

## Ordinance No. 2023-41

### **AN ORDINANCE APPROVING AN EXTENSION OF THE SOMMET BLANC CONDOMINIUM PLAT, LOCATED AT 9300 MARSAC AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 9300 Marsac Avenue petitioned the City Council for approval of a one-year extension of time to record the Sommet Blanc Condominiums Plat; and

WHEREAS, on August 15, 2023, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on August 19, 2023, the *Park Record* published notice for the City Council public hearing; and

WHEREAS, on September 14, 2023, the City Council reviewed the Sommet Blanc Condominium Plat extension of time request and held a public hearing; and

WHEREAS, the extension of the Sommet Blanc Condominiums Plat is consistent with the 2007 Flagstaff Development Agreement as Amended, the Pod B2 Master Planned Development as Amended, and the Conditional Use Permit for Multi-Unit Dwellings, approved by the Planning Commission on March 9, 2022;

WHEREAS, the Sommet Blanc Condominium Plat is consistent with the Park City Land Management Code, including Chapters 15-2.13 *Residential Development Zoning District*, and Sections 15-7.3-2 *General Subdivision Requirements* and 15-7.3-3 *General Lot Design Requirements*.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

**SECTION 1. APPROVAL.** The extension of time for the Sommet Blanc Condominium Plat is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

#### **Findings of Fact**

1. The Sommet Blanc Condominium Plat proposes 3 lodges, with 49 residential units (162,000 square feet), 6 Deed restricted Units, 2 ADA Units, and 1 Restaurant (3,559 square feet).
2. The Condominium plat is in the Residential (RD) Zone.
3. The Condominium plat is subject to the requirements of the 2007 Flagstaff Development Agreement (DA) as amended, the 2007 Empire Pass Pod B2 Master Planned Development (MPD) as amended, 14 specific technical reports, the 2017 B2 East Subdivision and the approved Conditional Use Permit for a

Multi-Unit Dwelling by the Planning Commission on March 9, 2022.

4. The proposed condominium plat memorializes Density, size and configuration of proposed units and identifies areas of private and common ownership.
5. Multi-Unit Dwellings are a Conditional Use in the RD Zone.
6. Through the Flagstaff Annexation and 2007 Flagstaff DA, density was allocated to clustered developments through Empire Pass.
7. On March 14, 2007, the Planning Commission approved an MPD for Pod B2 at Empire Pass as an amendment to the July 28, 2004, Village at Empire Pass MPD allocating 81 multi-family Unit Equivalents (UEs) in not more than 70 condominium units.
8. The Applicant recorded a Development Covenant which allocates 3,600 sf of Resort Support Commercial from the maximum 75,000 sf allowed in Resolution 20-99 that granted the equivalent of a "large-scale" MPD.
9. On July 5, 2022, the Planning Director made a Determination of Setback Requirements for Unusual Lot Configurations pursuant to § 15-4-17.
10. The RD Front Setback of 20 feet for the Main Building and 25' for a front facing garage complies.
11. The RD Rear Setback of 15 feet complies.
12. The RD Side Setback of 12 feet complies.
13. On March 9, 2022, the Planning Commission approved an amendment to the Pod B2 MPD that modified a Condition of Approval to allow a height exception for Building A of 82 feet and an allowance of 94 feet for Building B and 106 feet for Building C above benchmarked grades (USGS 8330' for north datum point and 8380' for south datum point).
14. Condition of Approval (COA) #48 from the approved CUP requires a restriction that limits elevator overruns and mechanical screening to extend no more than three feet (3') above permitted Building Height as shown in plans approved on March 9, 2022.
15. Building A reaches a maximum USGS elevation of 8,423' 4" over a benchmark of 8,345' (max allowed USGS 8,462') and a height of 81 feet 4 inches.
16. Building B reaches a USGS elevation of 8,452' 4.5" over a benchmark of 8,362' (max allowed USGS 8,474') and a height of 91' 7.25".
17. Building C reaches a USGS elevation of 8,482' 3.5" over a benchmark of 8,376' 6" (max allowed USGS 8,486') and a height of 105' 8.25".
18. Per LMC §[15-3](#), Buildings A, B and C require 142.6 off street parking spaces for residential and restaurant uses
19. Each market rate and affordable unit will have one parking stall assigned to the unit. Per Flagstaff DA, the parking stall requirement is reduced by 25% to 107.1 rounding to 107 parking spaces.
20. The 2007 MPD permits *up to* 75 parking spaces on the B2 East site for the benefit of Deer Valley's adjacent Fireside Dining operation in the Empire Day Lodge.
21. The Sommet Blanc project includes 56 tandem parking spaces within a parking deck dedicated for valet parking by Deer Valley.
22. Sommet Blanc Residences will provide 163 parking spaces.
23. Subject to the COAs of the Amended DA - Materials, color samples and final

design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on March 9, 2022.

24. 49 Market rate units are proposed for a total of 162,000 square feet or 81 UEs.
25. Two ADA units are proposed for a total of 1,609 square feet. These must remain Common Space.
26. AUEs and ADA units are not calculated in the overall residential square footage.
27. The Residential Accessory Use was not counted in the DA or the MPD, the applicant proposes a total of 141,660 sf.
28. The total On-Mountain remaining requirement for the Flagstaff DA is 4.03 Affordable Unit Equivalents (AUEs). The applicant proposes six (6) Affordable housing units (Four Studio apartments and two, two-bedroom units) for a total of 5.9 AUEs or 4,683 sf.
29. Affordable Units constructed on site do not count toward the Residential Unit Equivalents of an MPD and are therefore exempt from project Density.
30. The Lot and site disturbance has been extensively reviewed by the Planning Commission and the Planning Department.
31. No Open Space is required at this time due to Sommet Blanc Condominiums being a development under the 2007 Flagstaff DA which had designated development pods and dedicated open space. Sommet Blanc is in development Pod B.
32. The Pod B2 MPD Conclusion of Law #10 notes that the Flagstaff Annexation was not included in the Sensitive Lands Overlay.
33. The property is the site of the historic Mazepah mine shaft. In August of 2018, the EPA confirmed that all work performed to remediate and remove soil under an Administrative Settlement and Order on Consent for Removal Action was in accordance with EPA requirements.
34. The proposed structure meets the Design Guidelines within the Empire Pass Design Guidelines in effect for Empire Pass as amended by the Planning Commission on March 9, 2022, and approved by the Empire Pass Design Review Board.
35. The proposed condominium plat allows for reasonable driveway Access.
36. Through extensive Planning Commission review, a site plan creating a significantly smaller disturbance to the Lot, allowed for a 3.06-acre Conservation Easement.
37. The Sommet Blanc CUP and Amendment to the Flagstaff DA and Pod B2 MPD required 49 COAs be met.
38. The proposed Condominium Plat complies with Land Management Code Section 15-7.3-2, as outlined in the staff report, and conditioned below.
39. The proposed Condominium Plat complies with Land Management Code Section 15-7.3-3, as outlined in the staff report, and conditioned below.
40. The proposed Condominium Plat complies with the Conditions of Approval outlined in the Multi-Unit Dwelling Conditional Use Permit and Modifications to the Master Planned Development and Development Agreement Final Action Letter.

## **Conclusions of Law**

1. There is Good Cause for this Condominium Plat extension because it consistent with the Density and Uses identified in the approved DA, Pod B2 Master Planned Development, and CUP as amended. The condominium plat allows for the sale of individual units and provides six affordable housing units on site.
2. The proposed Condominium Plat complies with Land Management Code § 15-7.3-2 *General Subdivision Requirements*, as outlined in the staff report, and conditioned below.
3. The proposed Condominium Plat complies with Land Management Code § 15-7.3-3 *General Lot Design Requirements*, as outlined in the staff report, and conditioned below.
4. The proposed Condominium Plat complies with the Conditions of Approval outlined in the Multi-Unit Dwelling Conditional Use Permit and Modifications to the Master Planned Development and Development Agreement Final Action Letter.
5. The Condominium Plat complies with Land Management Code Chapters 15-2.13 *Residential Development Zoning District*, as outlined in the staff report, and conditioned below.
6. Neither the public nor any person will be materially injured by the proposed Condominium Plat.
7. Approval of the Sommet Blanc Condominiums Plat extension, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

## **Conditions of Approval**

1. The Planning Director, City Attorney, and City Engineer will review and approve the final form and content of the Condominium plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The Applicant shall record the Condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval will be void, unless the Applicant submits a request for an extension in writing prior to the expiration date and an extension is granted by the City Council.
3. The City Engineer shall review and approve all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. Final utility and access shall be reviewed and approved by the Park City Fire District, City Engineer, and City Attorney as a condition precedent to plat recordation.
5. The property is not located within the Soils Ordinance and therefore it is not regulated by the City for mine-related impacts. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.

6. The affordable housing obligations outlined in the 2022 CUP Conditions of Approval shall be satisfied prior to City issuance of a Certificate of Occupancy.
7. The Applicant shall submit draft deed restrictions in compliance with the approved affordable Units for review and approval by the Planning, Housing, and Legal Departments prior to submitting the mylar. The deed restrictions shall be approved, executed, and recorded simultaneously with the condominium plat.
8. No Certificate of Occupancy for any market rate unit shall be issued by the City until the affordable employee units required for that phase of development are complete and deed restrictions, in a form approved by the City Attorney's Office, are recorded.
9. Materials, color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on March 9, 2022, and approved by the Empire Pass Design Review Board.
10. The Limits of disturbance shall not cross into the Conservation Easement except for allowances stated within the Conservation Easement, including such maintenance for the Mid-Mountain Trail and an access route for the Snyderville Basic Water Reclamation District.
11. The extension of the existing road and curb cut and all new utility lines shall meet compliance with all requirements as directed by the City Engineering Department.
12. Interior and exterior fire sprinkler systems may be required by the Park City Fire District at the time of Building Permit review.
13. The Applicant will record a Conservation Easement on 3.06 acres on the upper portion of the site prior to Condominium Plat recordation.
14. All Conditions of Approval outlined in the approval for the Multi-Unit Dwelling Conditional Use Permit and Modifications to the Master Planned Development and Development Agreement shall be completed by their specified dates noted in the Final Action Letter from March 9, 2022.
15. Two ADA units are proposed for a total of 1,609 square feet. These units are to remain as Common Area.
16. Existing 10' temporary power easement on plat must be vacated or re-located outside the building footprint prior to recordation.
17. CC&Rs shall be reviewed and updated to meet compliance with Affordable Unit Conditions of Approval prior to recordation.
18. The Mid-Mountain Trailhead parking lot shall be constructed by 10/15/24.
19. All Condition of Approval of Ordinance 2022-33 shall continue to apply.

**SECTION 2. EFFECTIVE DATE.** This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 14<sup>th</sup> Day of September 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

*Nann Worel*

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Nann Worel, Mayor



ATTEST:

DocuSigned by:

*Michelle Kellogg*

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City Recorder

APPROVED AS TO FORM:

DocuSigned by:

*Mark Harrington*

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City Attorney's Office

**Attachment 1:**

**SURVEYOR'S CERTIFICATE**

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 4857264, as prescribed under the laws of the State of Utah, and that I have caused to be made under my direction and by authority of the owners, SOMMET BLANC CONDOMINIUMS, a Utah Condominium project, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that, to the best of my knowledge, the information shown hereon is correct.

**LEGAL DESCRIPTIONS**

**Parcel 1:**  
A parcel of land located in the southwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, solid parcel of land being described as follows: Beginning at a point that is South 00°30'49" East 755.93 feet coincident with the section line and East 295.56 feet from the west quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 73°14'7" East 52.90 feet; thence North 33°32'46" West 269.45 feet; thence North 18°27'26" West 192.15 feet; thence North 55°54'21" West 32.67 feet; thence South 82°9'43" West 156.52 feet; thence North 58°4'29" East 143.26 feet to a point on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 34°38'59" East 143.26 feet to a point on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 76°06'49" East 152.89 feet; thence North 88°38'48" East 152.89 feet; thence South 83°32'46" East 71.99 feet; thence South 53°02'26" West 215.08 feet to the point of beginning.

**Parcel 2:**  
A parcel of land located in the southwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, solid parcel of land being described as follows: Beginning at a point that is South 00°30'49" East 755.93 feet coincident with the section line and East 295.56 feet from the west quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 73°14'7" East 52.90 feet; thence North 33°32'46" West 269.45 feet; thence North 18°27'26" West 192.15 feet; thence North 55°54'21" West 32.67 feet; thence South 82°9'43" West 156.52 feet; thence North 58°4'29" East 143.26 feet to a point on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 34°38'59" East 143.26 feet to a point on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 76°06'49" East 152.89 feet; thence North 88°38'48" East 152.89 feet; thence South 83°32'46" East 71.99 feet; thence South 53°02'26" West 215.08 feet to the point of beginning.

**Parcel 3:**  
A parcel of land located in the southwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, solid parcel of land being described as follows: Beginning at a point that is South 00°30'49" East 755.93 feet coincident with the section line and East 295.56 feet from the west quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 73°14'7" East 52.90 feet; thence North 33°32'46" West 269.45 feet; thence North 18°27'26" West 192.15 feet; thence North 55°54'21" West 32.67 feet; thence South 82°9'43" West 156.52 feet; thence North 58°4'29" East 143.26 feet to a point on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 34°38'59" East 143.26 feet to a point on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 76°06'49" East 152.89 feet; thence North 88°38'48" East 152.89 feet; thence South 83°32'46" East 71.99 feet; thence South 53°02'26" West 215.08 feet to the point of beginning.

**Parcel 4:**  
A parcel of land located in the southwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, solid parcel of land being described as follows: Beginning at a point that is South 00°30'49" East 755.93 feet coincident with the section line and East 295.56 feet from the west quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 73°14'7" East 52.90 feet; thence North 33°32'46" West 269.45 feet; thence North 18°27'26" West 192.15 feet; thence North 55°54'21" West 32.67 feet; thence South 82°9'43" West 156.52 feet; thence North 58°4'29" East 143.26 feet to a point on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 34°38'59" East 143.26 feet to a point on the boundary of Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338 in the Office of the Recorder, Summit County, Utah, and running thence North 76°06'49" East 152.89 feet; thence North 88°38'48" East 152.89 feet; thence South 83°32'46" East 71.99 feet; thence South 53°02'26" West 215.08 feet to the point of beginning.

**NOTE:**  
Sommet Blanc Condominiums is formerly known as Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 10875338.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL BY THESE PRESENTS that Sommet Blanc, LLC, a Utah limited liability company, the undersigned being the owner of the described parcels of land, has caused to be recorded in the Office of the Recorder, Summit County, Utah, together with the attached plat, to be hereinafter known as SOMMET BLANC CONDOMINIUMS and hereby dedicate for the perpetual use of the public, trails and other areas shown on this plat as intended for public use. The dedication of the above described parcels of land to the public is a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby dedicates to the public the easements shown on this plat as intended for the purpose shown hereon, and do hereby consent to the recordation of this Condominium Plat.

**ACKNOWLEDGMENT**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, F. Lynn Padon personally appeared before me, whose identity is personally known to me or who has been personally known and approved by me, F. Lynn Padon, a Notary Public, sworn/affirmed, did say that he is the Manager of Sommet Blanc, LLC, a Utah limited liability company and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreements or otherwise, and that he acknowledged to me that he executed the above described document as the Manager of SOMMET BLANC CONDOMINIUMS.

A Notary Public commissioned in \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

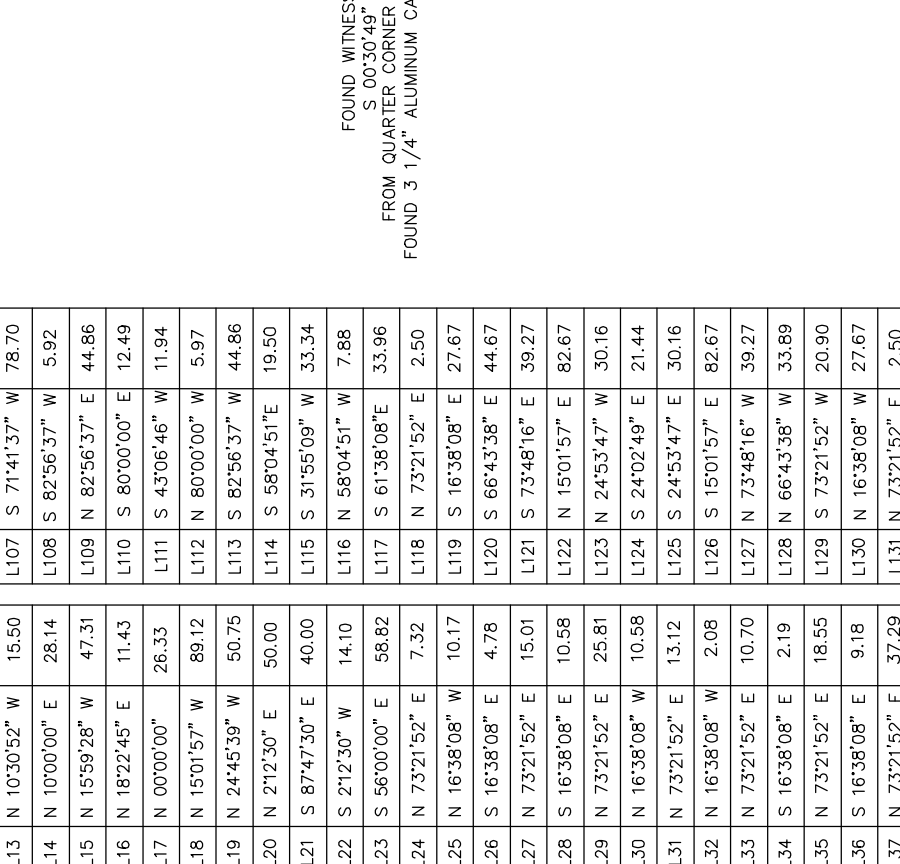
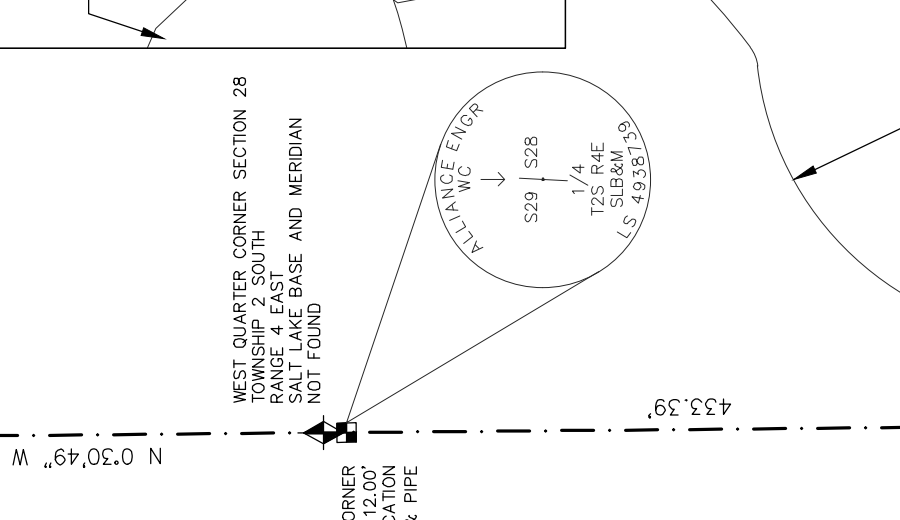
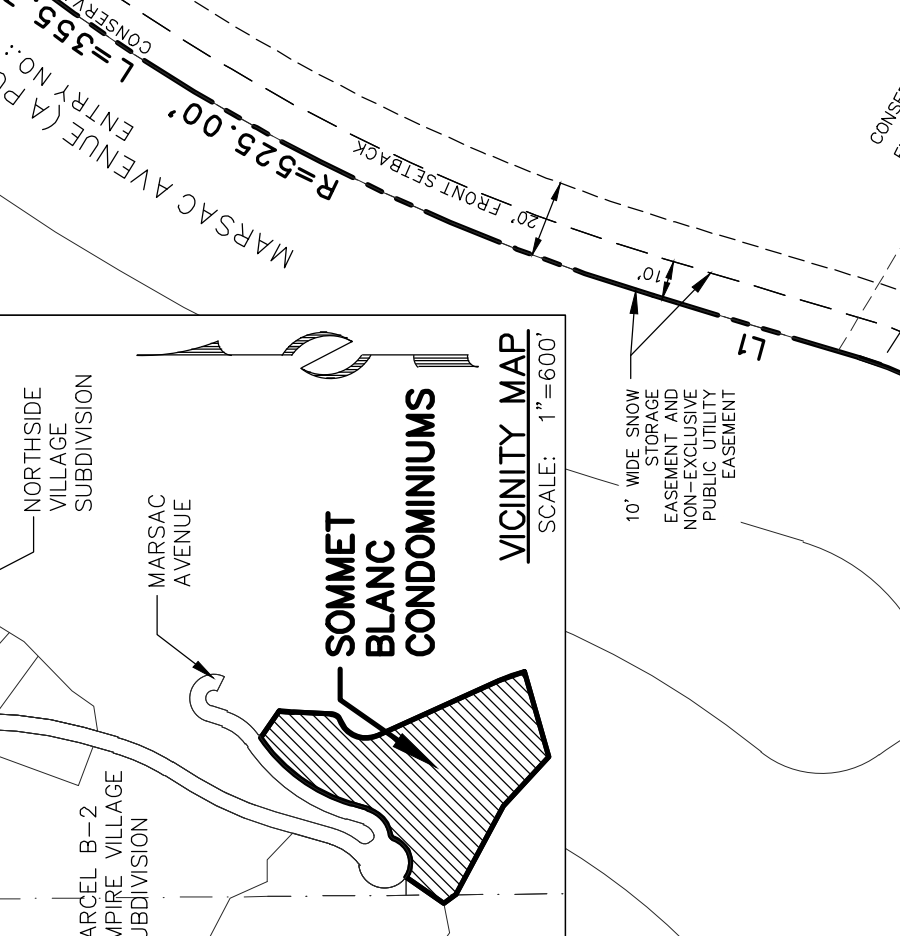
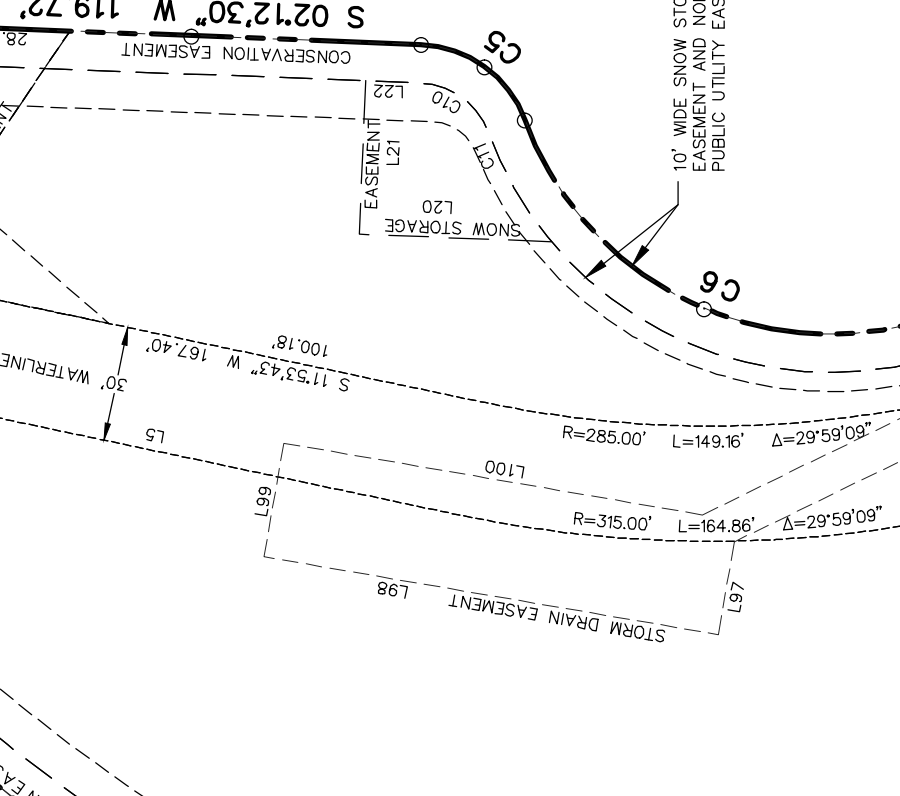
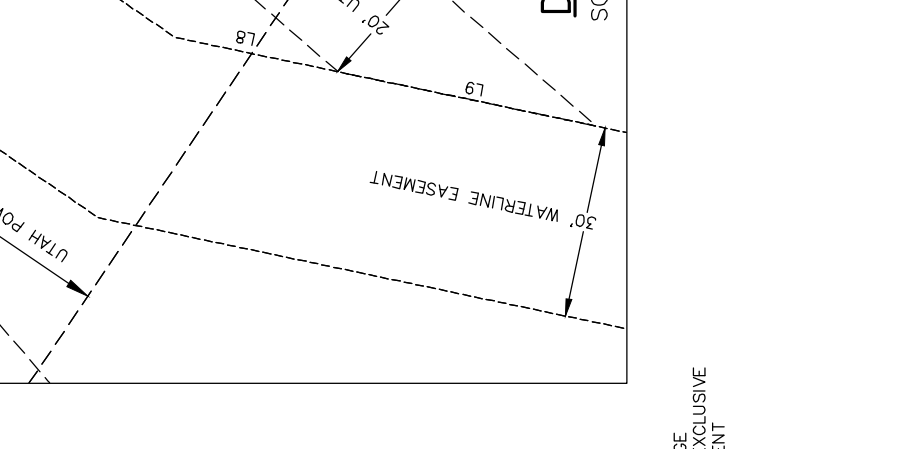
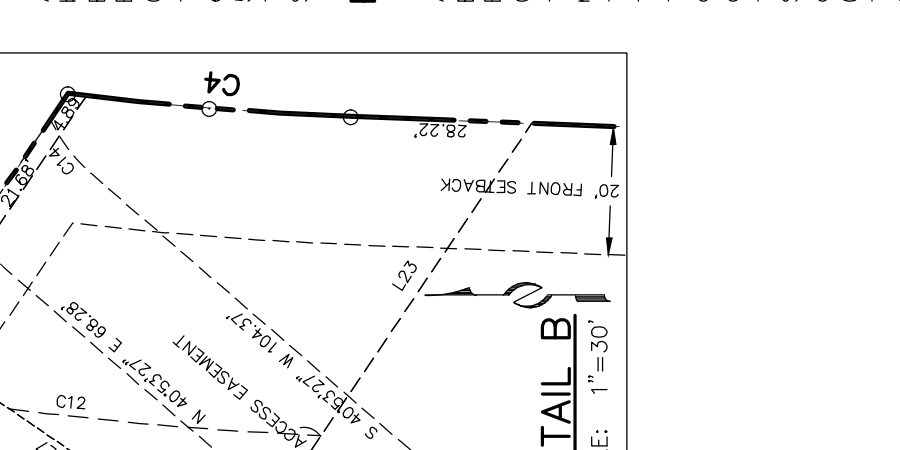
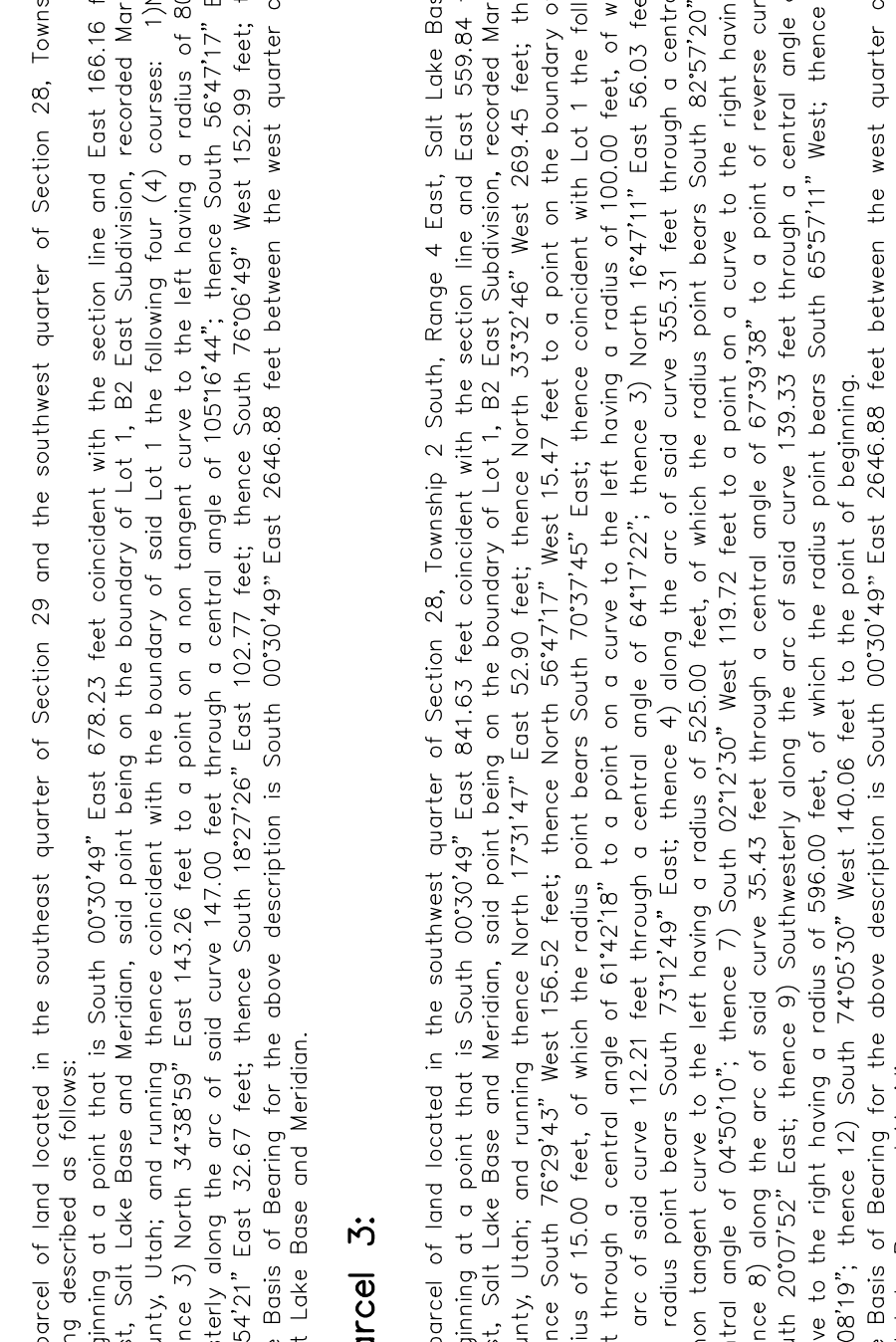
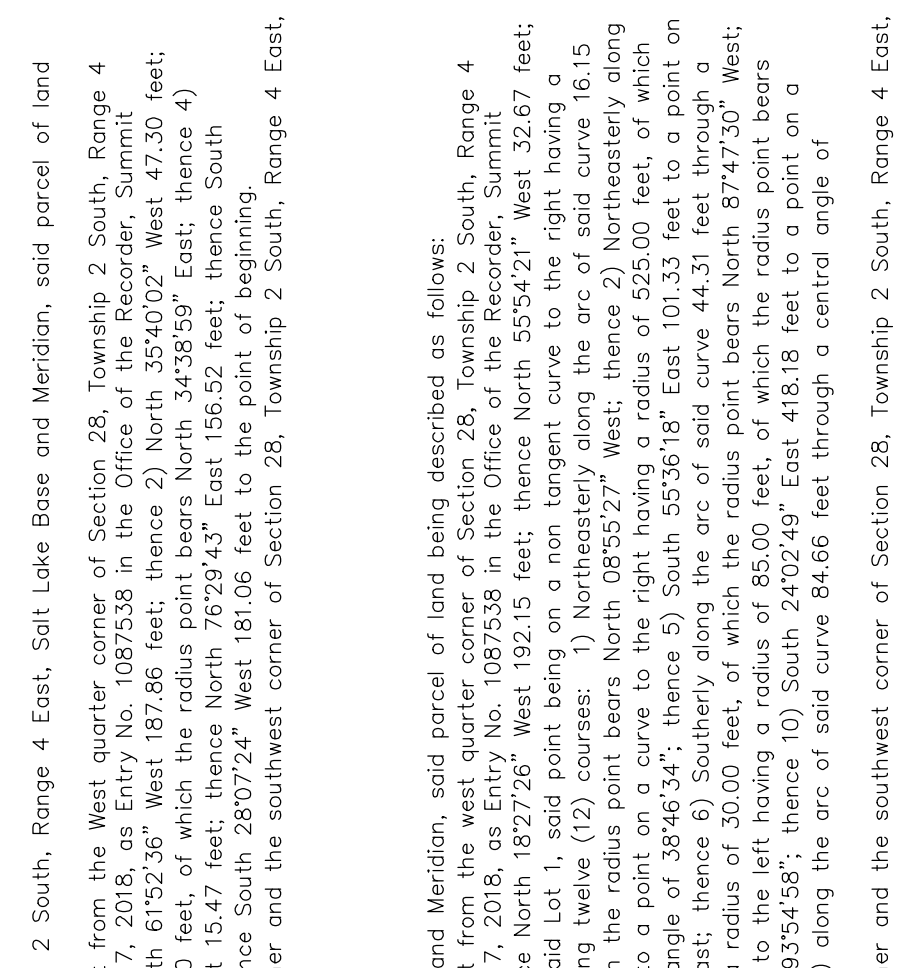


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**APPROVAL AS TO FORM**  
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**PLANNING COMMISSION**  
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 13TH DAY OF JULY, 2022.

**ENGINEER'S CERTIFICATE**  
I CERTIFY THIS CONDOMINIUM PLAT WAS APPROVED BY PARK CITY COUNCIL THE 1ST DAY OF SEPTEMBER, 2022.

**COUNCIL APPROVAL AND ACCEPTANCE**  
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 1ST DAY OF SEPTEMBER, 2022.

**CERTIFICATE OF ATTEST**  
I CERTIFY THIS CONDOMINIUM PLAT WAS APPROVED BY PARK CITY COUNCIL THE 1ST DAY OF SEPTEMBER, 2022.

**ANSWERING POINT APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**PUBLIC SAFETY**  
SUMMIT COUNTY GIS COORDINATOR

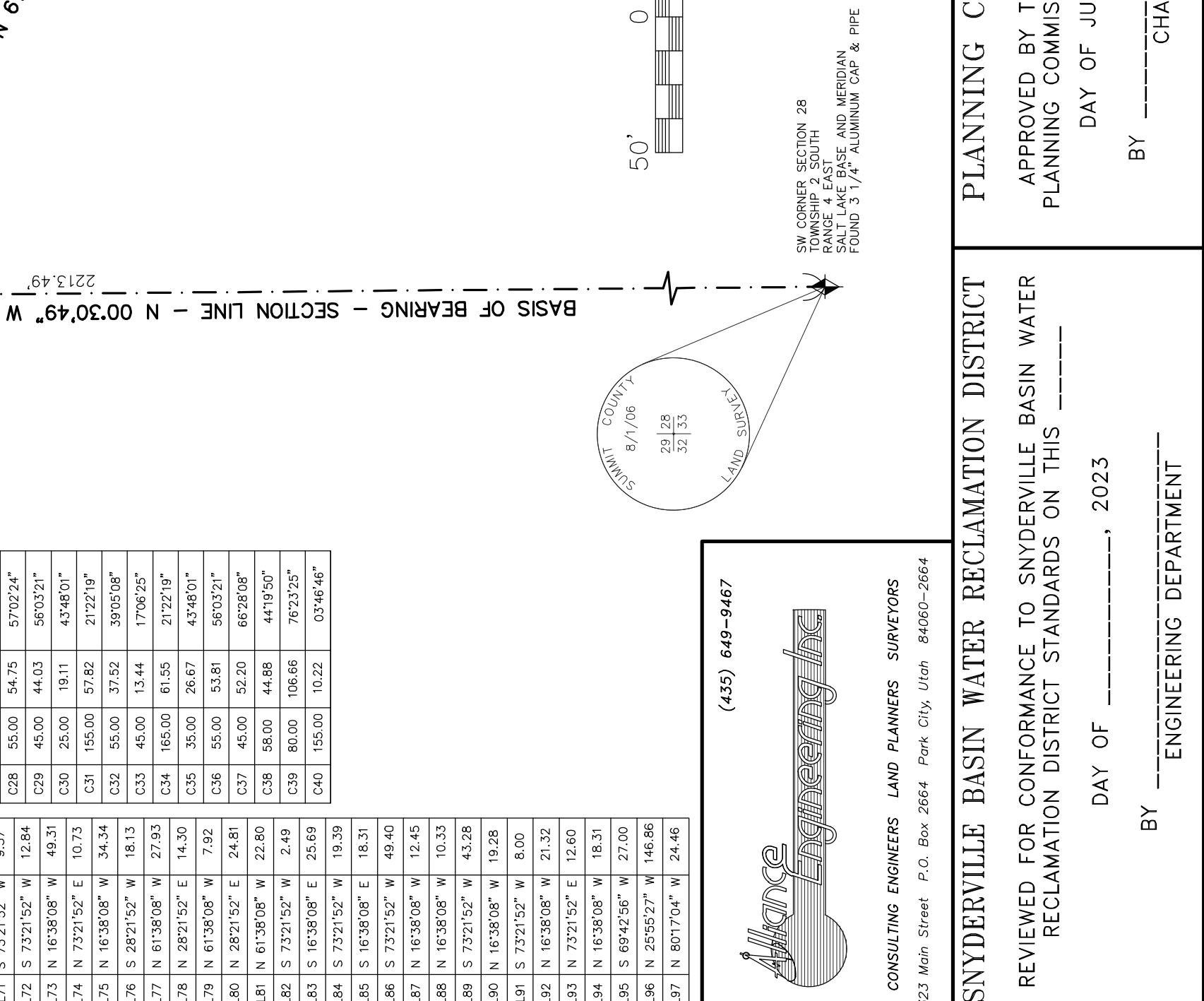
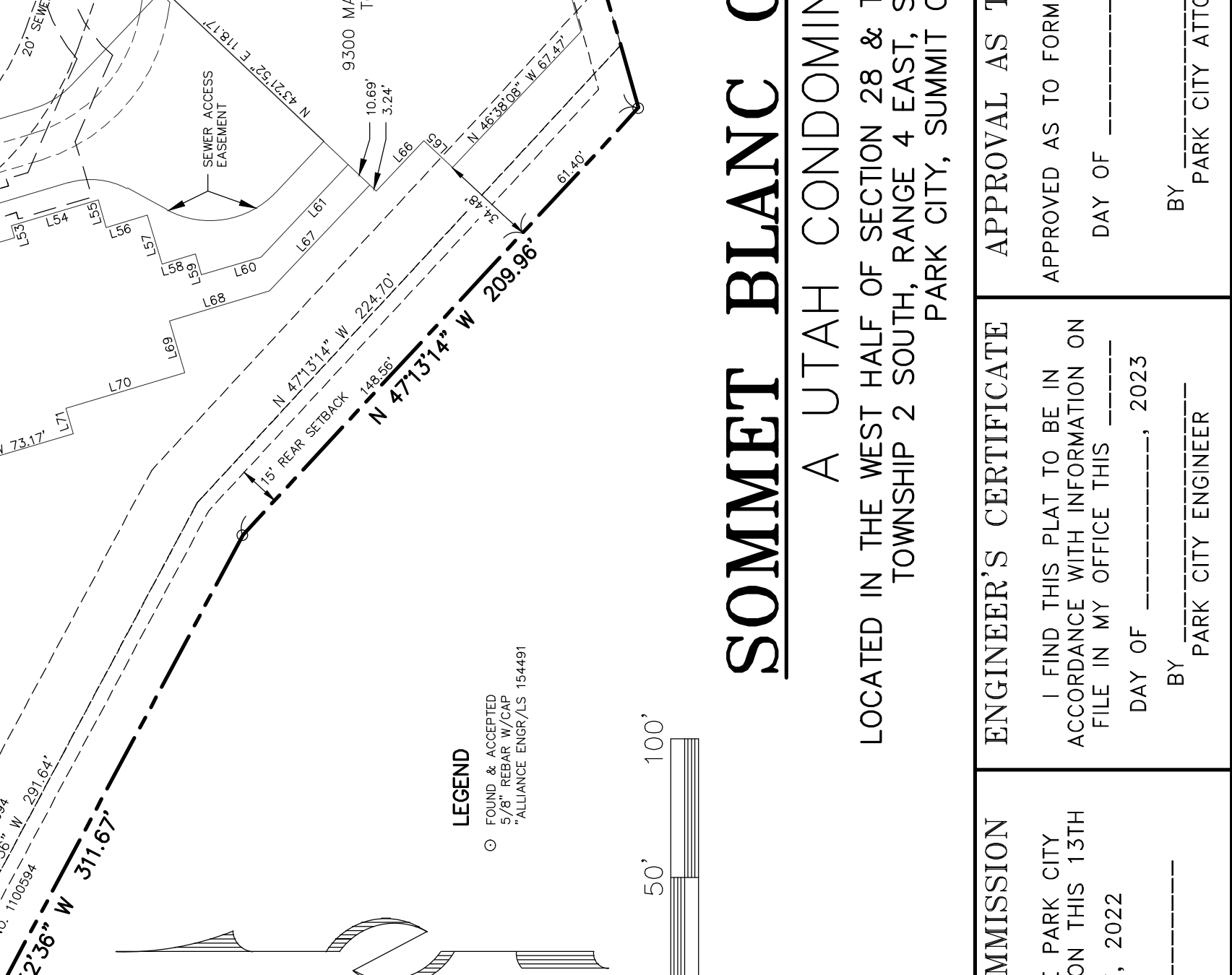
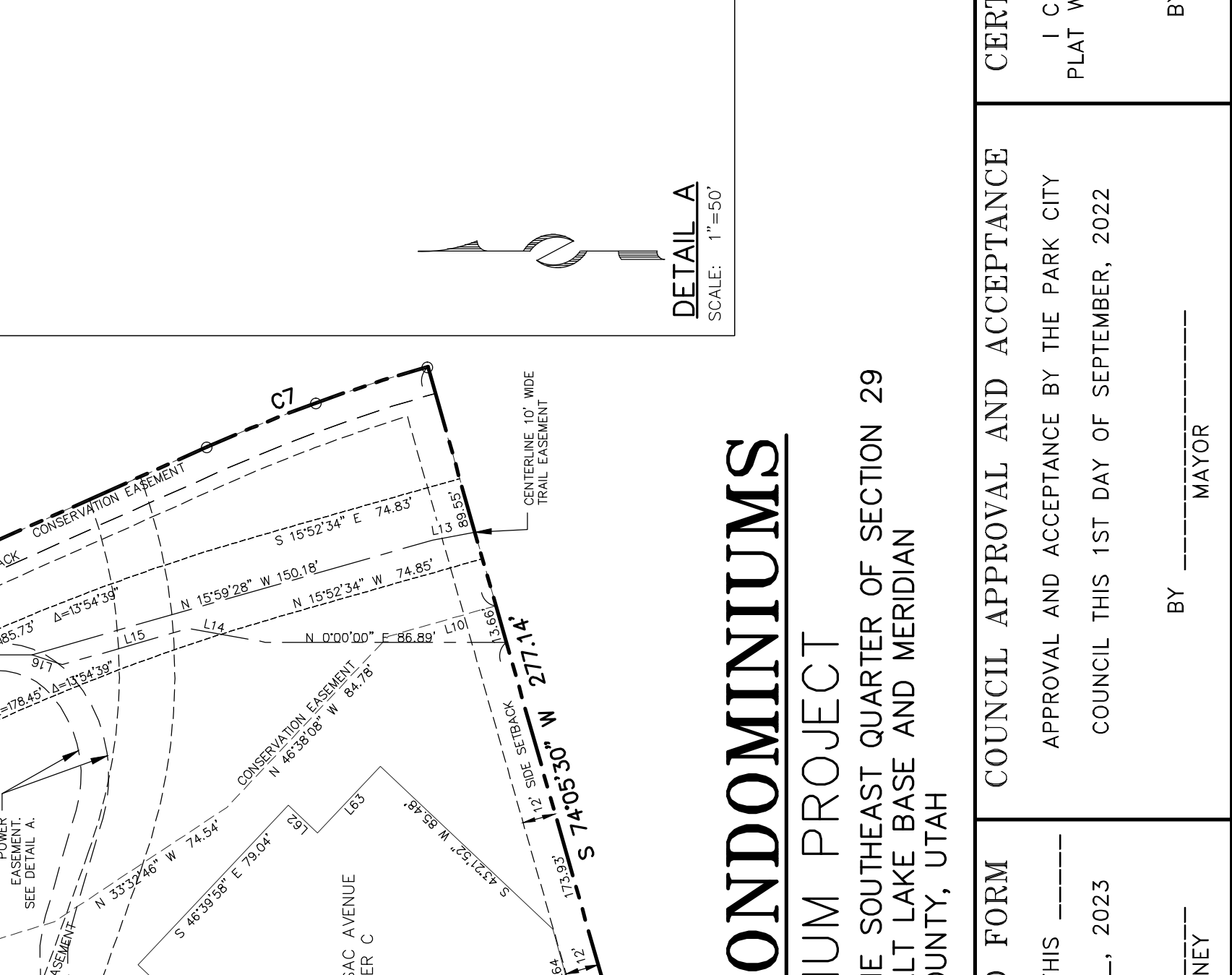
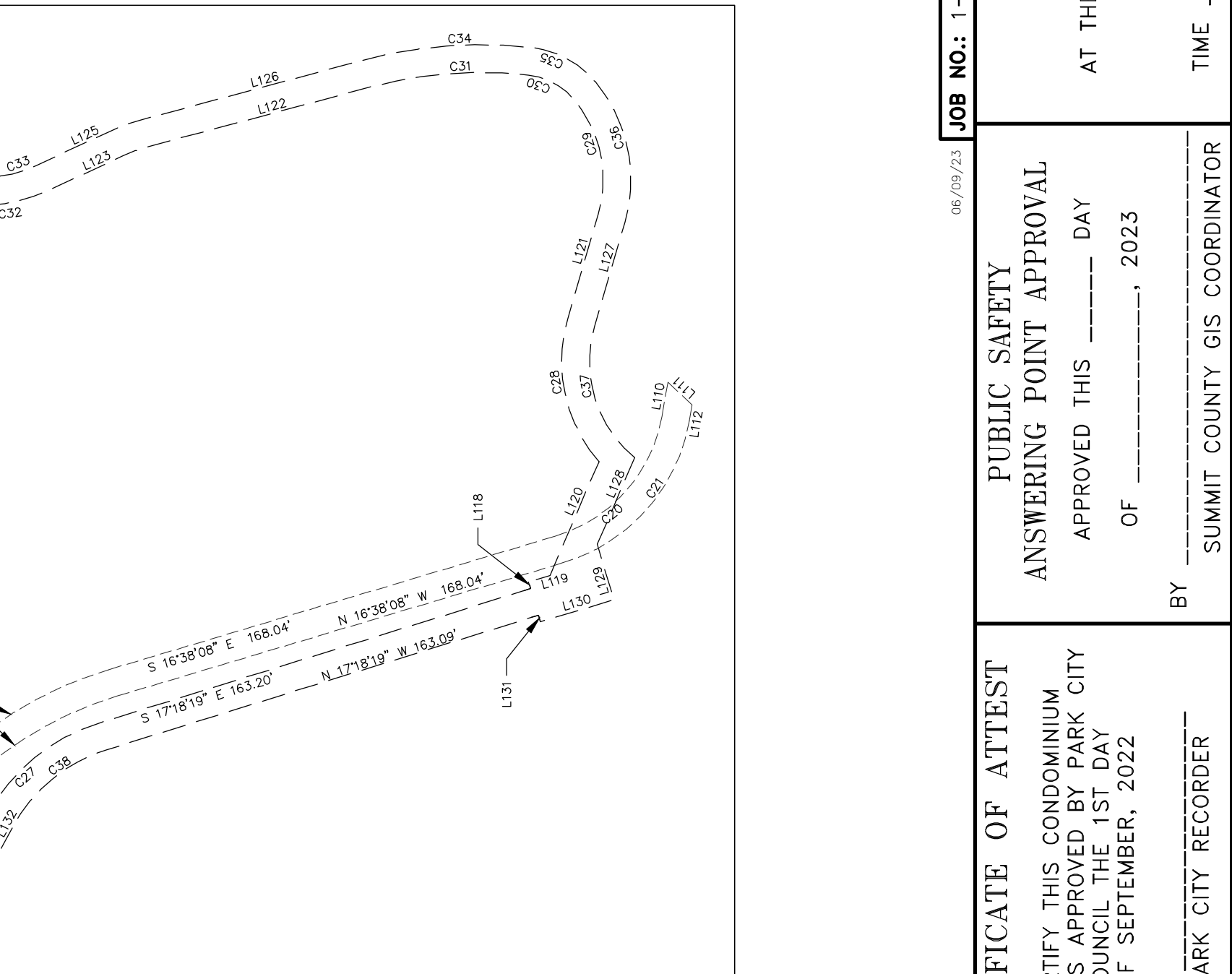
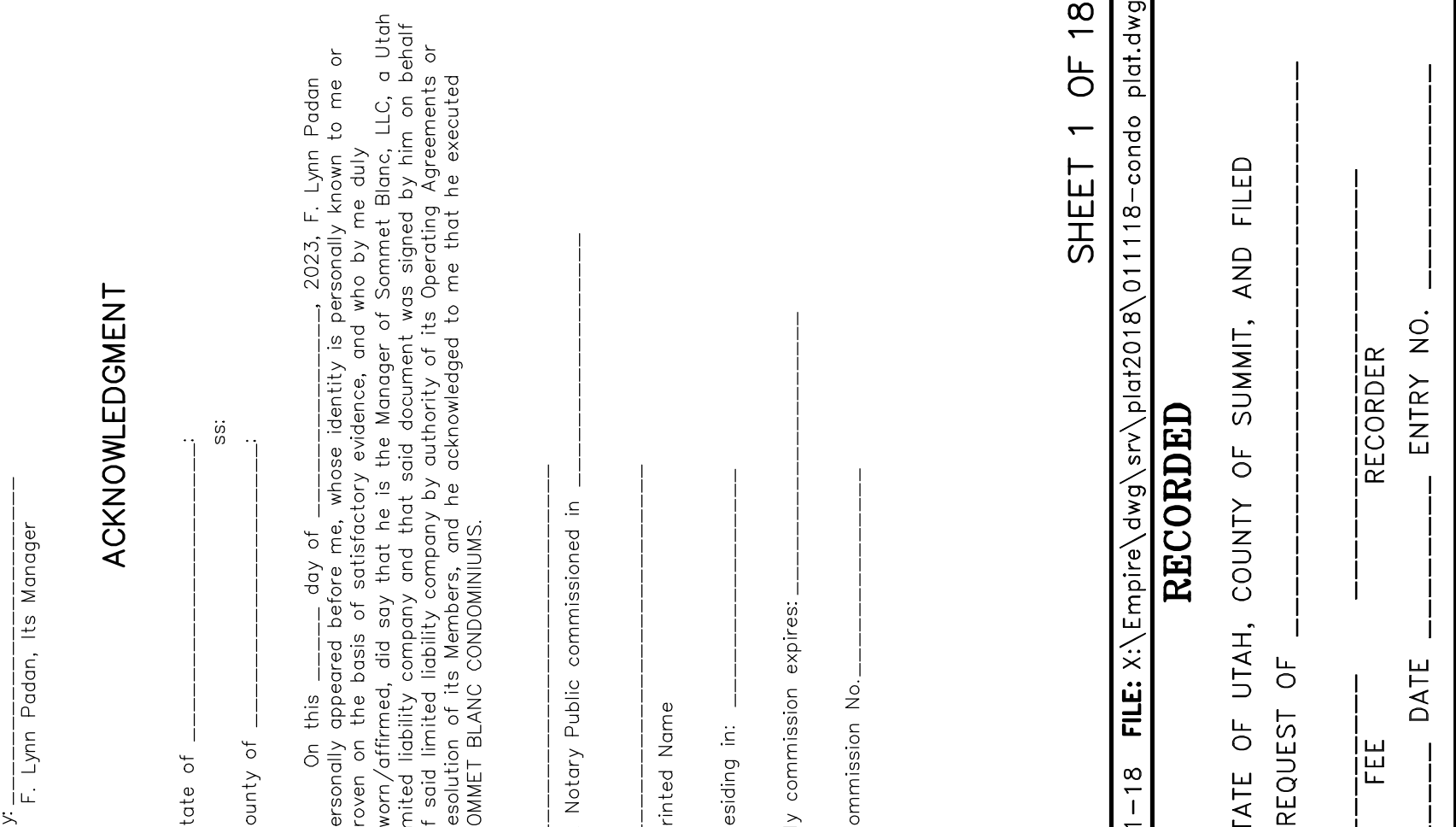
**RECORDED**  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF \_\_\_\_\_ OF \_\_\_\_\_, 2023.

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STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF \_\_\_\_\_ OF \_\_\_\_\_, 2023.



**SOMMET BLANC CONDOMINIUMS**  
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

**SW CORNER SECTION 28**  
TOWNSHIP 2 SOUTH  
SALT LAKE BASE AND MERIDIAN  
FOUND 5 1/4" ALUMINUM CAP & PIPE

**SW CORNER SECTION 28**  
TOWNSHIP 2 SOUTH  
SALT LAKE BASE AND MERIDIAN  
FOUND 5 1/4" ALUMINUM CAP & PIPE

**SW CORNER SECTION 28**  
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SALT LAKE BASE AND MERIDIAN  
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**SW CORNER SECTION 28**  
TOWNSHIP 2 SOUTH  
SALT LAKE BASE AND MERIDIAN  
FOUND 5 1/4" ALUMINUM CAP & PIPE

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Sommet Blanc Residences, LLC, a Utah limited liability company, hereby conveys to the public utility companies shown on this plot, the same to be used for the installation, maintenance, repair, replacement, and relocation of the public utility lines shown on this plot. The owner also hereby conveys any other easements shown on this plot to the parties indicated and for the purposes shown hereon, and do hereby consent to the relocation of this Condominium Plot. The owner, his heirs, assigns, and representatives, hereby irrevocably offers for dedication to the city of Park, Utah, all the easements and required utilities shown on this plot in accordance with an irrevocable offer of dedication.

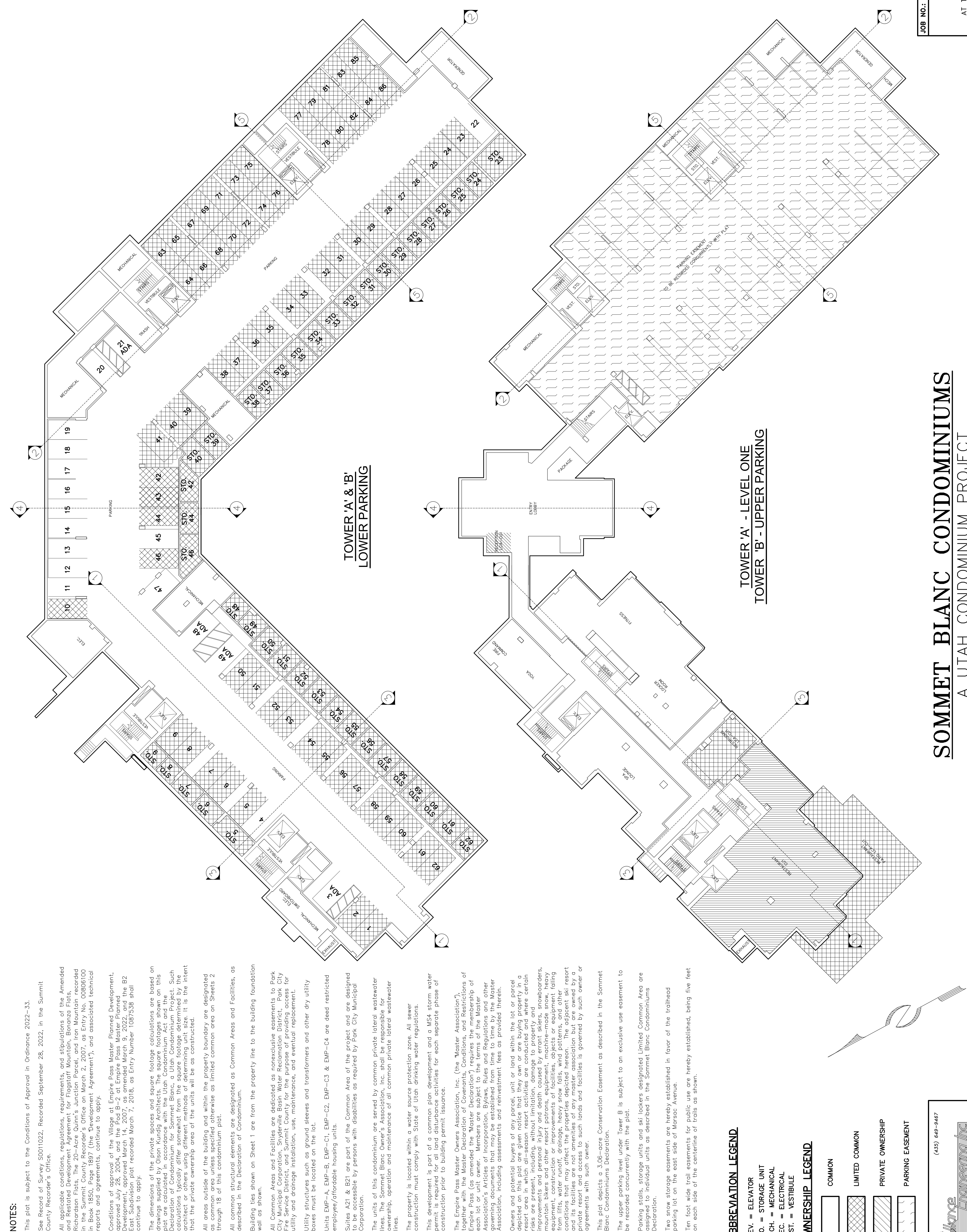
In witness whereof, the undersigned set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Sommet Blanc Residences, LLC  
By: Aspen Group USA, LLC, Its Manager  
F. Lynn Padam, Its Manager

### ACKNOWLEDGMENT

State of \_\_\_\_\_, SS: \_\_\_\_\_  
County of \_\_\_\_\_, SS: \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, F. Lynn Padam, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Sommet Blanc Residences, LLC, a Utah limited liability company and that said document was signed by him as the Manager of Sommet Blanc Residences, LLC in accordance with the Bylaws, Rules and Regulations of Sommet Blanc Residences, LLC and that he has read and understands the contents of the Agreement of Resolution of Its Members, and he acknowledged to me that he executed SOMMET BLANC CONDOMINIUMS.

A Notary Public commissioned in \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Reading in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_



### NOTES:

- This plot is subject to the Conditions of Approval in Ordinance 2022-33.
- See Record of Survey S0010222, Recorded September 28, 2022, in the Summit County Recorder's Office.
- All applicable conditions, regulations, requirements, and stipulations of the Amended and Amended Plat of Sommet Blanc Residences, LLC, recorded in the Summit County Recorder's Office on March 2, 2007, as amended March 2, 2007, as Entry No. 00806100 in Book 1850, Page 1897 (the "Development Agreement"), and associated technical reports and agreements, continue to apply.
- Conditions of approval of the Village of Empire Pass Master Planned Development, recorded in the Summit County Recorder's Office on March 14, 2007, as amended March 9, 2022, and the B2 East Subdivision plat recorded March 7, 2018, as Entry Number 1087538 shall continue to apply.
- The dimensions of the private spaces and square footage calculations are based on the recorded survey and are not to be construed as a warranty of accuracy. This declaration is made in accordance with the Utah Condominium Act and the Declaration of Condominium for Sommet Blanc, a Utah Condominium Project. Such calculations typically differ somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the units will be as constructed.
- All areas outside of the building and within the property boundary are designated as common area unless specified otherwise as limited common area on Sheets 2 through 18 of this condominium plat.
- All common structural elements are designated as Common Areas and Facilities, as described in the Declaration of Condominium.
- Building lines shown on Sheet 1 are from the property line to the building foundation wall as shown.
- All Common Areas and Facilities are dedicated as non-exclusive easements to Park City Municipal Corporation, Summit County and the Fire Department. Park City, Summit County, Fire Department and Summit County for the purpose of providing access for utility and drainage installation, use, maintenance, and eventual replacement.
- Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lot.
- Units EMP-A, EMP-B, EMP-C1, EMP-C2, EMP-C3 & EMP-C4 are deed restricted employee/affordable housing units.
- Suites A21 & B21 are part of the Common Area of the project and are designed to be accessible by persons with disabilities as required by Park City Municipal Corporation.
- The units of this condominium are served by common private lateral wastewater lines. The Sommet Blanc Owner's Association, Inc. shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
- This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction prior to building permit issuance.
- The Empire Pass Master Owners Association, Inc. (the "Master Association"), together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass (as amended the "Master Declaration") requires the membership of each lot or unit owner. Members are subject to the terms of the Master Association's Articles of Incorporation, Bylaws, Rules and Regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.
- Owners and potential buyers of any parcel, unit or land within the lot or parcel depicted on this plot are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including: discontinuation of operation, damage to property, and the presence of dangerous conditions such as high winds, heavy snow, avalanches, 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 properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association, but are owned by a private party. Such lands and facilities are governed by such owner or agreements with such owner.
- This plot depicts a 3.06-acre Conservation Easement as described in the Sommet Blanc Condominiums Declaration.
- The upper parking level under Tower B is subject to an exclusive use easement to be recorded concurrently with the plot.
- Parking stalls, storage units and ski lockers designated Limited Common Area are assigned to individual units as described in the Sommet Blanc Condominiums Declaration.
- Two snow storage easements are hereby established in favor of the trailhead parking lot on the east side of Marsoc Avenue.
- Ten foot wide trail easements for public use are hereby established, being five feet on each side of the centerline of trails as shown.

The Empire Pass Master Owners Association, Inc. (the "Master Association"), together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass (as amended the "Master Declaration") requires the membership of each lot or unit owner. Members are subject to the terms of the Master Association's Articles of Incorporation, Bylaws, Rules and Regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.

Owners and potential buyers of any parcel, unit or land within the lot or parcel depicted on this plot are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including: discontinuation of operation, damage to property, and the presence of dangerous conditions such as high winds, heavy snow, avalanches, 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 properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association, but are owned by a private party. Such lands and facilities are governed by such owner or agreements with such owner.

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### ABBREVIATION LEGEND

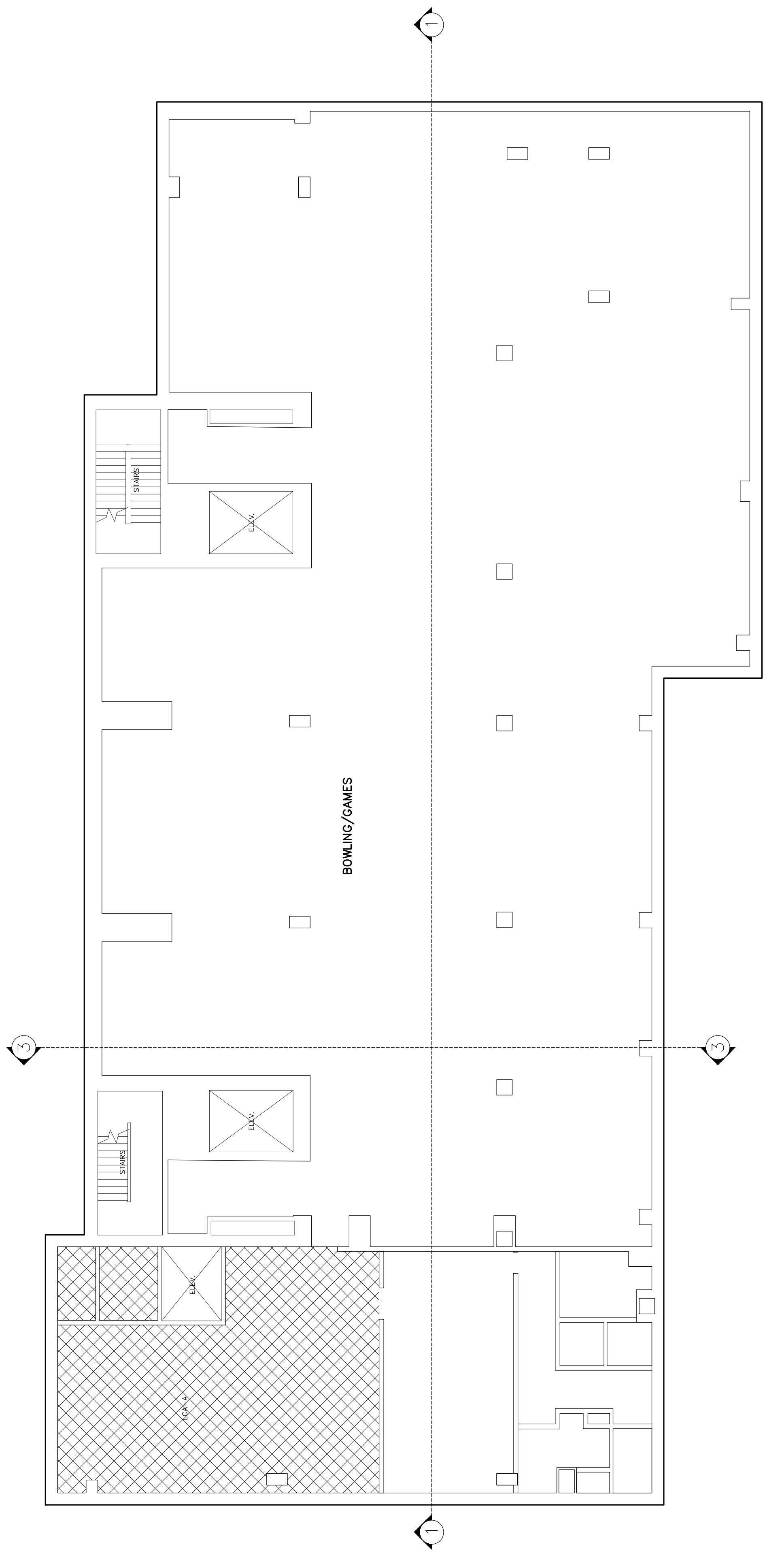
- ELEV. = ELEVATOR
- STO. = STORAGE UNIT
- MECH. = MECHANICAL
- ELEC. = ELECTRICAL
- VEST. = VESTIBULE

### OWNERSHIP LEGEND

- |                             |                   |
|-----------------------------|-------------------|
| [Common Pattern]            | COMMON            |
| [Limited Common Pattern]    | LIMITED COMMON    |
| [Private Ownership Pattern] | PRIVATE OWNERSHIP |
| [Parking Easement Pattern]  | PARKING EASEMENT  |

**ANCE Engineering**  
(435) 649-9487  
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
323 Main Street P.O. Box 2864 Park City, Utah 84099-2864





**ABBREVIATION LEGEND**

ELEV. = ELEVATOR  
STO. = STORAGE UNIT

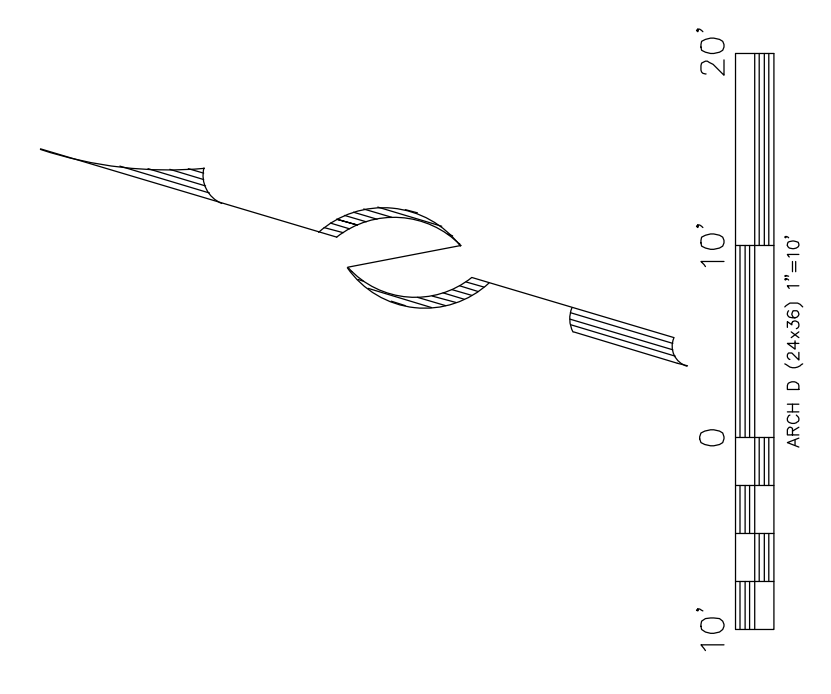
**OWNERSHIP LEGEND**

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP

**TOWER 'A' - BASEMENT / AMENITY**

**SOMMET BLANC CONDOMINIUMS**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH



**RECORDED**

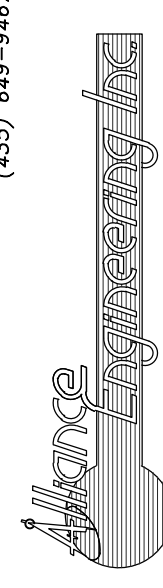
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_ FEE \_\_\_\_\_ RECORDER \_\_\_\_\_

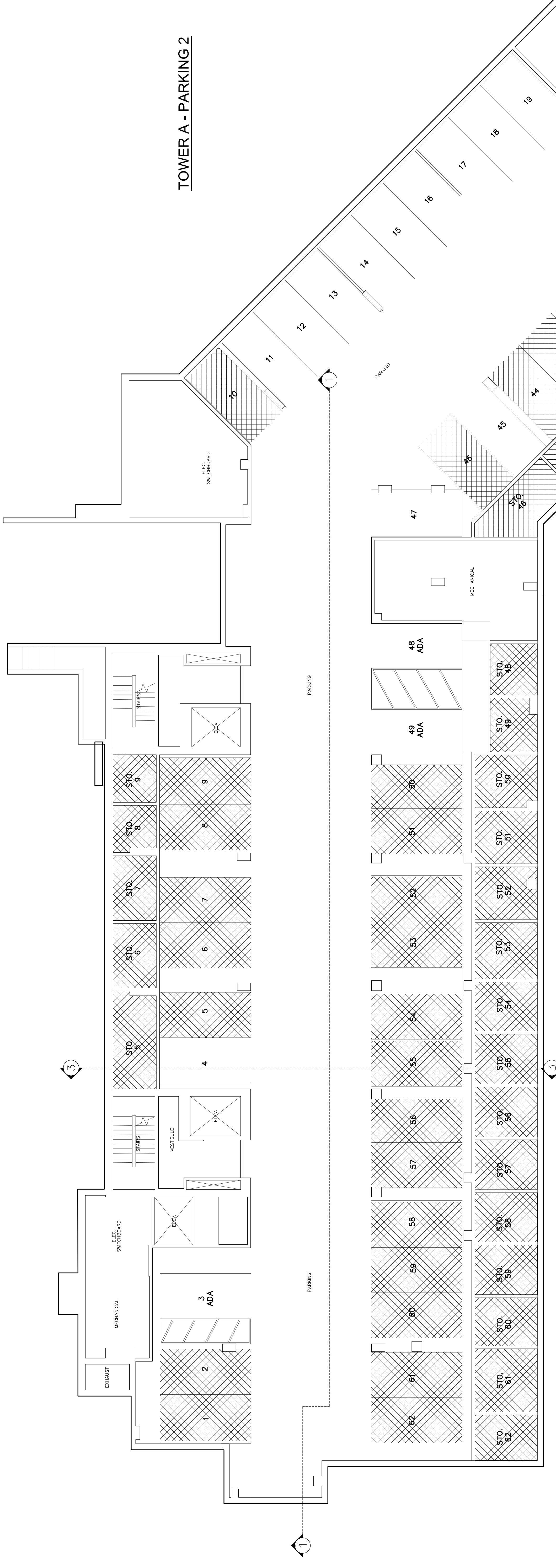
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(435) 648-9467



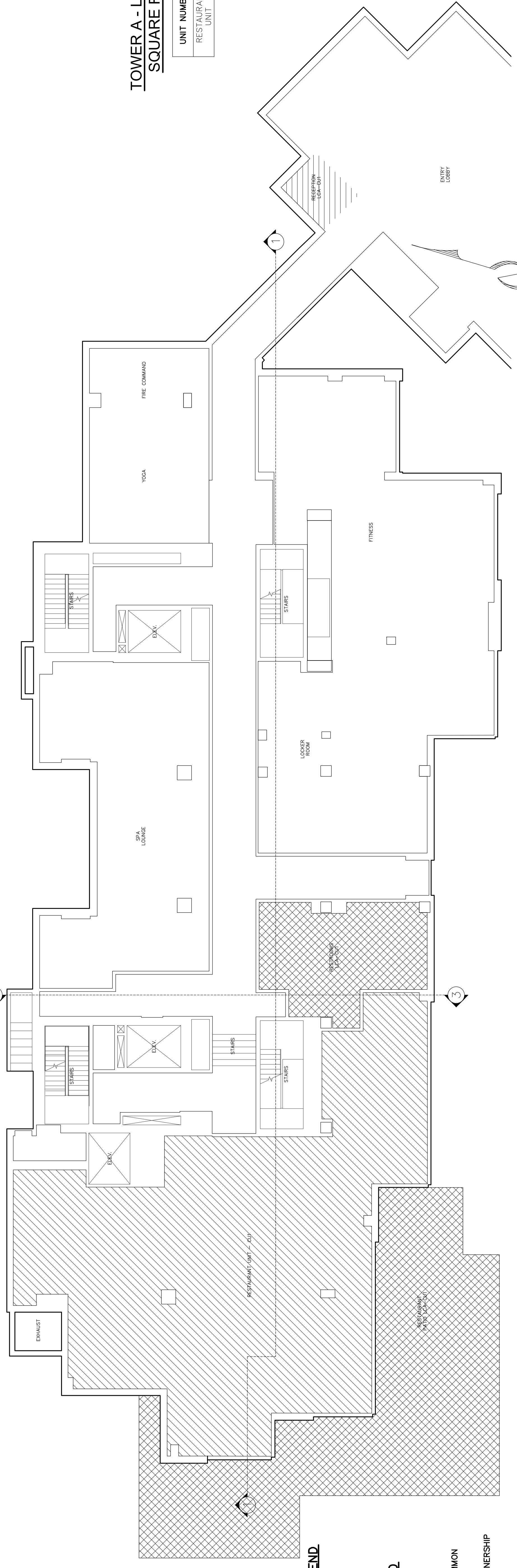
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
323 Main Street P.O. Box 2864 Park City, Utah 84060-2864

**TOWER A - PARKING 2**



**TOWER A - LOBBY / LEVEL ONE  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
RESTAURANT UNIT	3,594 SF



**ABBREVIATION LEGEND**

ELEV. = ELEVATOR  
STO. = STORAGE UNIT

**OWNERSHIP LEGEND**

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP

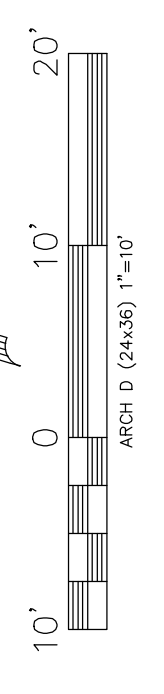
**SOMMET BLANC CONDOMINIUMS**

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TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

(435) 648-9467  
**AVANCE Engineering Inc.**  
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
323 Main Street P.O. Box 2864 Park City, Utah 84060-2864

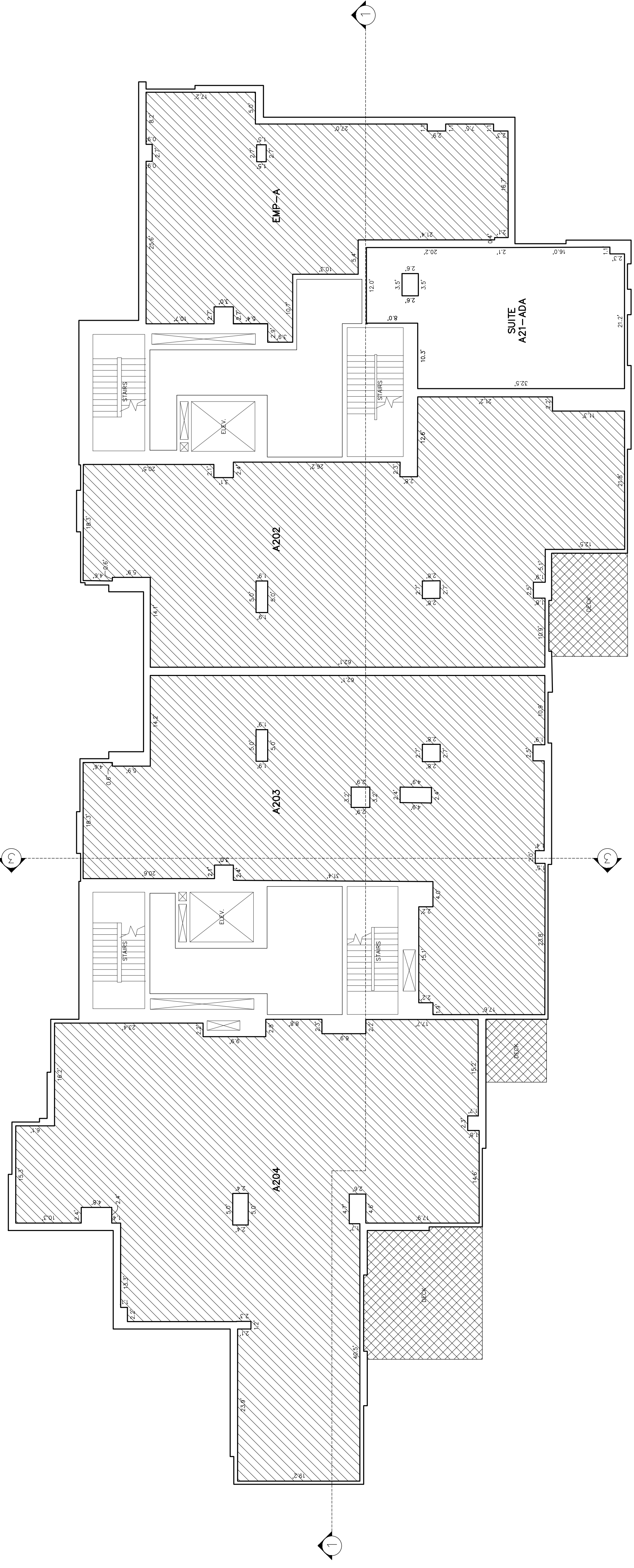
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06/09/23 SHEET 4 OF 18  
**RECORDED**

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF \_\_\_\_\_  
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TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_



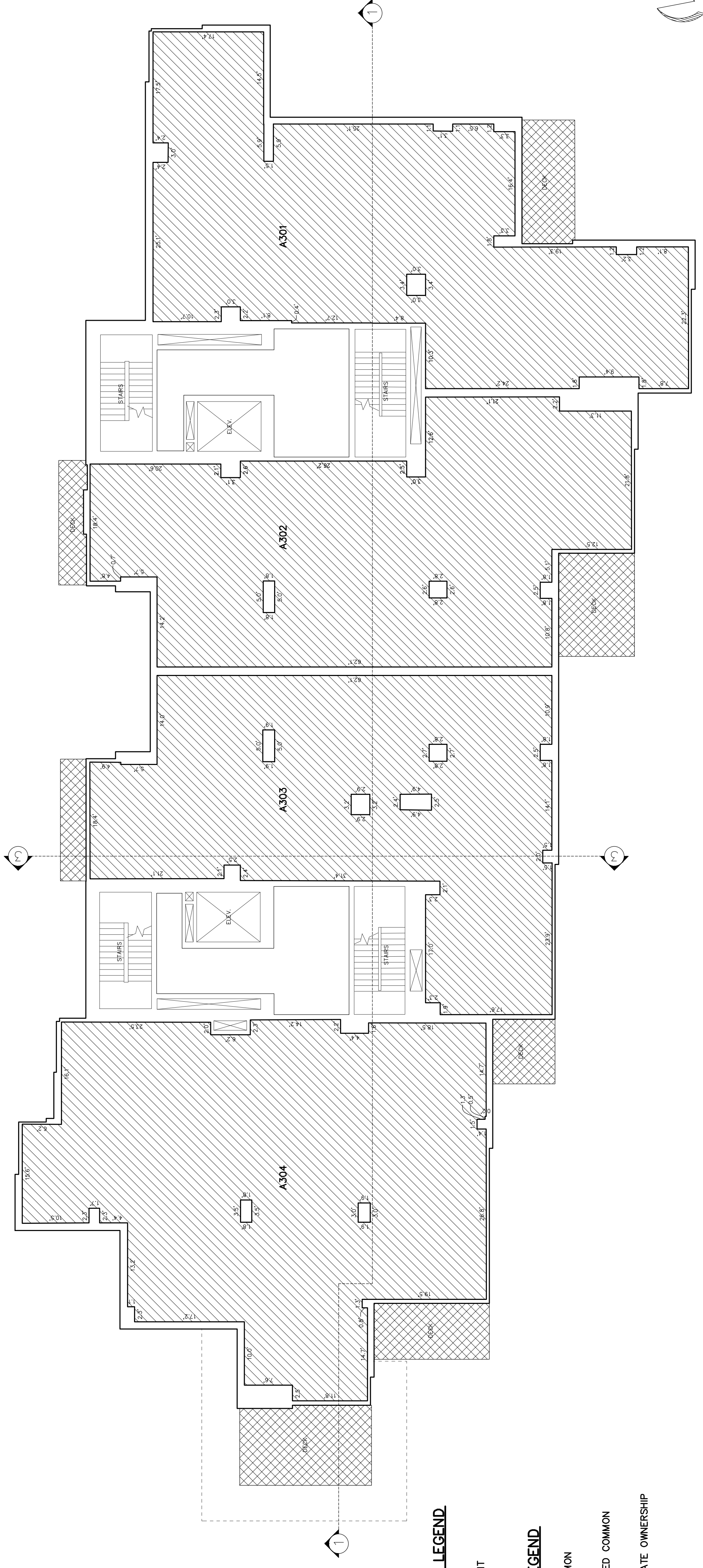
**TOWER A - LEVEL TWO  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
EMP-A	1,473 SF
A202	2,640 SF
A203	2,547 SF
A204	3,208 SF



**TOWER A - LEVEL THREE  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
A301	2,714 SF
A302	2,640 SF
A303	2,547 SF
A304	3,200 SF



**ABBREVIATION LEGEND**

ELEV. = ELEVATOR  
STO. = STORAGE UNIT

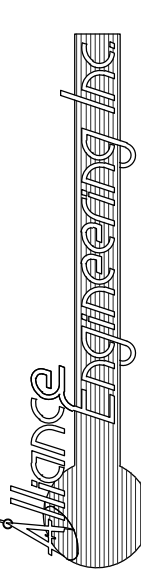
**OWNERSHIP LEGEND**

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP

**SOMMET BLANC CONDOMINIUMS**

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TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

(435) 648-9467

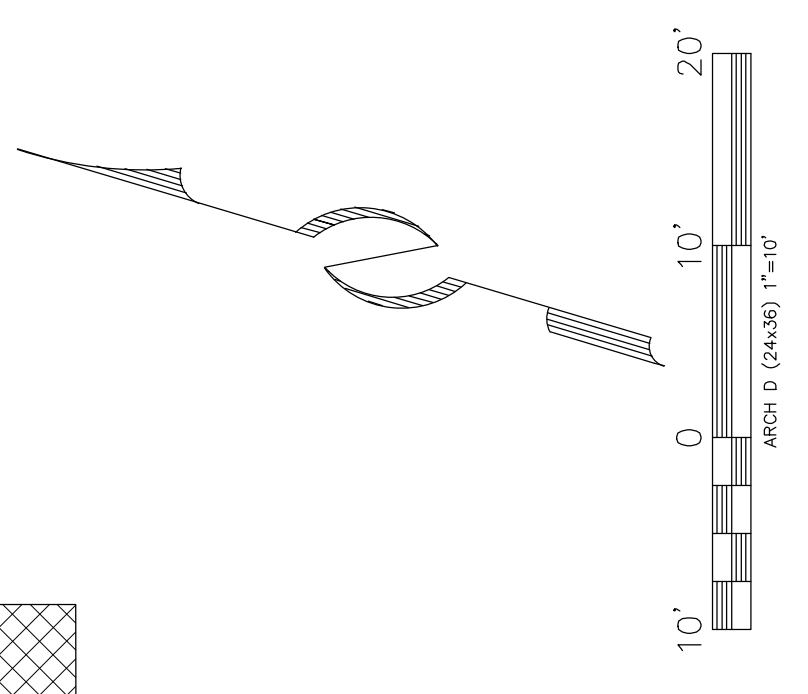


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323 Main Street P.O. Box 2864 Park City, Utah 84099-2864

**RECORDED**

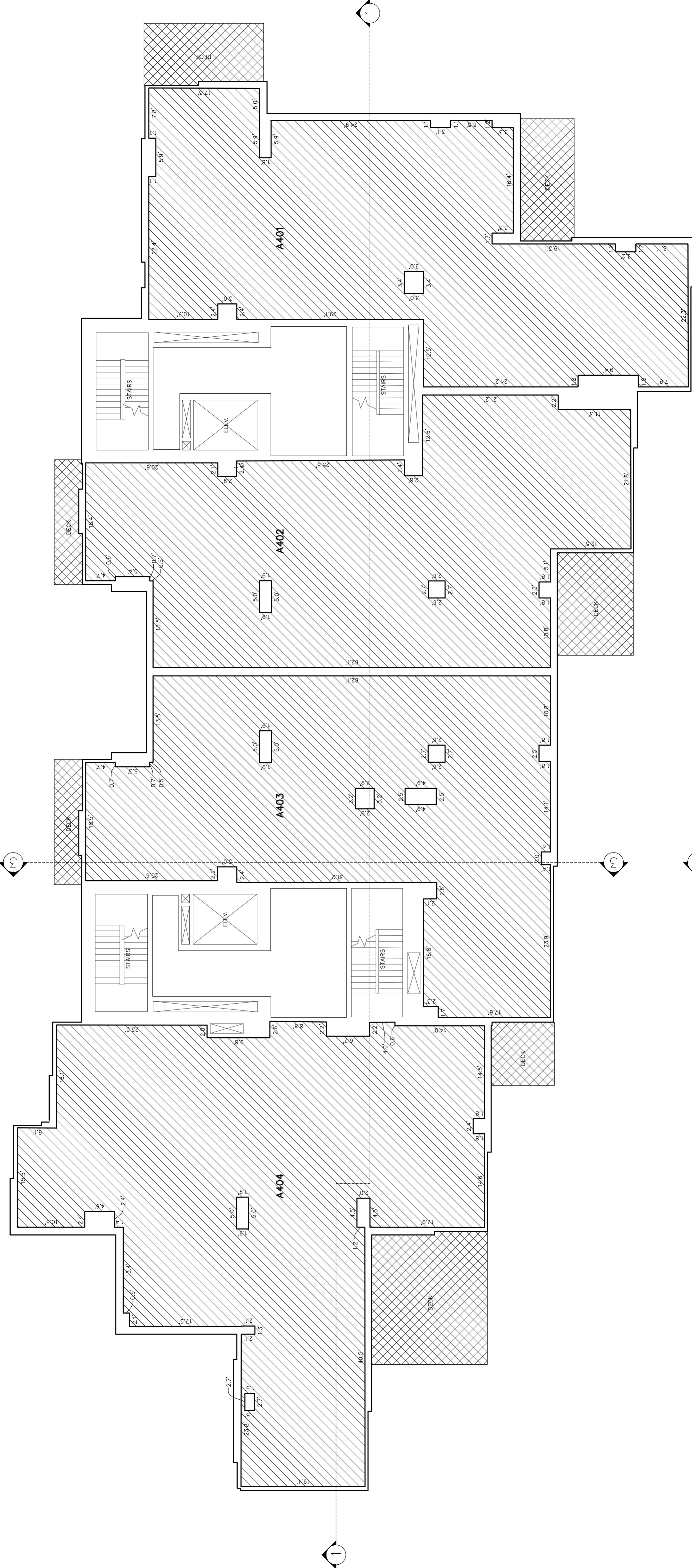
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
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TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_  
FEE \_\_\_\_\_ RECORDER \_\_\_\_\_



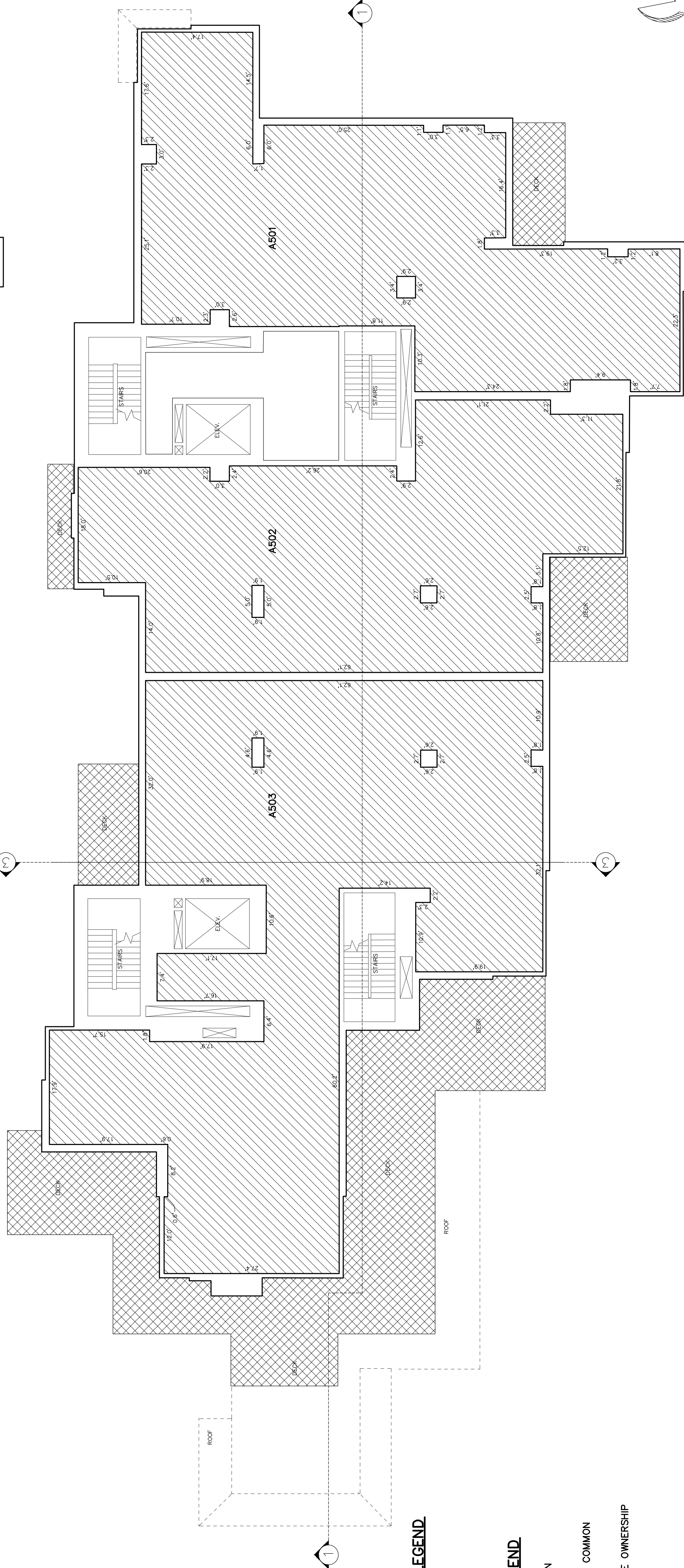
**TOWER A - LEVEL FOUR  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
A401	2,544 SF
A402	2,640 SF
A403	2,547 SF
A404	3,204 SF



**TOWER A - LEVEL FIVE  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
A501	2,719 SF
A502	2,640 SF
A503	3,944 SF



**ABBREVIATION LEGEND**

ELEV. = ELEVATOR  
STO. = STORAGE UNIT

**OWNERSHIP LEGEND**

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP

**SOMMET BLANC CONDOMINIUMS**

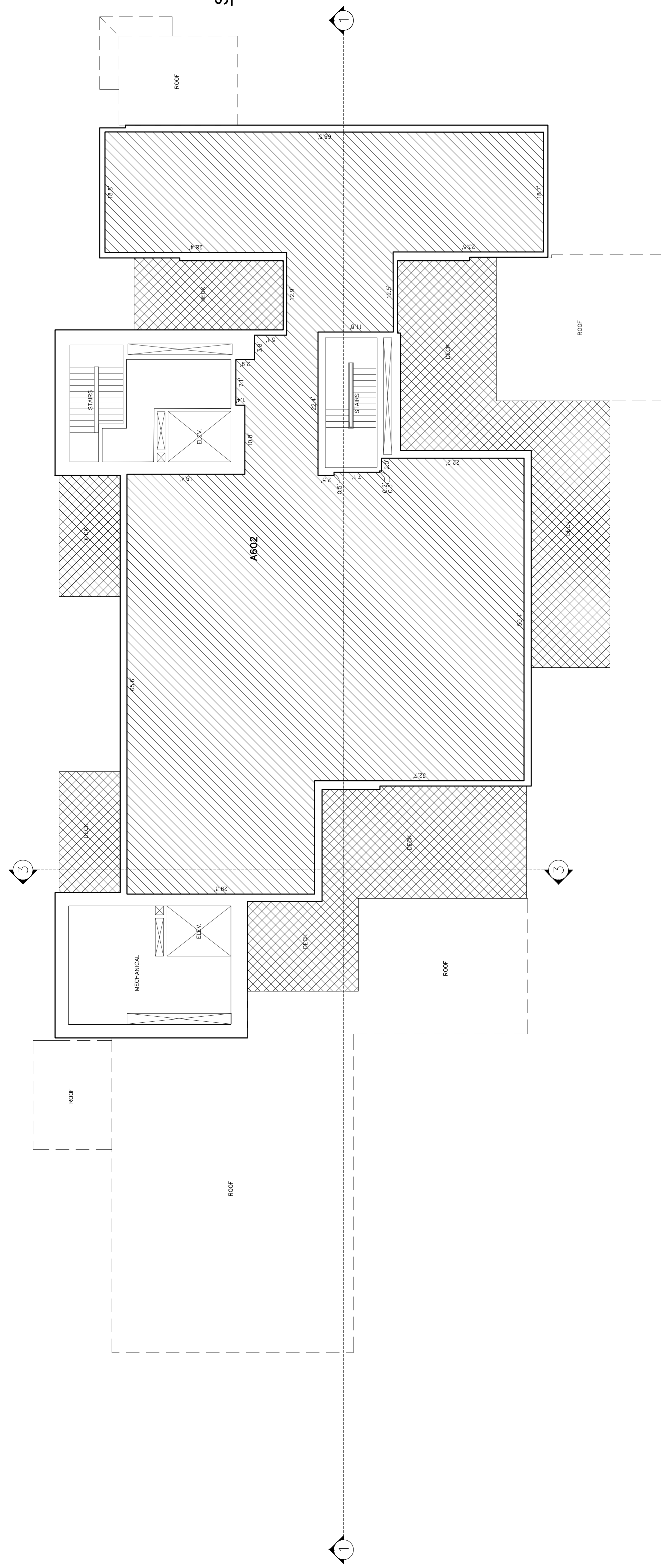
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(435) 648-9467  
**AVANCE ENGINEERING INC.**  
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
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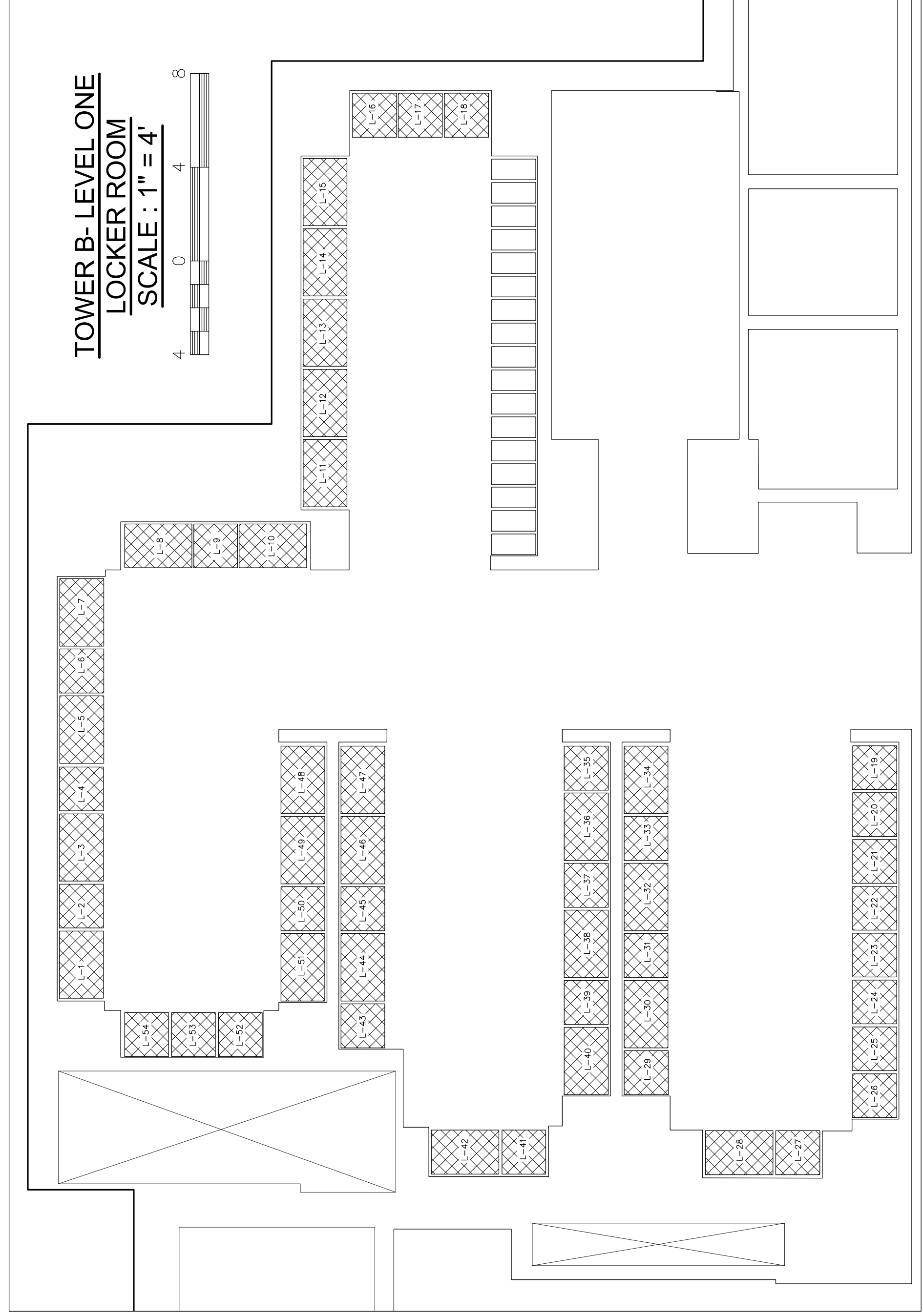
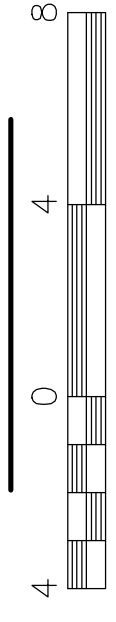
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TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_

**TOWER A - LEVEL SIX  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
A602	5,290 SF



**TOWER B - LEVEL ONE  
LOCKER ROOM  
SCALE: 1" = 4'**



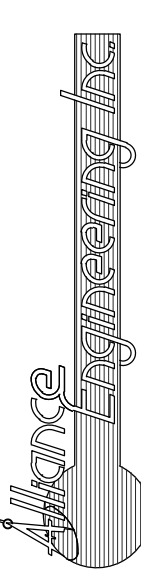
**ABBREVIATION LEGEND**

- ELEV. = ELEVATOR
- STO. = STORAGE UNIT
- L = LOCKER

**OWNERSHIP LEGEND**

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP

(435) 648-9467

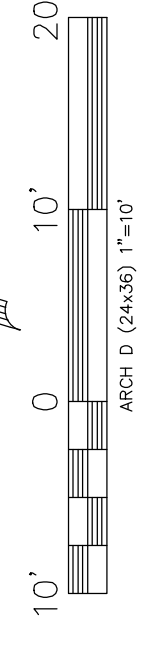
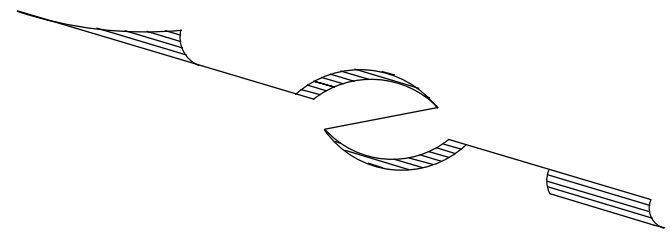


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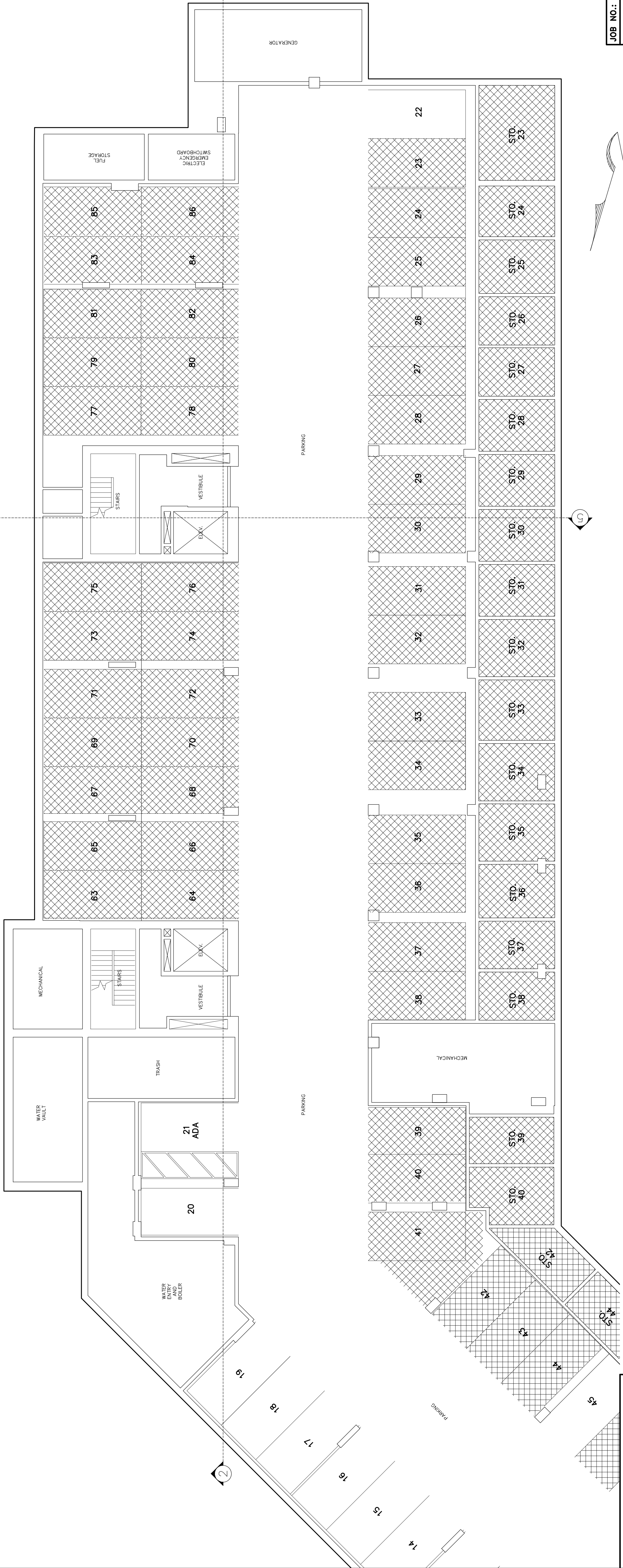
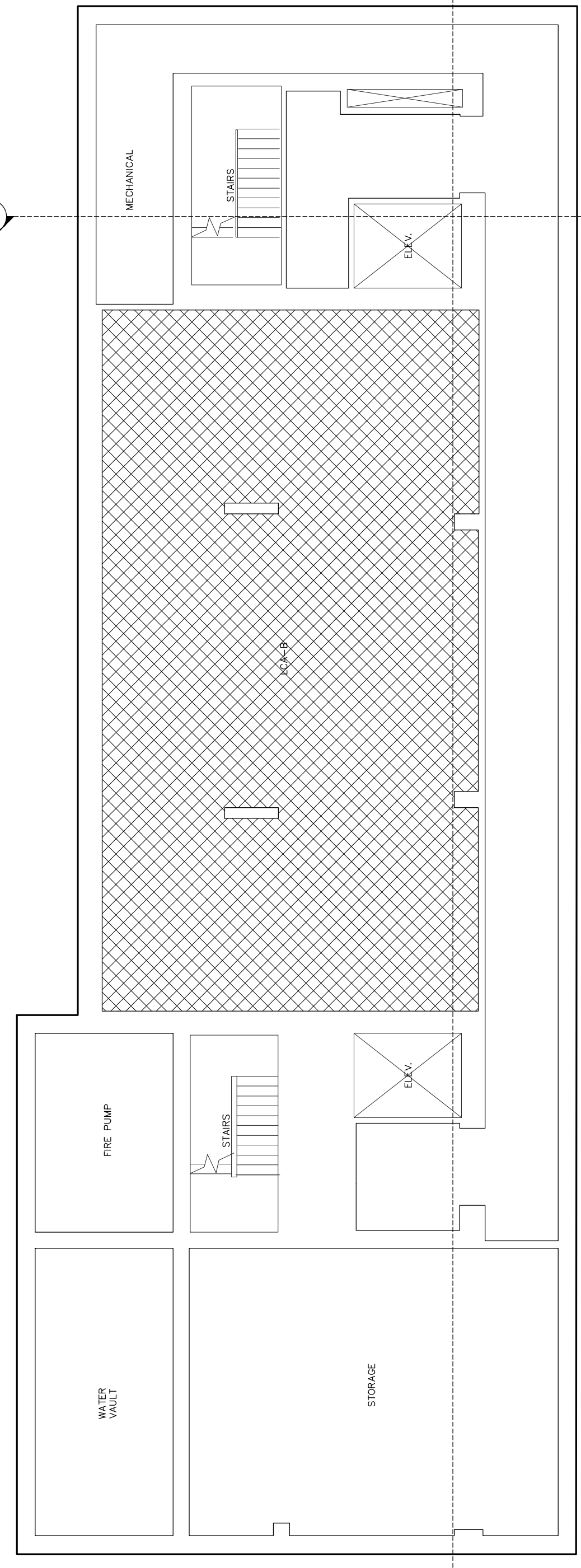


**SOMMET BLANC CONDOMINIUMS**

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TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

**TOWER B - BASEMENT**

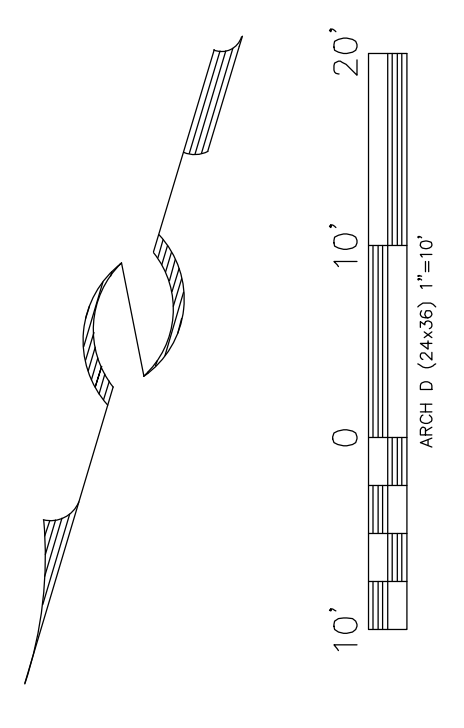
**TOWER B - PARKING 2**



**ABBREVIATION LEGEND**  
 ELEV. = ELEVATOR  
 STO. = STORAGE UNIT

**OWNERSHIP LEGEND**

[Cross-hatched box]	COMMON
[Diagonal lines box]	LIMITED COMMON
[Horizontal lines box]	PRIVATE OWNERSHIP



**SOMMET BLANC CONDOMINIUMS**

A UTAH CONDOMINIUM PROJECT  
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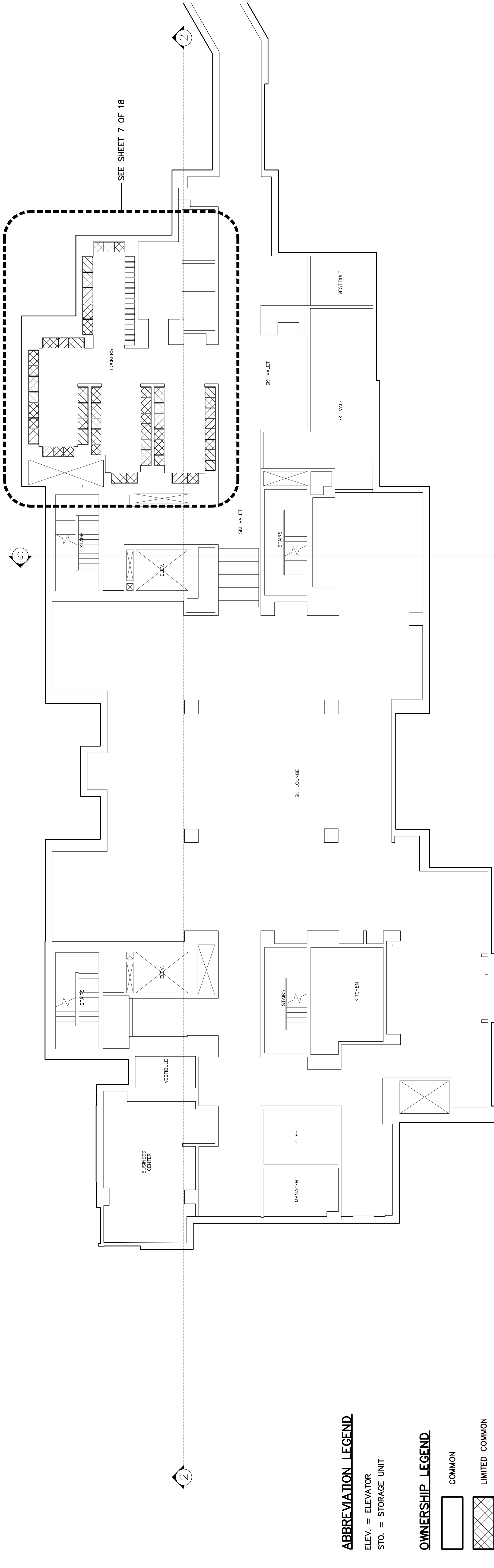
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**TOWER B - PARKING 1**



**TOWER B - LEVEL ONE**



**ABBREVIATION LEGEND**

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STO. = STORAGE UNIT

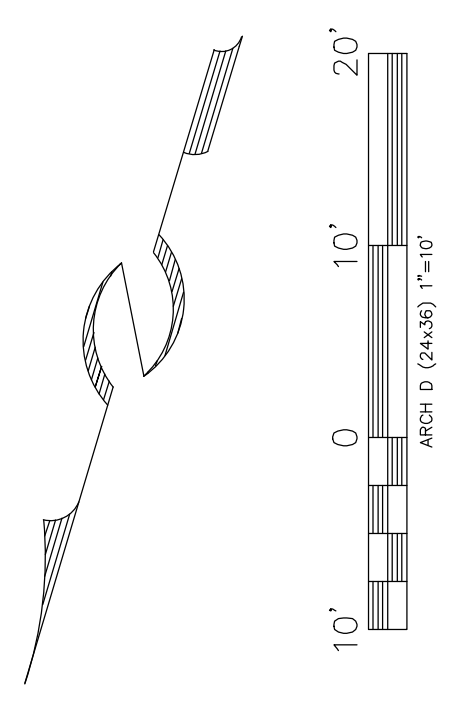
**OWNERSHIP LEGEND**

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP
- PARKING EASEMENT

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 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
 323 Main Street P.O. Box 2864 Park City, Utah 84099-2864

**SOMMET BLANC CONDOMINIUMS**

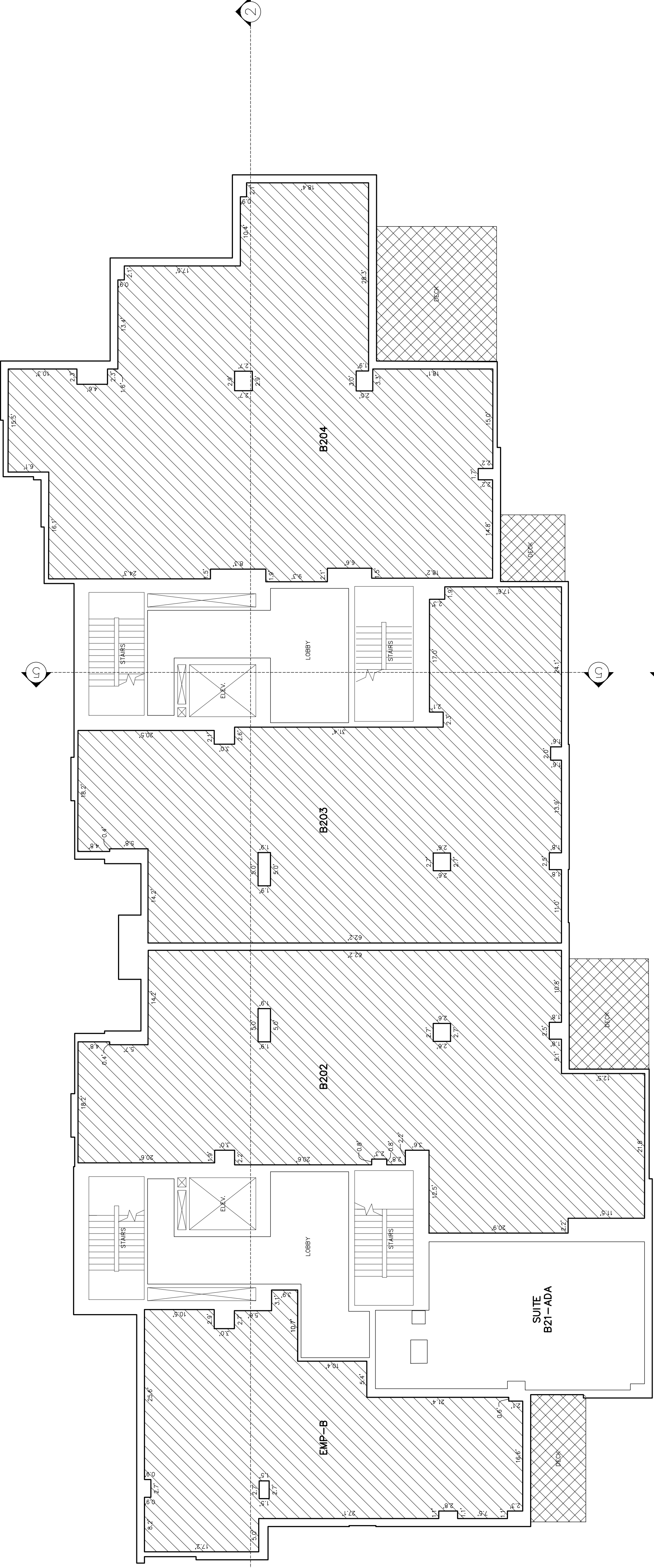
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 PARK CITY, SUMMIT COUNTY, UTAH



06/09/23 **SHEET 9 OF 18**  
**RECORDED**  
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 AT THE REQUEST OF \_\_\_\_\_  
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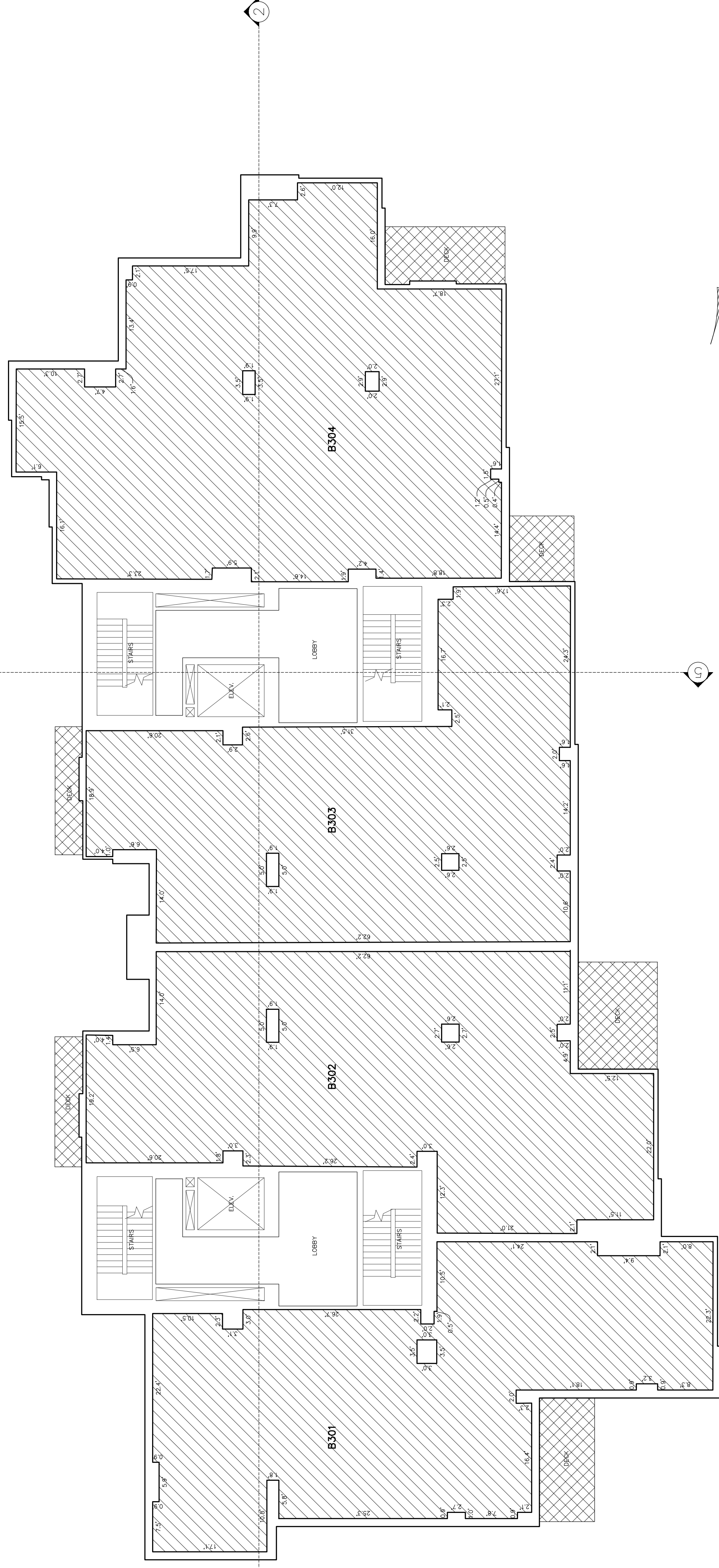
**TOWER B - LEVEL TWO  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
EMP-B	1,473 SF
B202	2,652 SF
B203	2,580 SF
B204	2,973 SF



**TOWER B - LEVEL THREE  
SQUARE FOOTAGE TABLE**




UNIT NUMBER	SQUARE FOOTAGE
B301	2,549 SF
B302	2,652 SF
B303	2,580 SF
B304	3,195 SF



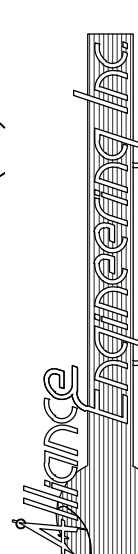
**ABBREVIATION LEGEND**

ELEV. = ELEVATOR  
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**OWNERSHIP LEGEND**

-  COMMON
-  LIMITED COMMON
-  PRIVATE OWNERSHIP

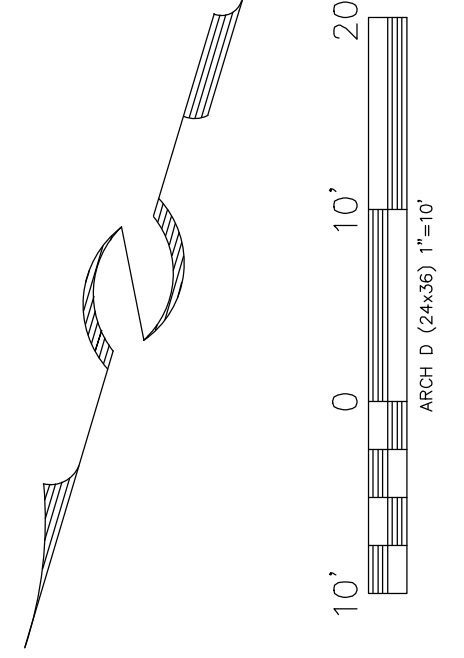
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**SOMMET BLANC CONDOMINIUMS**

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PARK CITY, SUMMIT COUNTY, UTAH



**RECORDED**

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
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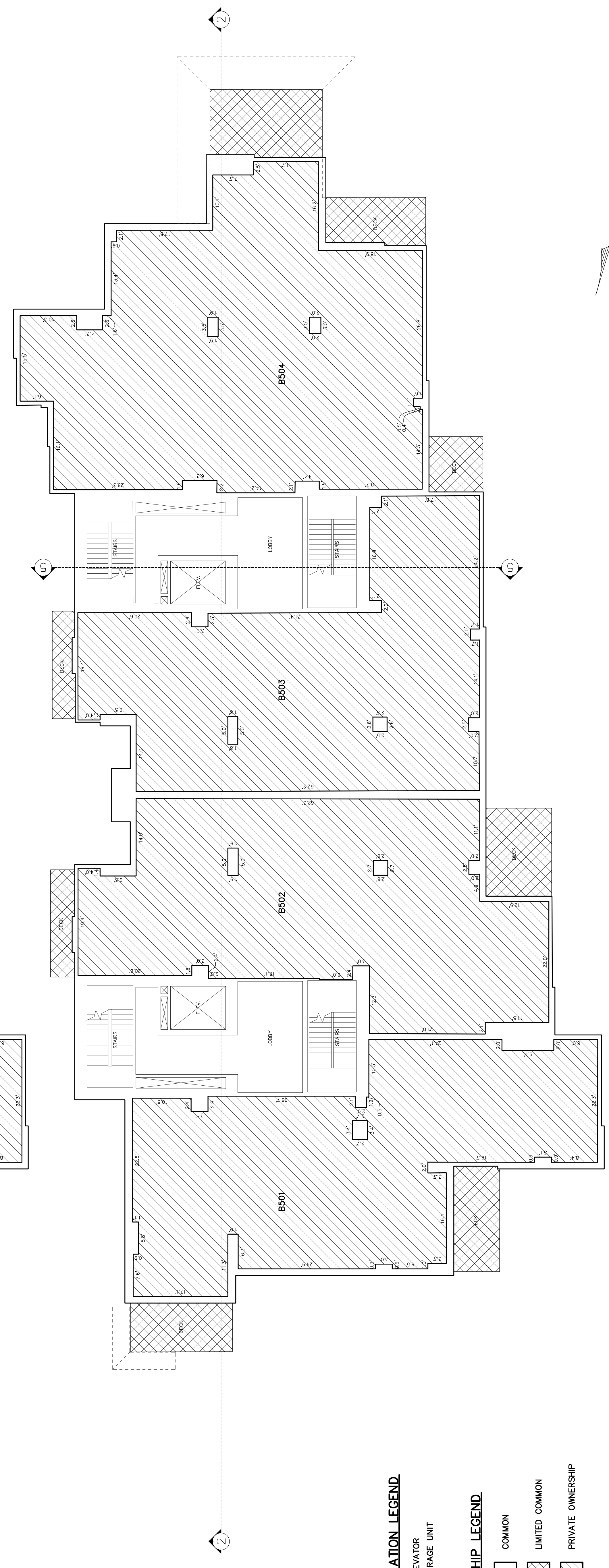
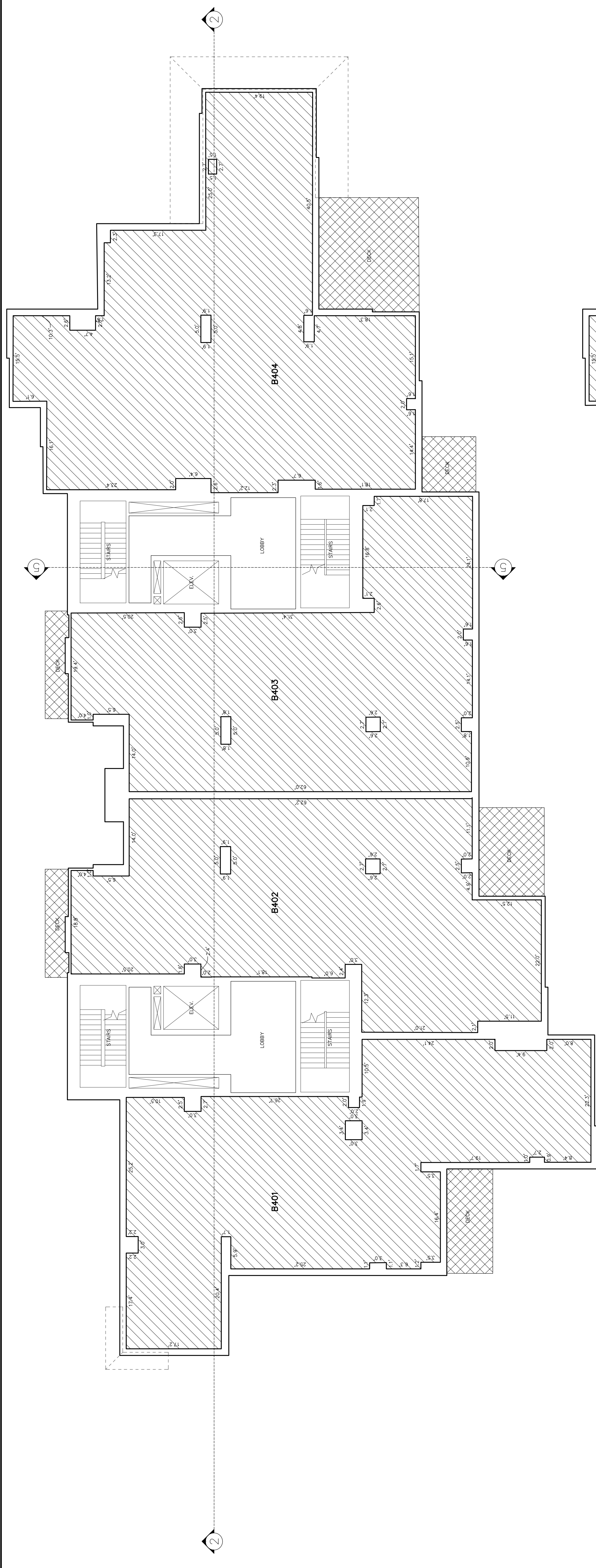


**TOWER B - LEVEL FOUR  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
B401	2,713 SF
B402	2,652 SF
B403	2,580 SF
B404	3,217 SF

**TOWER B - LEVEL FIVE  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
B501	2,546 SF
B502	2,652 SF
B503	2,580 SF
B504	3,189 SF



**ABBREVIATION LEGEND**

ELEV. = ELEVATOR  
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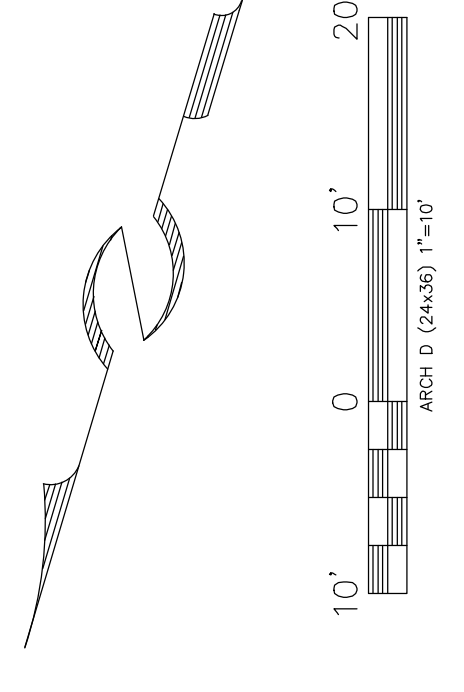
**OWNERSHIP LEGEND**

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP

(435) 648-9467  
  
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**SOMMET BLANC CONDOMINIUMS**

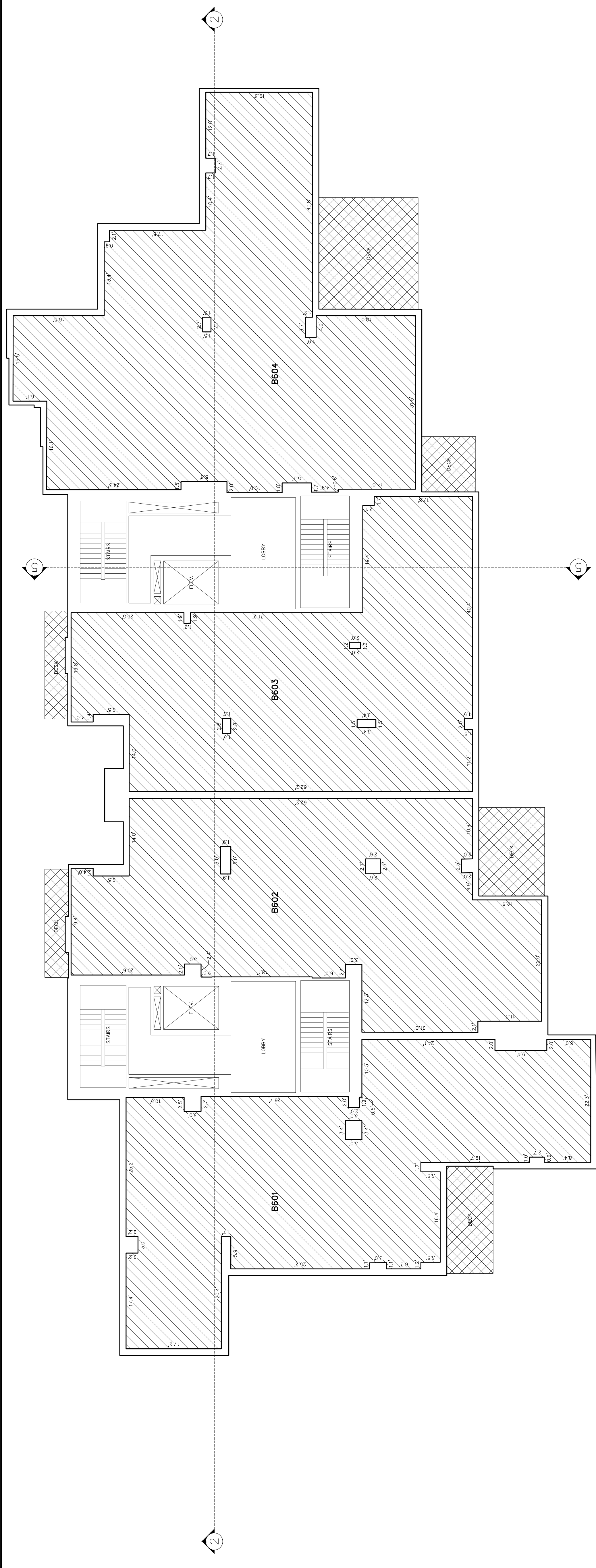
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 PARK CITY, SUMMIT COUNTY, UTAH



06/09/23 SHEET 11 OF 18  
 JOB NO.: 1-11-18 FILE: X:\Empire\dwg\srw\p1d2018\011118-condo\_p1d1.dwg  
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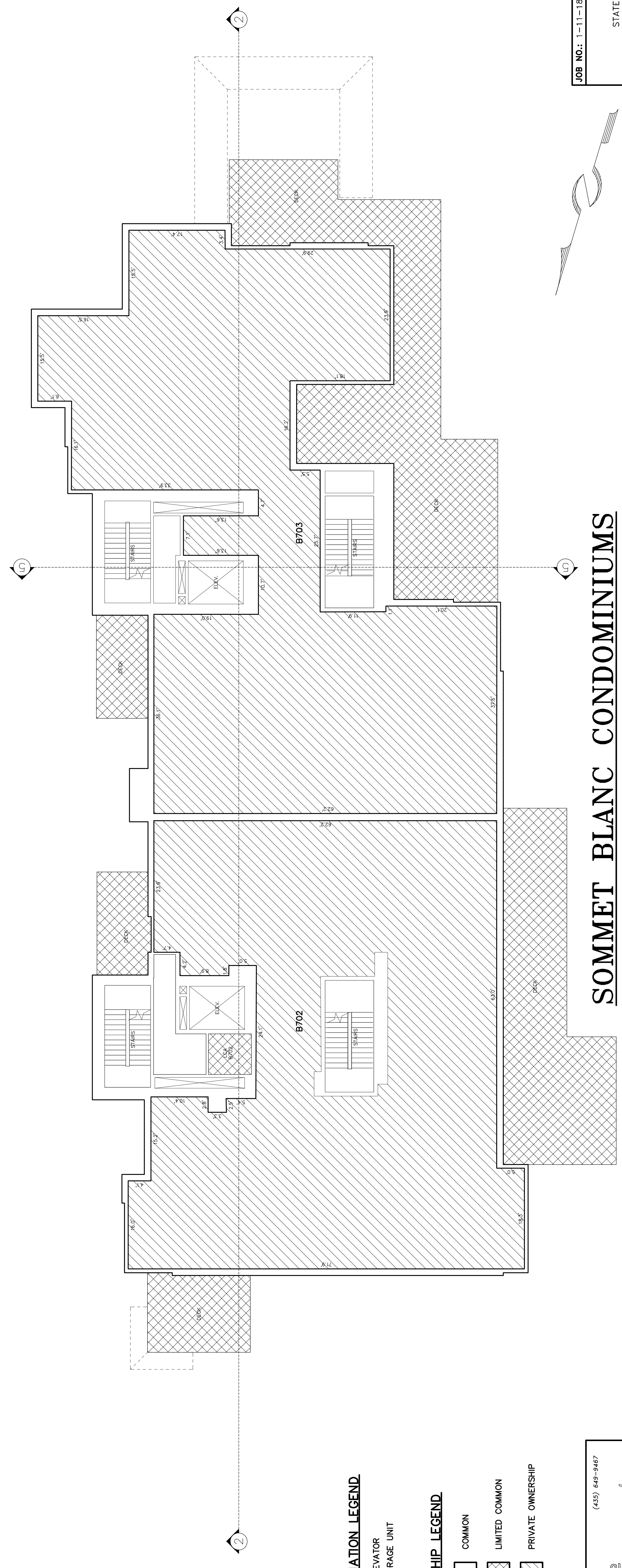
**TOWER B - LEVEL SIX  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
B601	2,713 SF
B602	2,652 SF
B603	2,580 SF
B604	3,244 SF



**TOWER B - LEVEL SEVEN  
SQUARE FOOTAGE TABLE**




UNIT NUMBER	SQUARE FOOTAGE
B702	4,506 SF
B703	4,848 SF



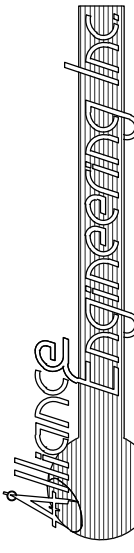
**ABBREVIATION LEGEND**

ELEV. = ELEVATOR  
STO. = STORAGE UNIT

**OWNERSHIP LEGEND**

-  COMMON
-  LIMITED COMMON
-  PRIVATE OWNERSHIP

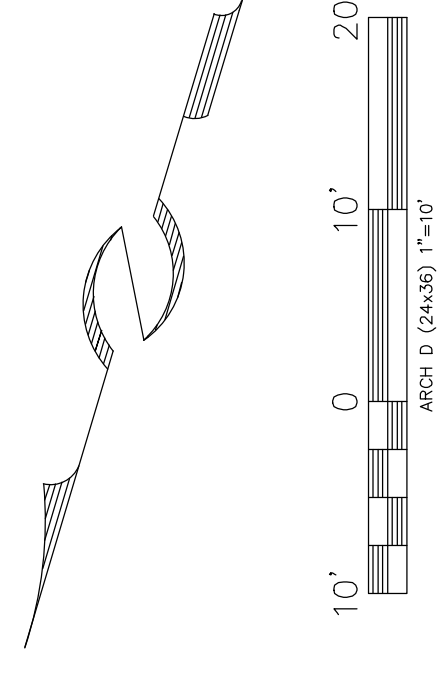
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**SOMMET BLANC CONDOMINIUMS**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH



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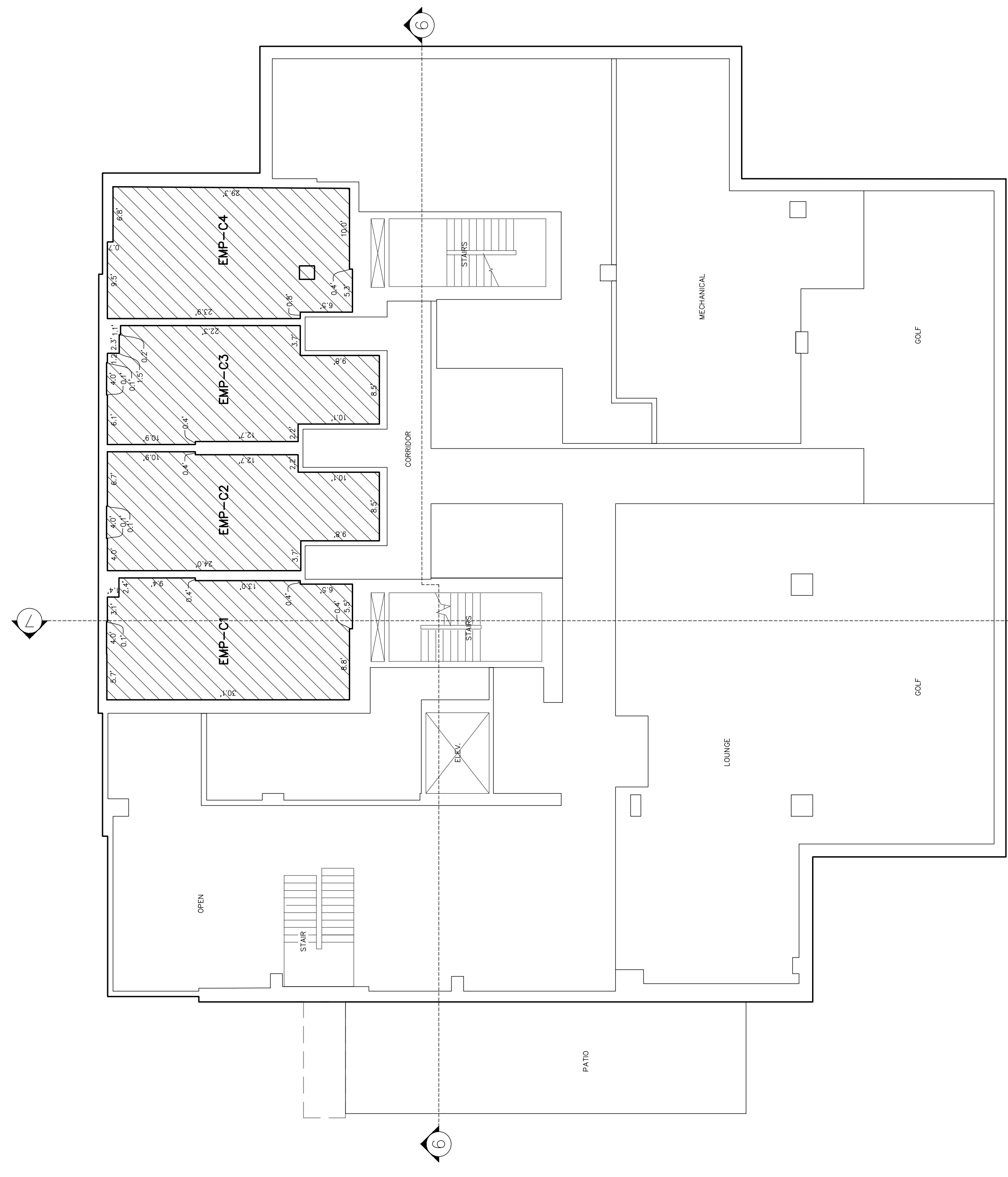
**TOWER C - PARKING**

**ABBREVIATION LEGEND**

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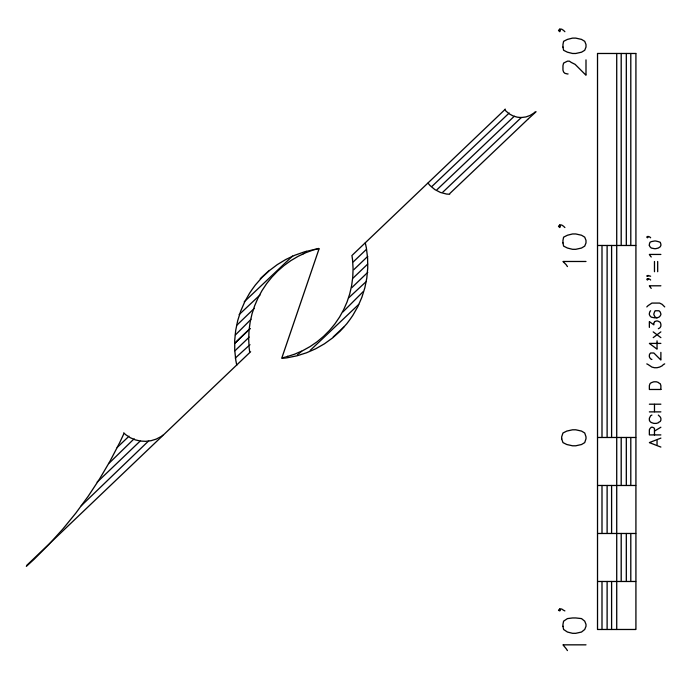
**OWNERSHIP LEGEND**

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP



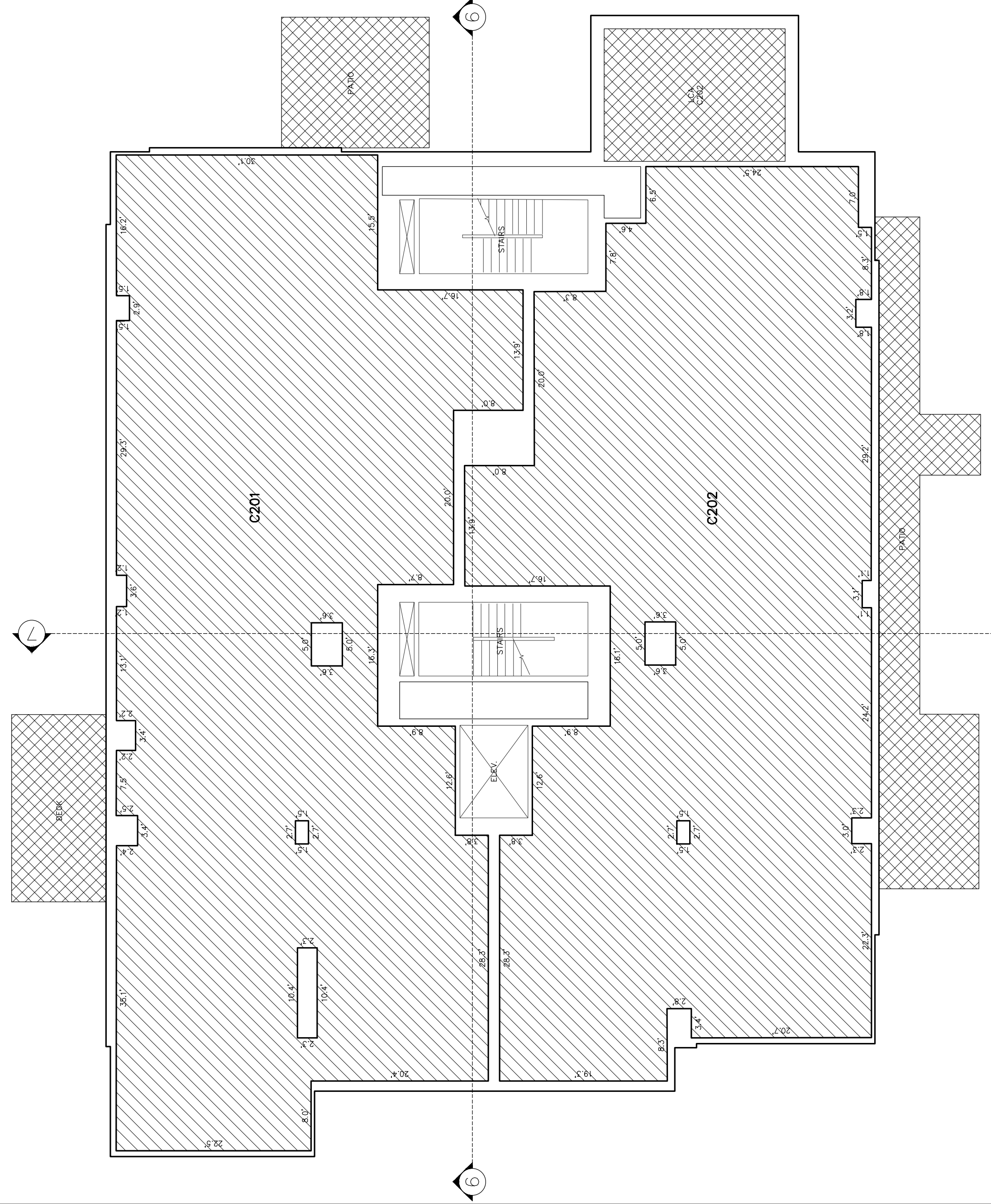
**TOWER C - LEVEL ONE  
 SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
EMP-C1	444 SF
EMP-C2	431 SF
EMP-C3	425 SF
EMP-C4	479 SF



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**TOWER C - LEVEL TWO  
SQUARE FOOTAGE TABLE**

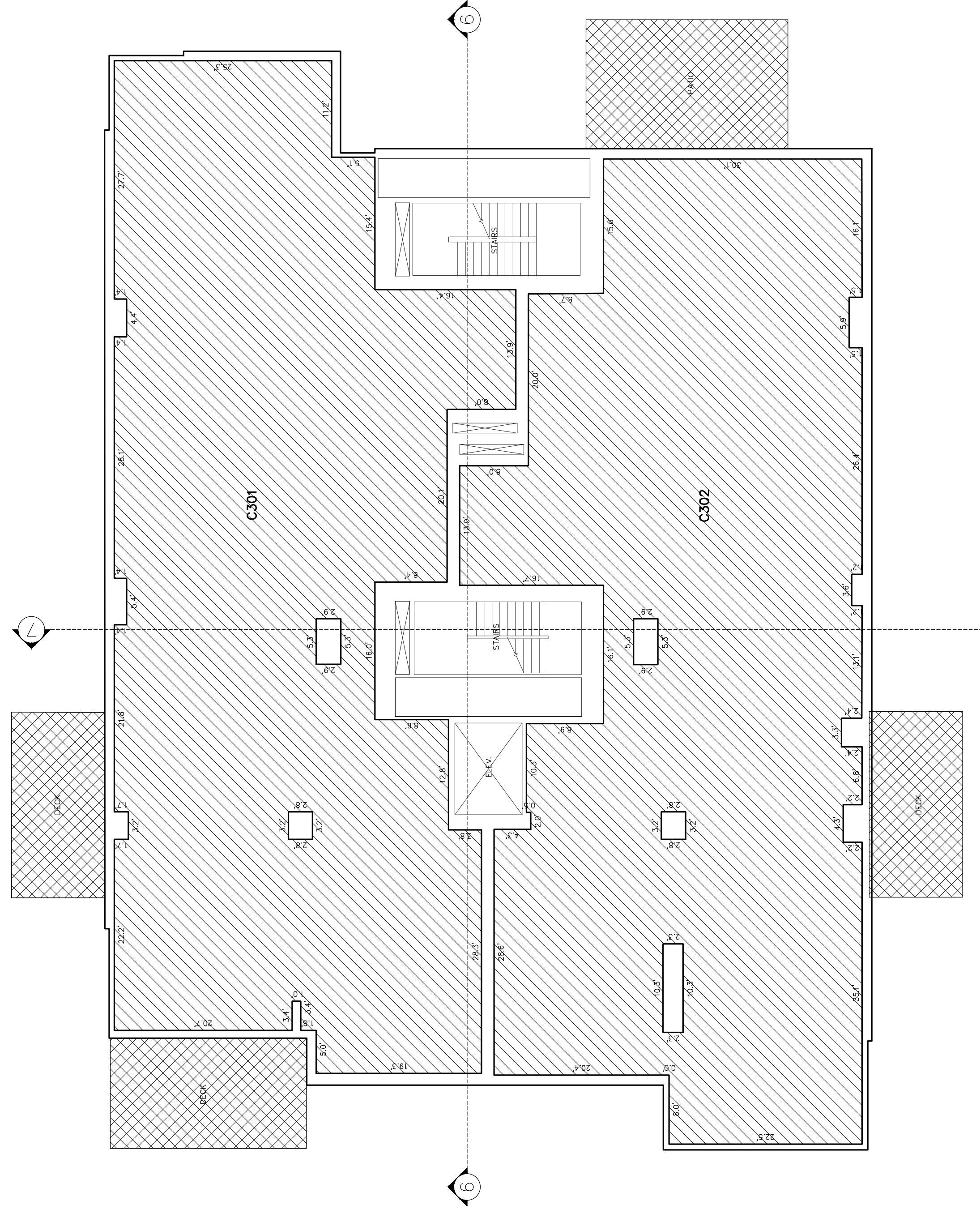
UNIT NUMBER	SQUARE FOOTAGE
C201	4,180 SF
C202	3,640 SF

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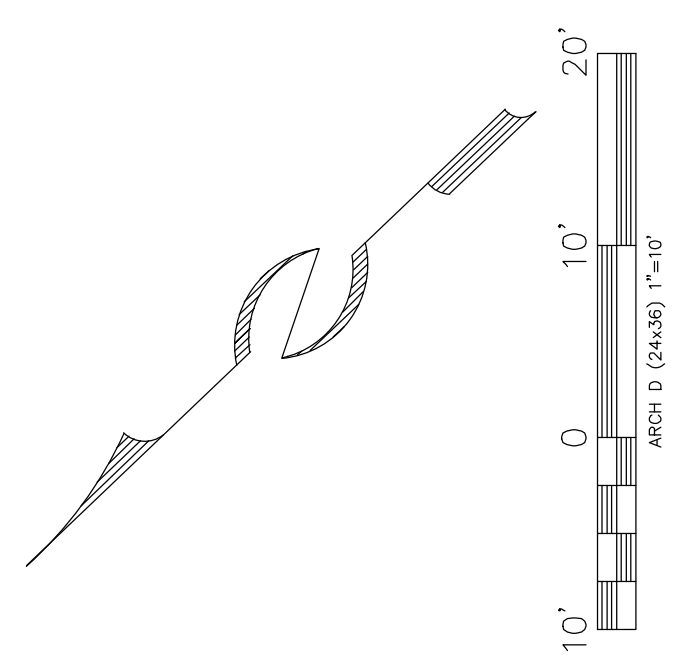
**TOWER C - LEVEL THREE  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
C301	4,208 SF
C302	4,195 SF

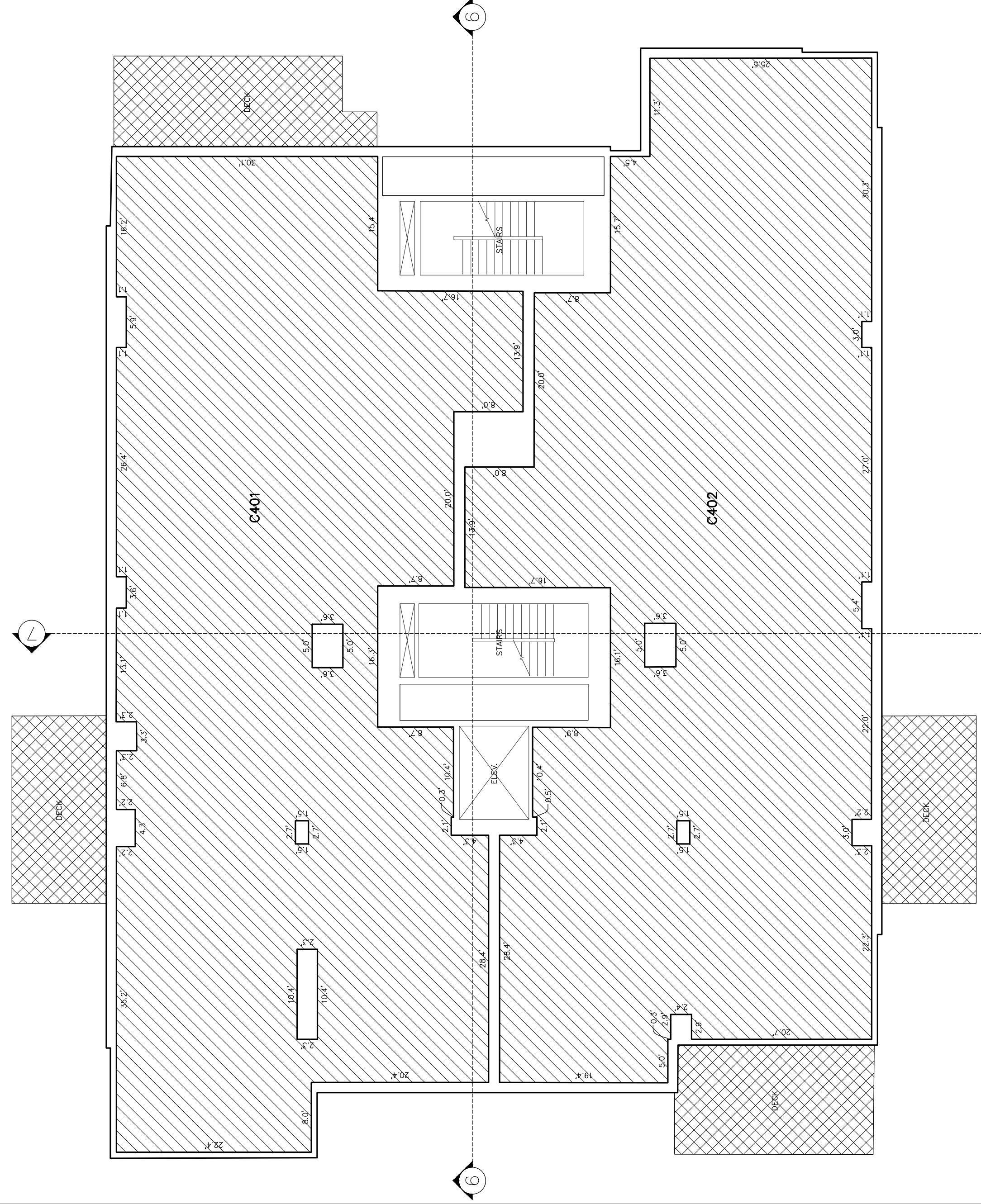
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08/09/23 SHEET 14 OF 18  
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**TOWER C - LEVEL FOUR  
SQUARE FOOTAGE TABLE**

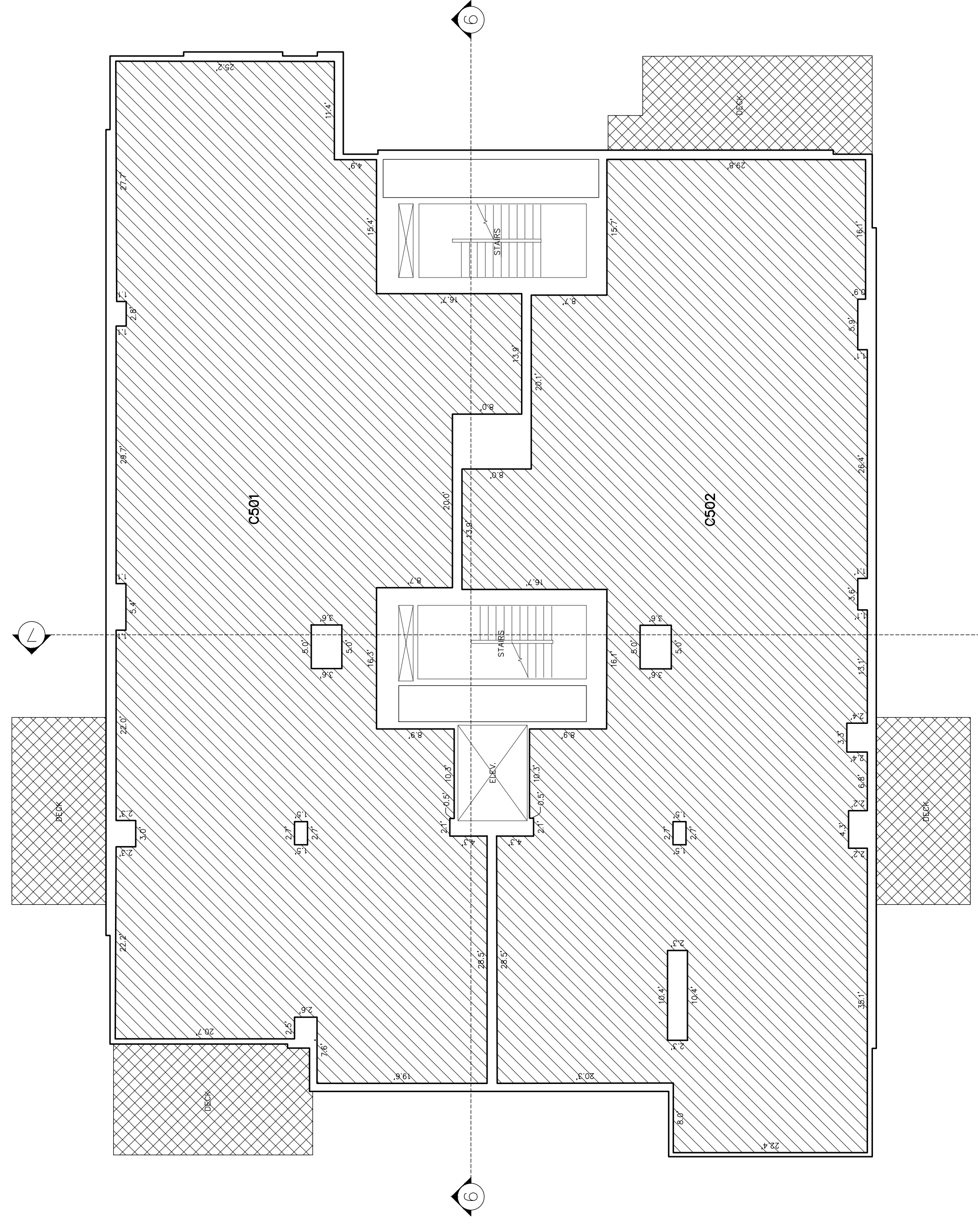
UNIT NUMBER	SQUARE FOOTAGE
C401	4,190 SF
C402	4,208 SF

**ABBREVIATION LEGEND**

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**OWNERSHIP LEGEND**

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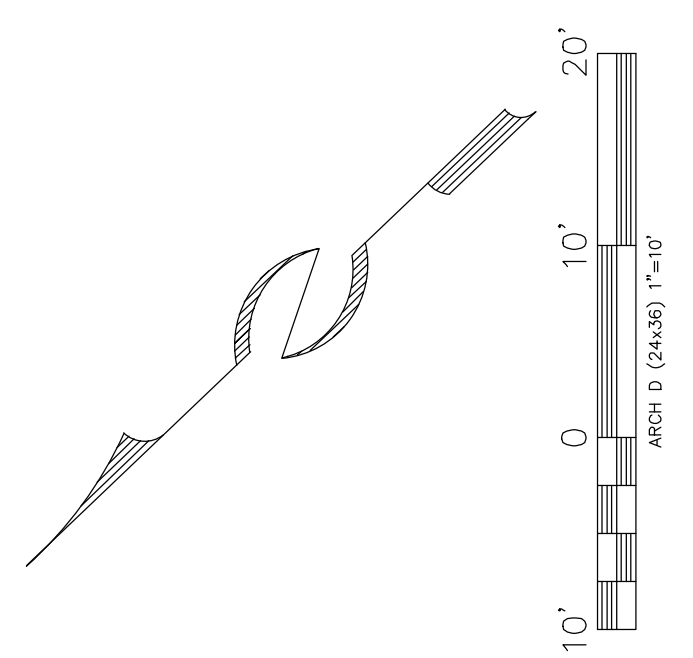
**TOWER C - LEVEL FIVE  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
C501	4,208 SF
C502	4,195 SF

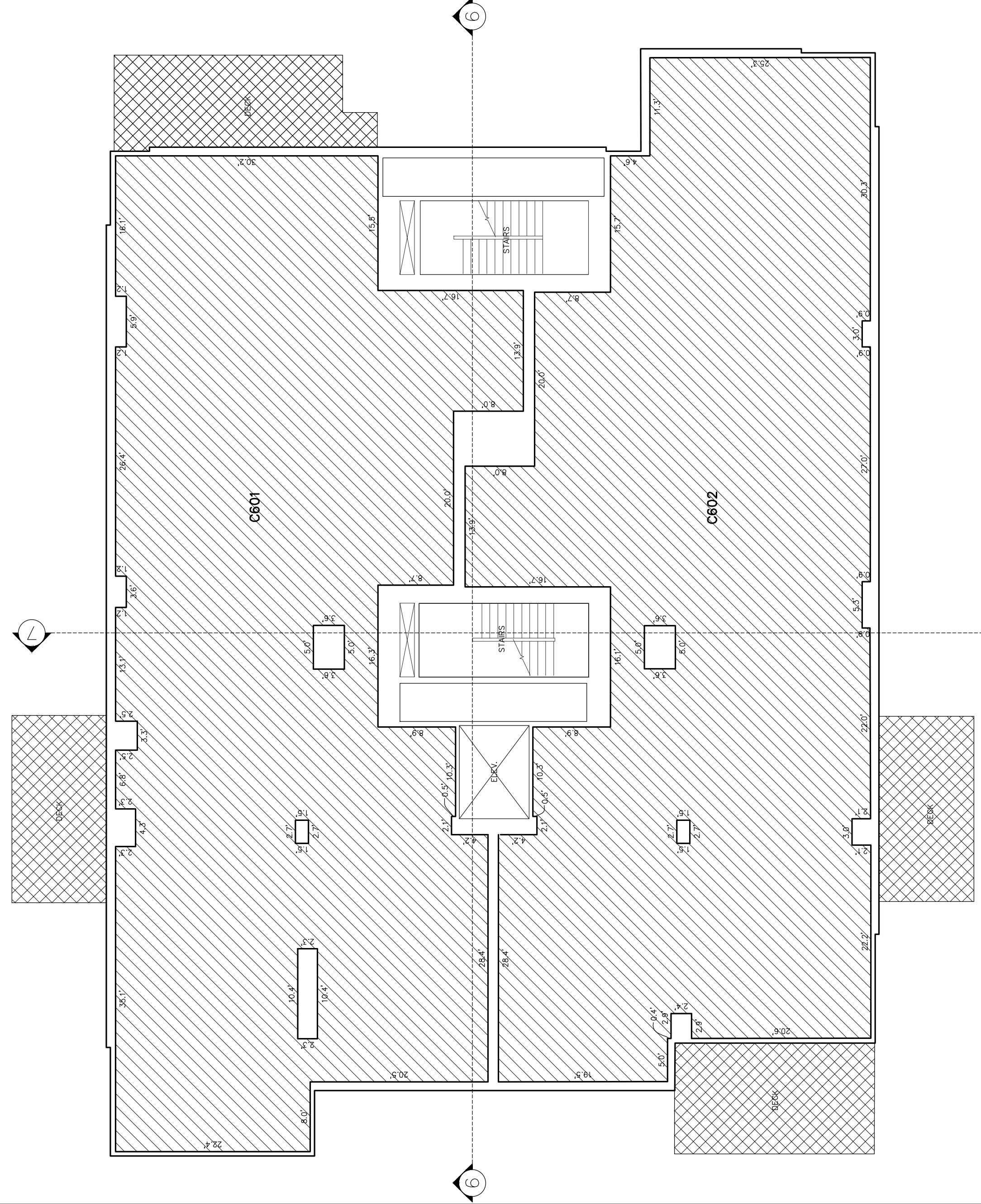
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**TOWER C - LEVEL SIX  
SQUARE FOOTAGE TABLE**

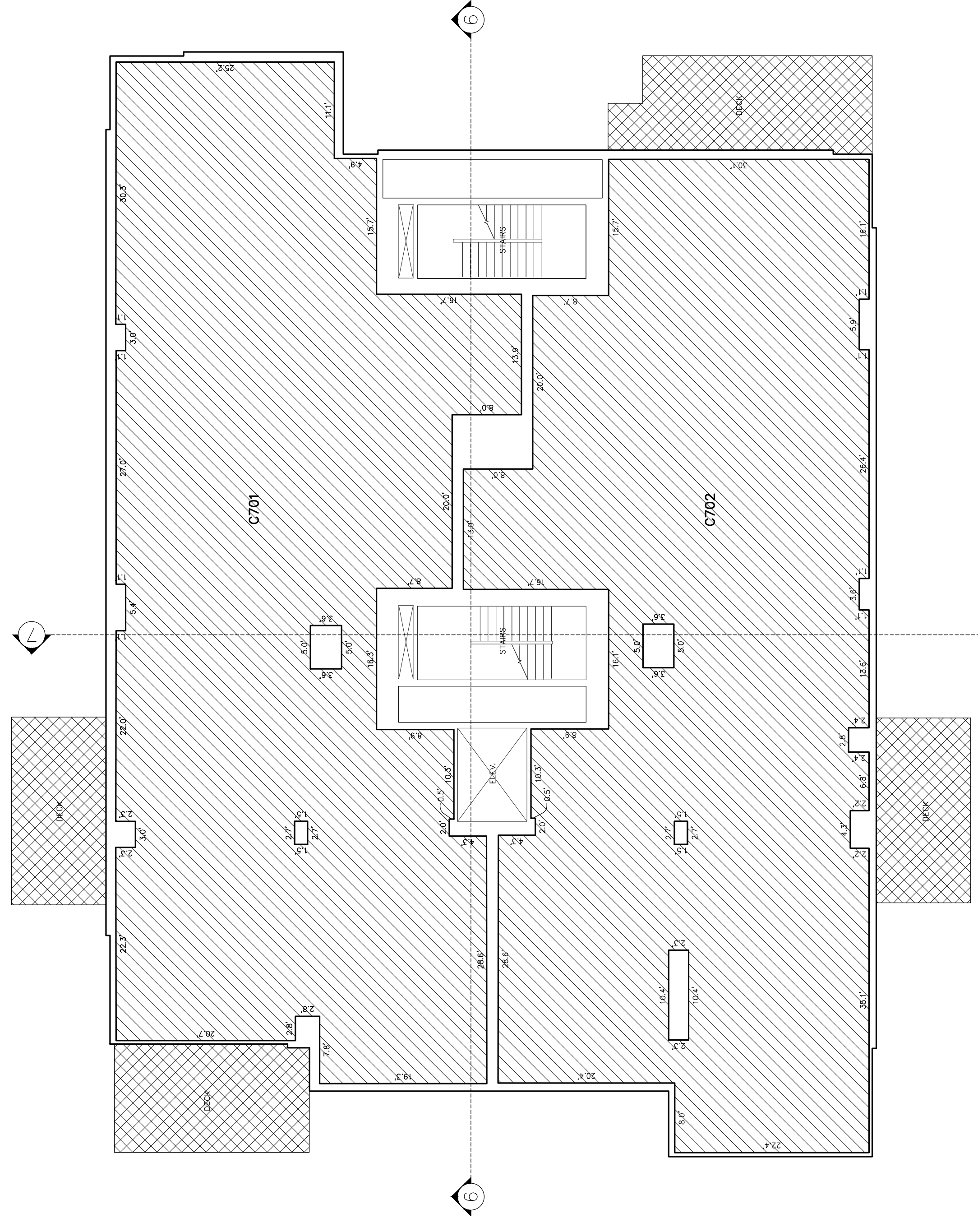
UNIT NUMBER	SQUARE FOOTAGE
C601	4,190 SF
C602	4,208 SF

**ABBREVIATION LEGEND**

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**OWNERSHIP LEGEND**

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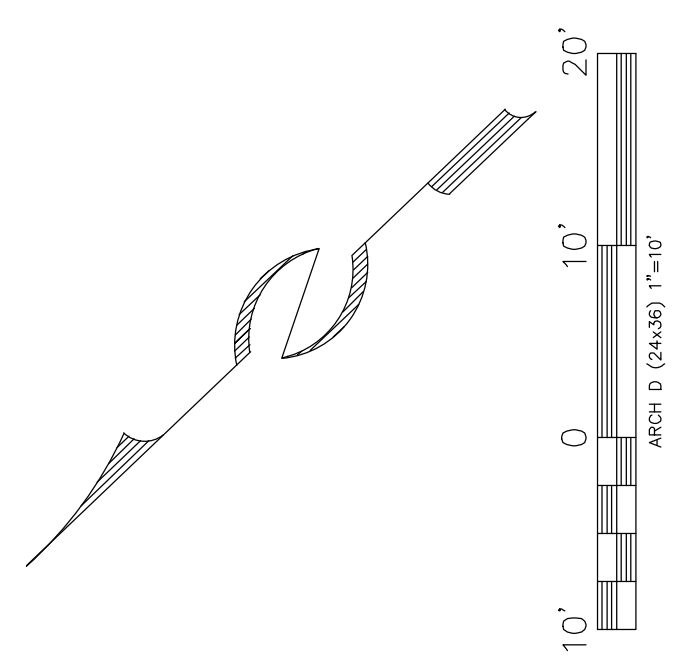
**TOWER C - LEVEL SEVEN  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
C701	4,208 SF
C702	4,195 SF

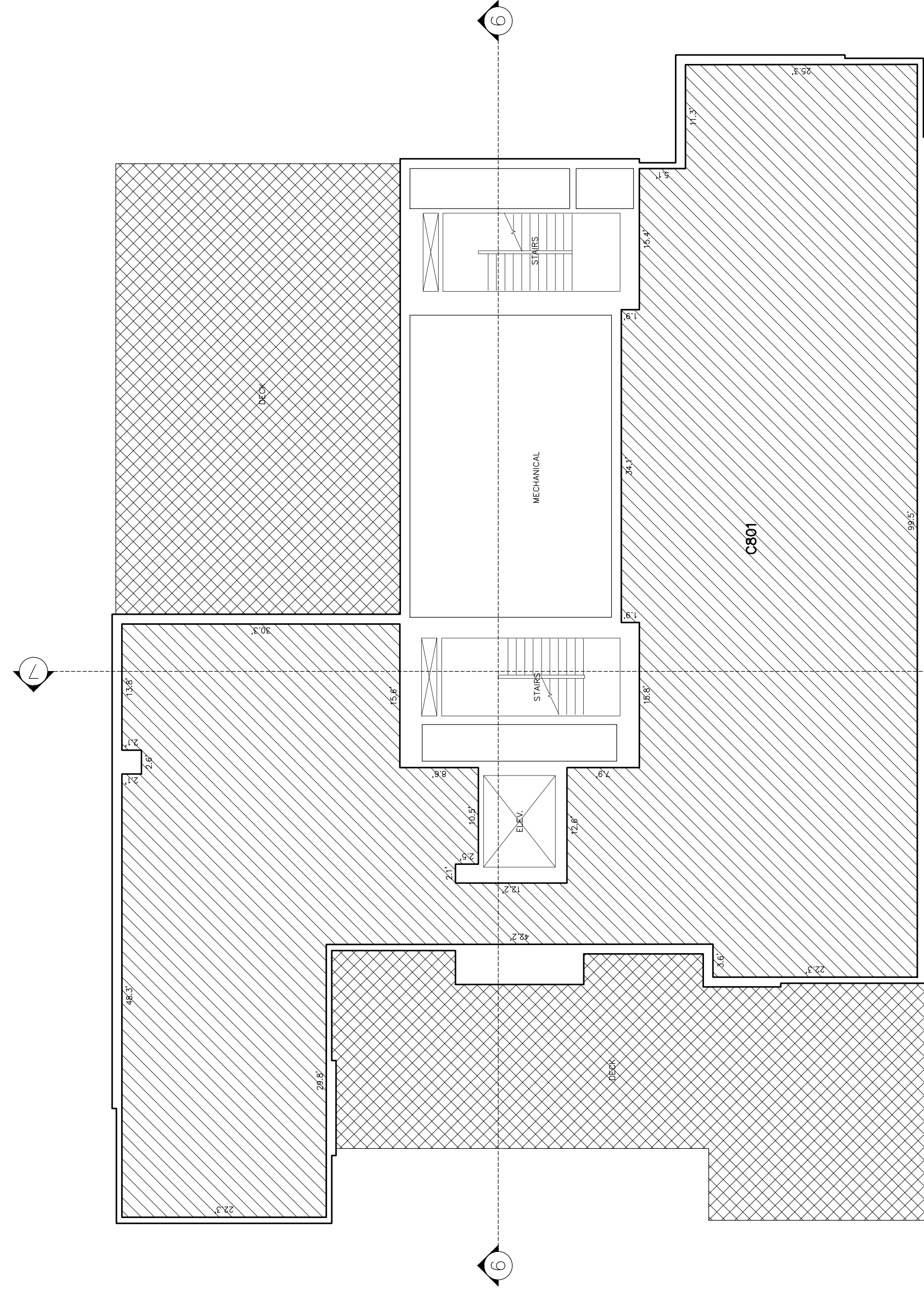
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**TOWER C - LEVEL EIGHTH  
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
C801	5,095 SF

**ABBREVIATION LEGEND**

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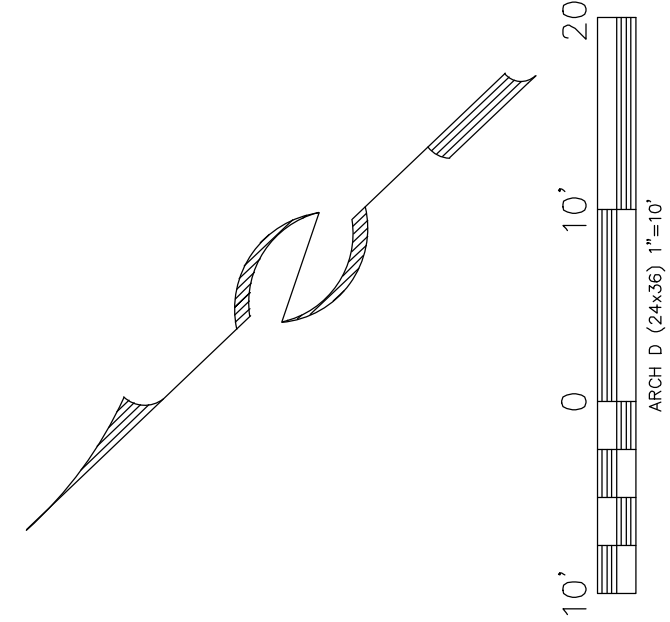
**OWNERSHIP LEGEND**

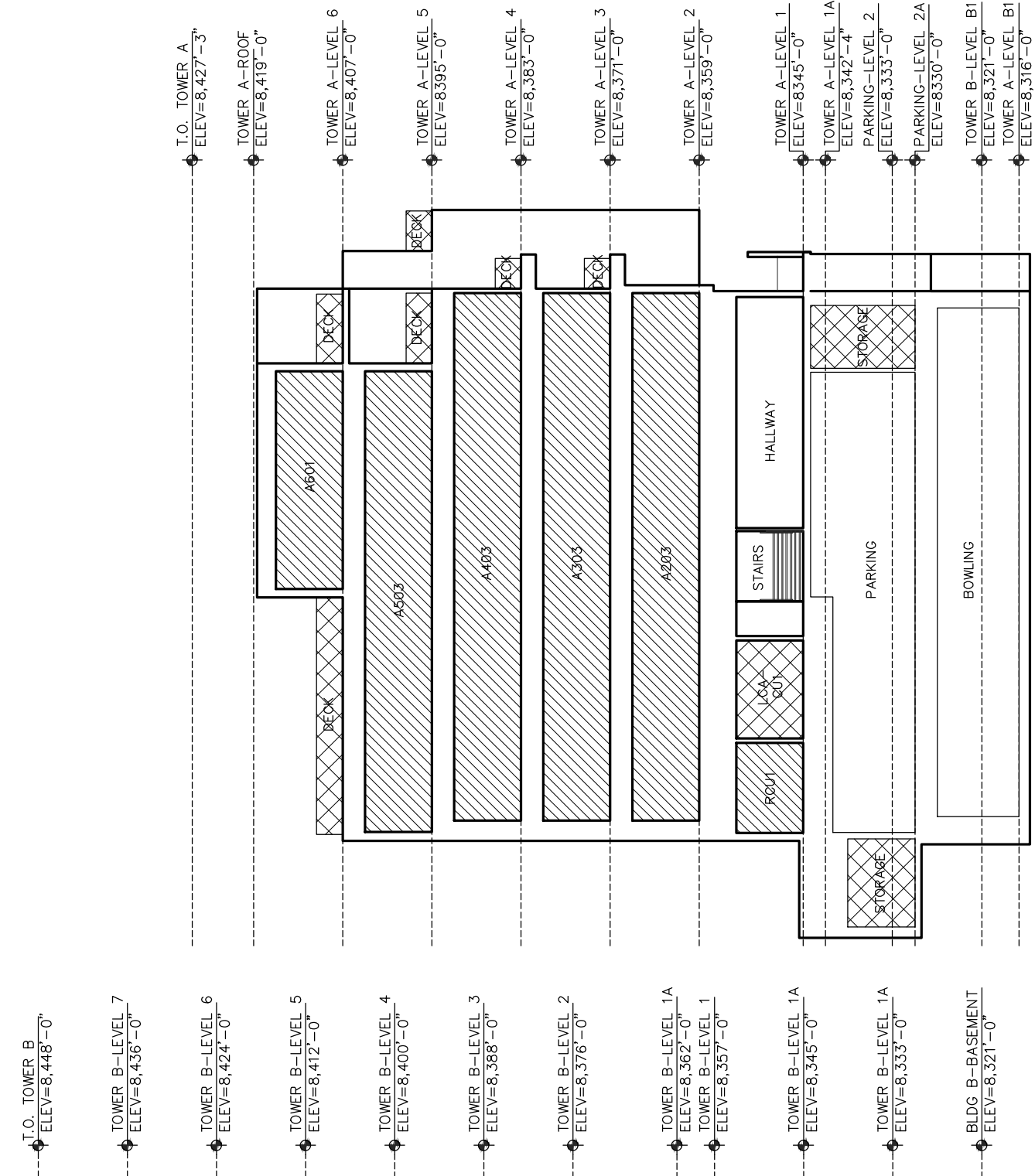
- COMMON
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- PRIVATE OWNERSHIP

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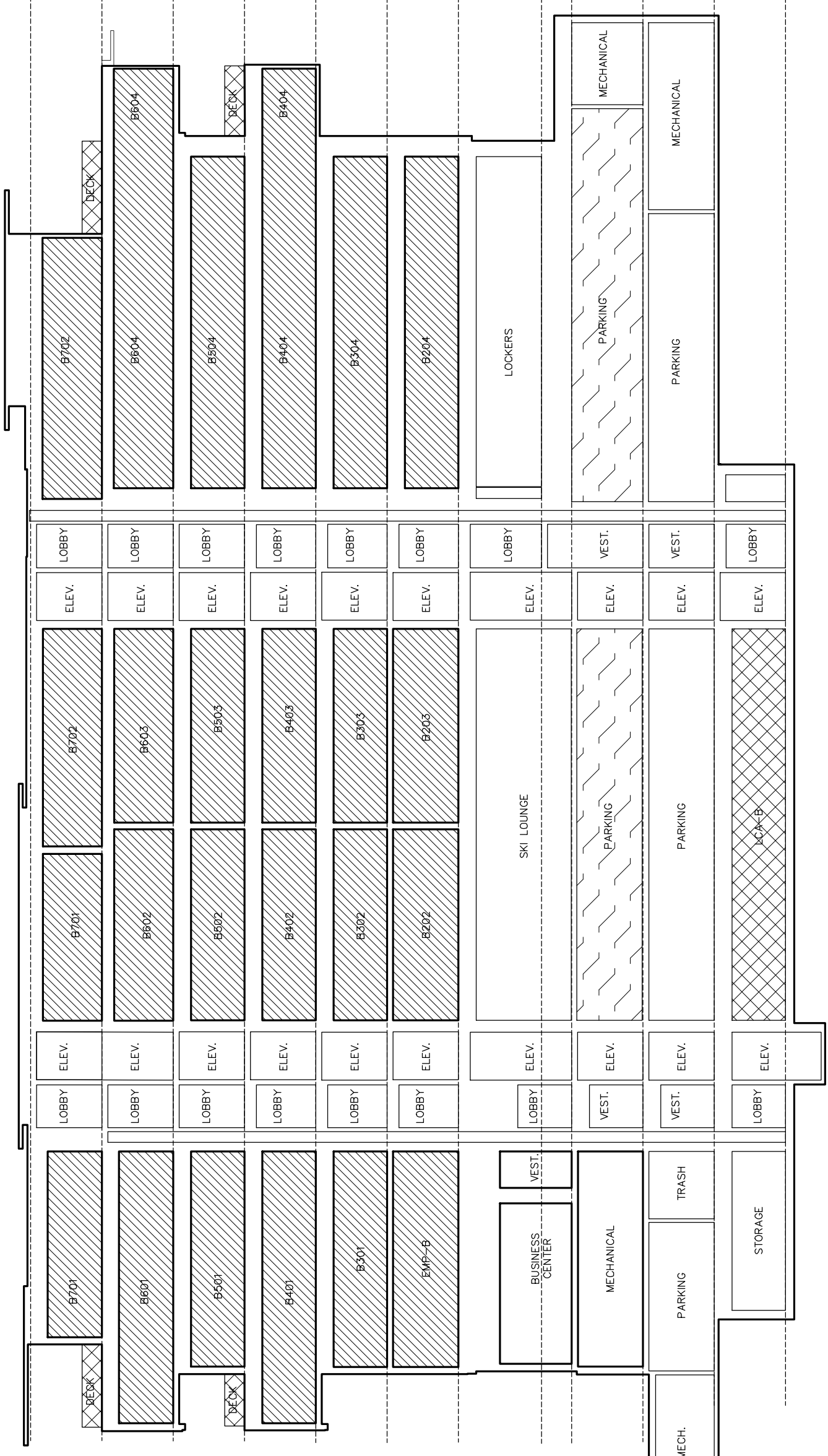
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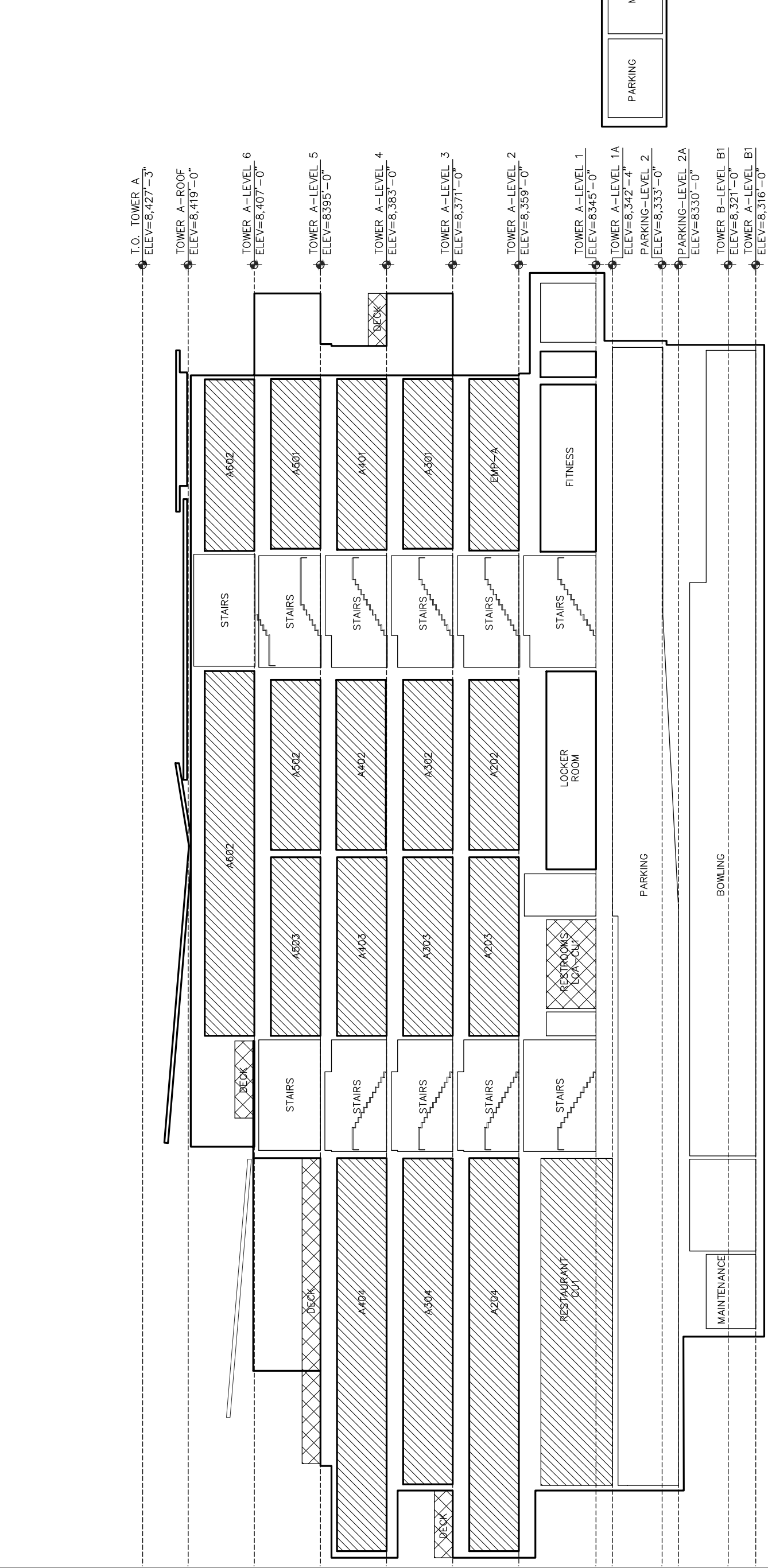




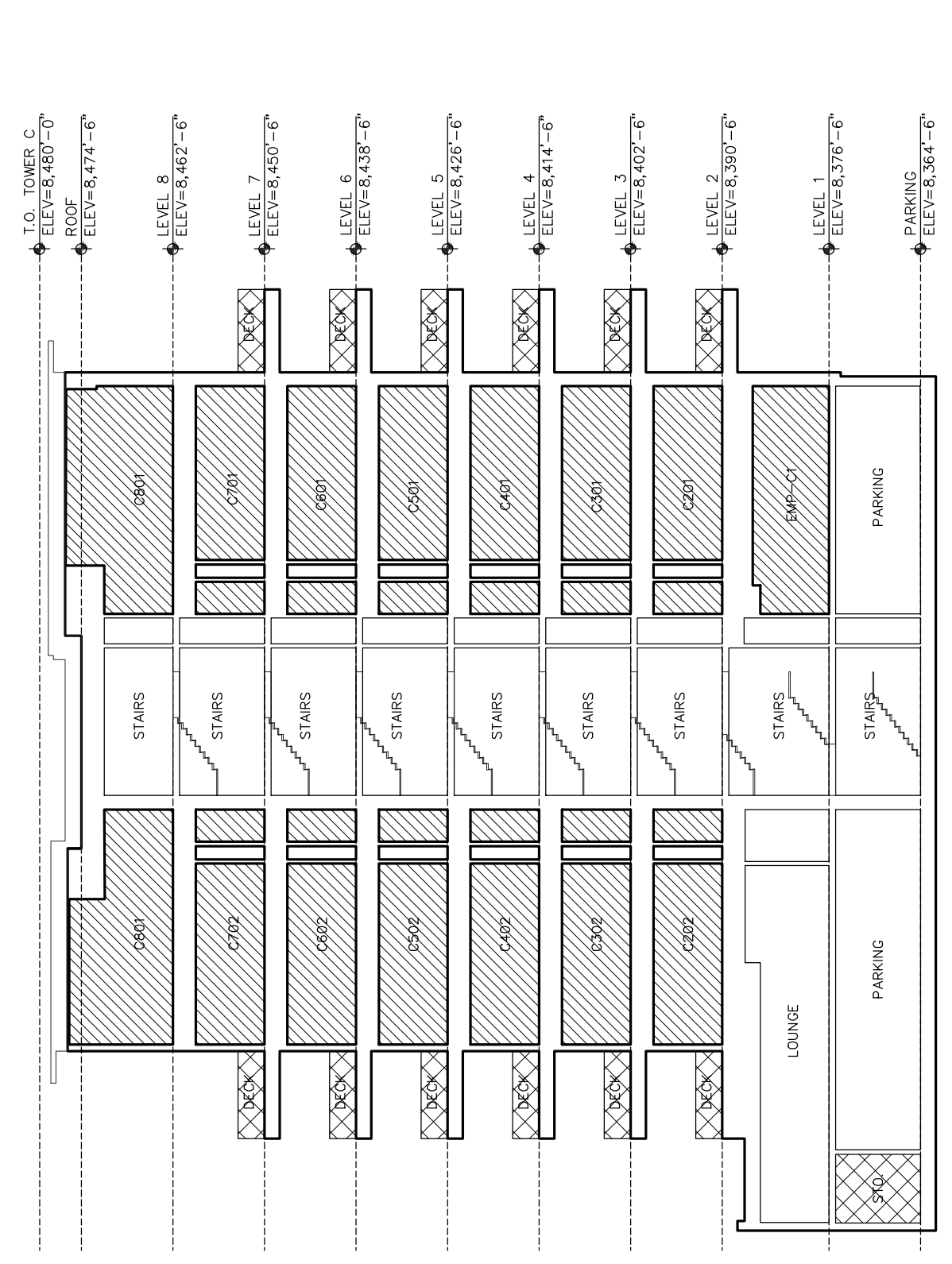
1 TOWER A SECTION 1-1  
SCALE: 1" = 20'



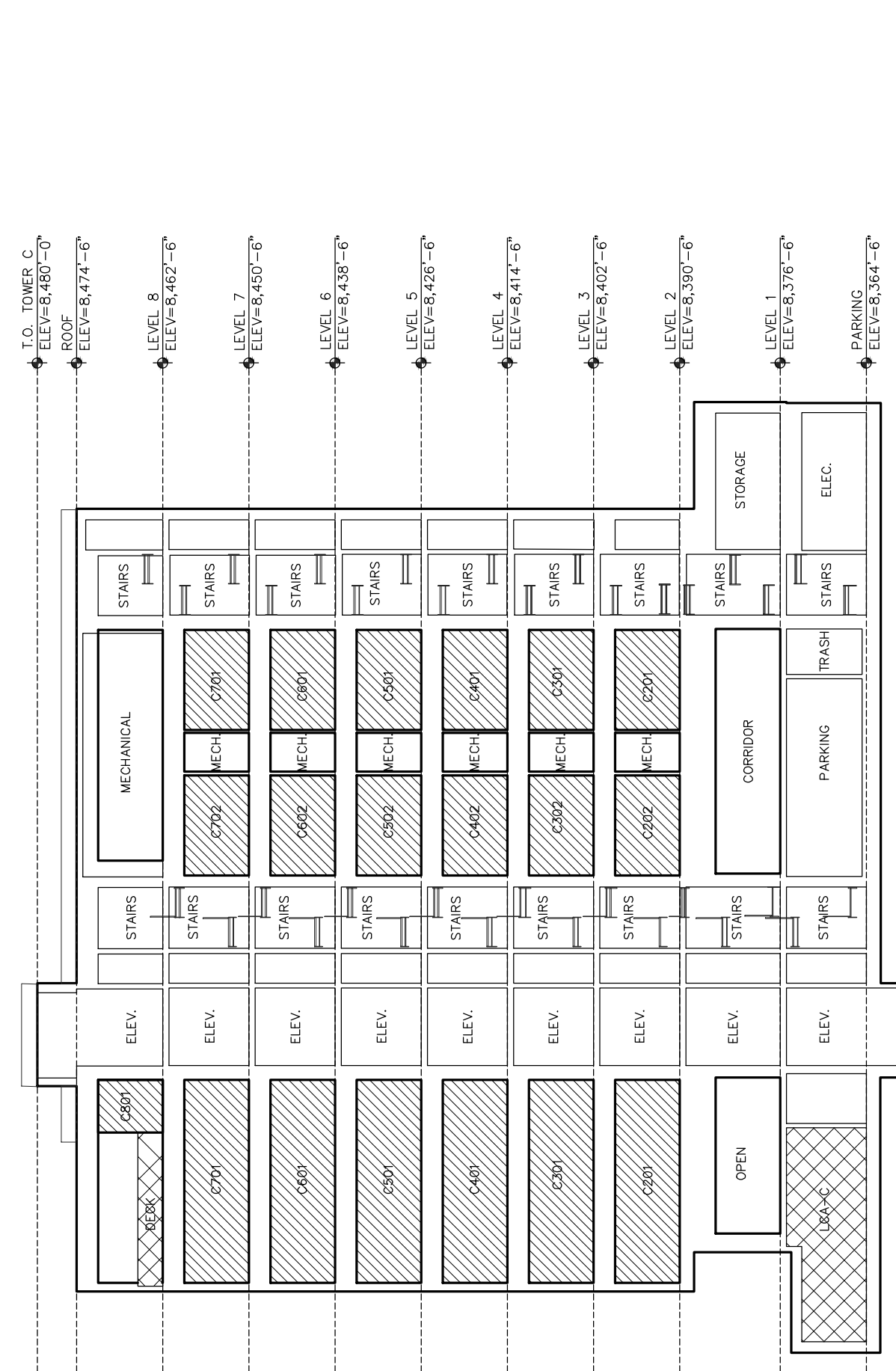
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SCALE: 1" = 20'



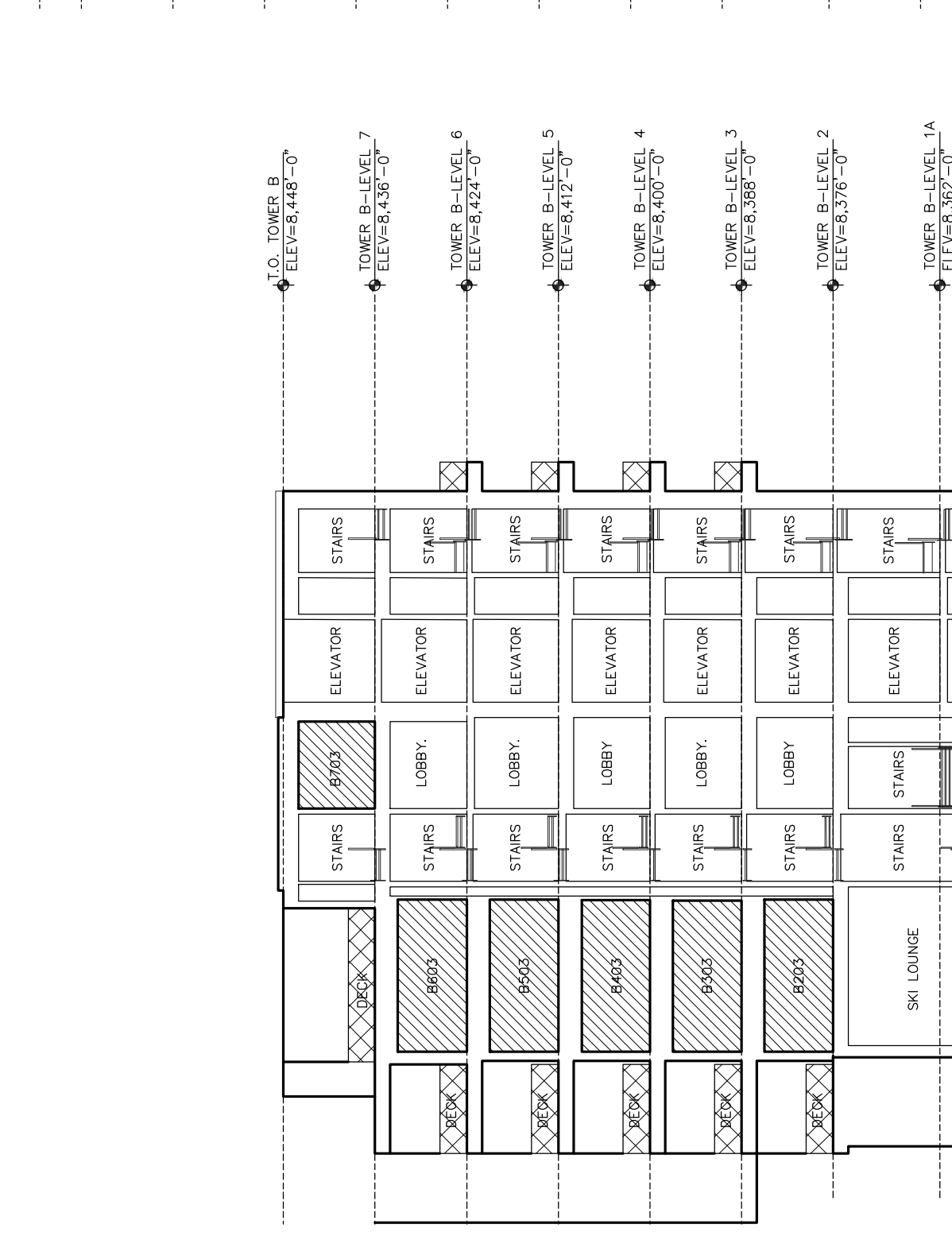
3 TOWER A SECTION 3-3  
SCALE: 1" = 20'



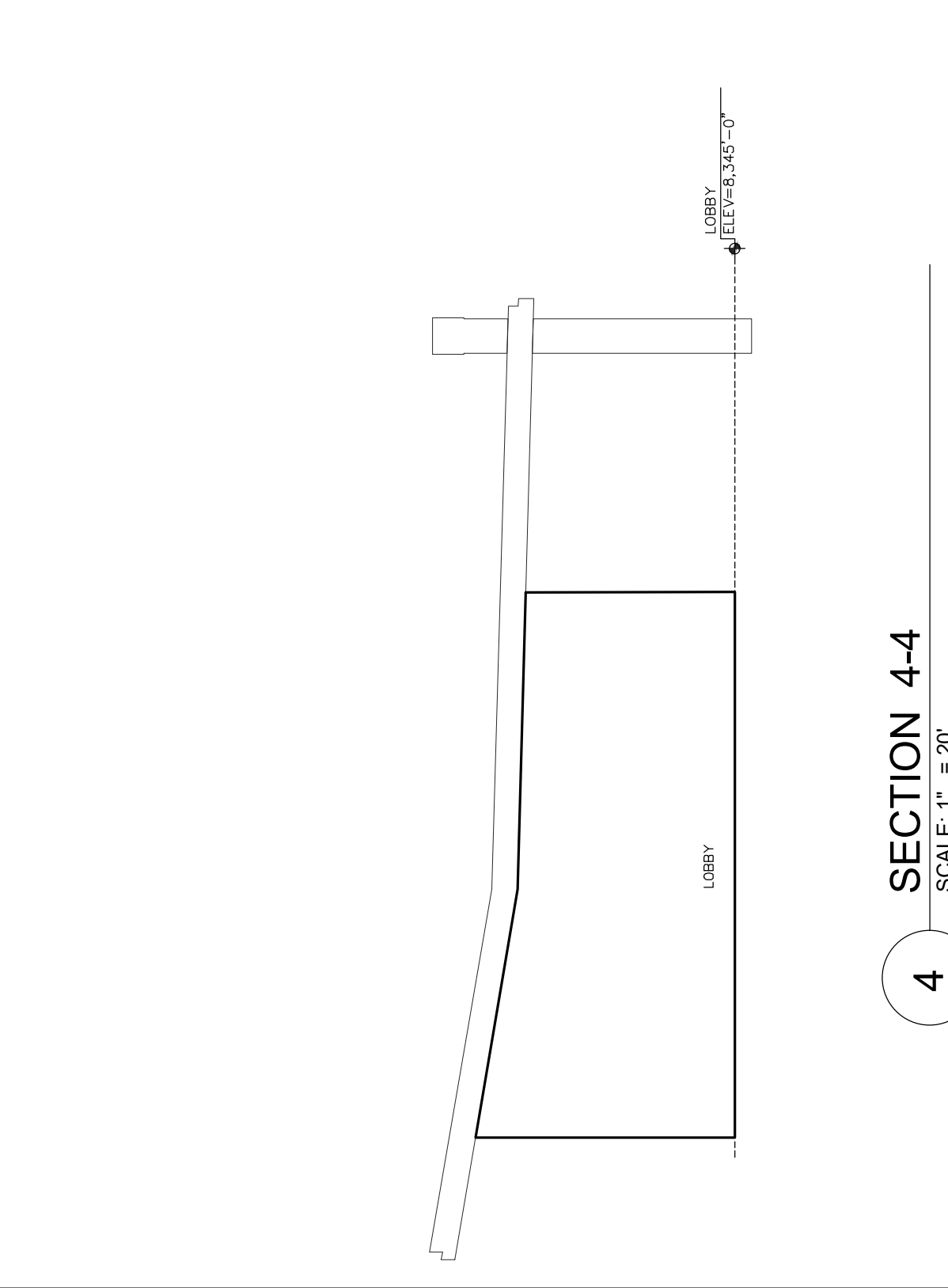
4 SECTION 4-4  
SCALE: 1" = 20'



5 TOWER B SECTION 5-5  
SCALE: 1" = 20'



6 TOWER C SECTION 6-6  
SCALE: 1" = 20'



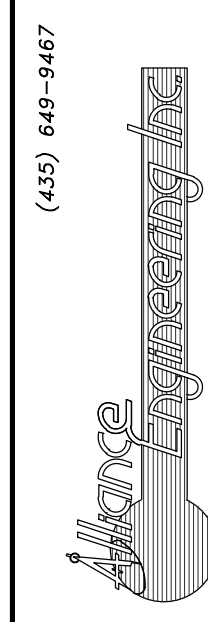
7 TOWER C SECTION 7-7  
SCALE: 1" = 20'

**ABBREVIATION LEGEND**

- ELEV. = ELEVATOR
- STO. = STORAGE UNIT
- MECH. = MECHANICAL
- ELEC. = ELECTRICAL
- VEST. = VESTIBULE

**OWNERSHIP LEGEND**

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- PARKING EASEMENT



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