded Documents shall govern and control.

4. The Resort Core, including, without limitation, the Platted Lands, is subject to the provisions of the SPA Development Agreement and the requirements, restrictions, and limitations imposed thereby. In the event the SPA Development Agreement is amended to change the Maximum Building Height, Maximum Gross Building Area, Accommodation Area, Commercial Area, or Principal Use for any Parcel of the Platted Lands, then the corresponding item in the chart below shall be deemed to, and shall, have been amended to be consistent with, and identical to, such amendment. As of the date of recordation of this Plat, the Parcel Reference Number, Owner, Maximum Gross Building Area, Accommodation Area, Commercial Area, and Principal Use established for each Parcel of the Platted Lands created by and shown on this Plat pursuant to Summit County Ordinance No. 333A and the SPA Development Agreement, as amended, are assigned as follows:

Parcel Ref #	Owner	Maximum Gross Building Area (square feet) and Land Use Designation
‘Parcel RC24+’	TCFC PropCo LP	Maximum Gross Building Area (Combined) = 50,000 square feet Accommodation Area (Combined) = 50,000 square feet Principal Use = Residential/Multi-Family/TDR Site
‘Parcel RC24–A+’	TCFC PropCo LP	No Maximum Gross Building Area – High Mountain Road (Private Use)
‘Parcel RC24–B+’	TCFC PropCo LP	No Maximum Gross Building Area
‘Parcel RC24–C+’	TCFC PropCo LP	No Maximum Gross Building Area

5. No specific development projects or improvements with respect to the Platted Lands are approved by the recordation of this Plat. Subject to the SPA Development Agreement, all development and use of the Platted Lands are subject to all valid and enforceable Summit County Ordinances, including the Snyderville Basin Development Code and, as applicable, to any further subdivision of the Platted Lands pursuant to the Summit County subdivision ordinances. All proposed site plans and subdivision plats for the Platted Lands, or any portion thereof, must comply with the SPA Development Agreement, and must be approved by Summit County prior to recordation thereof or commencement of construction of any improvement on such Parcel.

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

7. All exterior lighting shall comply with Summit County Ordinances, including the Snyderville Basin Development Code.

8. Because of potential ground water and soil conditions, a soils engineer should be consulted for all footing and foundation designs.

9. Each Parcel of the Platted Lands shall have and be entitled to use any and all of the utility easements depicted and described on this Plat and otherwise granted or created under the Recorded Documents (collectively, the ‘Utility Easements’), subject to the terms, conditions, and limitations of the instrument granting or creating the specific Utility Easements. All Utility Easements located or to be located within the Platted Lands and granted pursuant to this Plat or the Recorded Documents may be relocated in accordance with this Plat or the Recorded Documents or as may be permitted by any other instruments granting any such easements, respectively.

10. The Snyderville Basin Water Reclamation District (‘SBWRD’) line extension agreements are required for each Parcel being developed within the Platted Lands. The Platted Lands shall receive wastewater service from SBWRD. Each Parcel being developed within the Platted Lands will require a separate line extension agreement with the SBWRD at the time of development. It shall be the responsibility of the Owners of each Parcel of the Platted Lands to extend the wastewater collection line to the Parcel being developed according to the terms, conditions, and requirements of the line extension agreements.

RC24 SUBDIVISION PLAT NOTES (CONTINUED)

11. All Parcels being developed within the Platted Lands are subject to requirements, restrictions, and limitations imposed by the Park City Fire Service District (‘PCFSD’), including the standards for access and water supply for fire protection, and the following:
- a. Combustible Roofing Material – Roofing materials must be non–combustible and approved by the PCFSD. No wood shake roofing material will be permitted.
- b. Fire Department Access Roads – An all–weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all–weather fire department access road is to be maintained at all times during construction. In the event that the all–weather fire department access road is not maintained, the PCFSD reserves the right to stop work until required roads are placed back in service.
- c. Water Supplies for Fire Protection – Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.
- d. Automatic Fire Sprinkler Systems – All dwellings, guest houses, and out–buildings over 750 square feet must be constructed with a fire sprinkler system installed as required and approved by the PCFSD. In some instances, building exteriors will be fire sprinkled depending on the fire hazard rating, types of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.
12. The recordation of this Plat in the Official Records is not intended to effect a dedication of the High Mountain Road (i.e. Parcel RC24–A) to the public or for any public use, and the dedication thereof, if any, is governed by the Recorded Documents and all other valid and enforceable Summit County Ordinances.
13. These Plat Notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the Owners with respect to each Parcel of the Platted Lands.
14. Pursuant to Utah Code Ann. § 54–3–27, this Plat conveys to the owner(s) or operators of utility facilities those ten foot (10’) wide non–exclusive underground public utility easements on Parcel RC24, Parcel RC24–B, and Parcel RC24–C (collectively, the ‘PUE’s’), in those locations depicted on this Plat, along with all the rights and duties described therein.
15. Pursuant to Utah Code Ann. § 17–27a–603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE’s as described in this Plat and approves this Plat solely for the purpose of confirming that this Plat contains the PUE’s and approximates the location of the PUE’s, but does not warrant its precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
- (1) a recorded easement or right–of way,
- (2) the law applicable to prescriptive rights,
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) any other provision of law.
16. Enbridge Gas (‘Enbridge’) approves this Plat solely for the purpose of confirming that this Plat contains certain public utility easements, and, in particular, the PUE’s. Enbridge may require other easements in order to serve the development on Parcel RC24. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in this Plat, including those set in the owners dedication and these Plat Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information, please contact Enbridge’s right–of–way department at 1–800–366–8532.
17. Summit Water Distribution Company will deliver water to the Platted Lands pursuant to Summit Water Distribution Company’s Articles of Incorporation, Rules and Regulations, Bylaws, and other corporate documents, and pursuant to the development agreement between Summit Water Distribution Company and the Owners and potential buyers of the Platted Lands. In addition to the satisfaction of any other standard conditions or requirements of Summit Water Distribution Company, each Parcel within the Platted Lands will be required to enter into a separate water service agreement and development agreement and to have paid certain fees and charges imposed by Summit Water Distribution Company prior to receiving water service. The documents referenced in this Plat Note can be made available, upon request, by Summit Water Distribution Company.
18. The Canyons Resort Village Association, Inc., dba The Canyons Village Management Association (‘CVMA’) has reviewed this Plat solely for its purposes pursuant to the SPA Development Agreement and the Management Agreement. The CVMA has not reviewed this Plat (or any documents submitted with this Plat) for compliance with any laws, ordinances, regulations, rules, permits, or governmental requirements (collectively, ‘Laws’), and the CVMA expressly disclaims any responsibility to do so. Comments or statements of any kind made by the CVMA or its employees or representatives to the Owners or Summit County concerning this Plat or the review of this Plat, or the execution of this Plat by the CVMA, shall not constitute a representation or warranty of any kind (whether express or implied) by the CVMA that this Plat complies with any applicable Laws or is suitable for the Owners’ purposes, and no person shall be entitled to rely on such comment, statement, review, or execution for any such purposes. The execution of this Plat by the CVMA shall not be construed so as to impair any of the rights of the CVMA under the SPA Development Agreement or the Management Agreement, including but not limited to the CVMA’s rights with respect to assessments under the Management Agreement; provided, however, that no foreclosure of any assessment lien under the Management Agreement shall impair the validity or effectiveness of this Plat.
19. The Platted Lands will be serviced by a stormwater system (the ‘Stormwater System’) that will cover an area greater than the Platted Lands. Any easements shown on this Plat for stormwater lines or other elements related to the Stormwater System shall be for the benefit of the owner of the Stormwater System. Each Parcel being developed within the Platted Lands may require a separate line extension agreement with the owner of the Stormwater System at the time of development. It shall be the responsibility of the Owners of each Parcel of the Platted Lands to extend a stormwater line to the Parcel being developed according to the terms, conditions, and requirements of the separate line extension agreement.
20. The Platted Lands are subject to a connectivity study (as it may be updated or revised from time–to–time, the ‘Connectivity Study’) attached to an amendment to the SPA Development Agreement, which amendment was recorded on March 1, 2018, as Entry No. 1087254, in Book 2452, beginning at Page 419 in the Official Records. Owners are given notice that as a condition of any action, approval, or recommendation by the CVMA or Summit County with respect to any development on Parcel RC24, the CVMA or Summit County may consider the Connectivity Study and may require the construction of one or more sidewalks by the developer or Owners of Parcel RC24 on Parcel RC24 for use by the CVMA and its members and their respective employees, guests, and invitees.
21. Boundary Survey – RC24 filed on August 13, 2025 as file No. S–11969 in the Office of the Summit County Recorder.

TITLE DOCUMENTS: A Commitment for Title Insurance, File No. 050468, was issued by US Title Insurance Agency, L.L.C.. The Commitment was updated October 22, 2025 at 8:00am

TITLE EXCEPTIONS: Following is a list of exceptions pertaining to the survey as they appear in the above referenced Commitments:

TITLE POLICY EXCEPTIONS			
EX#	ENTRY #	BK/PG	DESCRIPTION
20	604338	1413 / 1206	Ski Easement Agreement. Shown on plat.
21	714880	1655 / 46	A Grant of Easement for Turn–Around Area (Hammerhead). Shown on plat.
24	1099201	2189 / 634	Easement Agreement [Ski Resort Uses] Amendment to Ski Easement Agreement. Shown on plat.
26	1044248	2350 / 232	Notice of Agreement. See said document for full particulars.
27	1097432	2476 / 1279	A Right of Way and Easement Grant. Questar Gas. Shown on plat.
29	1200302	2770 / 1437	Road and Utilities alignment, Property Use and Cost Sharing Agreement. The description of this easement is such that it cannot be graphically depicted within this plat. See said document for full particulars
30	1200303	2770 / 1467	Reciprocal Ski Easement Agreement. The description of this easement is such that it cannot be graphically depicted within this plat. See said document for full particulars

TITLE DOCUMENTS: A Commitment for Title Insurance, File No. 082182, was issued by US Title Insurance Agency, L.L.C.. The Commitment to be effective as of October 13, 2025 at 8:00am.

TITLE EXCEPTIONS: Following is a list of exceptions pertaining to the survey as they appear in the above referenced Commitments for Municipal Building Authority of Summit County Parcels Tax ID No. PP–2–B–2–A–X and Tax ID No. PP–2–B–2–B–X:

TITLE POLICY EXCEPTIONS			
EX#	ENTRY #	BK/PG	DESCRIPTION
15	245370	371 / 278	Warranty Deed. Not shown on plat.
16	384596	743 / 149	A Right of Way Deed. Not shown on plat.
19	1044248	2350 / 232	Notice of Agreement. Not shown on plat.
20	1110227	2507 / 528	Ski Easement Agreement. Shown on plat.

FINAL PLAT

SHEET 2 OF 2

RECORDED



LAYTON SURVEYS LLC

Professional Land Surveying 837 S 500 W Suite 201  
(801) 663–1641 Willis.long@laytonsurveys.com Woodscross, UT 84010



**The Canyons SPA Development Agreement**  
**Land Use & Zoning** (12/13/2017) Before LV6 Acquisition

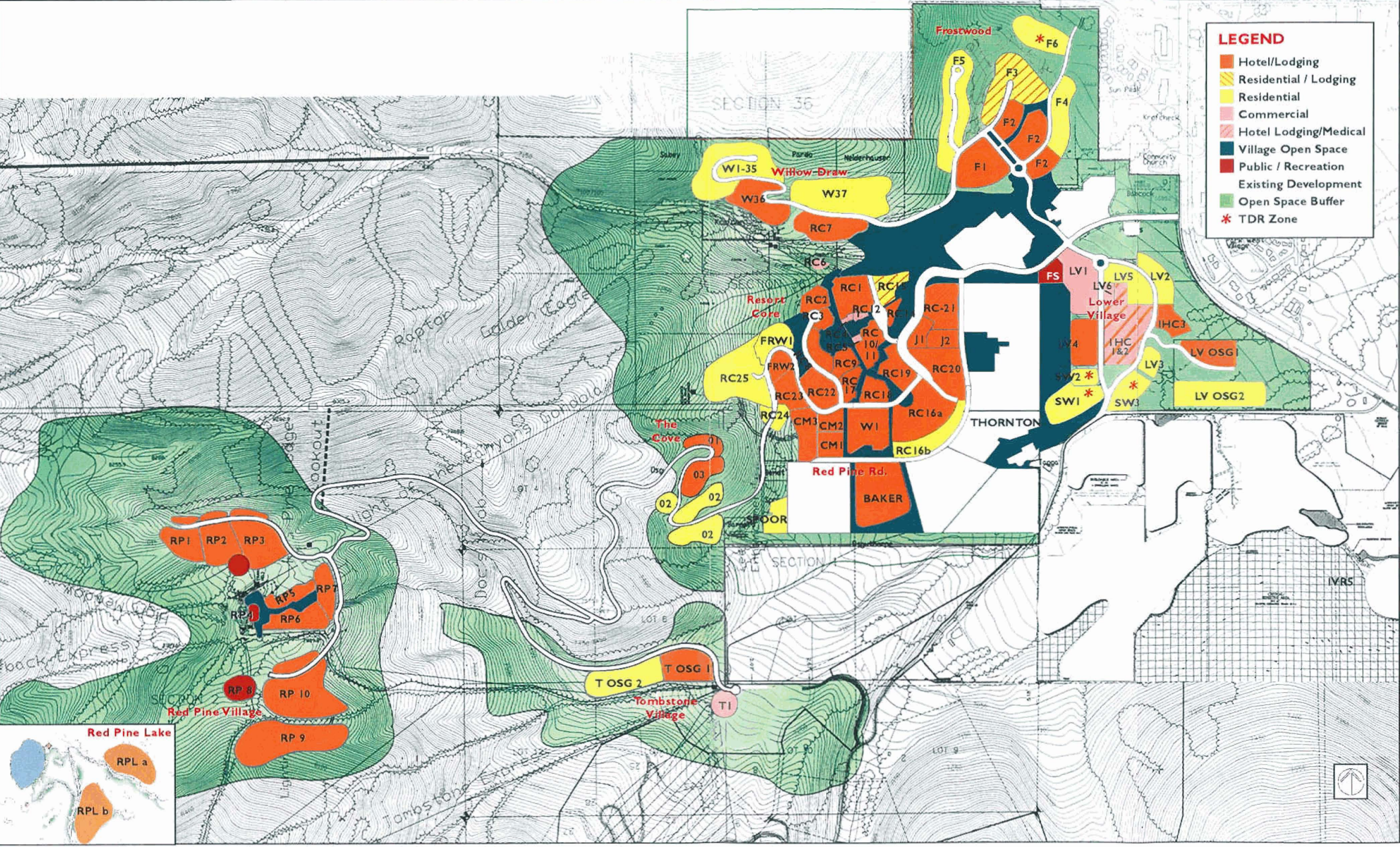
PARCEL REF #	MAXIMUM BUILDING HEIGHT (STORIES) (8)	MAXIMUM BUILDING HEIGHT (ELEVATION) (8)	MAX GROSS BUILDING AREA	ACCOMMODATION AREA	COMMERCIAL/RETAIL SUPPORT	PRINCIPLE USE
<b>RESORT CORE</b>						
RC. 1	3-9		360,405	244,000	116,405	Hotel/Lodging Units
RC. 2		6,966	14,000		14,000	Commercial/Retail/Support/Skier Services
RC. 5		6,973	48,089	27,525	20,564	Residential Multi-Family/Commercial/Retail/Support/Skier Services
RC. 6		6,966	25,000		25,000	Commercial/Retail/Support/Skier Services
RC. 7/VVWD6 - Building A		7,067	202,937	165,312	37,625	Hotel/Lodging Units/Commercial/Retail/Support
Building B - Conference Center		6,950	48,171	-	48,171	Conference Center/Commercial/Retail/Support
Building C		7,016	304,378	254,503	49,875	Hotel/Lodging Units/Commercial/Retail/Support
RC. 8	5.5		114,523	94,025	20,498	Hotel/Lodging Units
RC. 9	4.5		82,880	68,883	13,997	Hotel/Lodging Units
RC. 10	3.5		64,234	53,429	10,805	Hotel/Lodging Units
RC. 11a/b	3.5		99,451	93,331	6,120	Hotel/Lodging Units
RC. 14		6,925	73,554	73,554		Hotel/Lodging Units
RC. 15		6,931	166,941	166,941		Hotel/Lodging Units
RC. 16A - Building A		6,991	159,588	149,588	10,000	Hotel/Lodging Units/Commercial/Retail/Support
Building B		6,977	102,941	92,941	10,000	Hotel/Lodging Units/Commercial/Retail/Support
Building C		6,964	77,506	77,506	-	Hotel/Lodging Units
RC. 16B	2-3		106,000	106,000		Residential-Multi Family
RC. 17* - Building A		6,998	72,054	59,436	12,618	Hotel/Lodging/Commercial/Retail/Support/Skier Services
Building B		6,998	110,102	94,405	15,697	Hotel/Lodging/Commercial/Retail/Support/Skier Services
Building C		6,998	84,959	74,834	10,125	Hotel/Lodging/Commercial/Retail/Support/Skier Services
RC. 19	5.5		255,607	243,407	12,200	Hotel/Lodging Units
RC. 20A - Building A		6,931	75,623	70,623	5,000	Hotel/Lodging/Commercial/Retail/Support
Building B		6,931	96,054	91,054	5,000	Hotel/Lodging/Commercial/Retail/Support
RC. 20B		6,913-6,920	32,398	32,398	-	Residential-Multi Family
RC. 21 - Building A		6,875	47,900	47,900	-	Hotel/Lodging Units
Building B		6,886	69,400	69,400	-	Hotel/Lodging Units
Building C		6,881	58,700	58,700	-	Hotel/Lodging Units
RC. 22	3-6		114,000	114,000	-	Hotel/Lodging Units
RC. 24A	3		24,000	24,000	-	Residential-Multi Family
RC. 24B	3		26,000	26,000	-	Residential-Multi Family, TDR Site
RC. 25	2.5		161,000	161,000	-	Residential-Multi Family
Forum Retail	1		24,000	-	24,000	Retail/Skier Services
T1	1.5		3,629	-	3,629	Service
T2	1.5		2,625	-	2,625	Service
Escala/E1	3-5		285,467	202,200	83,267	Hotel/Lodging Units/Commercial/Retail
Friedman 1/F1	2-3		67,200	67,200	-	Residential-Multi Family
Friedman 2/F2	2-3		52,800	52,800	-	Hotel/Lodging Units
Silverado/J1	4.5		66,770	59,325	7,445	Hotel/Lodging Units
Silverado/J2	2-4.5		63,230	63,230	-	Hotel/Lodging Units
Sunrise/E2	2-5		177,000	139,000	38,000	Hotel/Lodging Units
			4,021,116	3,418,450	602,666	

\*RC17 combines the density of RC17 & RC18 into one Parcel Ref # - to now be identified as RC17





LAND USE ZONING



EXHIBIT# B.1 NOVEMBER 1999







CANYONS VILLAGE  
MANAGEMENT ASSOCIATION

May 15, 2025

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

Re: CVMA Letter of Recommendation – RC24 Plat

Mrs. N. Robinson,

CVMA has reviewed the RC24 Plat submitted by TCFC PropCo LP (“TCFC”), and is sending this letter as a recommendation of the plat to the County for its discretionary review and recordation, subject to CVMA’s review and approval of any changes to the plat. The parcel is aligned with the Canyons Village Master Plan and will be subject to all CVMA guidelines and DRC process in accordance with our management and development agreements.

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

On behalf of CVMA’s Design Review Committee:

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

John Simmons  
Director of Planning & Operations  
Canyons Village Management Association

E-Copied: Laurel Simpson, TCFC