

Snowcreek Development Agreement - 2024 Annual Review Report

Development Agreement Schedule of Performance Review

Snowcreek Hilltop Development Company, LLC. & Snowcreek Investment Company II, LLC Development Agreement

Summary: Snowcreek Development Agreement

Effective Date: July 23, 2010

Term: 20 years

Expiration Date: July 23, 2030

Affected Projects:

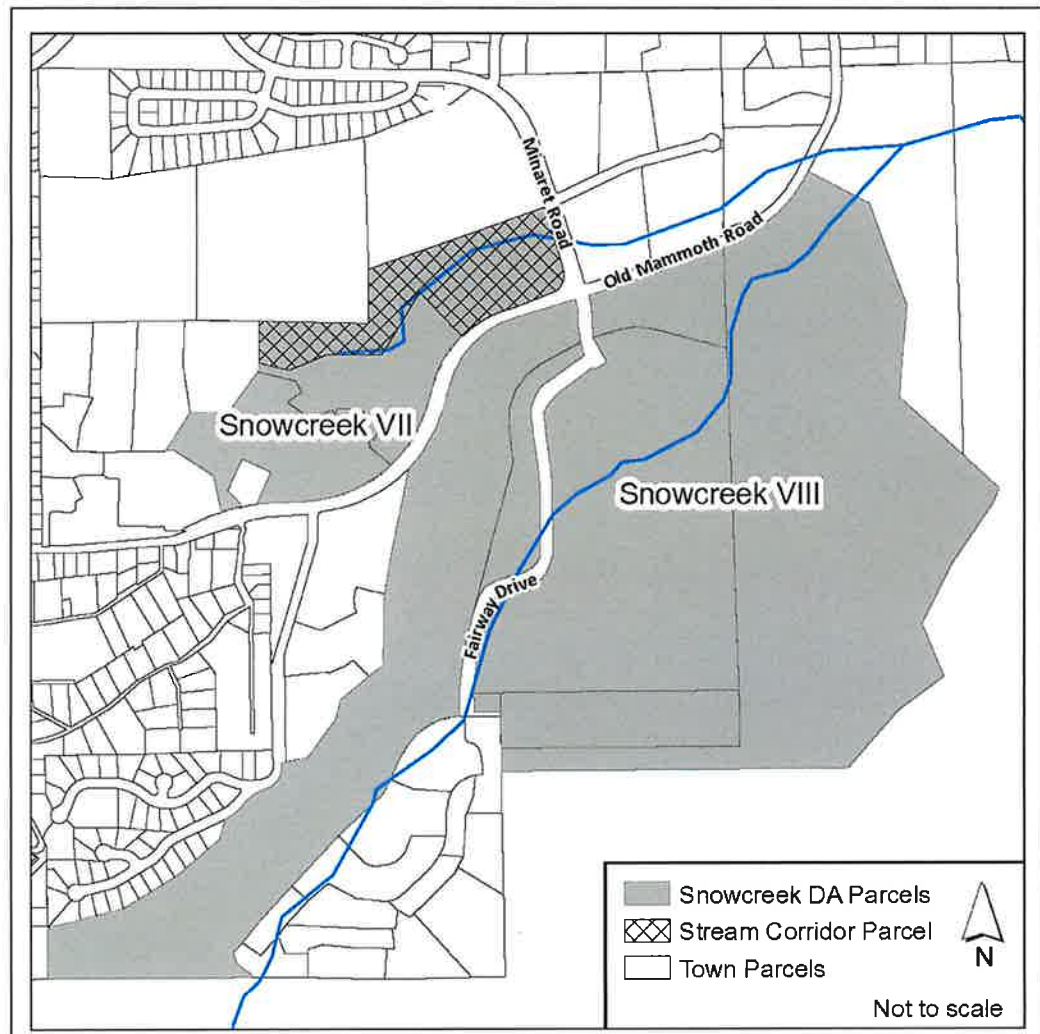
1. Snowcreek VII
2. Snowcreek VIII

Town Manager Determination: Developer is found to be in good faith substantial compliance with the terms and conditions of the Snowcreek Development Agreement.

Town Manager: Rob Patterson

Signature: *Robert Patterson*

Date: February 19, 2025



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Development Agreement Milestones (Article 2, Section 2.2.1)

Subject	Milestone	Due Date	Actual Date of Implementation	Satisfied/Complete	Notes
Annual Review	Developer will initiate the annual review by submitting a written statement to the Town Manager describing the Developer's good faith substantial compliance with the terms and conditions of the DA for the prior calendar year (7.2.2).	Initiated October 31 st each year	Letter dated October 21, 2024	Yes	This annual review report is to be received and filed by Town Council on February 19, 2024.
Backcountry Egress	Allow egress of backcountry skiers, snowboarders, and snowshoers from the Sherwin Range prior to effective date of DA (2.2.1.a).	Prior to effective date of DA	Prior to effective date of DA	Yes	
	Continue to allow [egress of backcountry skiers, snowboarders, and snowshoers from the Sherwin Range] during the pendency of construction of that portion of the Projects so long as the Developer, at its sole election, determines that such egress shall not negatively affect public safety (2.2.1.a).	On-going during construction of portion of the Projects that would affect that Sherwin Range egress			
Mammoth Creek Open Space Corridor	Record a real estate conveyance document, whether a grant deed, a conservation easement, or another legal mechanism reasonably approved by the Town Attorney, to permanently protect the Mammoth Creek Open Space Corridor (2.2.1.b).	July 23, 2014	July 19, 2018 – Ownership of the Mammoth Creek corridor property transferred to the Town and the conservation easement to DFW recorded	Yes	9.39 acres of the 14.97 acre parcel used to satisfy Mitigation Measure BIO-4a from the Snowcreek VIII EIR; Remaining 5.58 acres of the 14.97 acre parcel are available for the Town to use for future mitigation needs.

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Phasing	Actual construction will occur in phases and subphases based on what the market will absorb at any given point in time. It is the intention of the parties for each phase or subphase of the Projects to provide all of the facilities, programs (including affordable housing), features, amenities, access and easements described in the Vested Rules as well as payment of all fees at the time set forth in the Vested Rules, related to that phase or subphase. The parties agree to discuss the actual phasing of development and the associated timing for completion of facilities, programs (including affordable housing), features, amenities, access and easements in connection with the application for each use permit or Subsequent Approval (2.2.1.c.1).	Application for each use permit or Subsequent Approval; on-going with each phase of construction			Snowcreek VII – 36 of the 39 buildings have been completed (110 units); the remaining 3 buildings (8 units) are under construction and expected to be completed in 2024 Snowcreek VIII – Phase I tentative map was approved by the PEDC in September 2024 for 172 units; A grading permit was submitted in fall 2024 and rough site grading may begin in spring 2025.
Resort Hotel and 18-Hole Golf Course	Subject to Section 11.15, if development of the Resort Hotel and 18-hole championship golf course has not commenced within 10 years after the effective date of the DA, then the remaining 10-year term of the DA shall be reduced one day for each day, or portion thereof, the 10-year milestone has not been met (2.2.1.c.2).	July 23, 2020			The initial 10-year deadline for the development of the Resort Hotel and 18-Hole Golf Course ended on July 23, 2020. They are now in the phase where they lose one day for each day the milestone has not

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					been met and the DA will expire in July 2025 unless construction of the golf course and hotel has commenced or unless an amendment to the 2010 SDA is approved that extends the term.
Project Sales Price	Publicly available Project sales price activity shall be reviewed during the Annual Review, pursuant to Section 7.2 (2.2.2.f.3)	During annual review once units in Snowcreek VIII are for sale or have been sold			

Additional Progress

In addition to the milestones identified above, progress has been made on the following Snowcreek projects:

- Snowcreek VII (Creekhouse) development status: **Completed in 2024**
 - 118 of the 118 units (39 of 39 buildings) spread across the three phases of the development have been completed and have received Certificates of Occupancy.
 - 8 units (3 buildings) were completed in 2024
- Snowcreek VIII development status
 - The final map for TTM 09-002 (Snowcreek VIII) was recorded in August 2023. The map parcelizes the 222-acre development area into 18 development lots, 6 lettered lots for road purposes, and 1 lettered lot open space purposes.
 - The “Snowcreek VIII Phase I” condominium subdivision project was approved by the PEDC in September 2024 allowing for: (1) the creation of 172 “airspace” condominium units; (2) construction of the road and multi-use path network for Phase I; and (3) completion of all required subdivision improvements (i.e., mass grading, installation of utilities, drainage infrastructure, stormwater management) for Phase I. The proposed subdivision does not authorize the physical construction of the residential units and a subsequent use permit and design review approval is required prior to the commencement of construction.

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- Grading and infrastructure improvement plans were submitted for Engineering review in fall 2024 and rough site grading may begin in spring 2025.
- Fairway Drive was repaved in October 2023.
- A request for an amendment to the SDA to extend the term for an additional 20 years was submitted in October 2023. Over the past year, staff and the developer have been negotiating the terms of the amendment and anticipate the amendment moving forward to a public hearing in early 2025.