



S U N D I A L
L O D G E

April 8, 2017

RE: APRIL 18, 2017 PUBLIC HEARING ON DEVELOPER PROPOSAL TO AMEND SPA AGREEMENT FOR RESIDENTIAL AND COMMERCIAL CONSTRUCTION ON PARCELS ADJACENT TO SUNDIAL LODGE

Dear Sundial Lodge Unit Owners:

As many of you are aware, development within the Canyon Village area is governed by the Canyons Specially Planned Area Development Agreement (the "SPA Agreement"). Presently, there is a proposal before the Snyderville Basin Planning Commission (SBPC) by developers Replay Resorts and TCFC to amend the SPA Agreement to facilitate new construction of commercial and residential buildings in the large parking lot area between Sundial Lodge and the Hyatt Centric (RC17-18) and a building (RC-5) between the Westgate building and the Cabriolet (people mover). The proposed construction does not comport with the existing SPA Agreement.

Concerns have been raised that the developer-proposed amendment to the existing SPA Agreement may negatively impact some Sundial Lodge Unit Owners as it relates both to building height and increased density for the proposed development of these neighboring parcels. Owners are encouraged to familiarize themselves with the existing SPA Agreement and the proposed development plans. The SPA Agreement, the development proposal submitted to SBPC and the SBPC Staff Reports regarding the proposal are available on line at www.summitcounty.org.

This email is to advise that Owners have an opportunity to discuss the development proposal and concerns about allowing amendment of the existing SPA Agreement at an upcoming public hearing on: April 18, 2017, beginning at 4:30 p.m. at the Sheldon D. Richins County Services Building (County Library), 1885 W. Ute Blvd., Park City, UT 84098

In addition, or if Owners are unable to attend the public hearing, questions and comments can be submitted to Tiffanie Northup-Robinson at trobinson@summitcounty.org and Brian Madacsi at bmadacsi@canyonsvma.com.

Regards,
Sundial Condominium Owners Association
Management Committee