

Planning Commission Staff Report

Subject: Echo Spur Subdivision
Author: Francisco J. Astorga, Planner
Project Number: PL-14-02292
Date: April 9, 2014
Type of Item: Administrative – Plat Amendment

Summary Recommendations

Staffs recommends the Planning Commission hold a public hearing for the Echo Spur Subdivision Plat Amendment located on Echo Spur and Rossi Hill Road and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Staff reports reflect the professional recommendation of the Planning Department. The Planning Commission, as an independent body, may consider the recommendation but should make its decisions independently.

Description

Applicant: Sean Kelleher - JGC Beach Properties, LLC
Location: Northwest corner of Echo Spur and Rossi Hill Road
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Residential
Reason for Review: Plat amendments require Planning Commission review and City Council review and action

Proposal

The subject property is twelve (12) contiguous lots located on Echo Spur. Three (3) of those lots have been slightly reduced due to a settlement agreement with a neighbor in 2008. The property owner requests to replat all the lots so they comply with the minimum lot size of the District and reduce the overall density to seven (7) Lots.

Background

On March 14, 2014 the City received a completed application for the Echo Spur Subdivision plat amendment. The property is located on Echo Spur between platted Fourth Street (Rossi Hill Road) and platted Third Street in the Historic Residential (HR-1) District. The plat amendment entails lots 21 – 32, Block 58 of the Park City Survey. The proposed plat creates a total of seven (7) lots of record from the twelve (12) Old Town lots. Three (3) of the existing twelve (12) lots, do not meet the minimum lot size due to a 2008 property ownership dispute and settlement. The subject property is vacant.

The applicant request to create seven (7) lots of record. It is their intention to build seven (7) single family dwellings, one (1) on of each lot. At this time, the applicant has

indicated that most dwellings will be 2,500 to 3,000 square feet; several will be 3,500 to 4,000 square. A building permit cannot be issued for construction across a lot line.

In 2013 the applicant submitted a Plat Amendment application to combine the subject area and a Conditional Use Permit for a shared underground parking garage. This concept was reviewed by the Planning Commission a couple of times in 2013. The applicant withdrew that application and instead submitted the subject Plat Amendment application. The former Staff Report can be found by clicking on the following link: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11385>, page 357.

District Purpose

The purpose of the Historic Residential HR-1 District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Analysis

Lot and Site Requirements

The minimum lot area in the HR-1 District is 1,875 square feet for a single-family dwelling, which is the configuration of a typical Old Town lot measuring twenty five feet in width and seventy five feet in depth (25' x 75'). The minimum width of a lot is twenty five feet (25'). The maximum building footprint of any structure located on a lot is calculated according to the formula for building footprint, illustrated in Table 15-2.2 of the Land Management Code (LMC). The front and rear yard setbacks are determined by the depth of each lot. The side yard setbacks are determined according to the width of each lot.

Existing Conditions

Lots 21-25, and 29-32 (nine lots) all comply with the LMC minimum lot and site requirements. These lots have the existing configuration of a typical Old Town Lot (25'x75'). The maximum building footprint for a lot of this configuration is 844 square feet.

Currently, Lots 26-28 (three lots) do not have the minimum lot area of 1,875 square feet. These three (3) lots had the same configuration of 25 feet in width and 75 feet in depth. However, due to a shed and wire fence encroachment located on the rear (west) portion of these lots, the applicant deeded this area to the rear property owner in a recent land dispute settlement agreement.

Currently these three (3) lots do not comply with the minimum lot size. The size of Lots 26, 27, and 28 are approximately 1,723, 1,475, and 1,619 square feet, respectively. .

Proposed Lot Configuration

The proposed plat amendment reconfigures the thirteen (12) lots of record into seven (7) complying lots. All lots currently have access to Echo Spur. See Exhibit A, Attachment 1 – Proposed Plat Amendment. The table below explains the approximate configuration of the seven (7) proposed lots

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Lot width	37.5			56.25'		37.5'	
Lot depth	75'			59.32' /75'		75'	
Lot size	2,812.5 SF			3,772 SF	3,858 SF	2,812.5 SF	
Maximum footprint	1,200.7 SF			1,525.8 SF	1,553.0 SF	1,200.7 SF	
Front/rear setbacks	10' minimum 20' total						
Side setbacks	3' minimum 6' total			5' minimum 14' total		3' minimum 6' total	

Single family dwellings are an allowed use within the district. If a lot is large enough to be eligible for a duplex, it is a conditional use, which are reviewed and approved by the Planning Commission. According to the proposed layout of the requested plat amendment the only proposed lots eligible for a conditional use for a duplex will be Lot 4 and 5. At this time the property owner has indicated that they would build seven (7) single-family dwellings.

Also a Steep Slope Conditional Use Permit (CUP) is required for any structure in excess of one thousand square feet (1,000 sq. ft.) if said structure and/or access is located upon any existing slope of thirty percent (30%) or greater.

Overall Footprint

If variances were able to be obtained for the three (3) substandard lots, the combined building footprint of the existing lot configuration is currently 9,798 square feet. The combined footprint of the proposed lot configuration is 9,082.3 square feet if approved. The reconfiguration of the existing twelve (12) lots into the proposed seven (7) lot configuration will reduce the overall footprint by 715.7 square feet.

Road Dedication

The existing improvements have complied with the required warranty period. The City Council accepted the improvements on September 26, 2013. The City Council also

officially changed the name of the Right-of-Way to Echo Spur. The street was known as platted McHenry Avenue.

Ridgeline Development/Vantage Point Examination

LMC § 15-7.3-1(D), under general subdivision requirements, indicates that the Planning Commission may place restrictions due to the character of the land:

“Land which the Planning Commission finds to be unsuitable for Subdivision or Development due to flooding, improper drainage, Steep Slopes, rock formations, Physical Mine Hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, geologic hazards, utility easements, or other features, including ridge lines, which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or developed unless adequate methods are formulated by the Developer and approved by the Planning Commission, upon recommendation of a qualified engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Developer. Such land shall be set aside or reserved for Uses as shall not involve such a danger.”

The LMC indicates that Ridges shall be protected from Development, which Development would be visible on the skyline from the designated Vantage Points in Park City (LMC § 15-7.3-2[D]). The LMC defines vantage points as the following:

A height of five feet (5') above a set reference marker in the following designated Vantage Points within Park City that function to assist in analyzing the visual impact of Development on hillsides and Steep Slopes:

- (A) Osguthorpe Barn;
- (B) Treasure Mountain Middle School;
- (C)Intersection of Main Street and Heber Avenue;
- (D) Park City Ski Area Base;
- (E) Snow Park Lodge;
- (F) Park City Golf Course Clubhouse;
- (G) Park Meadows Golf Course Clubhouse;
- (H) State Road 248 at the turn-out one quarter mile west from U.S. Highway 40;
- (I) State Road 224, one-half mile south of the intersection with Kilby Road;
- (J) Intersection of Thaynes Canyon Drive and State Road 224; and
- (K) Across valley view.

The LMC definition of Vantage Points includes ten (10) specific sites plus across valley view. The LMC defines a Ridge Line Area as the “top, ridge or Crest of Hill, or Slope” plus the land located within one hundred fifty feet (150') on both sides of the top, crest or ridge. Staff considers this area to be a ridge, however, the proposed development activity including replatting these twelve (12) lots of record to accommodate the requested seven (7) single-family dwelling, cannot be viewed from any of the eleven (11) vantage points including Vantage Point K, across valley view.

Staff has analyzed the site and finds that when viewing the site from across canyon (or any of the other ten [10] LMC defined vantage points), at approximately the same elevation, the site is framed by the existing higher topography behind the proposed development and the skyline is not broken. This fact can be confirmed by **Exhibit E**, which shows higher contour lines behind the subject site.

Staff also finds that there are set ridges that were part of the Sensitive Lands Overlay (SLO) Ordinance. The SLO protects waterways, steep topography, ridges, etc. No construction is allowed on ridges. This subject site is outside of the SLO boundary.

Square Footage

LMC § 15-7.3-3(C) under General Lot Design Requirements indicates that maximum dwelling or unit square footage may be required. Limited building heights may also be required for visually sensitive areas.

Originally there were sixteen (16) lots of record on the east side of Ontario Avenue, west of the subject site. Most of Old Town was platted with 32 lots of record within each block, 16 on each side, measuring twenty-five feet in width and seventy-five feet (25' x 75') in length. The east side of Ontario contains the following:

Address	Lot Width	Lot Area	Subdivision	Misc.
498 Ontario	37.5	2,812.5	Not re-platted*	vacant site
490 Ontario	37.5	2,812.5	Greeney Sub. (1995)	-
444 Ontario	37.5	2,812.5	Not re-platted*	vacant site
438 Ontario	37.5	2,812.5	438 Ontario Replat (2006)	-
432 Ontario	29.17	2187.5	Elevator Sub. (2007)	-
430 Ontario	29.17	2187.5	Elevator Sub. (2007)	-
428 Ontario	30	2281.3	Elevator Sub. (2007)	-
422 Ontario	50	4464.25	Not re-platted*	Historic sig. site
416 Ontario	37.5	2,812.5	Not re-platted*	-
410 Ontario	37.5	2,812.5	Not re-platted*	-
402 Ontario	37.5	2,812.5	Not re-platted*	-

*These lots have not had a plat amendment lot combination. If in the future the property owner requests to remodel to add additional space they will have to file a plat amendment to “remove” the lot line through their building.

The average lot width on the east side of Ontario Avenue is approximately thirty-six feet (36'). The average lot area (including un-platted lot combinations) is approximately 2,800.7 square feet, which equates to 1.49 Old Town Lots.

The lots on the east side of platted McHenry Avenue, Gateway Estates Replat Subdivision (Amended), and Silver Pointe Subdivision, also within the HR-1 District, consist of much larger lots. From north to south they have the following areas in square feet: 12,521, 9,707, 5,033, and 3,203. The average lot size on the east side of Echo Spur is 7,616 square feet, which equates to approximately four (4) Old Town Lots.

The proposed plat amendment consists of five (5) lots containing 2,812.5 square feet and two bigger (2) lots consisting 3,772 square feet (lot 4) and 3,858 square feet (lot 5). The proposed five (5) lots are 1½ Old Town lot combinations while the other two (2) bigger lots are approximately 2 (2) Old Town Lot combinations.

Staff finds the requested plat amendment to be appropriate for this neighborhood. The east side of Echo Spur, also within the HR-1 District contains significantly larger lots that yield larger structures. The west side of Echo Spur, east Ontario Avenue contains a pattern of 1½ Old Town lot combination sites. If this plat amendment is approved Echo Spur would have the following lots sizes:

Site/Address	Plat Amendment	Lot Combination
491 Echo Spur	approved plat amendment (2013)	3 lots
Lot 20, Block 58	none required	none - 1 lot
Lot 1	subject plat	1½ lots
Lot 2	subject plat	1½ lots
Lot 3	subject plat	1½ lots
Lot 4	subject plat	2 lots, approx.
Lot 5	subject plat	2 lots, approx.
Lot 6	subject plat	1½ lots
Lot 7	subject plat	1½ lots

Staff finds that the mix of lot sizes provides appropriate transition between the larger lots and home sizes on the east side of Echo Spur towards the east side of Ontario Avenue. The proposed plat amendment provides a good mix of different lot sizes within Echo Spur.

Traffic & Access

Staff finds that traffic will be minimized from the potential development of the twelve (12) lots as the applicant proposes to decrease the density from twelve (12) lots to seven (7) lots of record for the purpose of constructing single-family dwellings. In the past the Planning Commission has expressed concerns with access over platted Fifth Street (formerly Third Street). This ROW has not been built and the City does not plan to build this road. In terms of the entire street, if this plat amendment is approved, the overall density would drop from the potential of sixteen (16) Old Town lots to nine (9) Lots of record.

Height/Topography

The applicant submitted an existing conditions & topographic survey of the subject site, certified by a surveyor, which indicates the boundary and topography of the site. The LMC currently indicates that no structure shall be erected to a height greater than twenty seven feet (27') from existing grade. There are areas on the proposed lots that contain slopes thirty percent (30%) or greater. Prior to the issuance of a Historic District Design Review (HDDR) and a building permit, the applicant will have to submit Steep Slope Conditional Use Permit application which will have to be reviewed and approved

by the Planning Commission if said construction and/or access takes place on the steep slopes governed by the LMC.

When the road and utilities were built in 2009, the topography was heavily altered. By comparing a topographic survey on file dated October 2006, the lowest elevation located on this site was 7,156 feet and the highest elevation was 7,208 feet. The current survey submitted with this plat amendment application indicates that the lowest elevation is the same at 7,156 feet while the highest is 7,202 feet.

Process

Prior to issuance of any building permits for these lots, the applicant will have to submit a Historic District Design Review application, which is reviewed administratively by the Planning Department. A Steep Slope Conditional Use Permit application may also be required depending on the location of the proposed structure and/or access, which is reviewed by the Planning Commission. The applicant will also have to submit a building permit application. The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the Echo Spur Subdivision plat amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Echo Spur Subdivision plat amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on Echo Spur Subdivision plat amendment.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of taking the Planning Commission's Recommendation

The lots would remain as is and no construction could take place across the existing lot

lines. The twelve (12) lots are currently platted Old Town lots of record and each one could be built upon with the exception of the three (3) that would either have to receive variances prior to construction or be re-platted separately.

Summary Recommendation

Staffs recommends the Planning Commission hold a public hearing for the Echo Spur Subdivision Plat Amendment located on Echo Spur and Rossi Hill Road and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance with Proposed Plat
- Exhibit B – Survey
- Exhibit C – 2006 ALTA/ACSM Survey
- Exhibit D – Applicant's Project Description
- Exhibit E – Topographic Analysis Map
- Exhibit F – County Tax Map

Ordinance No. 14-XX

**AN ORDINANCE APPROVING THE ECHO SPUR SUBDIVISION PLAT
AMENDMENT LOCATED ON LOT 21-32, BLOCK 58, PARK CITY SURVEY,
PARK CITY, UTAH.**

WHEREAS, the owner of the property located on Lot 21-32, Block 58, Park City Survey has petitioned the City Council for approval of the plat amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on April 9, 2014, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on April 9, 2014, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 8, 2014, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Echo Spur Subdivision Plat Amendment.

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

SECTION 1. APPROVAL. The Echo Spur Subdivision Plat Amendment as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located on Echo Spur between platted Fourth Street (Rossi Hill Road) and platted Third Street.
2. The property is in the Historic Residential (HR-1) District.
3. The property entails lots 21 – 32, Block 58 of the Park City Survey.
4. The proposed plat creates a total of seven (7) lots of record from the twelve (12) Old Town lots. Three (3) of the existing twelve (12) lots, do not meet the minimum lot size due to a 2008 property ownership dispute and settlement.
5. The subject property is vacant.
6. Lot 1, 2, 3, 6, and 7 are 2,812.5 square feet.

7. Lot 4 is 3,772 square feet.
8. Lot 5 is 3,858 square feet.
9. The minimum lot area in the HR-1 District is 1,875 square feet for a single-family dwelling.
10. The seven (7) proposed lots meet the minimum lot area for single-family dwellings.
11. The lot width of lot 1, 2, 3, 6, and 7 is thirty-seven and a half feet (37.5').
12. The lot width of lot 4 and 5 is 56.25 feet.
13. The minimum width of a lot is twenty five feet (25').
14. The seven (7) proposed lots meet the minimum lot width.
15. The maximum building footprint of any structure located on a lot is calculated according to the formula for building footprint, illustrated in Table 15-2.2 of the Land Management Code (LMC).
16. The maximum building footprint for Lot 1, 2, 3, 6, and 7 are 1,200.7 square feet.
17. The maximum building footprint for Lot 4 is 1,525.8 SF square feet.
18. The maximum building footprint for Lot 5 is 1,553.0 SF square feet.
19. Front and rear yard setbacks are determined by the depth of each lot.
20. The minimum front and rear yard setbacks are ten feet (10'). The total front/rear yard setback is twenty feet (20').
21. Side yard setbacks are determined according to the width of each lot.
22. The minimum side yard setbacks for Lots 1, 2, 3, 6, and 7 are three feet (3'). The total side yard setbacks are six feet (6').
23. The minimum side yard setbacks for Lots 4 and 5 are five feet (5'). The total side yard setbacks are fourteen feet (14').
24. Single-family dwellings are an allowed use within the district.
25. Duplex dwellings are a conditional use, which are reviewed and approved by the Planning Commission.
26. The proposed layout of the requested plat amendment allows lot 4 and 5 to have a duplex pending Planning Commission review and approval.
27. At this time the property owner has indicated that they would build seven (7) single-family dwellings.
28. Steep Slope Conditional Use Permit (CUP) is required for any structure in excess of one thousand square feet (1,000 sq. ft.) if said structure and/or access is located upon any existing slope of thirty percent (30%) or greater.
29. The combined building footprint of the existing lot configuration is currently 9,798 square feet.
30. The combined footprint of the proposed lot configuration is 9,082.3 square feet if approved.
31. The reconfiguration of the existing twelve (12) lots into the proposed seven (7) lot configuration will reduce the overall footprint by 715.7 square feet.
32. Staff has analyzed the site and finds that when viewing the site from across canyon (or any of the other ten [10] LMC defined vantage points), at approximately the same elevation, the site is framed by the existing higher topography behind the proposed development and the skyline is not broken.
33. The average lot width on the east side of Ontario Avenue is approximately thirty-six feet (36').
34. The average lot area on the east side of Ontario Avenue (including un-platted lot

combinations) is approximately 2,800.7 square feet, which equates to 1.49 Old Town Lots.

35. The lots on the east side of Echo Spur, Gateway Estates Replat Subdivision (Amended), and Silver Pointe Subdivision, also within the HR-1 District, consist of much larger lots.
36. The proposed plat amendment consists of five (5) lots containing 2,812.5 square feet and two bigger (2) lots consisting 3,772 square feet (lot 4) and 3,858 square feet (lot 5).
37. The proposed five (5) lots are 1½ Old Town lot combinations while the other two (2) bigger lots are approximately 2 (2) Old Town Lot combinations.
38. The requested plat amendment is appropriate for this new neighborhood.
39. The east side of Echo Spur, also within the HR-1 District contains significantly larger lots that yield larger structures.
40. The west side of Echo Spur, east Ontario Avenue, contains a pattern of 1½ Old Town lot combination sites.
41. The mix of lot sizes provides appropriate transition between the larger lots and home sizes on the east side of Echo Spur towards the east side of Ontario Avenue.
42. The proposed plat amendment provides a good mix of different lot sizes within Echo Spur.
43. Traffic increases will be minimized from the potential development of the twelve (12) lots as the applicant proposes to decrease the density from twelve (12) lots to seven (7) lots of record for the purpose of constructing single-family dwellings.
44. In terms of the entire street the overall density would drop from the potential of sixteen (16) Old Town lots to nine (9) Lots of record.
45. When the road and utilities were built in 2009, the topography was slightly altered. By comparing a topographic survey on file dated October 2006, the lowest elevation located on this site was 7,156 feet and the highest elevation was 7,208 feet.
46. The current survey submitted with this plat amendment application indicates that the lowest elevation is the same at 7,156 feet while the highest is 7,202 feet.
47. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. Approval of the plat amendment, 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 City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A ten foot (10') snow storage easement shall be dedicated to Park City across the lot's frontage.
4. Modified 13-d sprinklers will be required for all new construction.

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

PASSED AND ADOPTED this 8th day of May, 2014.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Marci Heil, City Recorder

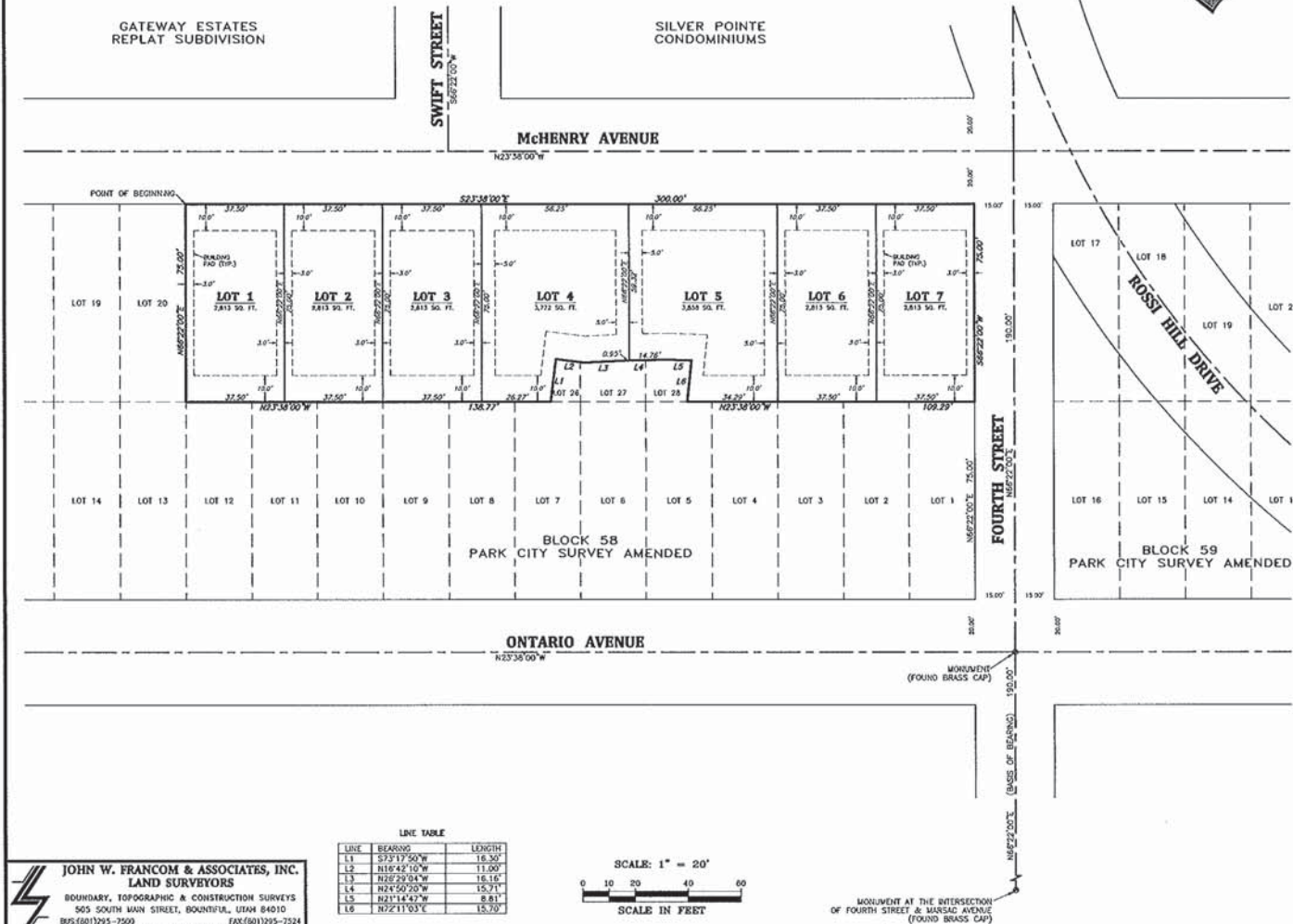
APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

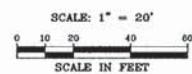
Attachment 1 - Proposed Plat

ECHO SPUR SUBDIVISION
 LOCATED IN
 BLOCK 58, PARK CITY SURVEY AMENDED
 SUMMIT COUNTY, UTAH



LINE TABLE

LINE	BEARING	LENGTH
L1	S73°17'50" W	16.30'
L2	N18°42'00" W	11.00'
L3	N22°29'04" W	16.16'
L4	N24°50'20" W	15.21'
L5	S23°14'47" W	8.81'
L6	S22°11'03" E	15.70'



JOHN W. FRANCOM & ASSOCIATES, INC.
 LAND SURVEYORS
 BOUNDARY, TOPOGRAPHIC & CONSTRUCTION SURVEYS
 505 SOUTH MAIN STREET, BOUNTIFUL, UTAH 84010
 BUS: (801)295-7500 FAX: (801)295-7524
 EMAIL: FRANCONSURVEY@GMAIL.COM

LEGAL DESCRIPTION
 BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF McHENRY STREET AND THE LINE COMMON TO LOTS 20 & 21, BLOCK 58, PARK CITY SURVEY, ACCORDING TO THE AMENDED PLAT THEREOF, AND RUNNING THENCE SOUTH 23°38'00" EAST 300.00 FEET; THENCE SOUTH 89°20'00" WEST 75.00 FEET; THENCE NORTH 23°38'00" WEST 109.23 FEET; THENCE NORTH 72°11'03" EAST 15.70 FEET; THENCE NORTH 21°14'47" WEST 8.81 FEET; THENCE NORTH 24°50'20" WEST 15.21 FEET; THENCE NORTH 20°29'04" WEST 16.16 FEET; THENCE NORTH 18°42'00" WEST 11.00 FEET; THENCE SOUTH 23°17'50" WEST 16.30 FEET; THENCE NORTH 23°38'00" WEST 138.77 FEET; THENCE NORTH 66°22'00" EAST 75.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 21,633 SQUARE FEET OR 0.458 ACRES NET
 7 LOTS

OWNER'S DEDICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS: THAT THE OWNERS OF THE HEREOF DESCRIBED TRACTS OF LAND, HEREBY CAUSES THE SAME TO BE DIVIDED INTO LOTS AND PRIVATE STREETS, AS SET FORTH IN THIS PLAT, HEREAFTER TO BE KNOWN AS
ECHO SPUR SUBDIVISION
 ALSO, THE OWNERS HEREBY DEDICATE TO SUMMIT COUNTY, SHEDDENVILLE BASIN WATER RECLAMATION DISTRICT, MOUNTAIN REGIONAL WATER SERVICE DISTRICT, AND PARK CITY FIRE DEPARTMENT, A NON-EXCLUSIVE EASEMENT OVER THE ROADWAYS AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE USE AND EVENTUAL REPLACEMENT, AND TO PROVIDE ACCESS FOR EMERGENCY SERVICES. THESE AREAS THAT ARE INTENDED FOR PUBLIC USE ARE HEREBY DEDICATED TO SUMMIT COUNTY.

EXECUTED THIS _____ DAY OF _____
 REPRESENTATIVE OF JGC BEACH PROPERTIES, L.L.C., OWNER
ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF SUMMIT }
 THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
 BY _____ REPRESENTATIVE OF JGC BEACH PROPERTIES L.L.C., THE OWNER OF THE ABOVE DESCRIBED PROPERTY.

NOTARY PUBLIC
 RESIDING AT: _____
 MY COMMISSION EXPIRES: _____
CONSENT TO RECORD
 STATE OF UTAH }
 COUNTY OF SUMMIT }
 THE UNDERSIGNED LIEN HOLDER CONSENTS TO THE RECORDATION OF THE PLAT.
 BY: _____ AUTHORIZED OFFICIAL
 THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
 BY _____ REPRESENTATIVE OF JGC BEACH PROPERTIES L.L.C., THE OWNER OF THE ABOVE DESCRIBED PROPERTY.
 NOTARY PUBLIC
 RESIDING AT: _____
 MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE
 I, JOHN W. FRANCOM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 156213 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A BOUNDARY SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH MOUNTAIN STANDARDS AND REQUIREMENTS OF THE LAW AS OF THE DATE OF SURVEY, MARCH, 2014.
 JOHN W. FRANCOM
 DATE _____

ECHO SPUR SUBDIVISION
 LOCATED IN
 BLOCK 58, PARK CITY SURVEY AMENDED
 SUMMIT COUNTY, UTAH

<p>CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. BY: _____ PARK CITY RECORDER</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. BY: _____ CHAIRMAN</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. BY: _____ MAYOR</p>	<p>CITY ENGINEER I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ A.D. BY: _____ PARK CITY ENGINEER</p>	<p>SEWER DISTRICT REVIEWED FOR CONFORMANCE TO JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. BY: _____ JORDANELLE SPECIAL SERVICE DISTRICT</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. BY: _____ PARK CITY ATTORNEY</p>	<p>RECORDER STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT _____ REQUEST OF _____ DATE _____ THE _____ BOOK _____ PAGE _____ FILE _____ RECORDED BY _____ </p>
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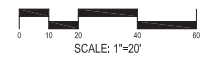


LEGAL DESCRIPTION
 All of Lots 19 through 32, Block 58, Park City Survey, according to the Amended Plat thereof, on file and of record in the Office of the Summit County Recorder.
 Excepting therefrom:
 Beginning at a point South 23°38'00" East 13.77 feet from the corner common to Lots 7, 8, 25 & 26, Block 58, Park City Survey, according to the Amended Plat thereof, and running thence North 75°17'50" East 16.30 feet; thence South 16°42'10" East 11.00 feet; thence North 29°25'04" East 16.18 feet; thence South 24°50'20" East 15.71 feet; thence South 21°44'47" East 8.81 feet; thence South 72°11'53" West 15.70 feet; thence North 23°38'00" West 51.34 feet to the point of beginning.
 Together with:
 All of Lots 17, 18 & 19, Block 59, Park City Survey, according to the Amended Plat thereof, on file and of record in the Office of the Summit County Recorder.
 Excepting therefrom any portion located within the Railroad Right of Way as described in those certain documents as Entry No. 8176 in Book C at Page 401, Entry No. 13316 in Book H at Page 328 and Entry No. 13610 in Book H at Page 373 records of Summit County, Utah.

NARRATIVE:
 The survey was prepared for Go West Construction.
 The purpose of the survey is to locate the topography, utilities, and roadway on the Lots shown.
 The site benchmark is the sewer manhole opposite Lot 20 as shown, El. 7163.5 NAVD 88 Datum.
 This survey does not show building setbacks, easements, or underground utilities. The locations of which should be verified prior to any construction.
 The Owner of the property should be aware of any items affecting the property that may appear in a Title Insurance Report. The Surveyor has found no obvious evidence of easements, encroachments, or encumbrances on the property surveyed except as shown herein.

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.30'	S73°17'50"W
L2	11.00'	N16°42'10"W
L3	16.18'	N26°28'04"W
L4	15.71'	N24°50'20"W
L5	8.81'	N21°14'47"W
L6	15.70'	N72°11'53"E

- LEGEND:**
- SET REBAR & CAP LS 316833
 - FOUND CORNER (AS NOTED)
 - ⊕ EXISTING STREET MONUMENT
 - ⊙ POWER POLE
 - ⊗ WATER METER
 - ⊕ HYDRANT
 - ⊙ U.S. WEST BOX
 - ⊙ SEWER CLEANOUT
 - ⊙ CABLE BOX
 - ⊗ POWER BOX



LOCATED IN
 BLOCKS 58 & 59,
 PARK CITY SURVEY
 SUMMIT COUNTY, UTAH

Russell E. Campbell
 Date

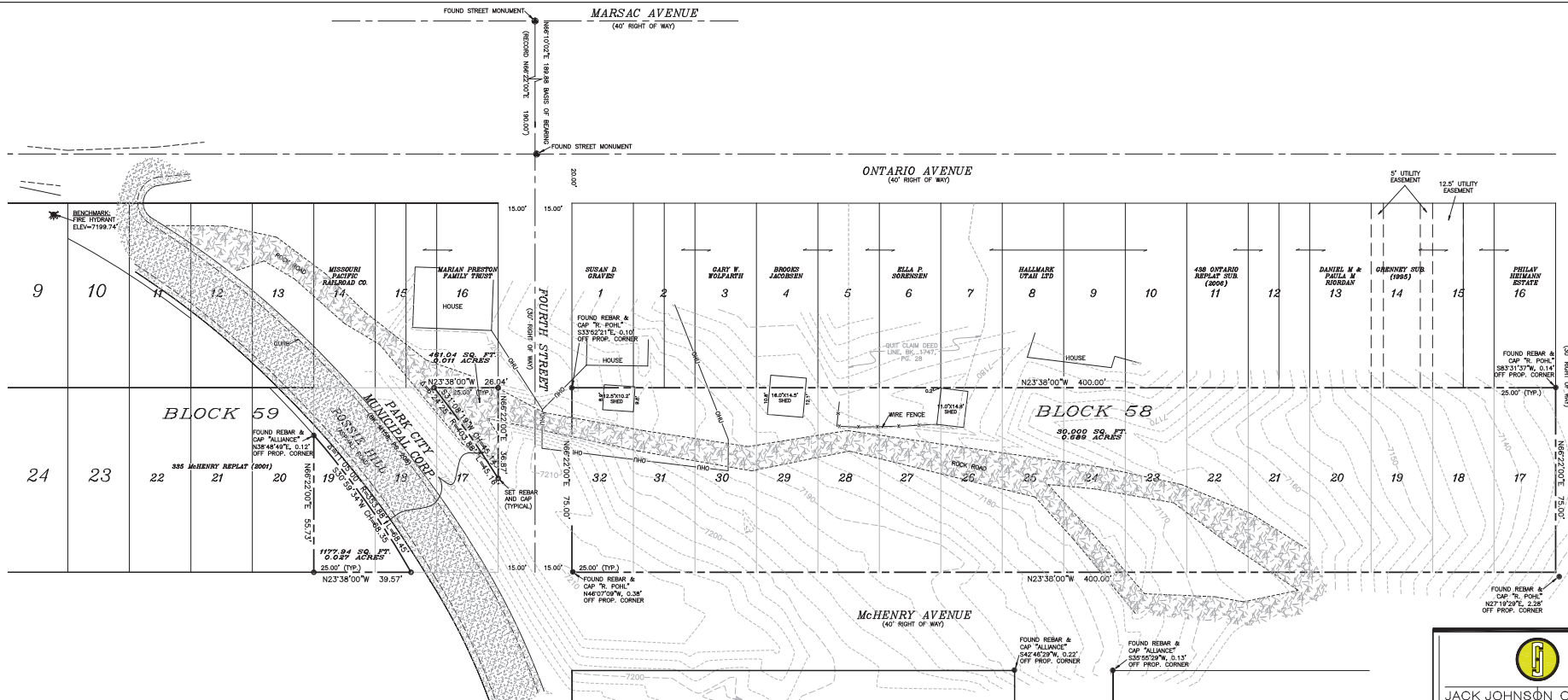
BASILINE SURVEYING, Inc
 1508 East 2100 South
 Salt Lake City, UT 84108
 (801) 209-2152

DATE	BY	REVISIONS	COMMENTS

JOB No.
 884
 SURVEY BY:
 RC
 DRAWN BY:
 RC

**TOPOGRAPHIC SURVEY
 PARTS OF BLOCK 58 & 59,
 PARK CITY SURVEY
 PARK CITY, UTAH**

SHEET
 1 of 1



**ALTA/ACSM LAND TITLE SURVEY FOR
LOTS 17-32, BLOCK 58 & LOTS 17-19, BLOCK 59
OF THE AMENDED PLAT OF PARK CITY
LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH**

NARRATIVE:

1. THE SURVEY WAS PREPARED FOR PARK CITY REAL ESTATE AND DEVELOPMENT.
2. THE BASIS OF BEARING WAS ESTABLISHED FROM FOUND STREET MONUMENTS AS SHOWN.
3. THE BENCH MARK FOR THIS PROJECT IS A FIRE HYDRANT AT THE INTERSECTION OF ROSSIE HILL AND ONTARIO AVENUE. THE BENCHMARK ELEVATION = 7199.74'
4. THE SURVEY WAS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE INSURANCE AGENCY, LLC, ORDER NO. 041-4758480 FIRST AMENDED, ISSUE DATE SEPTEMBER 22, 2006. ITEMS DESIGNATED AS PR # REFER TO SCHEDULE B, SECTION 2, "EXCEPTIONS", TO SAID TITLE COMMITMENT.
5. SPECIFIC TITLE COMMITMENT EXCEPTION ITEMS ARE AS FOLLOWS:
 - A. PR. ITEMS #1-14 ARE NOT PLOTTABLE MATTERS.
 - B. PR. ITEMS #15-16 ARE TO THE SAME QUOT CLAIM DEED EXECUTED BY BROOKS JACOBSEN, IN FAVOR OF ELLA P. SORRENSEN TRUST. (TWO ADJOINING LAND OWNERS TO THE WEST) IT CALLED ALONG AN EXISTING FENCE THAT ENCROACHES ONTO THE PROPERTY ON THE WESTERLY BOUNDARY AS SHOWN, BUT THERE IS NO FOUND RECORD OF THIS EVER BEING DEEDED BY THE LAND OWNER TO THE ELLA P. SORRENSEN TRUST.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
8. DUE TO THE LACK OF ORIGINAL MONUMENTS, PREVIOUS SURVEYS IN THE AREA AS WELL AS EXISTING IMPROVEMENTS WERE USED IN DETERMINING THE BOUNDARY OF THE ABOVE PARCEL. ALL EVIDENCE USED IS CLEARLY SHOWN ON SURVEY.
9. THERE ARE MANY ENCROACHMENTS ALONG THE WESTERLY LINE OF THE PROPERTY AS SHOWN ON THE SURVEY. THIS SURVEY DOES NOT ADDRESS THESE ENCROACHMENT, IT ONLY SHOWS THAT THEY EXIST.

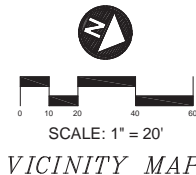
BOUNDARY DESCRIPTION:

PARCEL 1:
ALL OF LOTS 17,18,19,20,21,22,23,24,25,26,27,28,29,30,31 AND 32, BLOCK 58, PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.
TOGETHER WITH AN EASEMENT FOR UTILITIES, INCLUDING SEWER AND WATER LINES OVER THE SOUTHERLY FIVE FEET AND THE NORTHERLY FIVE FEET OF LOT 14 AND THE SOUTH HALF OF LOT 15, BLOCK 58, PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

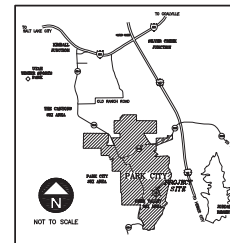
PARCEL 2:
ALL LOTS 17,18 AND 19, BLOCK 59, PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE, EXCEPTING THEREFROM ANY PORTION LOCATED WITHIN THE RAILROAD RIGHTS OF WAY AS DESCRIBED IN THOSE CERTAIN DOCUMENTS RECORDED AS ENTRY NO. 8176 IN BOOK C AT PAGE 401, ENTRY NO. 13216 IN BOOK H AT PAGE 326, AND ENTRY NO. 13610 IN BOOK H AT PAGE 373, RECORDS OF SUMMIT COUNTY, UTAH.

SURVEYOR'S CERTIFICATE:

TO PARK CITY REAL ESTATE AND DEVELOPMENT & FIRST AMERICAN TITLE INSURANCE AGENCY, LLC:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 5, 7a, 8, 9, 10, 13 & 18 OF A THEREOF. PURSUANT TO THE ACCURACY FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



VICINITY MAP



JACK JOHNSON COMPANY
Designing World Destinations
100-Person • 1777 East Park Drive • Park City, Utah 84002
Telephone • 435.645.9000 • Facsimile • 435.643.1629
www.jackjohnson.com

DATE:	OCTOBER 2006
RECORDED IN:	OKAY
RECORDED BY:	SDM
PROJECT:	020-0196-00
ESD:	ALTA

RECORDS

ALTA/ACSM SURVEY
LOTS 17-32, BLOCK 58
& LOTS 17-19, BLOCK 59
PARK CITY, UT

1 OF 1

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Revised 05/03/04 | 1st Edition 10/06 | 1st Edition 10/06

Exhibit D – Applicant’s Project Description

Project Statement and Intent

The subject property is twelve contiguous lots located on the new Echo Spur Drive on Rossi Hill in the Old Town district of Park City. Several of the lots have been slightly reduced due to a settlement with a neighbor in 2008. The owner wishes to replat these lots so they are compliant with lot sizes in HR-1 and to reduce the overall density of the street by combining lots in a manner which allows for the development of ___ single family homes. Most will be 2500 – 3000 square feet; several will be 3500 – 4000 square feet. The owner believes that these scales will provide an appropriate size transition between the large homes immediately east and south of Echo Spur Drive and those west of the Drive.

Aerial Photo



Four Corner Photos of Property

- From the southeast:



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org.



From the Southwest:



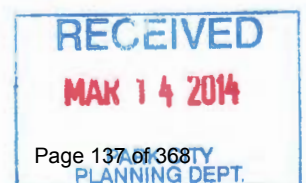
From the Northeast



From the Northwest



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org.





Echo Spur Subdivision Topography Analysis

Subject Site

Countour 7,150'

Countour 7,200'

Legend

- 10ft Contours
- ▭ Parcels

0 250 500 1,000 1,500 2,000 Feet
Planning Commission April 9, 2014

Exhibit F – County Tax Map

PARK CITY – BLOCKS 55,58,62,63,SECTION 16,T2S R4E,S.L.B.&M.

BOOK PAGE

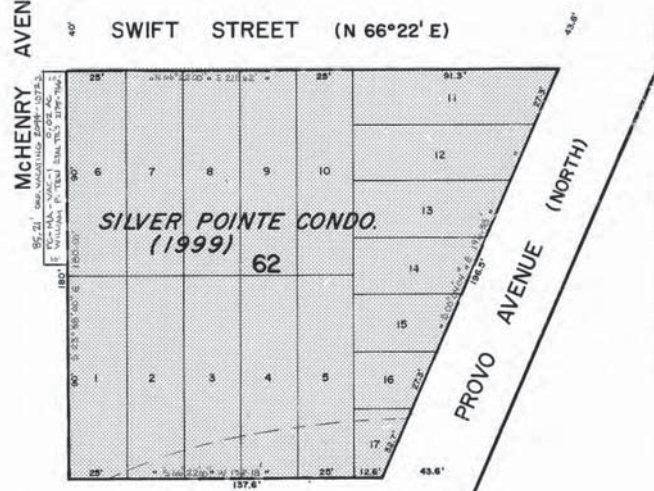
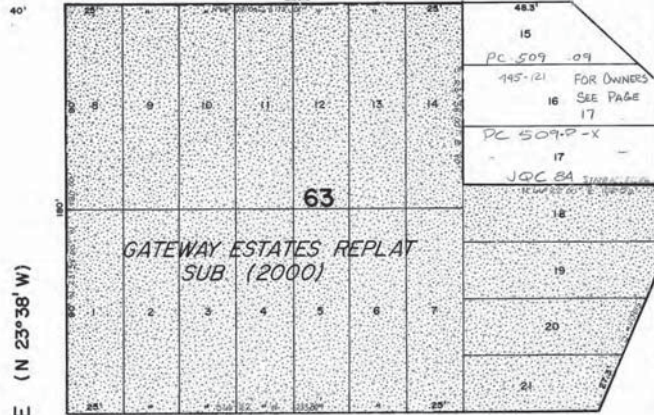
57

NOTE: # REFERS TO STREET ADDRESS

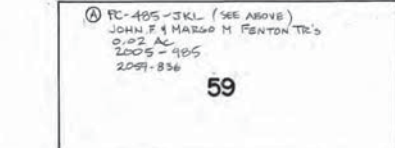
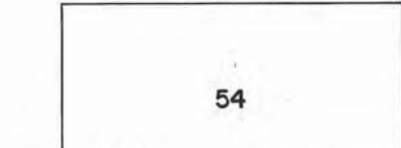
THIRD STREET (N 66°22' E)
AKA FIFTH ST

PC-404-A-7 AMO ASSOCIATES LLC 1592-1763 2133-604 2567-1802	PC-404-A-1 THOMAS R. 17 2075-1195 VADEN J. 18 241-965 JAMES L. 19 216-419	PC-404-A-7 DOOTY & TRACY QUOTT 1503-1280 15 592-1770 1055-1156	PC-404-A-1-A D.04 AC 14 1673-1579 2180-1172	PC-404-A-4 JAMES A. HANCOCK 1503-1280 15 222-1080 2567-1802	PC-404-A-5 JEREMY PACK 19 2177-647 1673-1579 2180-1172	PC-404-A-3 CHAD D. NORMAN & SUPARNA SHERNER 1193-1097 1283 222-1080 2567-1802	PC-404-A-4 JEREMY PACK 19 2177-647 1673-1579 2180-1172	PC-404-A-2 MARC S. DEBRIAN P. ABBOTT 1193-1097 1283 222-1080 2567-1802	PC-404-B PAUL S. LINDING GROUP 2181-1047 21 1274-181 1777-815 893-93	PC-404-C REBECCA R. KRISTINA R. 1193-1097 1283 222-1080 2567-1802	PC-404-D KELLY J. DEBRIAN 203-40V 1193-1097 1283 222-1080 1193-1097 1283 222-1080	PC-404-E ANDERSON REPLAT FIRST AMENDED (2008) 24	PC-404-F STARR GROUP LLC 2180-399, 401 1937-1622 410-202 MIB-061	PC-404-G SCOTT & JACQUELOTE 543-775	PC-404-H KATHY STEADMAN 1000-1543-1349 474-766 976-155	PC-404-I MAD-EOT 212-527 373-256 1570-117	PC-404-J KINCAID SUB. (2003) 32
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PC-404 PHILAN NEWMAN EDWARDS 1428-57	PC-405-P 78' LEETO TLOU ETAL (JT) 2041-523 17 2141-524 1803-175 1154-1852	PC-405-Q LEETO TLOU ETAL (JT) 2041-523 18 2141-524 1803-175 1154-1852	PC-405-R MICHAEL G & DEBRA GREEN 1774-346 20 2070-1757 1774-346 1803-1757	PC-405-S J&C BEACH PROPERTIES LLC 1774-350 21 2070-1757 1774-350 1803-1757	PC-405-T J&C BEACH PROP. LLC 2070-1757 22 1774-350 1803-1757	PC-405-U J&C BEACH PROP. LLC 2070-1757 23 1774-350 1803-1757	PC-405-V J&C BEACH PROP. LLC 2070-1757 24 1774-350 1803-1757	PC-405-W J&C BEACH PROP. LLC 2070-1757 25 1774-350 1803-1757	PC-405-X J&C BEACH PROP. LLC 2070-1757 26 1774-350 1803-1757	PC-405-Y J&C BEACH PROP. LLC 2070-1757 27 1774-350 1803-1757	PC-405-Z J&C BEACH PROP. LLC 2070-1757 28 1774-350 1803-1757	PC-405-AA J&C BEACH PROP. LLC 2070-1757 29 1774-350 1803-1757	PC-405-AB J&C BEACH PROP. LLC 2070-1757 30 1774-350 1803-1757	PC-405-AC J&C BEACH PROP. LLC 2070-1757 31 1774-350 1803-1757	PC-405-AD J&C BEACH PROP. LLC 2070-1757 32 1774-350 1803-1757
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FOURTH STREET (N 66°22' E)



Approved Utah State Tax Comm	REVISIONS - DATE AND INITIAL (In Pencil)
Date	By

SUMMIT COUNTY, UTAH

SCALE
ONE INCH 40 FEET
BOOK PAGE

Planning Commission Staff Report



PLANNING DEPARTMENT

Project Number: PL-14-02225
Subject: North Silver Lake Condominium Plat
Author: Francisco Astorga, Planner
Date: April 9, 2014
Type of Item: Administrative – Condominium Record of Survey

Summary Recommendations

Staff recommends that the Planning Commission conduct a public hearing for a Condominium Record of Survey for the North Silver Lake Condominium Plat, located at 7101 Silver Lake Drive, and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Staff reports reflect the professional recommendation of the Planning Department. The Planning Commission, as an independent body, may consider the recommendation but should make its decisions independently.

Description

Applicant: SR Silver Lake LLC represented by Rich Lichtenstein
Location: 7101 Silver Lake Drive
Lot 2B Subdivision of Lot 2 North Silver Lake
Zoning: Residential Development (RD) District
Adjacent Land Uses: Ski resort and residential
Reason for Review: Condominium Record of Survey Plats are required to be reviewed by the Planning Commission and reviewed and approved by the City Council

Proposal

Under the Deer Valley Resort Master Plan, the North Silver Lake Subdivision Lot 2B is permitted a density of 54 residential units and 14,552 square feet of commercial/support space. In 2010 the Park City Planning Commission approved a Conditional Use Permit (CUP) for the development consisting of fifty four (54) private total units: sixteen (16) detached single family dwellings/duplexes and four (4) condominium buildings containing thirty eight (38) private dwelling units. The applicant requests the approval of their proposed Condominium Record of Survey plat which is consistent with the approved CUP (2010).

Background

On January 10, 2014 a complete application was submitted to the Planning Department requesting approval of the North Silver Lake Condominium Plat located at 7101 Silver Lake Drive in Deer Valley. The site is located in the Residential Development (RD)

District. The proposed Record of Survey identifies private and common space and allows the applicant to sell the units. On March 14, 2014 the application was revised to include twelve (12) stand alone single family dwelling units and (1) stand alone duplex dwelling (containing 2 units) instead of the original sixteen (16) stand along dwellings consisting of stand alone single family dwelling units and two (2) stand alone duplex dwellings and forty (40) units within the previous four condominium buildings instead of the original thirty eight (38).

A subdivision plat, known as the North Silver Lake Subdivision, was recorded in 1993. The subdivision created two (2) lots of record. According to this subdivision, Lot 2 was contemplated for further subdivision and future development. The Lot 2 North Silver Lake Subdivision was recorded in 1997. This subdivision further amended Lot 2 into four (4) separate Lots A - D. In 2005 the North Silver Lake Lodge Record of Survey Plat was recorded. That Plat subdivided Lot 2B into six (6) units and it identified convertible land for future development of the remaining land.

At this time the applicant requests to replace the North Silver Lake Lodge Record of Survey Plat (2005) with the proposed North Silver Lake Condominium Plat. The proposed Condominium Record of Survey plat identifies private, limited common, common areas, etc., within the project. All buildings are fully depicted. The current recorded plat, North Silver Lake Lodge Record of Survey Plat (2005), will be retired when this one is recorded.

On February 26, 2014 the Planning Commission approved the applicant's request of thirty eight (38) Lockout Units (nightly rentals) modifying the Conditional Use Permit (CUP) approved by the City in 2010. The modified CUP is subject to the findings of fact, conclusion of law, and conditions of approval of the Planning Commission action letter dated March 3, 2014. See Exhibit F. During the February 26, 2014 meeting the applicant and a group of neighbors stipulated to specific conditions of approval that were approved by the Planning Commission and reflected on the March 3, 2014 Planning Commission action letter. Since then the applicant and the same group of neighbors have also stipulated to certain conditions related to this Condo Plat application which have been incorporated as specific provisions within the CC&Rs which have been updated by the applicant and would be recorded concurrently with the proposed condo plat.

Open Space issues addressed by 2010 Quasi-Judicial Appeal of CUP Application

Under the Deer Valley Resort Master Plan Development (MPD) the North Silver Lake Subdivision Lot 2B is permitted a density of 54 residential units and 14,552 square feet of commercial and support space. The Deer Valley MPD requires that all developments are subject to the conditions and requirements of the Park City Design Guidelines, the Deer Valley Design Guidelines, and the conditional use review of LMC Section 15-1-10.

The original CUP application was before Planning Commission several times and approved in July 2009. That CUP was appealed. The City Council reviewed the appeal

in October/November 2009 and remanded it to the Planning Commission with specific items included in the Order to be addressed.

The Planning Commission reviewed the remand during several Planning Commission work sessions and meetings in 2009 and 2010 to address the Order and findings of the City Council. The Planning Commission approved the revised CUP on April 28, 2010.

That approval was appealed by two separate parties, Eric Lee and Lisa Wilson. The City Council reviewed the appeal June 24, 2010. At that hearing, the Council reviewed the open space issue and found that the sixty percent open space requirement for the project has been met. The open space of the current design is 70.6%. Within the Deer Valley MPD the applicant is allowed to utilize the open space of lot 2D toward the total open space calculation for the project. The specific findings regarding this issue found in the July 1, 2010 order state:

8. Within the Deer Valley MPD development parcels exhibit there is a note for the NSL Subdivision Lot 2D Open Space stating "This parcel has been platted as open space, with the open space applying to the open space requirement of Lot 2B." Lot 2D is 4.03 acres in size.

9. Within the original North Silver Lake Subdivision, the Bellemont subdivision was allowed to also utilize Lot 2B towards the 60% open space requirement. The Bellemont Subdivision utilized ¼ acre of the Lot 2B parcel to comply with the open space requirement. [sic – this should have read Lot 2D]

10. The current application site plan contains 70.6% of open space on the site including the remainder 3.78 acres of open space on Lot 2D.

On July 1, 2010, the City Council ratified their decision on the appeal and modified the Planning Commission Findings of Fact, Conclusions of Law, Conditions of Approval and Order with minor corrections to the findings and conditions.

Under the current application, Staff has received public comments regarding open space miscalculations which have already been addressed in the July 1, 2010 City Council order. All conditions of approval of the City Council's July 1, 2010 order shall continue to apply under this approval.

District Purpose

The purpose of the Residential Development (RD) District is to:

- A. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
- B. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,

- C. allow commercial and recreational activities that are in harmony with residential neighborhoods,
- D. minimize impacts of the automobile on architectural design,
- E. promote pedestrian connections within Developments and between adjacent Areas; and
- F. provide opportunities for variation in architectural design and housing types

Analysis

The proposed Condominium Record of Survey memorializes condominium units, common area, and limited common area for the development. The proposed plat identifies the private area, limited common area, support limited common area and facilities, and common area that allows the units to be sold individually.

The proposed Condominium Record of Survey consists of twelve (12) single-family dwellings, one (1) duplex dwellings with two (2) units, forty (40) multi-unit dwellings, two (2) American with Disabilities Act (ADA) compliant units (platted as common areas), three (3) support commercial units, and corresponding common areas and facilities, limited common areas and facilities, support unit, and commercial units. The boundary lines of each private unit are set forth on the proposed plat.

The size of the private units within the multi-unit dwelling ranges from 2,007 – 7,075 square feet. The size of the stand alone units as the single family dwellings and duplex range from 5,046 – 8,591 square feet. See table below showing the dwelling type, private square footage, and number of floors of units 1-14:

Unit #	Dwelling type	Private square footage	Number of floors
1	SFD	6,505	4
2	SFD	5,851	4
3	Duplex	5,824	3
4	Duplex	5,824	3
5	SFD	6,559	3
6	SFD	8,589	3
7	SFD	6,529	3
8	SFD	8,591	3
9	SFD	6,296	3
10	SFD	6,180	4
11	SFD	6,706	4
12	SFD	6,431	5
13	SFD	5,046	3
14	SFD	6,646	3

The Record of Survey includes: limited common areas consisting of decks, roofs, driveways, etc.; support limited common areas and facilities consisting of the private road, patio, exercise area, lockers, swimming pool, lobby, lounge, etc.; support unit consisting of the lobby; and the three (3) support commercial units identified as:

- Unit C-1: ski rentals, 817 square feet
- Unit C-2: spa, 852 square feet
- Unit C-3: dining area, 3,244 square feet

These support commercial areas mentioned above and all of the other amenities identified on the plat are for the exclusive use of the unit owners and their visitors, e.g. the only patrons allowed to use the spa, lockers, and the dining areas, are patrons staying at the development through the ownership or possible rental of the private units onsite. The Deer Valley Master Planned Development allocated 14,525 square feet of commercial/support commercial for the Silver Lake Community. Per the 2010 approved CUP, the applicant requested to accommodate 5,140 square feet of support commercial space. At this time the updated CUP plans and Record of Survey indicates a combined support commercial area of 4,913 square feet.

Staff finds good cause for this Condominium Record of Survey as it reflects the approved CUP for the development.

Height of the single family dwellings and duplexes

After reviewing the previous staff reports and minutes, staff identified that the single family and duplex dwellings along the periphery of the site are substantially beneath the allowed height of 45 feet. The applicant’s representative indicated that their proposal was designed to put all the units on the perimeter of the project at 33 feet maximum height. The larger buildings in the center are designed at 50 feet. This is reflected on the August 13, 2008 Planning Commission staff report and meeting minutes.

During the October 22, 2008 Planning Commission meeting it was indicated that the homes on the perimeter were designed to be 33 feet above grade from natural grade; two units on steep grade. It was also noted that there are units where the buildings would be between 33 and 40 feet tall to create variation in the roof forms. These homes create a scale more compatible to the surrounding single family homes than the four centralized condominiums.

During the February 25, 2009 Planning Commission the applicant’s architect reviewed a fog study and talked about the massing of the project. It was stated that the applicants took it upon themselves to apply a 33 foot height limit. That same staff report indicated the following:

Height limitation: As previously mentioned, the applicant has self-imposed a 33 foot height limitation for the periphery detached homes in an effort to create compatibility with the adjacent projects. The larger stacked flat condominiums are 50 feet in height. They are located within the center of the project and to the north adjacent to open space. The new location of the larger buildings creates less impact on the adjacent neighbors and less impermeable surface area than the previous site plans.

During the May 27, 2009 Planning Commission, Planner Cattan reported that part of the master plan is a 45 foot height limit with an additional five feet for pitched roofs. She presented a display showing a 33 foot cloud over existing grade and noted that the applicant has self-imposed a 33 foot height limitation around the periphery. The project is above 33 feet in the central four units and in small portions around the periphery. For the most part they stayed under the self-imposed 33 foot height limit. The allowed height is 45 feet maximum. The Planning Commission commended the applicant on the effort put forth to reduce heights along the periphery to match the adjacent zone height of 33 feet above existing grade. The same was discussed during the July 08, 2009 Planning Commission meeting and the November 12, 2012 City Council meeting.

The following exhibit was presented to the Planning Commission during the May 27, 2009 Planning Commission meeting:



On March 14, 2014 the applicant submitted a schematic site, floor, and elevation plans to reflect the 33 foot limit for the purpose of comparing the various plans, fog studies, etc., similar to the one above to ensure that the height of all of the structures match what the City approved. This includes the self-imposed height condition of the single family dwellings and duplexes as the CUP was approved with this understanding. The proposed Record of Survey shall indicate the appropriate heights per the previous minutes, staff reports, and submitted exhibits reflect such self-imposed regulation.

Density Discussion

The 2010 approved CUP include the fifty-four (54) units in the form of sixteen (16) single family dwellings/duplex and thirty eight (38) units within the multi-unit dwellings. The applicant with the agreement from a group of neighbors is shifting that density slightly and is requesting to plat twelve (12) single family dwellings, one duplex with two (2) units, totaling fourteen (14) dwelling units and forty (40) units within the same multi-unit dwelling. The footprint and size of the multi-unit dwelling is not expanding. The

applicant requests to add the two (2) units from the single family dwelling/duplex pool. Staff does not find any detrimental impacts with this modification as the plat will still be in substantial compliance with the 2010 CUP, the size of the multi-unit dwelling is not expanding, and the overall density will remain at fifty-four (54) units. **Does the Planning Commission concur with these findings?**

Department Review

This project has gone through an interdepartmental staff review meeting. No further issues were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record.

Public Input

Lisa Wilson has submitted comments in opposition of the condominium plat. See Exhibit G – Public Comments. Many other public comments regarding the CUP Modification to allow Lockout Units were sent in support and opposition which can be found online by clicking [here](#). These public comments can also be downloaded by visiting www.parkcity.org and clicking on the following path: Doing Business > Document Central > Planning > Planning Commission > 2014 > PC Packet 2.26.14.

Process

The approval of this condominium record of survey application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 15-1-18.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the North Silver Lake Condominium Plat as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for North Silver Lake Condominium Plat and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on North Silver Lake Condominium Plat.

Significant Impacts

There are no significant impacts on the City from this application.

Consequences of not taking the Suggested Recommendation

The Condominium Record of Survey would not reflect the approved 2010 CUP development. The owner would not be able to sell private units.

Recommendation

Staff recommends that the Planning Commission conduct a public hearing for a

Condominium Record of Survey for the North Silver Lake Condominium Plat, located at 7101 Silver Lake Drive, and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits

Exhibit A – Proposed Ordinance with Propose Condominium Record of Survey

Exhibit B – Project Description

Exhibit C – North Silver Lake Subdivision (1993)

Exhibit D – Lot 2 North Silver Lake Subdivision (1997)

Exhibit E – North Silver Lake Record of Survey Plat (2005)

Exhibit F – Planning Commission Action Letter dated March 4, 2014

Exhibit G – Public Comments

Ordinance No. 14-XX

**AN ORDINANCE APPROVING THE NORTH SILVER LAKE CONDOMINIUM PLAT
LOCATED AT 7101 SILVER LAKE DRIVE, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the North Silver Lake Condominium Record of Survey Plat, located at 7101 Silver Lake Drive have petitioned the City Council for approval of an amended and restated condominium record of survey plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on February 12, 2014, February 26, 2014, and April 9, 2014 to receive input on the North Silver Lake Condominium Record of Survey Plat record of survey plat;

WHEREAS, the Planning Commission, on April 9, 2014, forwarded a recommendation to the City Council;

WHEREAS, the City Council on _____ conducted a public hearing to receive input on the North Silver Lake Condominium Plat ; and

WHEREAS, it is in the best interest of Park City, Utah to approve the North Silver Lake Condominium Plat.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. North Silver Lake Condominium Plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The site is located at 7101 Silver Lake Drive.
2. The site is located in the Residential Development (RD) District.
3. A subdivision plat, known as the North Silver Lake Subdivision, was recorded in 1993. The subdivision created two (2) lots of record. According to this subdivision, Lot 2 was contemplated for further subdivision and future development.
4. Lot 2 North Silver Lake Subdivision was recorded in 1997. This subdivision

- further amended Lot 2 into four (4) separate lots. This record of survey plat is development of Lot 2B of the Lot 2 North Silver Lake Subdivision plat.
5. In 2005 the North Silver Lake Lodge Record of Survey Plat was recorded. This Plat subdivided Lot 2B into six (6) condominium units and identified convertible land
 6. At this time the applicant requests to replace the North Silver Lake Lodge Record of Survey Plat (2005) with the proposed Record of Survey. Upon recordation of this current condominium plat, the North Silver Lake Lodge Record of Survey plat (2005) shall be retired.
 7. The proposed Condominium Record of Survey plat identifies private, limited common, common areas, etc., within the project.
 8. Under the Deer Valley Resort Master Plan the North Silver Lake Subdivision Lot 2B is permitted a density of 54 residential units and 14,552 square feet of commercial and support space.
 9. In 2010 the Park City Planning Commission approved a Conditional Use Permit (CUP) for the development consisting of fifty four (54) private total units.
 10. The proposed Condominium Record of Survey Plat amends Lot 2B of North Silver Lake Subdivision.
 11. The boundary lines of each private unit are set forth on the proposed plat. The proposed Condominium Record of Survey plat consists of twelve (12) single-family dwellings, one (1) duplex unit, forty (40) multi-unit dwellings, two (2) American with Disabilities Act (ADA) compliant units (platted as common areas), three (3) commercial units, and corresponding common areas and facilities, limited common areas and facilities, support unit, and commercial units.
 12. The support commercial areas mentioned above and all of the other amenities identified on the plat are for the exclusive use of the unit owners and their visitors, e.g. the only patrons allowed to use the spa, lockers, and the dining areas, are patrons staying at the development through the ownership or possible rental of the private units.
 13. The Deer Valley Master Planned Development allocated 14,525 square feet of commercial/support commercial for the Silver Lake Community.
 14. The 2010 approved CUP accommodated 5,140 square feet of support commercial space.
 15. At this time the updated CUP plans and this Record of Survey indicates a combined area of 4,913 square feet of support commercial.
 16. All findings in the analysis section of the staff report are incorporated herein.
 17. The 2010 approved CUP include the fifty-four (54) units in the form of sixteen (16) single family dwellings and 38 units within the multi-unit dwellings.
 18. Currently the applicant is requesting to plat fourteen (14) single family dwellings and forty (40) units within the same multi-unit dwelling.
 19. The size of the multi-unit dwelling footprint is not expanding. The overall density is not increasing as the applicant requests to add the two (2) units from the single family dwelling/duplex pool.
 20. The condominium record of survey plat is in substantial compliance with the 2010 CUP. The size of the multi-unit dwelling is not expanding, and the overall density will remain at fifty-four (54) units.

Conclusions of Law:

1. There is good cause for this Condominium Record of Survey.
2. The Condominium Record of Survey is consistent with the Park City Land Management Code and applicable State law regarding condominium record of survey plats.
3. Neither the public nor any person will be materially injured by the proposed condominium record of survey plat.
4. Approval of the condominium record of survey plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
5. The condominium record of survey plat is consistent with the approved North Silver Lake Conditional Use Permit.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the condominium record of survey plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will 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's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A note shall be added to the plat referencing that the conditions of approval of the Deer Valley MPD and the 2010 North Silver Lake CUP apply to this plat.
4. The applicant shall be responsible of filing the proper documentation with Summit County to retire the North Silver Lake Lodge Record of Survey Plat recorded in 2005.
5. All conditions of approval of the City Council's July 21, 2011 order shall continue to apply.
6. All conditions of approval of the Planning Commission's February 26, 2014 action modifying the CUP to allow Lockout Units shall continue to apply.

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

PASSED AND ADOPTED this ____ day of _____, 2014.

PARK CITY MUNICIPAL CORPORATION

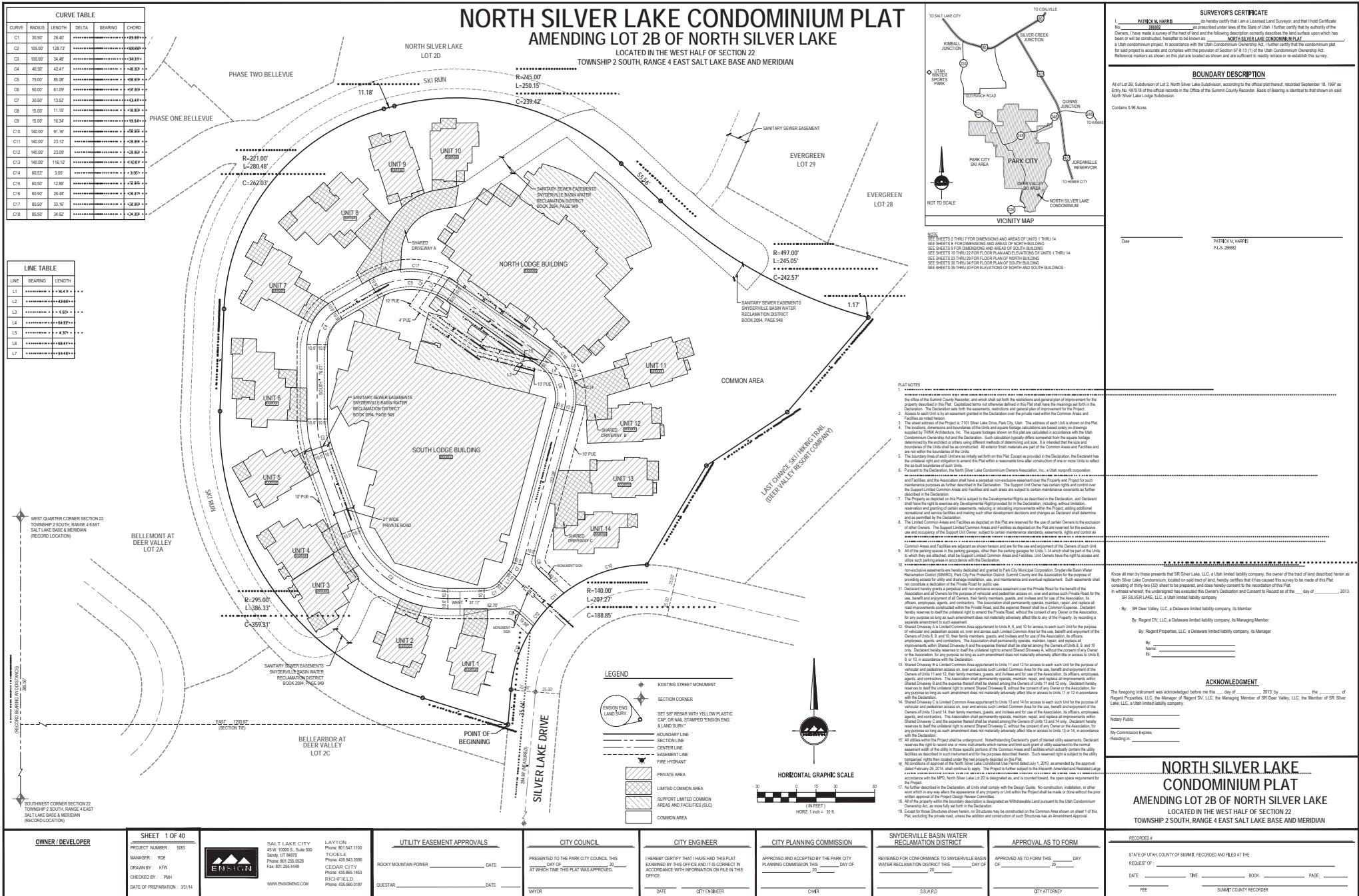
Jack Thomas, MAYOR

ATTEST:

Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

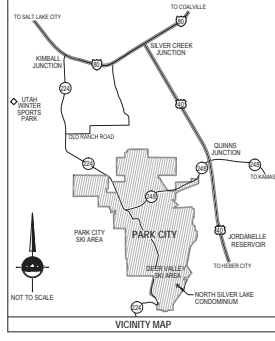


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
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C2	105.00	128.73	143.00	143.00	105.00
C3	100.00	34.48	133.33	133.33	34.48
C4	43.92	42.41	148.89	148.89	43.92
C5	71.00	85.08	148.89	148.89	71.00
C6	50.00	61.09	148.89	148.89	50.00
C7	30.00	13.62	148.89	148.89	30.00
C8	10.00	11.19	148.89	148.89	10.00
C9	10.00	16.34	148.89	148.89	10.00
C10	140.00	91.19	148.89	148.89	140.00
C11	140.00	23.12	148.89	148.89	140.00
C12	140.00	23.09	148.89	148.89	140.00
C13	140.00	116.19	148.89	148.89	140.00
C14	50.50	3.95	148.89	148.89	50.50
C15	50.50	10.86	148.89	148.89	50.50
C16	100.00	20.48	148.89	148.89	100.00
C17	50.00	10.10	148.89	148.89	50.00
C18	50.00	34.62	148.89	148.89	50.00

LINE TABLE

LINE	BEARING	LENGTH
L1	160.49	160.49
L2	143.00	143.00
L3	133.33	133.33
L4	148.89	148.89
L5	148.89	148.89
L6	148.89	148.89
L7	148.89	148.89
L8	148.89	148.89
L9	148.89	148.89



SURVEYOR'S CERTIFICATE
 I, PATRICK N. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 20092 as prescribed under laws of the State of Utah. I further certify that by authority of the Client, I have made a survey of the tract of land and the following description correctly describes the land portion upon which has been or will be constructed, hereafter to be known as **NORTH SILVER LAKE CONDOMINIUM PLAT**, a Unit Condominium project, in accordance with the Utah Condominium Act. I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-19-1(1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily re-locate this survey.

BOUNDARY DESCRIPTION
 All of Lot 2B, Subdivision of Lot 2, North Silver Lake Subdivision, according to the official plat thereof, recorded September 18, 1997 as Entry No. 487378 of the official records in the Office of the Summit County Recorder. Basis of Bearing is identical to that shown on said North Silver Lake Lodge Subdivision.
 Contains 5.98 Acres

Date: PATRICK N. HARRIS
P.L.S. 20092

NOTE
 SEE SHEETS 1 THRU 3 FOR DIMENSIONS AND AREAS OF UNITS 1 THRU 14
 SEE SHEETS 1 FOR DIMENSIONS AND AREAS OF NORTH BUILDING
 SEE SHEETS 1 THRU 2 FOR FLOOR PLAN AND ELEVATIONS OF UNITS 1 THRU 14
 SEE SHEETS 3 THRU 4 FOR FLOOR PLAN OF SOUTH BUILDING
 SEE SHEETS 1 THRU 4 FOR ELEVATIONS OF NORTH AND SOUTH BUILDINGS

PLAT NOTES
 1. The plat is subject to the provisions of the Utah Condominium Act and the Declaration of Condominium Ownership for the project described in this Plat. Capped terms and abbreviations in this Plat have the meanings set forth in the Declaration. The Declaration sets forth the easements, restrictions and general plan of improvement for the Project. Access to each Unit is by easement granted in the Declaration over the common areas within the Common Area and Facilities.
 2. The exact address of the Project is 7101 Silver Lake Drive, Park City, Utah. The address of each Unit is shown on the Plat. The location and location of the Unit is as shown on the Plat and is not to be construed as a warranty of location or area.
 3. The boundary between each Unit is as shown on the Plat. Except as provided in the Declaration, the Declaration has the ultimate right and control over the Unit. The Unit is to be used for residential purposes only and shall not be used for any other purpose.
 4. The boundary between the North Silver Lake Condominium Common Area and the Support Limited Common Area and Facilities is as shown on the Plat. The Support Limited Common Area and Facilities are subject to the Declaration and the Declaration sets forth the easements, restrictions and general plan of improvement for the Project. Access to each Unit is by easement granted in the Declaration over the common areas within the Common Area and Facilities.
 5. The boundary between the Support Limited Common Area and Facilities and the Common Area and Facilities is as shown on the Plat. The Common Area and Facilities are subject to the Declaration and the Declaration sets forth the easements, restrictions and general plan of improvement for the Project. Access to each Unit is by easement granted in the Declaration over the common areas within the Common Area and Facilities.
 6. The boundary between the Common Area and Facilities and the Support Limited Common Area and Facilities is as shown on the Plat. The Support Limited Common Area and Facilities are subject to the Declaration and the Declaration sets forth the easements, restrictions and general plan of improvement for the Project. Access to each Unit is by easement granted in the Declaration over the common areas within the Common Area and Facilities.
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 8. The boundary between the Common Area and Facilities and the Support Limited Common Area and Facilities is as shown on the Plat. The Support Limited Common Area and Facilities are subject to the Declaration and the Declaration sets forth the easements, restrictions and general plan of improvement for the Project. Access to each Unit is by easement granted in the Declaration over the common areas within the Common Area and Facilities.
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 18. The boundary between the Common Area and Facilities and the Support Limited Common Area and Facilities is as shown on the Plat. The Support Limited Common Area and Facilities are subject to the Declaration and the Declaration sets forth the easements, restrictions and general plan of improvement for the Project. Access to each Unit is by easement granted in the Declaration over the common areas within the Common Area and Facilities.
 19. The boundary between the Support Limited Common Area and Facilities and the Common Area and Facilities is as shown on the Plat. The Common Area and Facilities are subject to the Declaration and the Declaration sets forth the easements, restrictions and general plan of improvement for the Project. Access to each Unit is by easement granted in the Declaration over the common areas within the Common Area and Facilities.
 20. The boundary between the Common Area and Facilities and the Support Limited Common Area and Facilities is as shown on the Plat. The Support Limited Common Area and Facilities are subject to the Declaration and the Declaration sets forth the easements, restrictions and general plan of improvement for the Project. Access to each Unit is by easement granted in the Declaration over the common areas within the Common Area and Facilities.

Know all men by these presents that SR Silver Lake, LLC, a Utah limited liability company, the owner of the tract of land described herein as North Silver Lake Condominium, located on said tract of land, hereby certifies that it has caused this survey to be made by this Plat consisting of Sheets 1 THRU 4, attached to these presents, and that hereby consents to the recordation of this Plat.
 In witness whereof, the undersigned has executed this Owner's Declaration and Consent to Record as of the _____ day of _____, 2013.
 SR SILVER LAKE, LLC, a Utah limited liability company, its Member
 By: SR Deer Valley, LLC, a Delaware limited liability company, its Member
 By: Regent Div. LLC, a Delaware limited liability company, its Managing Member
 By: Regent Properties, LLC, a Delaware limited liability company, its Manager

ACKNOWLEDGMENT
 The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by _____ of Regent Properties, LLC, the Manager of Regent Div. LLC, the Managing Member of SR Deer Valley, LLC, the Member of SR Silver Lake, LLC, a Utah limited liability company.
 Notary Public
 My Commission Expires _____
 Residing in: _____

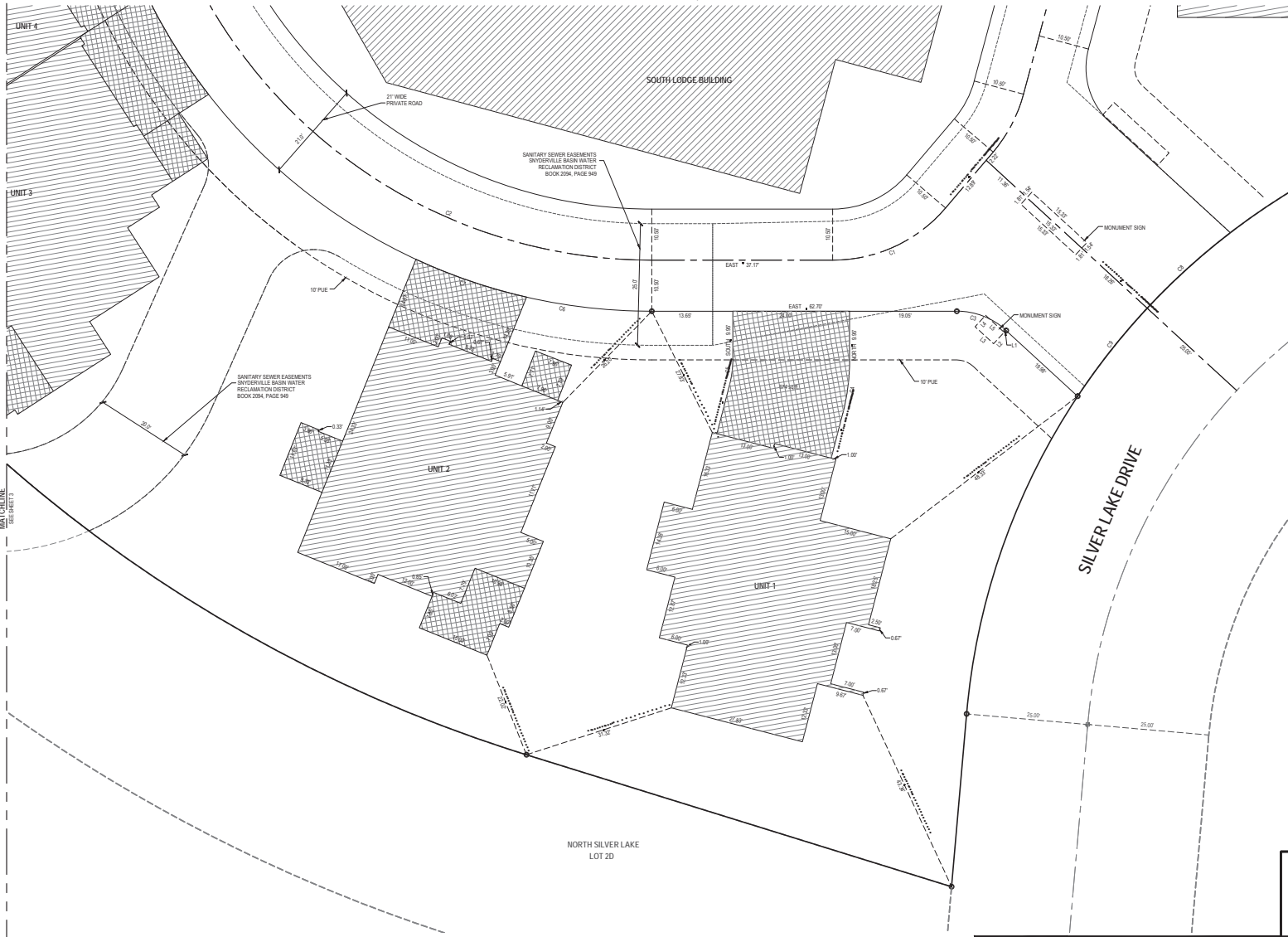
NORTH SILVER LAKE CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED IN _____
 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
 RESULT OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE: _____
 SUMMIT COUNTY RECORDER

OWNER/DEVELOPER PROJECT NUMBER: 5053 MANAGER: RGE DRAWN BY: KRW CHECKED BY: PHM DATE OF PREPARATION: 3/31/14	SHEET 1 OF 40 SALT LAKE CITY 45 W. 1000 S, Suite 500 SHRIN, UT 84107 Phone: 801.255.0529 Fax: 801.255.4448 WWW.ENGINENOW.COM	UTILITY EASEMENT APPROVALS ROCKY MOUNTAIN POWER _____ DATE _____ QUESTAR _____ DATE _____	CITY COUNCIL PRESENTED TO THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2014 AT WHICH TIME THIS PLAT WAS APPROVED.	CITY ENGINEER 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. DATE _____ CITY ENGINEER _____	CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2014. DATE _____ CHAIR _____	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS _____ DAY OF _____, 2014. S.W.A.R.D.	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2014. DATE _____ CITY ATTORNEY _____	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE RESULT OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE: _____ SUMMIT COUNTY RECORDER
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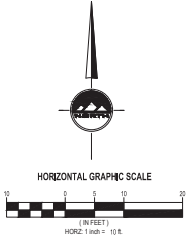
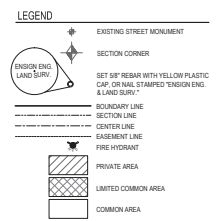
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.00'	28.40'	158.83°	S 23.89° E	28.40'
C2	105.00'	128.77'	100.00°	S 00.00° E	100.00'
C3	15.00'	11.16'	158.83°	S 23.89° E	11.16'
C4	44.50'	11.20'	158.83°	S 23.89° E	11.16'
C5	20.33'	5.13'	158.83°	S 23.89° E	5.13'
C6	115.00'	32.12'	158.83°	S 23.89° E	32.12'
C7	115.00'	24.08'	158.83°	S 23.89° E	24.08'
C8	140.00'	23.12'	158.83°	S 23.89° E	23.12'
C9	140.00'	23.09'	158.83°	S 23.89° E	23.09'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89.00° E	8.83'
L2	S 89.00° E	8.83'
L3	S 89.00° E	8.83'
L4	S 89.00° E	8.83'
L5	S 89.00° E	8.83'



**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 2 OF 40
PROJECT NUMBER: 5083
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



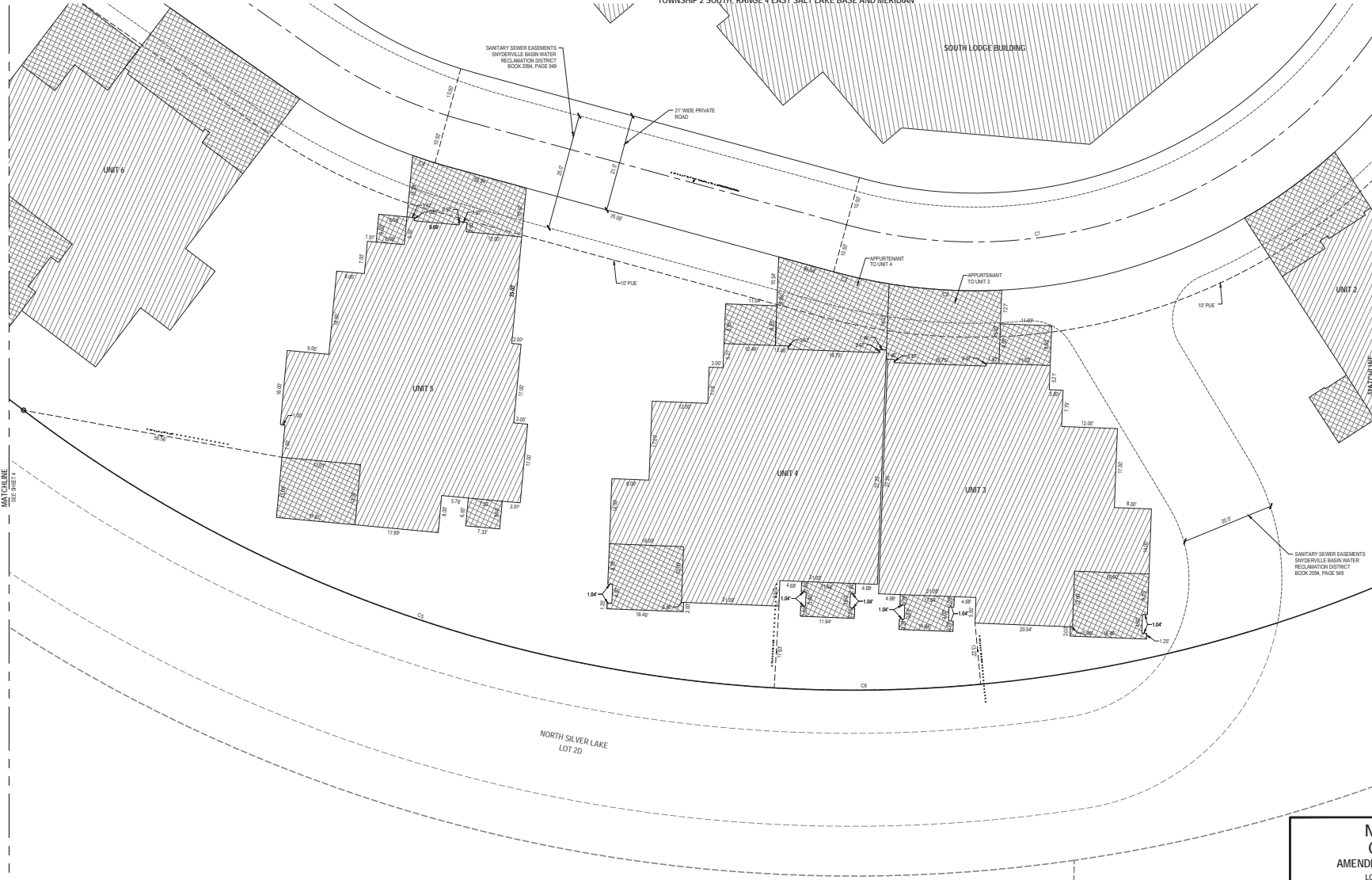
SALT LAKE CITY
45 West 10000 South
Suite 300
Sandy, UT 84070
Phone: 801.225.0020
Fax: 801.225.4449
www.ensign.com

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3090
CEDAR CITY
Phone: 435.865.1453

RECORDED IN _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____ SUMMIT COUNTY RECORDER

NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	105.00	128.73	103.00	103.00	103.00
C2	115.00	141.61	103.00	103.00	103.00
C3	115.00	141.61	103.00	103.00	103.00
C4	110.00	38.10	103.00	103.00	103.00
C5	290.00	174.86	103.00	103.00	103.00
C6	290.00	44.52	103.00	103.00	103.00

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 60° REBAR WITH YELLOW PLASTIC CAP, ORIGINAL STAFFED ENGINEER & LAND SURVEY
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

HORIZONTAL GRAPHIC SCALE

0 5 10 15 20
IN FEET
HORIZ. 1" = 10' S.

**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 3 OF 40
PROJECT NUMBER: 5083
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/13/14



SALT LAKE CITY
45 West 10000 South
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CEDAR CITY
Phone: 435.865.1453

RECORDED IN _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____ BLANK COUNTY RECORDER

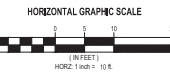
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	34.42'	38.33°	138.33°	34.42'
C2	40.00'	42.41'	90.00°	146.83°	42.41'
C3	51.00'	53.41'	90.00°	155.83°	53.41'
C4	51.00'	17.17'	90.00°	163.83°	17.17'
C5	51.00'	53.41'	90.00°	172.83°	53.41'
C6	51.00'	13.02'	90.00°	180.83°	13.02'

LEGEND	
	EXISTING STREET MONUMENT
	SECTION CORNER
	SET 9" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV."
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 4 OF 40
PROJECT NUMBER: 5083
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/12/14



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45 West 10000 South
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FEE: _____ SUMMIT COUNTY RECORDER

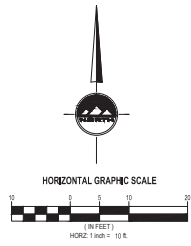
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00'	82.08'	118.43°	<R 45°	138.43'
C2	85.00'	62.37'	118.43°	<R 45°	108.43'
C3	85.00'	34.62'	118.43°	<R 45°	108.43'
C4	87.00'	31.29'	118.43°	<R 45°	108.43'
C5	87.00'	14.88'	118.43°	<R 45°	108.43'
C6	87.00'	31.29'	118.43°	<R 45°	108.43'
C7	221.00'	116.51'	118.43°	<R 45°	108.43'
C8	87.00'	31.29'	118.43°	<R 45°	108.43'
C9	40.00'	16.97'	118.43°	<R 45°	108.43'
C10	40.00'	6.66'	118.43°	<R 45°	108.43'
C11	40.00'	16.97'	118.43°	<R 45°	108.43'
C12	87.00'	64.94'	118.43°	<R 45°	108.43'

LEGEND	
	EXISTING STREET MONUMENT
	SECTION CORNER
	TENSIONING LAND SURVEY
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "TENSION ENGS & LAND SURV."
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 5 OF 40
PROJECT NUMBER: 9383
MANAGER: RGE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/13/14



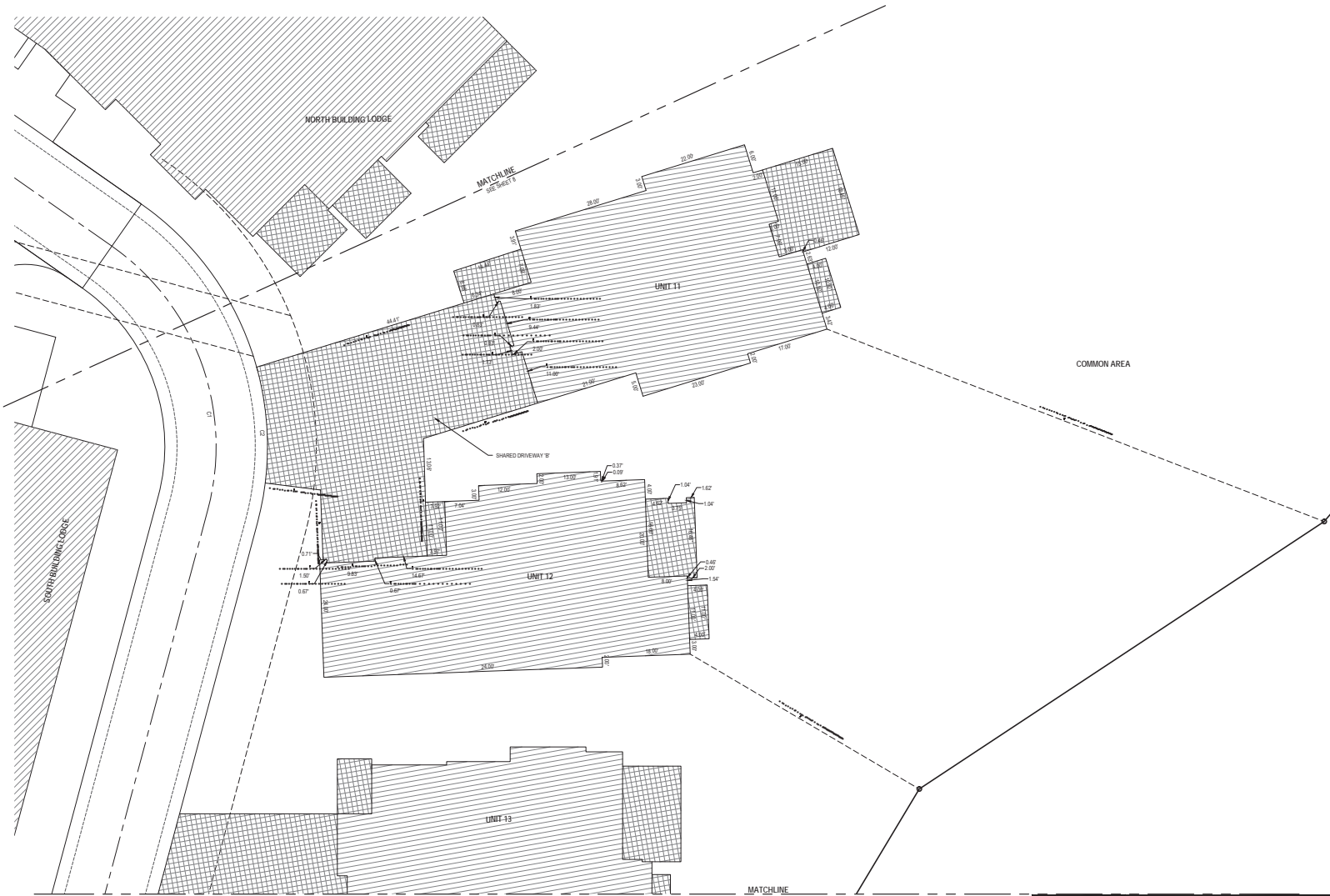
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Suite 300
Sandy, UT 84070
Phone: 801.223.0620
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STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
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FEE _____ SUMMIT COUNTY RECORDER

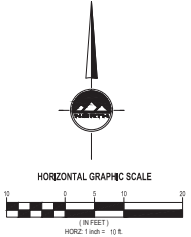
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	61.00'	45° 58'	158° 58'	61.00'
C2	60.00'	32.27'	45° 58'	158° 58'	32.27'

LEGEND	
	EXISTING STREET MONUMENT
	SECTION CORNER
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSON ENG. & LAND SURV."
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 6 OF 40
PROJECT NUMBER: 5083
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/12/14



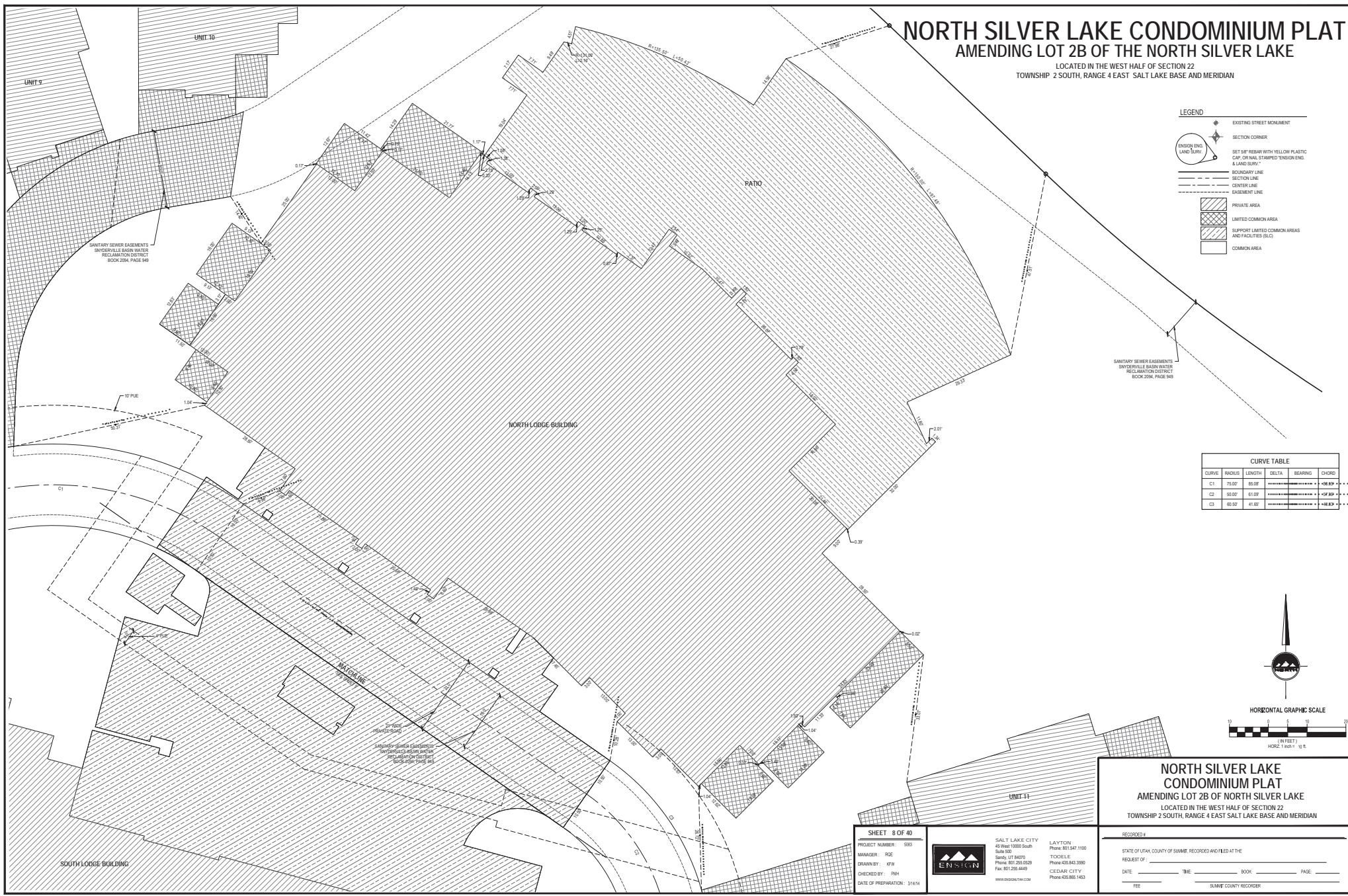
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NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

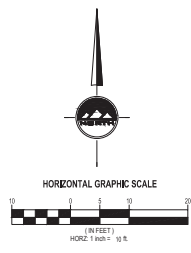


LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- ENGIN' ENCL. LAND SURV. (Symbol: circle with 'E' and 'L')
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED 'ENGIN' ENCL. & LAND SURV.'
- BOUNDARY LINE (Symbol: solid line)
- SECTION LINE (Symbol: dashed line)
- CENTER LINE (Symbol: long-dashed line)
- EASEMENT LINE (Symbol: dotted line)
- PRIVATE AREA (Symbol: diagonal hatching)
- LIMITED COMMON AREA (Symbol: cross-hatching)
- SUPPORT LIMITED COMMON AREAS AND FACILITIES (E/C) (Symbol: grid hatching)
- COMMON AREA (Symbol: white)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00'	85.00'	63.43°	S 89.57° E	148.83'
C2	50.00'	61.00'	70.53°	S 19.47° E	108.83'
C3	60.00'	41.00'	38.91°	S 51.09° E	108.83'



**NORTH SILVER LAKE
CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE**
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 8 OF 40
PROJECT NUMBER: 5983
MANAGER: ROE
DRAWN BY: KFM
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



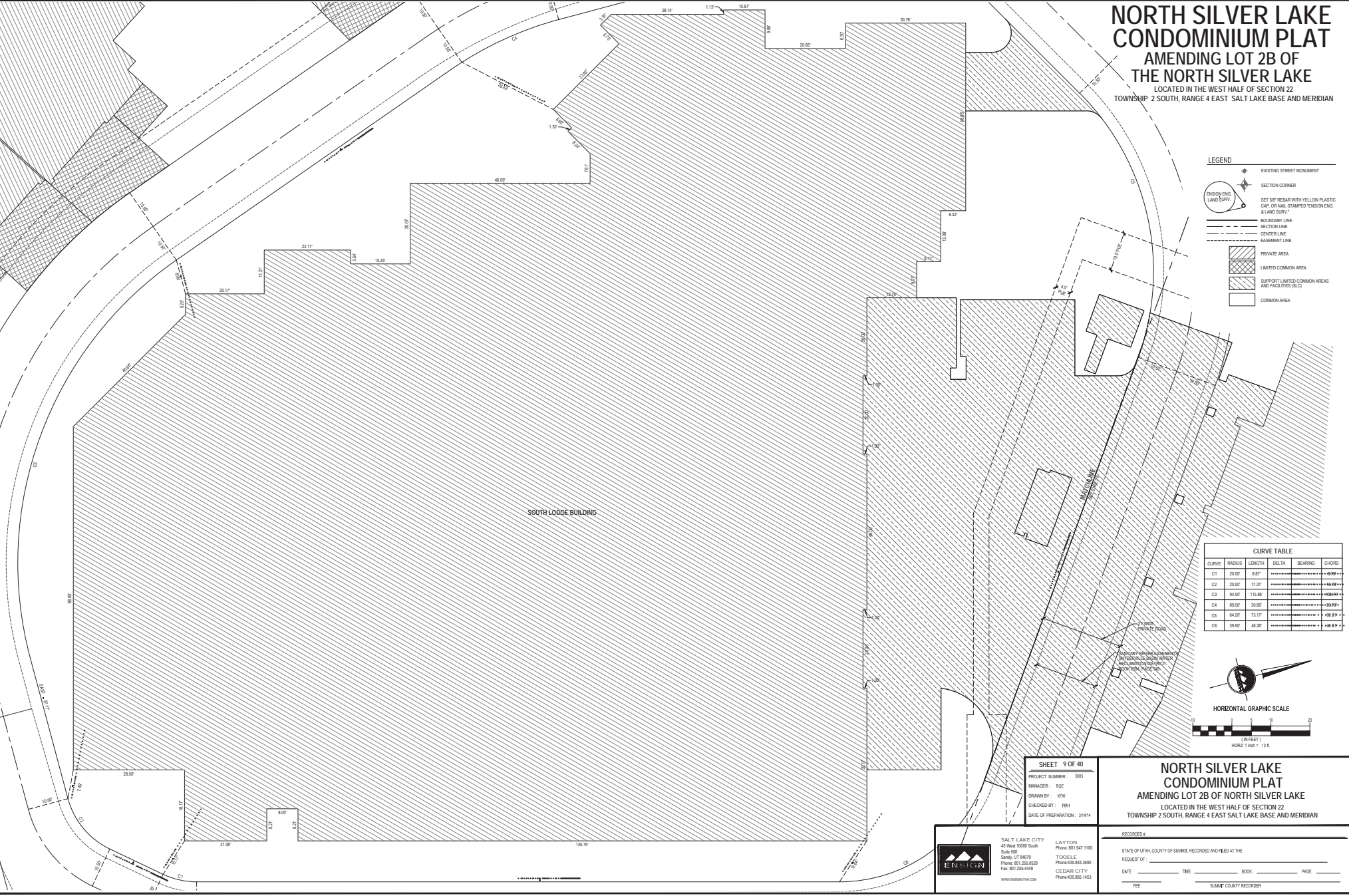
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NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE LOCATED IN THE WEST HALF OF SECTION 22 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

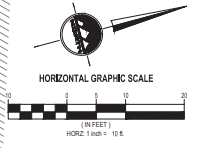


LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 6" PIP REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "EPSILON ENG. LAND SURVY"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- SUPPORT LIMITED COMMON AREAS AND FACILITIES (SCLC)
- COMMON AREA

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	8.37'	23.81°	118.19°	8.37'
C2	20.00'	17.31'	48.29°	118.19°	17.31'
C3	54.00'	115.86'	108.00°	118.19°	115.86'
C4	83.00'	30.85'	39.33°	118.19°	30.85'
C5	64.00'	73.17'	48.83°	118.19°	73.17'
C6	38.00'	48.26'	48.83°	118.19°	48.26'



SHEET 9 OF 40
 PROJECT NUMBER: 5903
 MANAGER: RSE
 DRAWN BY: KTW
 CHECKED BY: PRH
 DATE OF PREPARATION: 3/14/14

**NORTH SILVER LAKE
CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE**
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

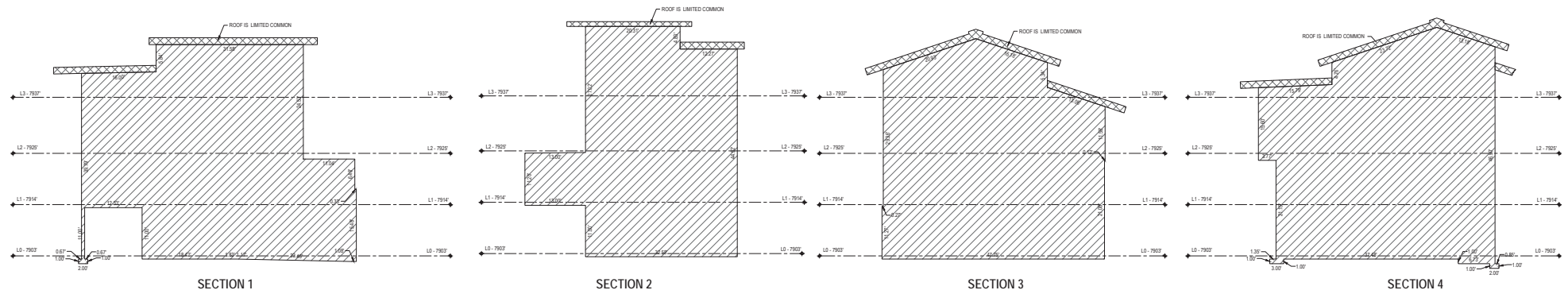
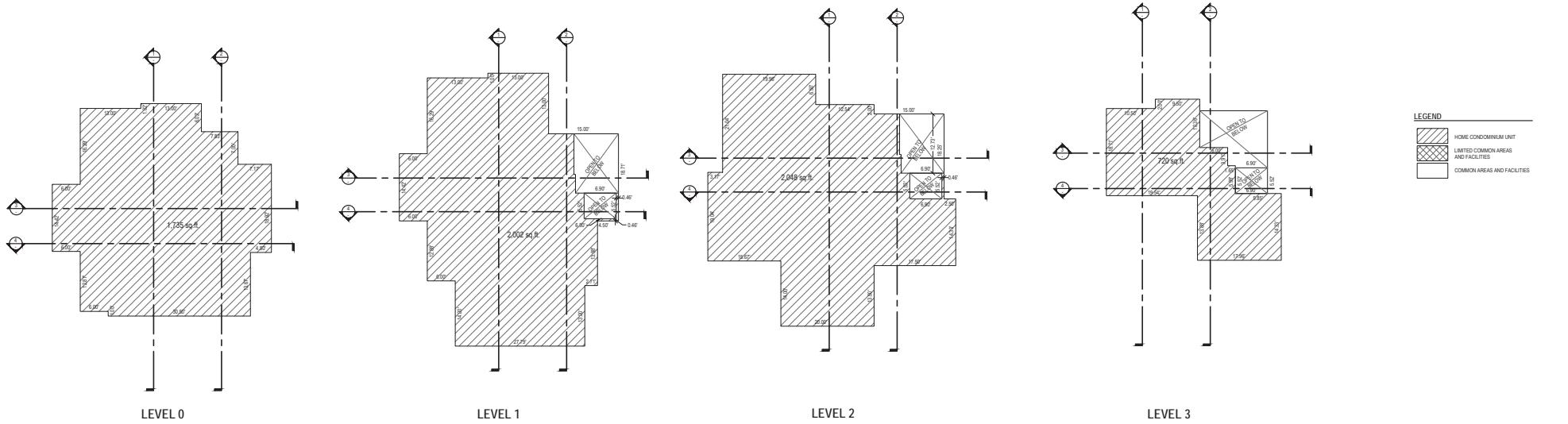
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CEDAR CITY
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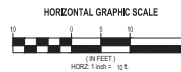
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NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT 1



SHEET 10 OF 40
PROJECT NUMBER: 5983
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



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**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

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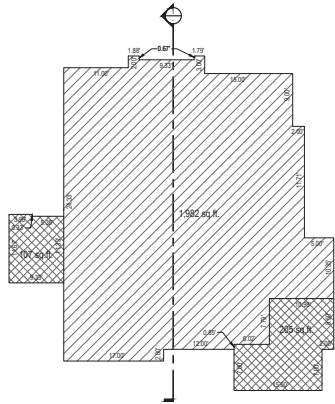
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DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

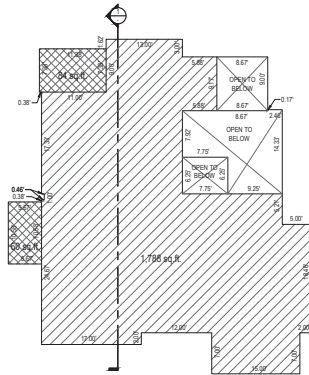
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NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

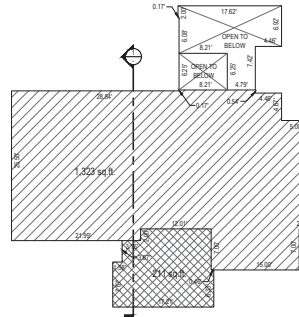
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



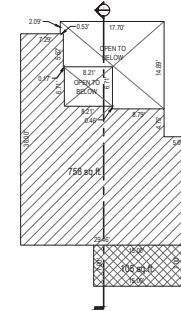
LEVEL 0



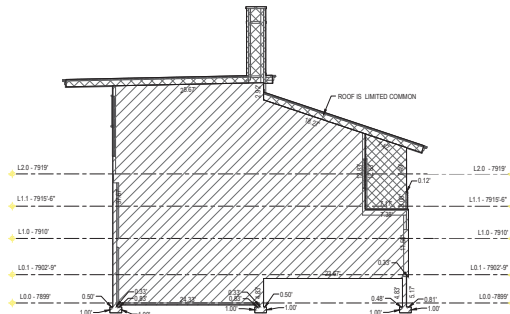
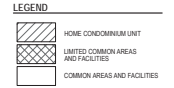
LEVEL 1



LEVEL 2

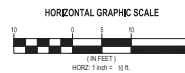


LEVEL 3



SECTION 1

UNIT 2



SHEET 11 OF 40
PROJECT NUMBER: 5083
MANAGER: ROE
DRAWN BY: KFH
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



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**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

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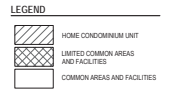
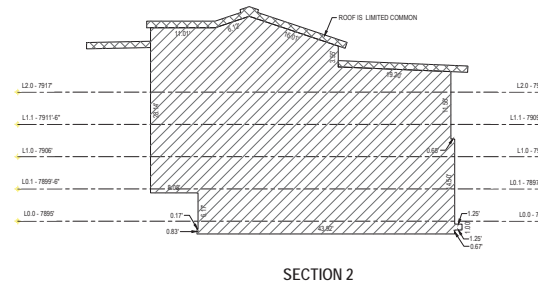
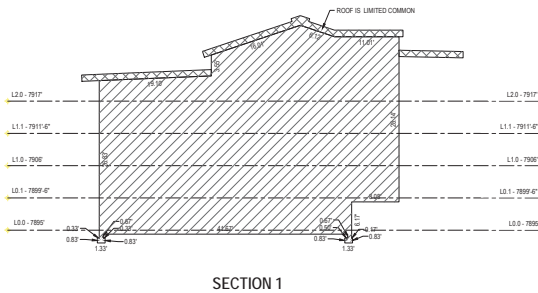
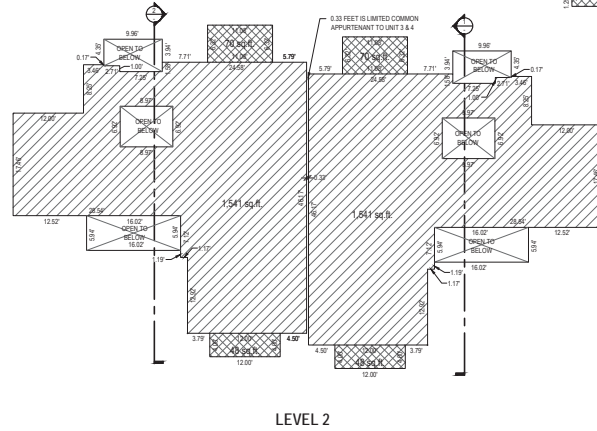
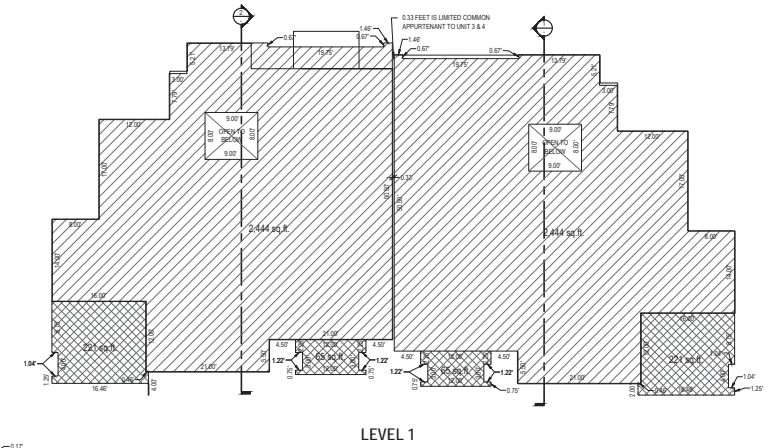
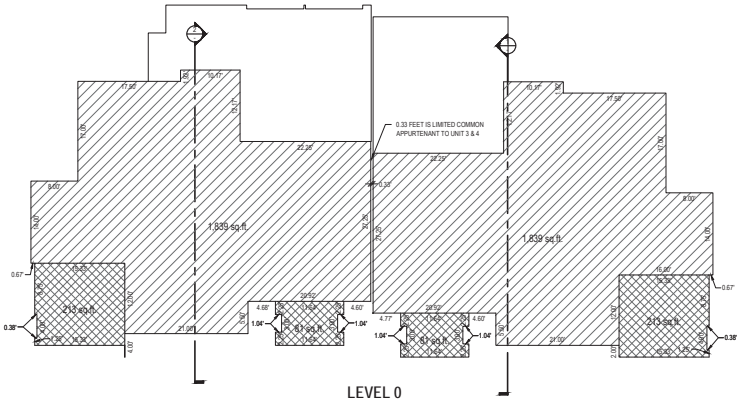
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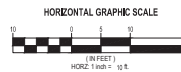
FEE: _____ BLANK COUNTY RECORDER

NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNITS 3 & 4



SHEET 12 OF 40
PROJECT NUMBER: 9383
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



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NORTH SILVER LAKE CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

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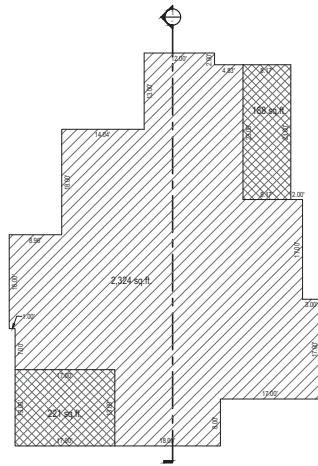
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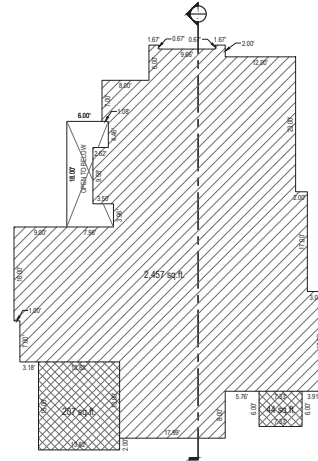
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NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

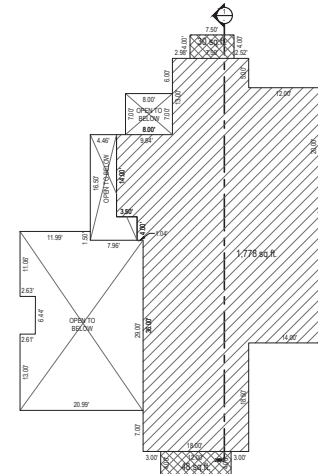
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



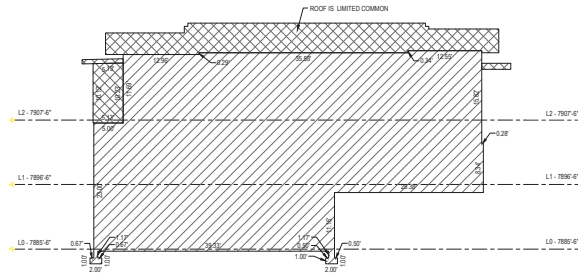
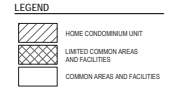
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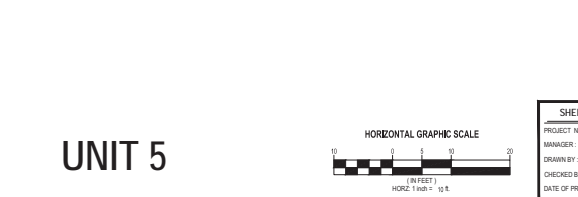
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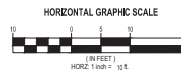
LEVEL 2



SECTION 1



UNIT 5



SHEET 13 OF 40
PROJECT NUMBER: 5983
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



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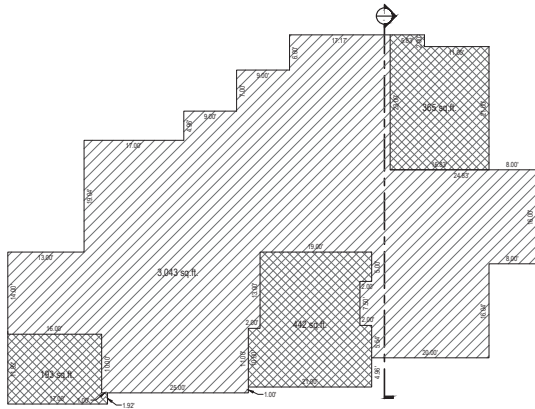
**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED # _____

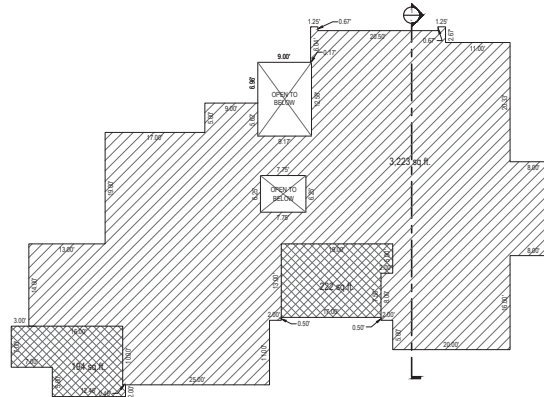
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DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____ BLAINE COUNTY RECORDER

NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

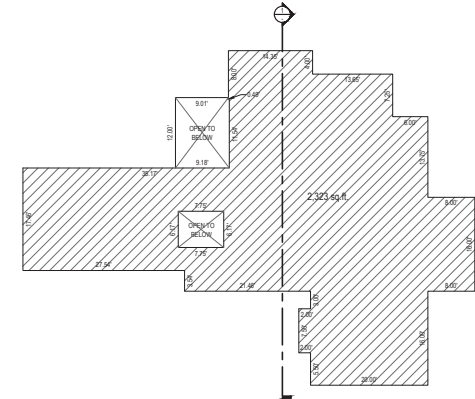
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



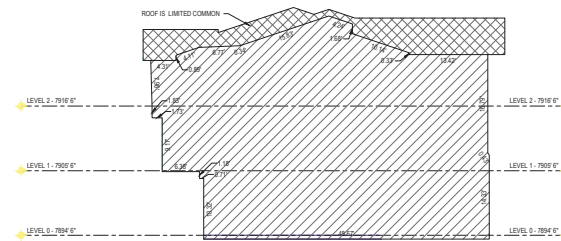
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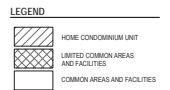
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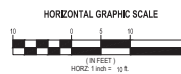
LEVEL 2



SECTION 1



UNIT 6



SHEET 14 OF 40
PROJECT NUMBER: 5983
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



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**NORTH SILVER LAKE
CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE**

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE _____

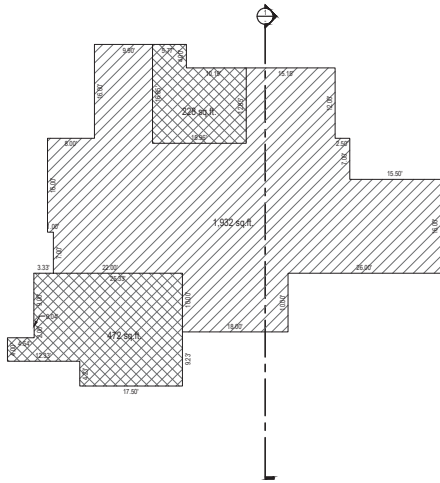
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DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

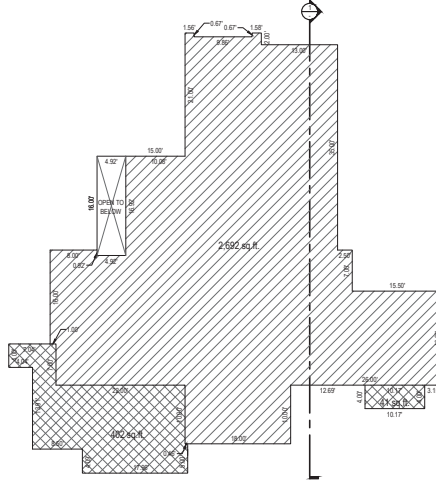
FEE: _____ BLMMF COUNTY RECORDER

NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

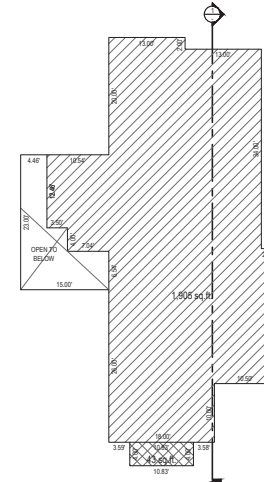
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



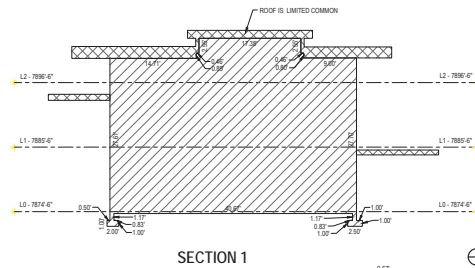
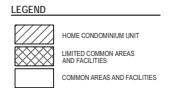
LEVEL 0



LEVEL 1

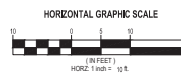


LEVEL 2



SECTION 1

UNIT 7



SHEET 15 OF 40
PROJECT NUMBER: 5063
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



SALT LAKE CITY
45 West 10000 South
Suite 300
Sandy, UT 84070
Phone: 801.223.0229
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TOOELE
Phone: 435.643.3990
CEDAR CITY
Phone: 435.865.1453

**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED # _____

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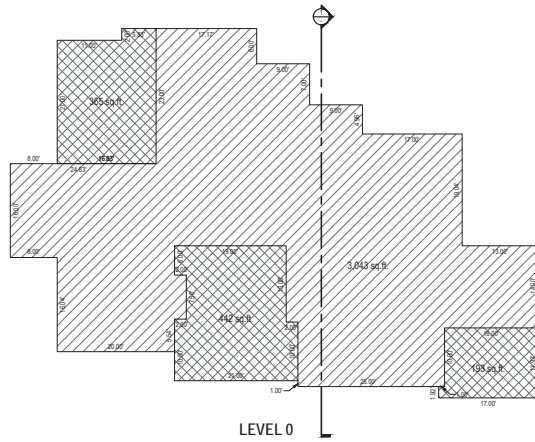
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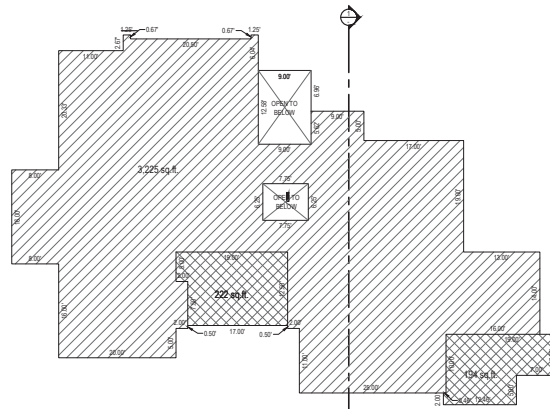
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NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

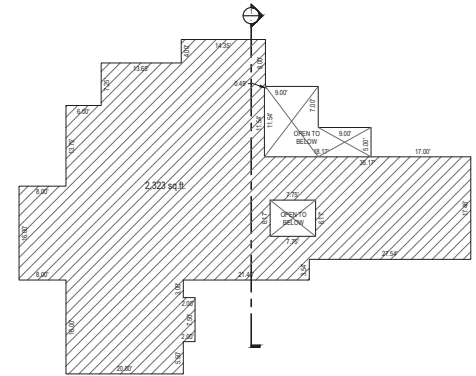
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



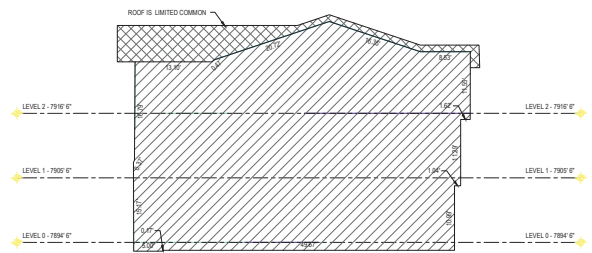
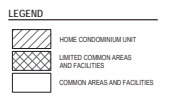
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LEVEL 1

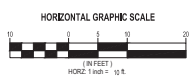


LEVEL 2



SECTION 1

UNIT 8



SHEET 16 OF 40
PROJECT NUMBER: 5983
MANAGER: ROE
DRAWN BY: KFH
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



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Phone: 435.643.3990
CEDAR CITY
Phone: 435.885.1453

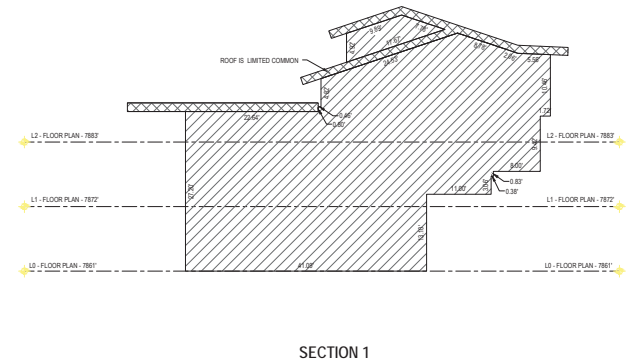
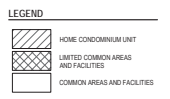
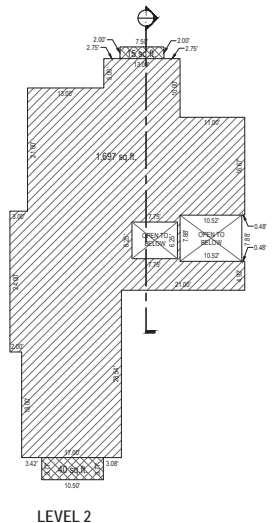
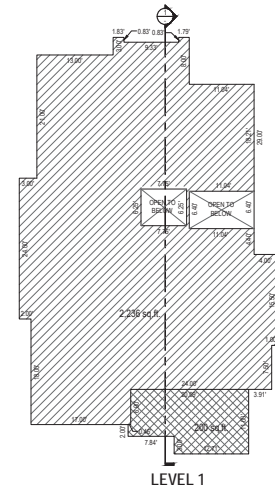
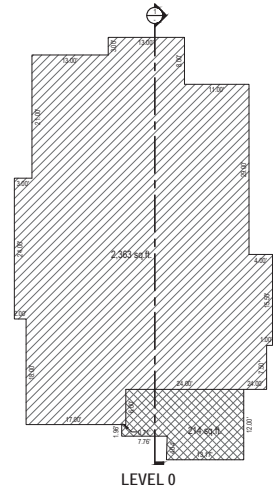
**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED # _____

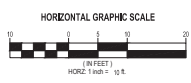
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____ BLAKE COUNTY RECORDER

NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT 9



SHEET 17 OF 40
PROJECT NUMBER: 5083
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



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CEDAR CITY
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**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE _____

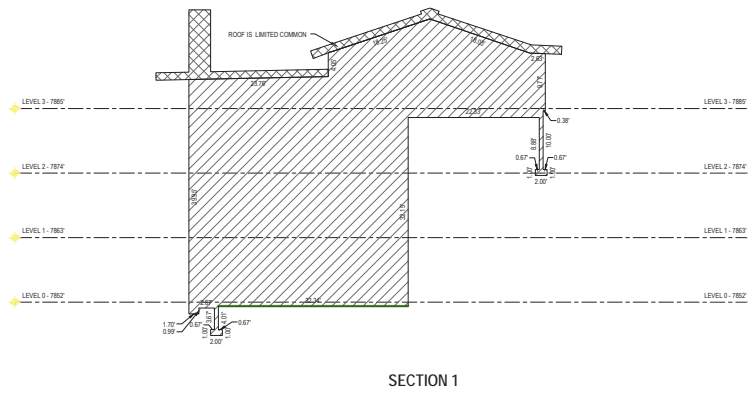
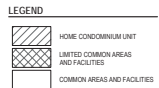
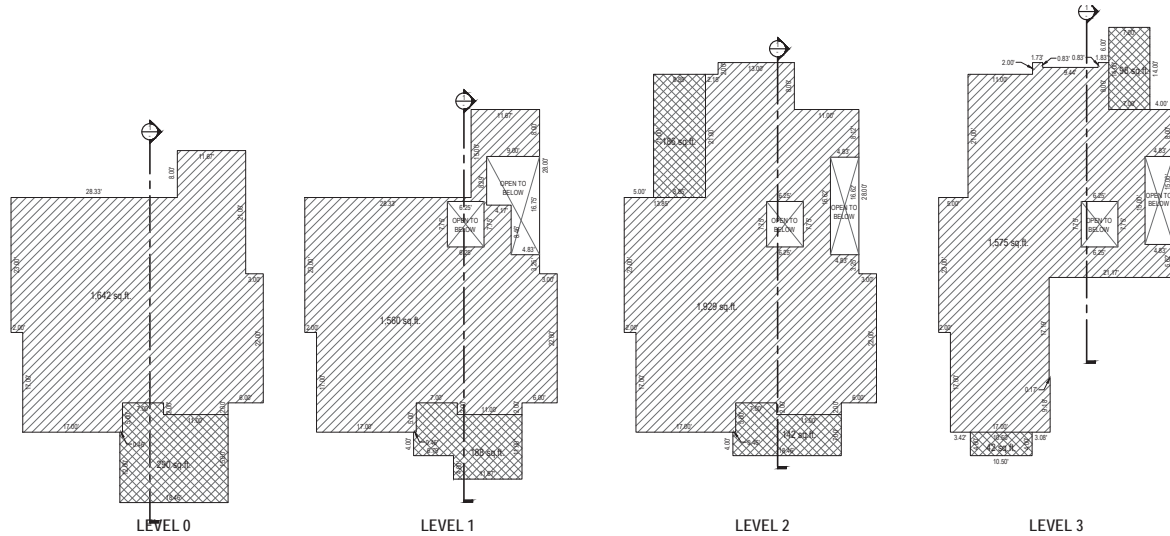
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DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

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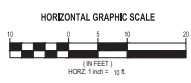
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



SECTION 1

UNIT 11



SHEET 19 OF 41
 PROJECT NUMBER: 5983
 MANAGER: ROE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE OF PREPARATION: 3/14/14



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 45 West 1000 South
 Suite 300
 Sandy, UT 84070
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LAYTON
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 TOOELE
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**NORTH SILVER LAKE
CONDOMINIUM PLAT**
 AMENDING LOT 2B OF NORTH SILVER LAKE
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE

REQUEST OF: _____

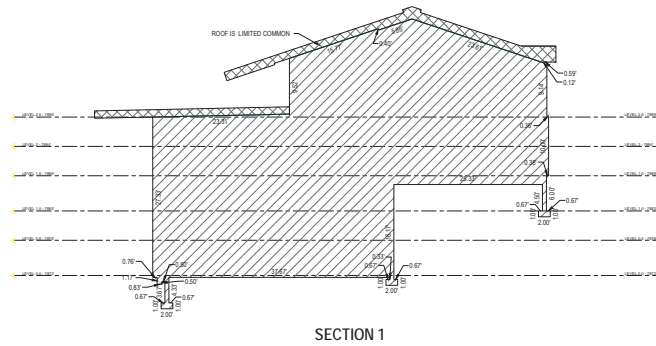
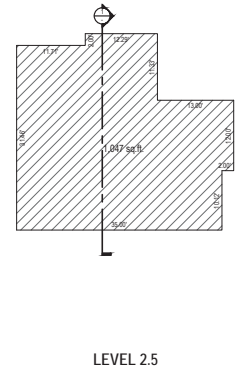
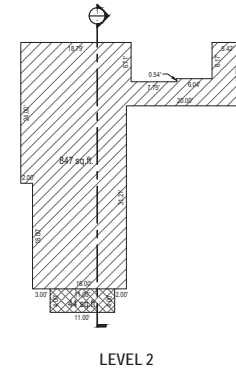
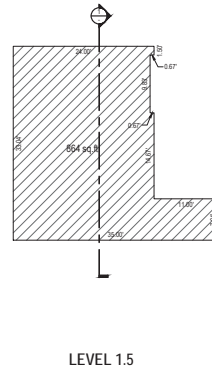
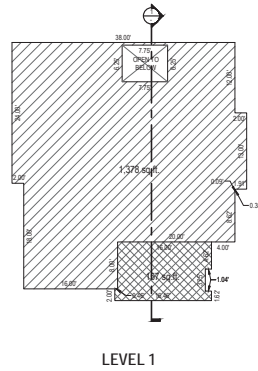
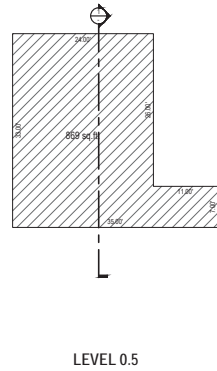
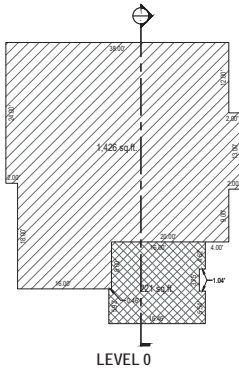
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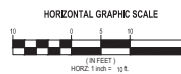
SUMMIT COUNTY RECORDER

NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT 12



SHEET 20 OF 40
PROJECT NUMBER: 5083
MANAGER: RGE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



SALT LAKE CITY
45 West 10000 South
Suite 300
Sandy, UT 84070
Phone: 801.225.0229
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TOOELE
Phone: 435.643.3990
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Phone: 435.865.1453

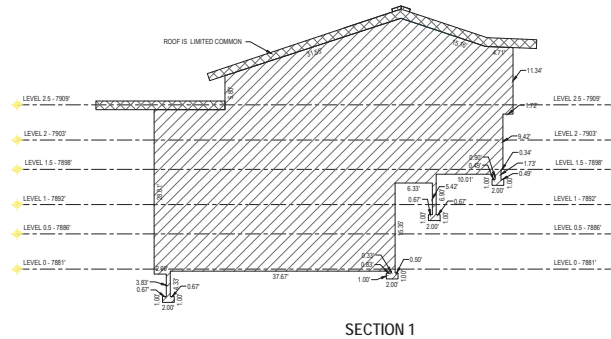
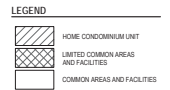
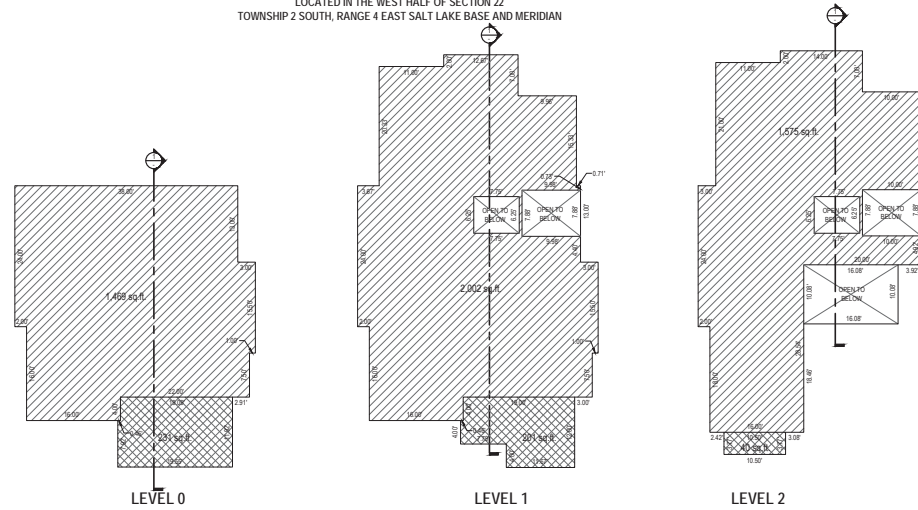
**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED # _____

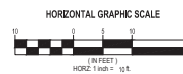
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____ BLANK COUNTY RECORDER

NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF THE NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT 13



SHEET 21 OF 40
PROJECT NUMBER: 5983
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



SALT LAKE CITY
45 West 10000 South
Suite 300
Sandy, UT 84070
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TOOELE
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CEDAR CITY
Phone: 435.885.1453

**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE _____

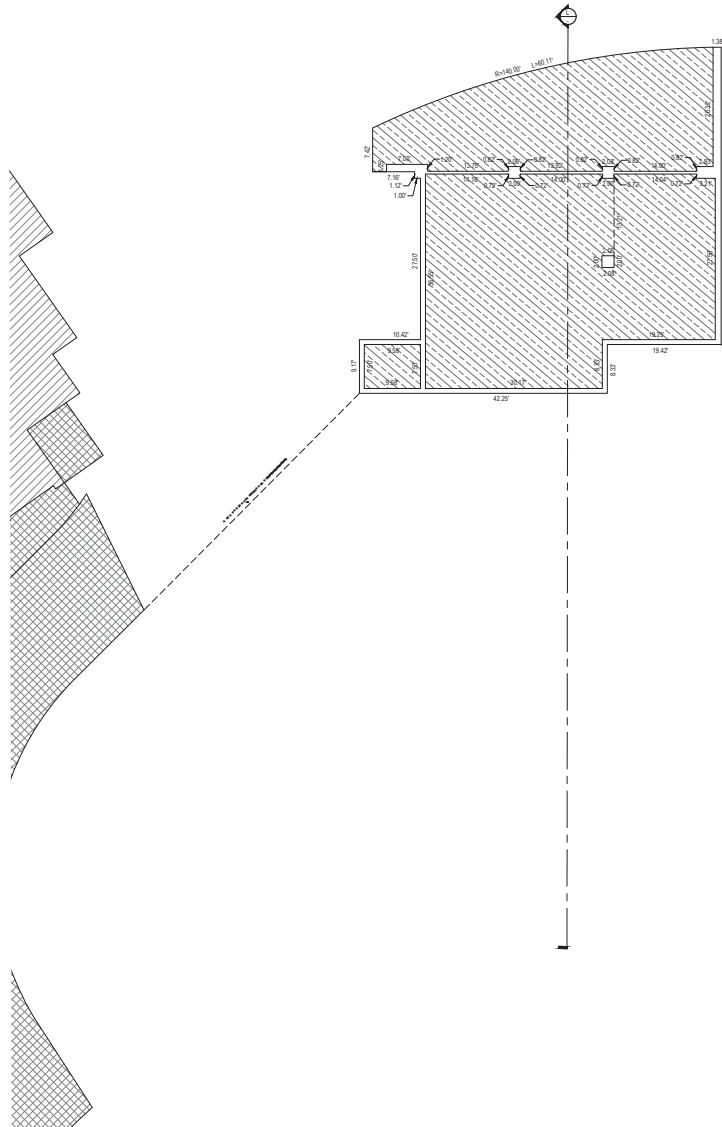
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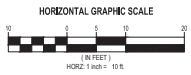
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



LEGEND

	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (SLC)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

**NORTH BUILDING
LEVEL SUBLEVEL 1 FLOOR PLAN**

SHEET 23 OF 40
PROJECT NUMBER: 5063
MANAGER: RGE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/12/14



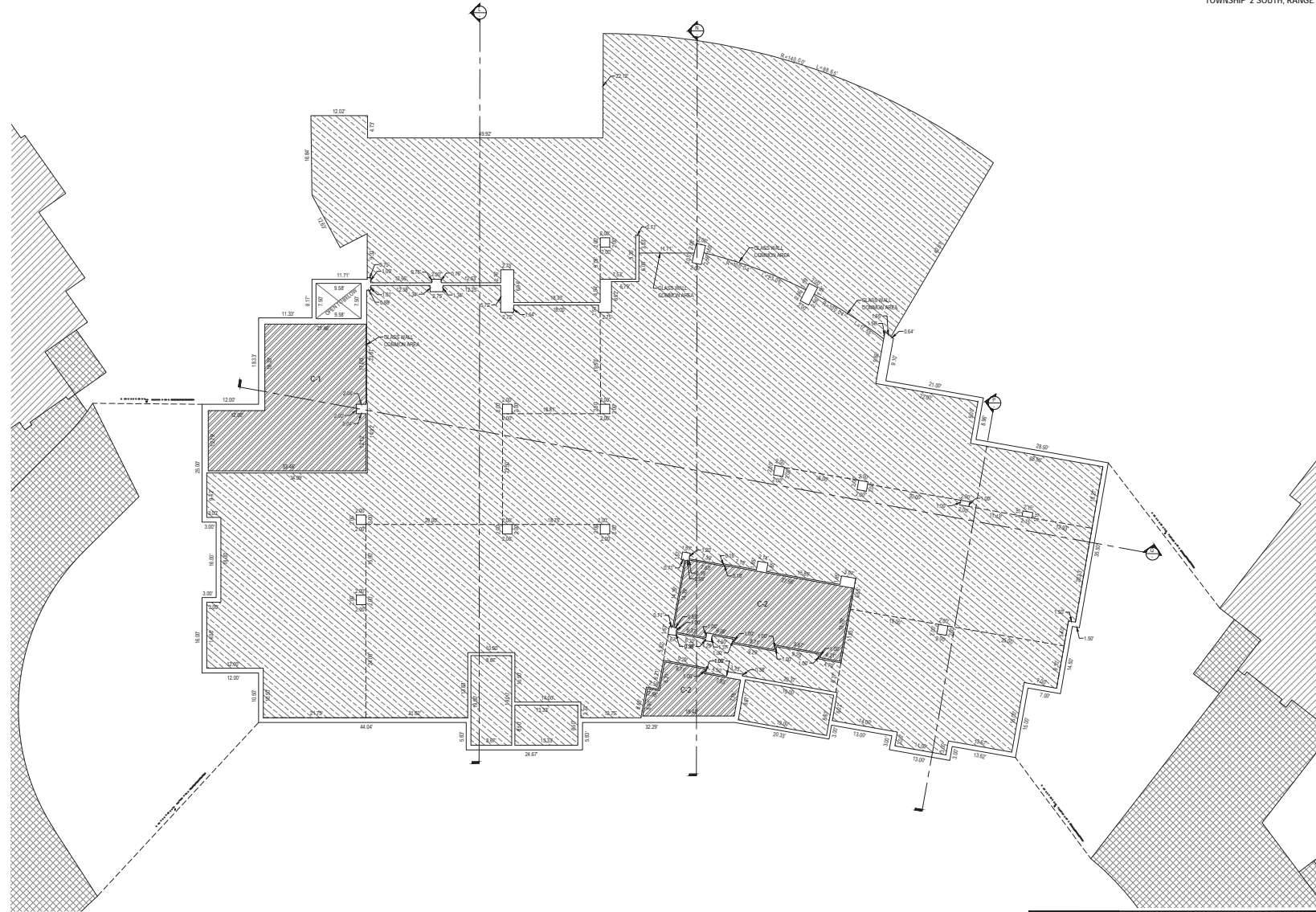
SALT LAKE CITY
45 West 1000 South
Suite 801
Salt Lake, UT 84119
Phone: 801.525.0929
Fax: 801.525.4449
www.enston.com

LAYTON
Phone: 801.547.1100
TOOELE
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CEDAR CITY
Phone: 435.855.1433

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STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
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FEE _____ SUMMIT COUNTY RECORDER

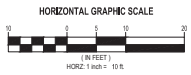
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT TABLE		
UNIT NAME	AREA (S.F.)	
1. C-1	817	
2. C-2	723	

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

**NORTH BUILDING
LEVEL 0 FLOOR PLAN**

SHEET 24 OF 40
 PROJECT NUMBER: 5063
 MANAGER: RGE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE OF PREPARATION: 3/14/14



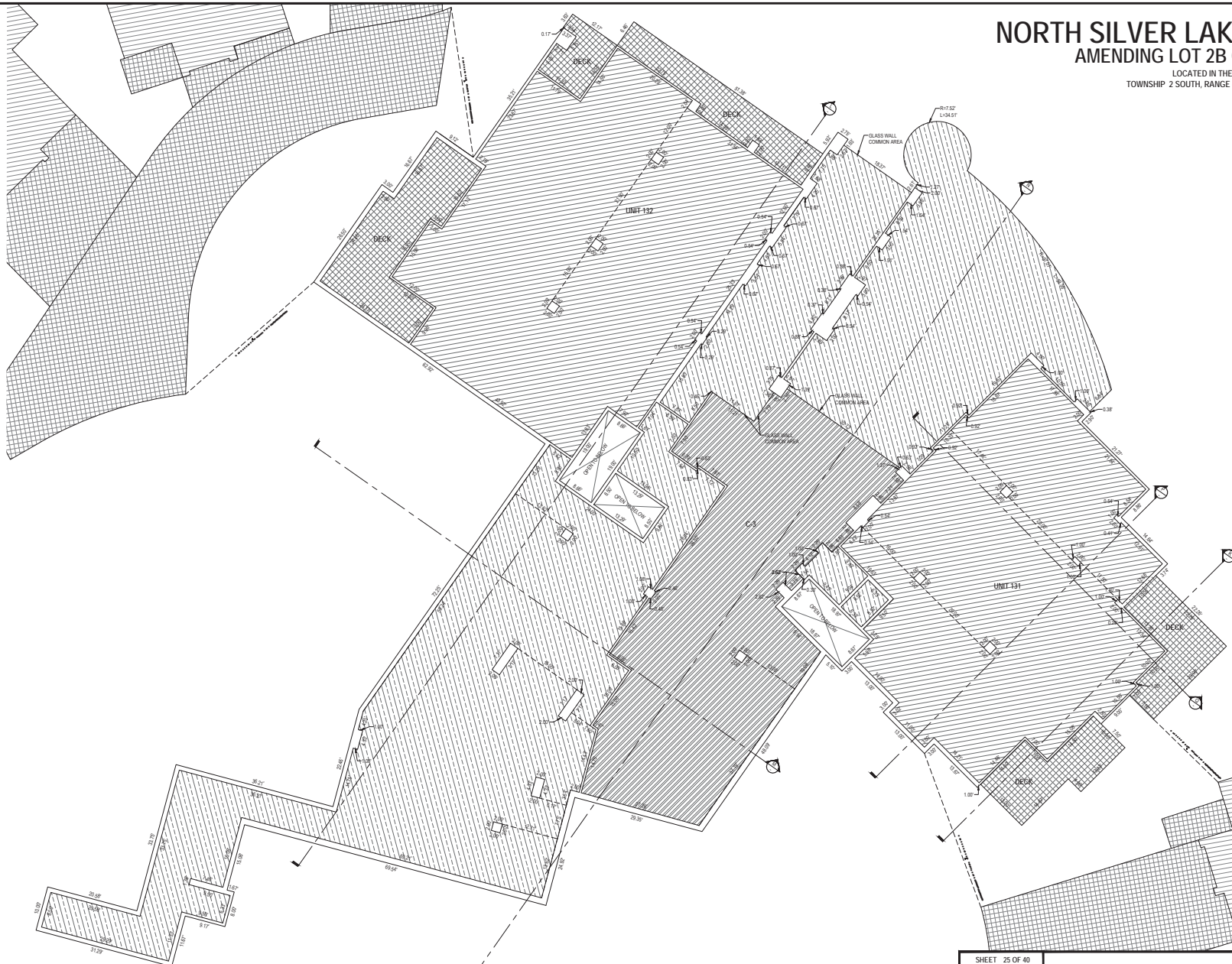
SALT LAKE CITY
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 Phone: 801.225.0220
 Fax: 801.225.4449
 WWW.ENSTON.COM

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 Phone: 435.855.1433

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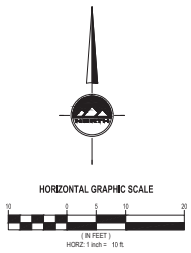
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT TABLE	
UNIT NAME	AREA (SQ. FT.)
1. C3	3,244
2. UNIT 131	4,101
3. UNIT 132	4,603

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



**NORTH BUILDING
LEVEL 1 FLOOR PLAN**

SHEET 25 OF 40
PROJECT NUMBER: 5063
MANAGER: RGE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/12/14



SALT LAKE CITY
45 West 10000 South
Suite 300
Sandy, UT 84070
Phone: 801.225.0220
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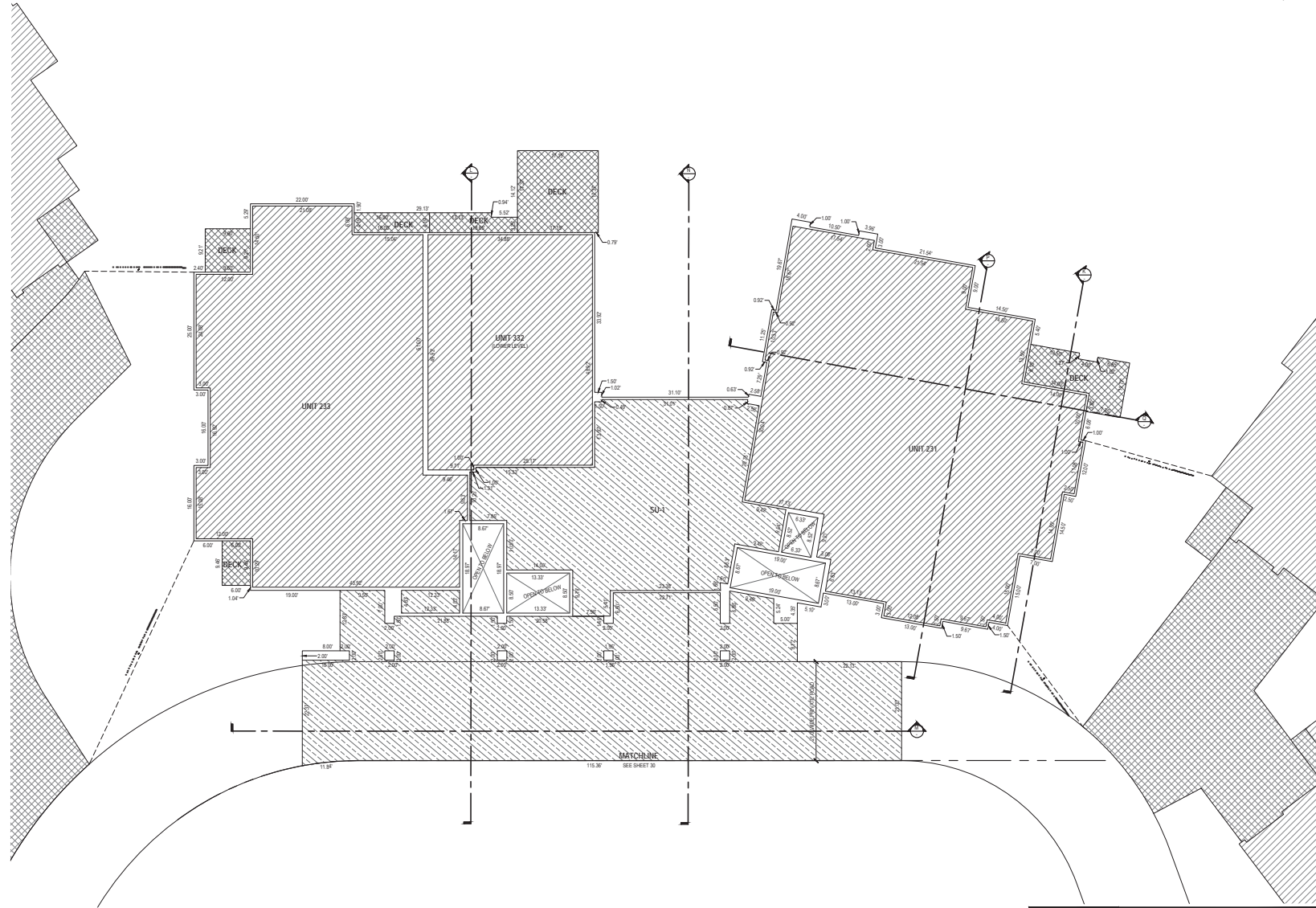
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CEDAR CITY
Phone: 435.855.1433

**NORTH SILVER LAKE
CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE**
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

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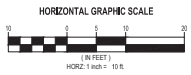
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT TABLE	
UNIT NAME	AREA (S.F.)
1. SU-1	1,914
2. UNIT 231	4,193
3. UNIT 232	1,716
4. UNIT 233	3,664

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

**NORTH BUILDING
LEVEL 2 FLOOR PLAN**

SHEET 26 OF 40
PROJECT NUMBER: 5063
MANAGER: RGE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/12/14



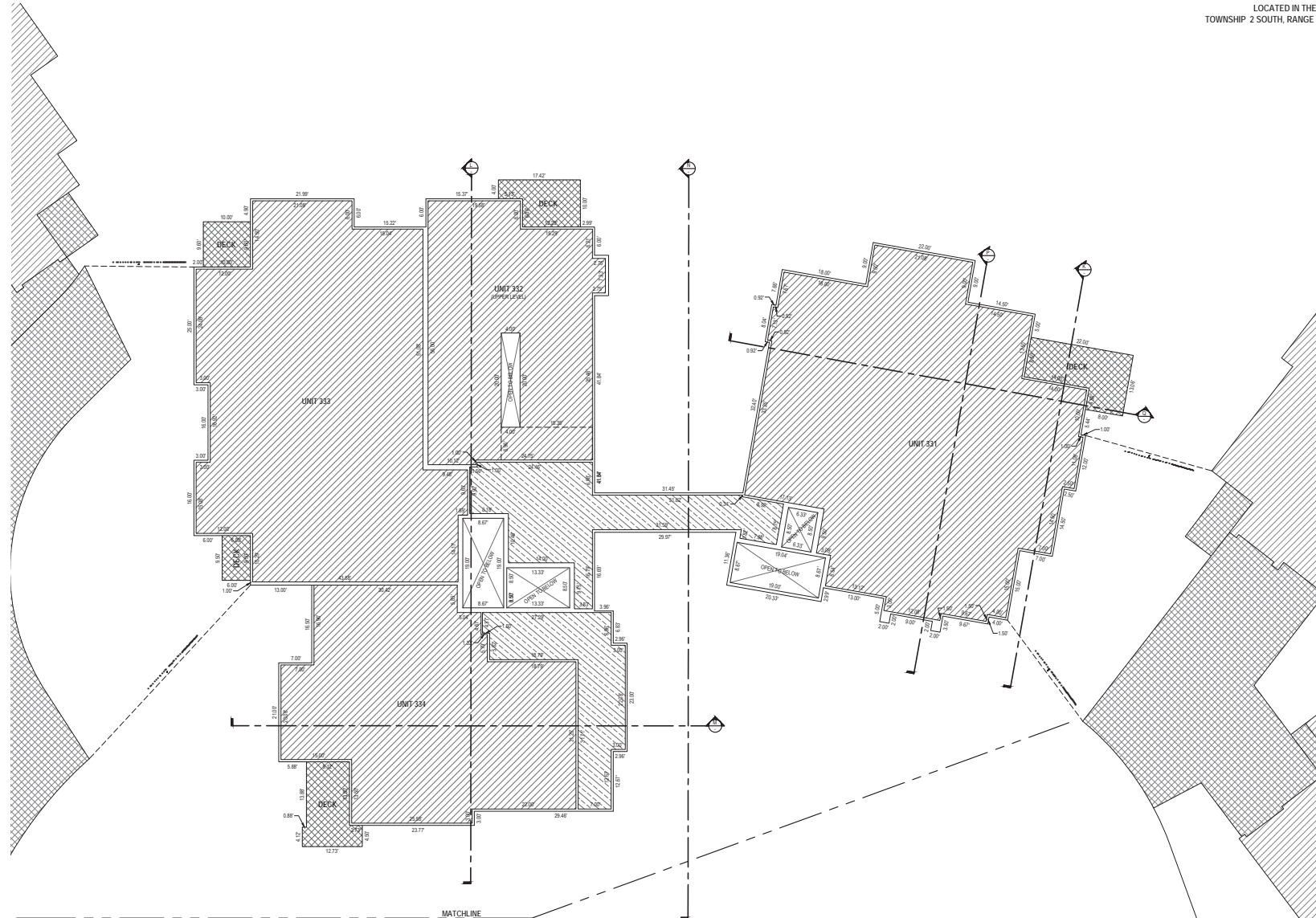
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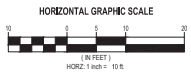
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT TABLE	
UNIT NAME	AREA (S.F.)
1 UNIT 331	3,996
2 UNIT 332	1,777
3 UNIT 333	3,651
4 UNIT 334	2,426

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

**NORTH BUILDING
LEVEL 3 FLOOR PLAN**

SHEET 27 OF 40
PROJECT NUMBER: 5063
MANAGER: RGE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/14/14



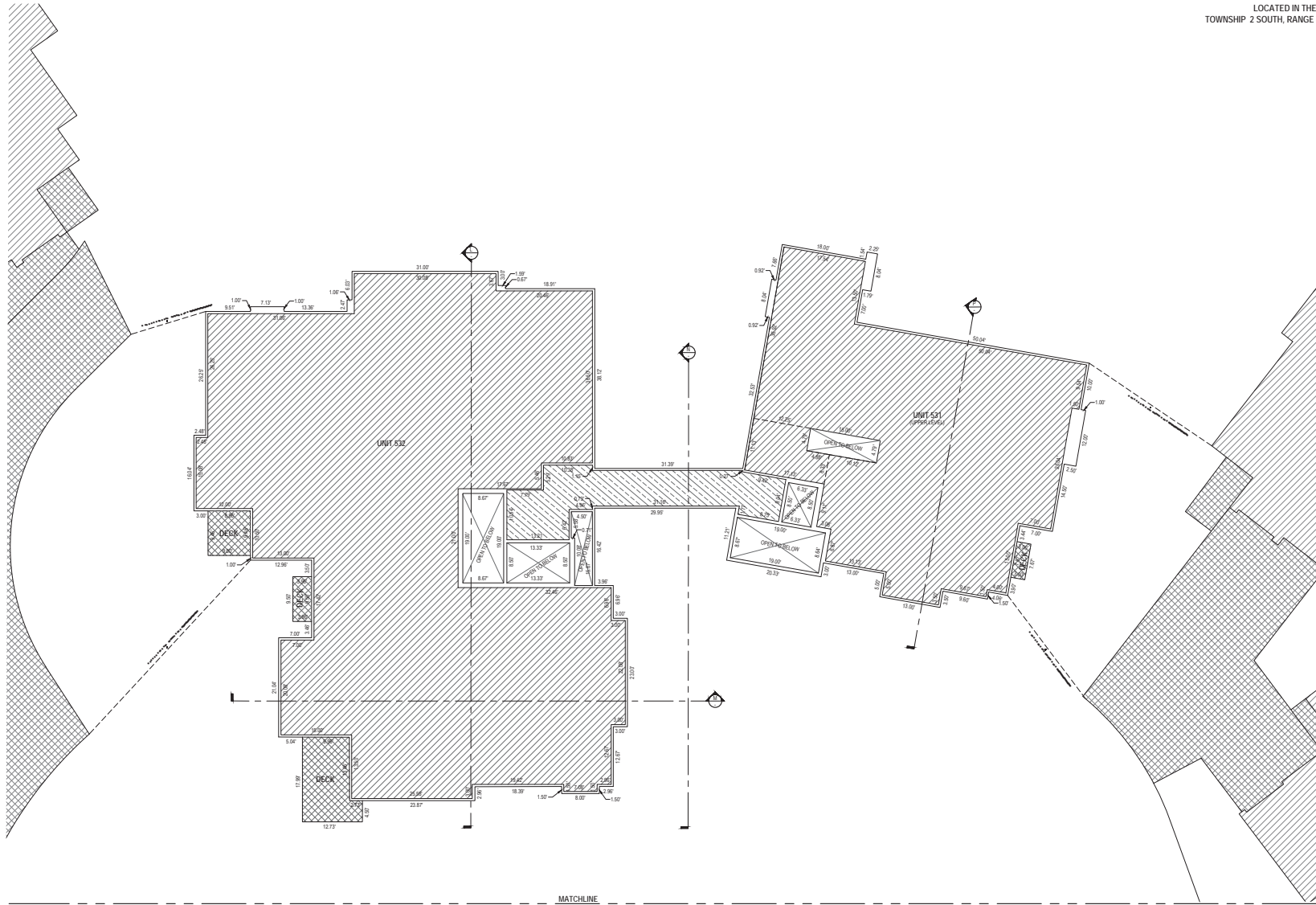
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Sandy, UT 84070
Phone: 801.225.0229
Fax: 801.225.4449
www.ensign.com

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Phone: 801.947.1100
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Phone: 435.843.3090
CEDAR CITY
Phone: 435.855.1433

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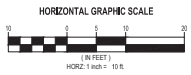
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT TABLE	
UNIT NAME	AREA (S.F.)
1 UNIT 531	3,196
2 UNIT 532	7,075

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



MATCHLINE
SEE SHEET 13

NORTH BUILDING
LEVEL 5 FLOOR PLAN

SHEET 29 OF 40
PROJECT NUMBER: 5063
MANAGER: RGE
DRAWN BY: KFW
CHECKED BY: PMH
DATE OF PREPARATION: 3/12/14



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45 West 10000 South
Suite 300
Sandy, UT 84070
Phone: 801.225.0220
Fax: 801.225.4449
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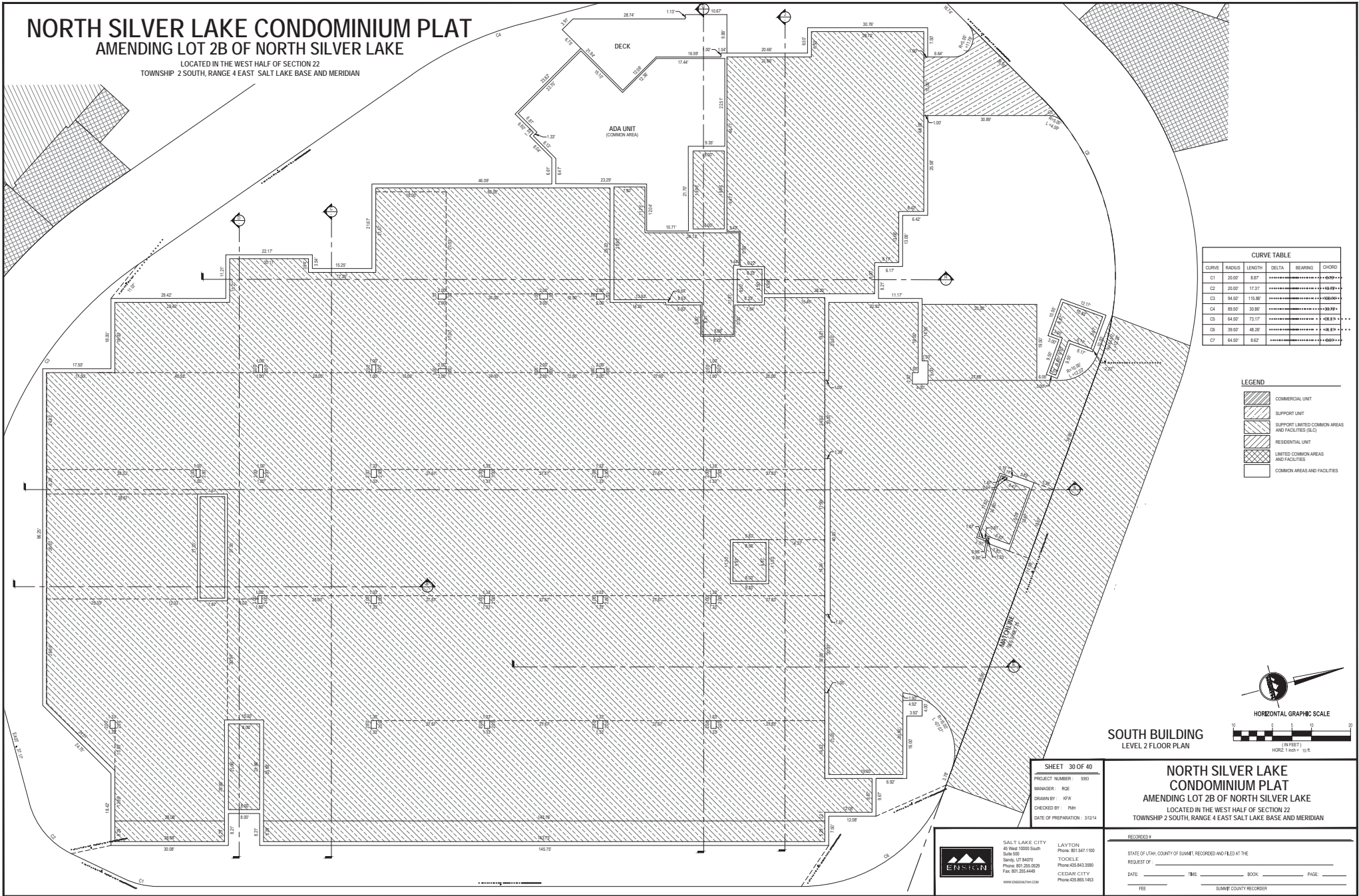
LAYTON
Phone: 801.947.1100
TOOELE
Phone: 435.843.3950
CEDAR CITY
Phone: 435.855.1433

**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

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NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

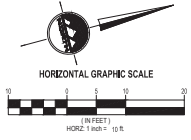
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



CURVE TABLE					
CURVE	RADIUS	LENGTH	BECLA	BEARING	CHORD
C1	20.00'	8.87'	.....	+030°	10.00'
C2	20.00'	17.71'	.....	+102°	19.99'
C3	64.50'	116.86'	.....	+109°	116.86'
C4	65.00'	30.86'	.....	+33°	30.86'
C5	64.50'	73.17'	.....	+68°	73.17'
C6	39.50'	48.26'	.....	+83°	48.26'
C7	64.50'	8.62'	.....	+00°	8.62'

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES

SOUTH BUILDING
LEVEL 2 FLOOR PLAN



SHEET 30 OF 40
PROJECT NUMBER: 5903
MANAGER: ROE
DRAWN BY: KFK
CHECKED BY: RPK
DATE OF PREPARATION: 3/13/14

NORTH SILVER LAKE CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



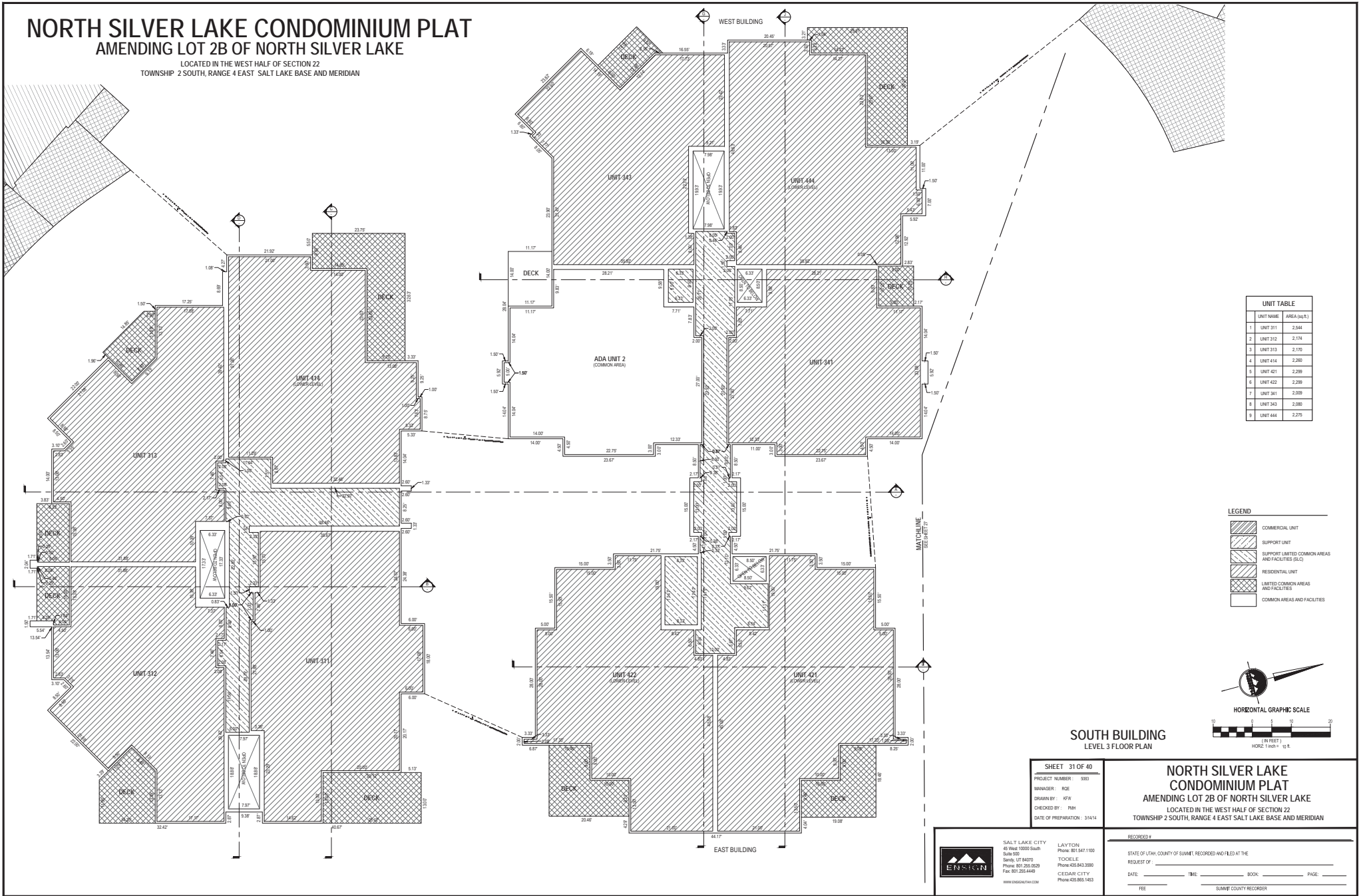
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Phone: 435.965.1453

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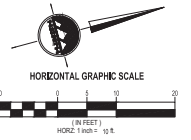
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT TABLE	
UNIT NAME	AREA (sq.ft.)
1 UNIT 311	2,544
2 UNIT 312	2,174
3 UNIT 313	2,170
4 UNIT 414	2,200
5 UNIT 421	2,299
6 UNIT 422	2,299
7 UNIT 441	2,009
8 UNIT 343	2,080
9 UNIT 444	2,275

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



SOUTH BUILDING
LEVEL 3 FLOOR PLAN

SHEET 31 OF 40
PROJECT NUMBER: 5903
MANAGER: ROE
DRAWN BY: KFK
CHECKED BY: RMH
DATE OF PREPARATION: 3/14/14

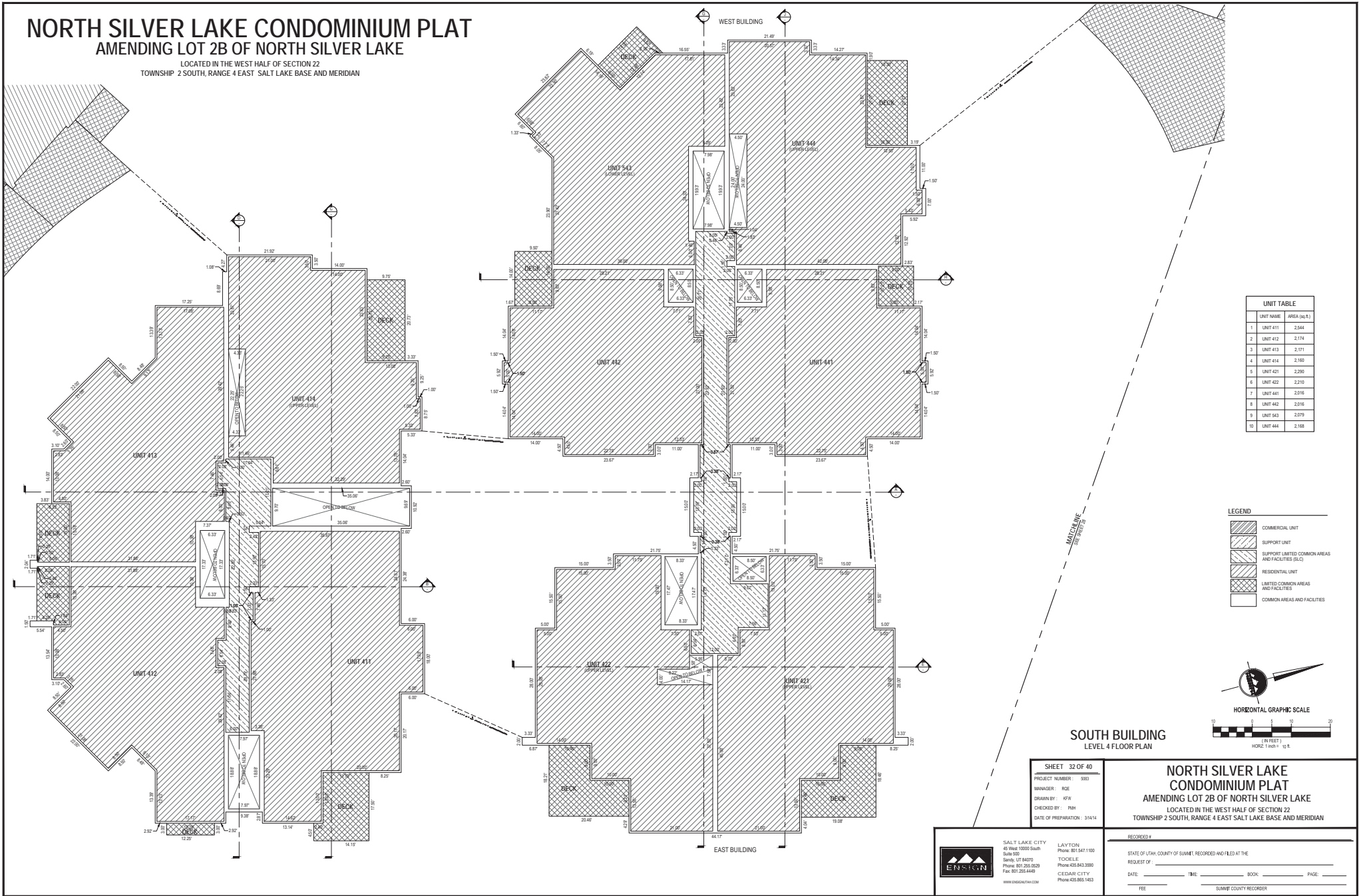
NORTH SILVER LAKE CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

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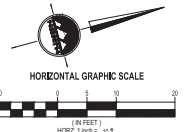
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT TABLE		
UNIT	UNIT NAME	AREA (sq. ft.)
1	UNIT 411	2,544
2	UNIT 412	2,174
3	UNIT 413	2,171
4	UNIT 414	2,160
5	UNIT 421	2,290
6	UNIT 422	2,210
7	UNIT 441	2,016
8	UNIT 442	2,016
9	UNIT 443	2,079
10	UNIT 444	2,168

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



SOUTH BUILDING
LEVEL 4 FLOOR PLAN

SHEET 32 OF 40
PROJECT NUMBER: 590
MANAGER: ROE
DRAWN BY: KFK
CHECKED BY: RKH
DATE OF PREPARATION: 3/14/14

NORTH SILVER LAKE CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



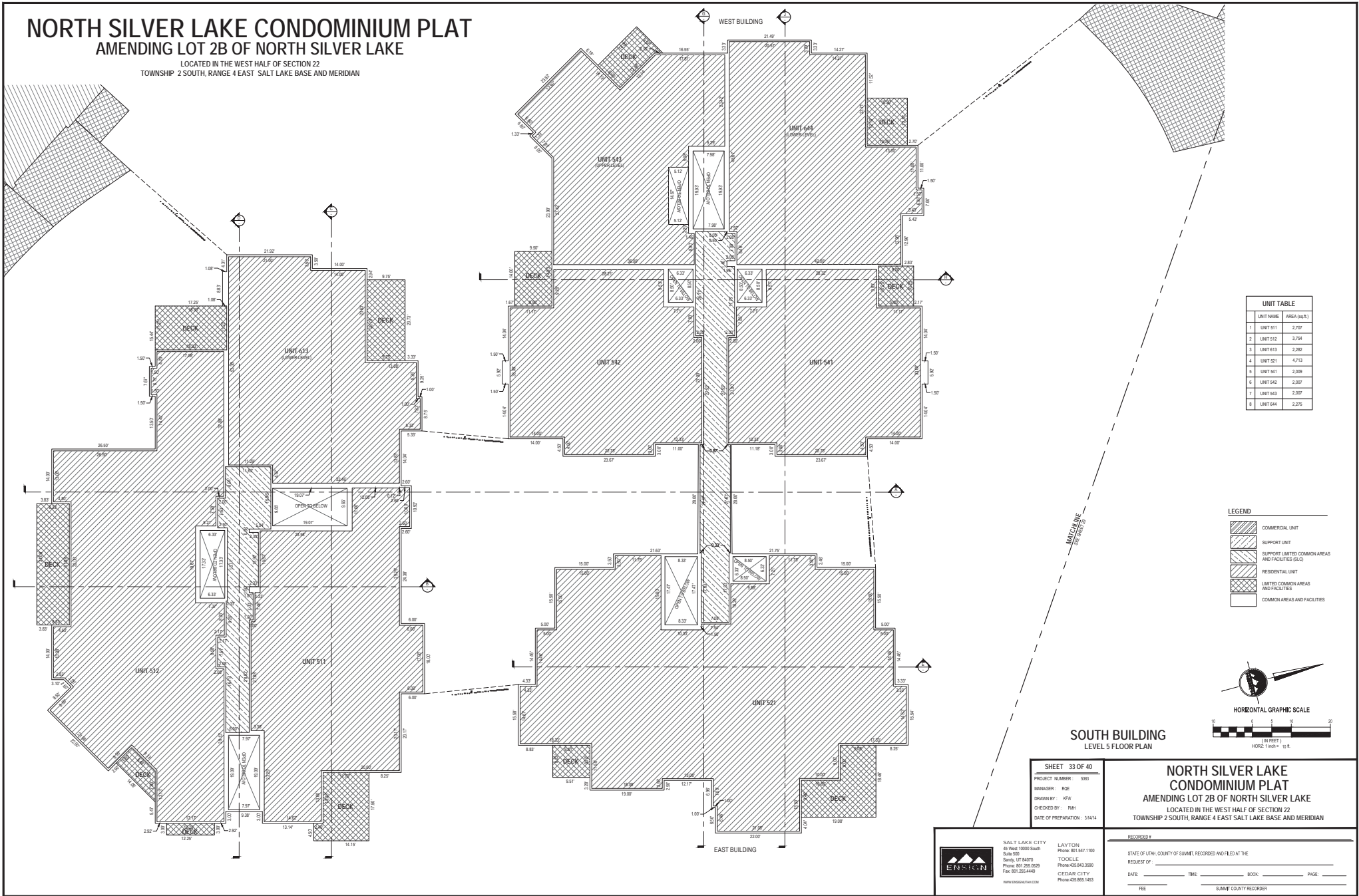
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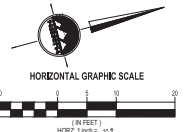
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT TABLE	
UNIT NAME	AREA (sq.ft.)
1 UNIT 511	2,737
2 UNIT 512	3,754
3 UNIT 513	2,282
4 UNIT 521	4,713
5 UNIT 541	2,009
6 UNIT 542	2,007
7 UNIT 543	2,007
8 UNIT 544	2,275

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



**SOUTH BUILDING
LEVEL 5 FLOOR PLAN**

SHEET 33 OF 40
PROJECT NUMBER: 5903
MANAGER: ROE
DRAWN BY: KFK
CHECKED BY: RKH
DATE OF PREPARATION: 3/14/14

**NORTH SILVER LAKE
CONDOMINIUM PLAT**
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

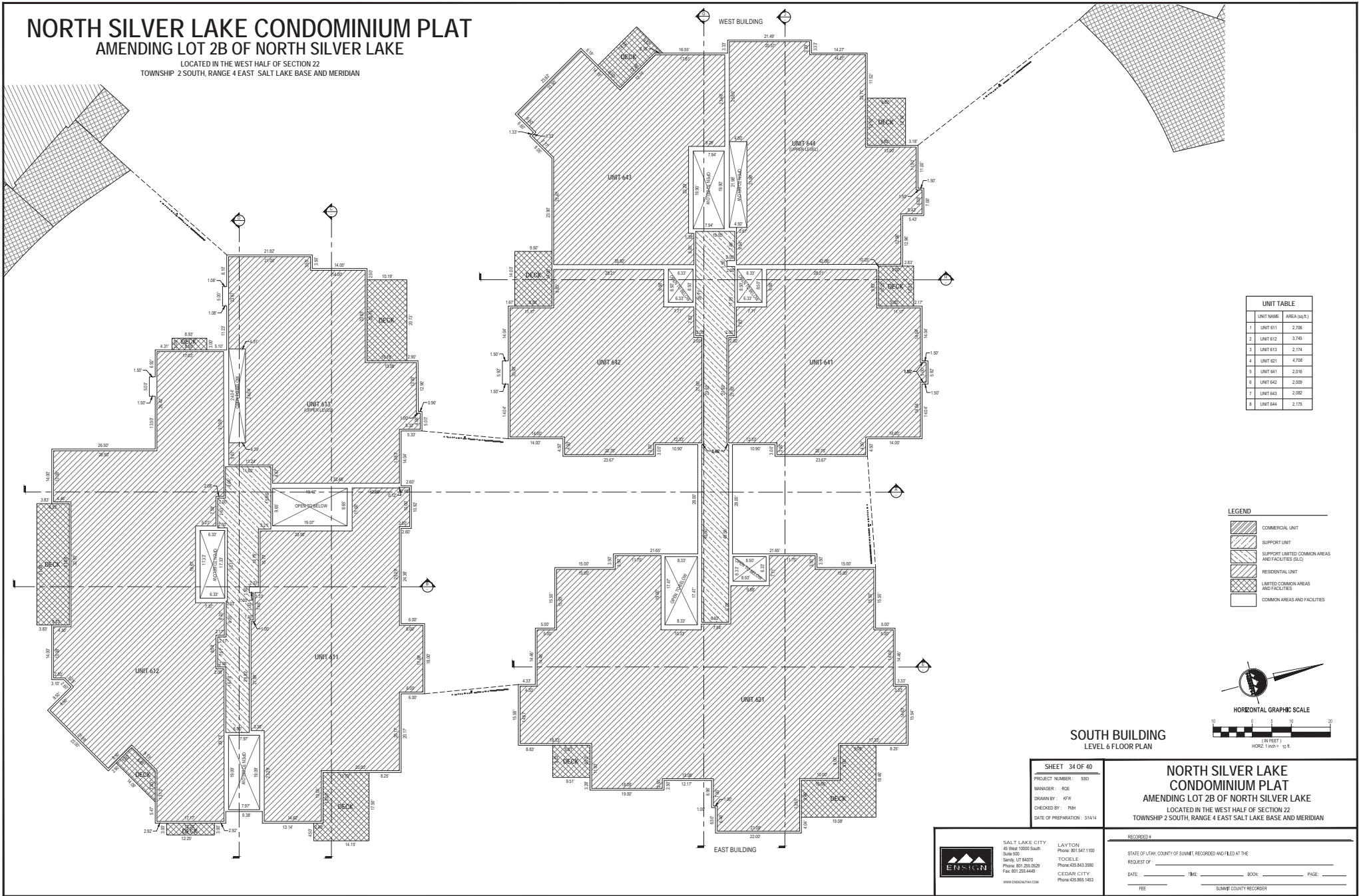


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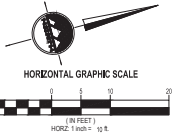
NORTH SILVER LAKE CONDOMINIUM PLAT AMENDING LOT 2B OF NORTH SILVER LAKE

LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



UNIT TABLE		
UNIT NAME	AREA (sq.ft.)	
1	UNIT 611	2,756
2	UNIT 612	3,745
3	UNIT 613	2,174
4	UNIT 621	4,758
5	UNIT 641	2,016
6	UNIT 642	2,009
7	UNIT 643	2,082
8	UNIT 644	2,175

LEGEND	
	COMMERCIAL UNIT
	SUPPORT UNIT
	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S.L.C.)
	RESIDENTIAL UNIT
	LIMITED COMMON AREAS AND FACILITIES
	COMMON AREAS AND FACILITIES



SOUTH BUILDING
LEVEL 6 FLOOR PLAN

SHEET 34 OF 40
PROJECT NUMBER: 5903
MANAGER: ROE
DRAWN BY: KFK
CHECKED BY: RMH
DATE OF PREPARATION: 3/14/14

NORTH SILVER LAKE CONDOMINIUM PLAT
AMENDING LOT 2B OF NORTH SILVER LAKE
LOCATED IN THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



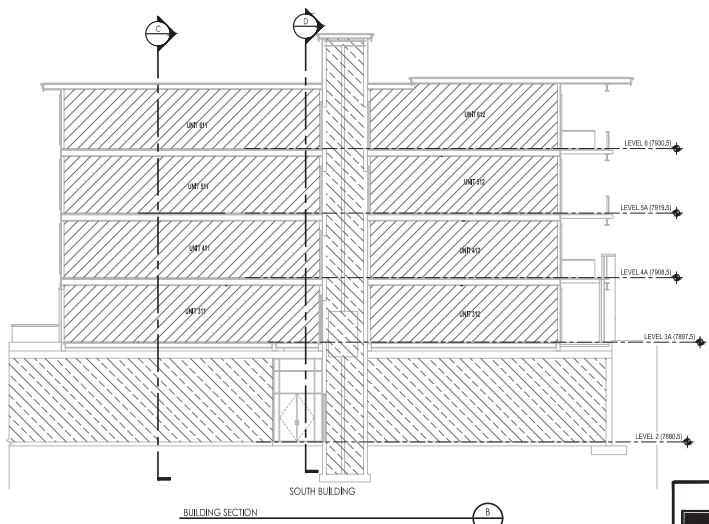
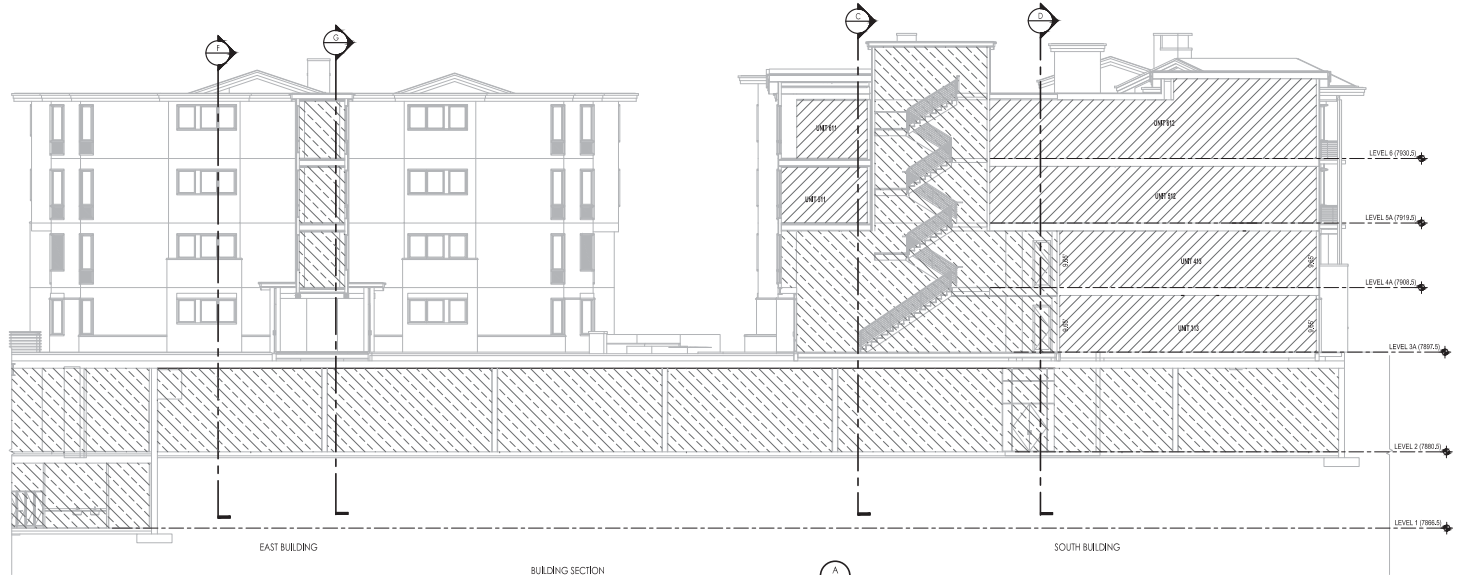
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CEDAR CITY Phone: 435.965.1453

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NORTH SILVER LAKE 2B CONDOMINIUM PLAT

AMENDING LOT 2B OF THE NORTH SILVER LAKE

A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



LEGEND

- COMMERCIAL UNIT
- SUPPORT UNIT
- SUPPORT LIMITED COMMON AREAS AND FACILITIES (SLC)
- RESIDENTIAL UNIT
- LIMITED COMMON AREAS AND FACILITIES
- COMMON AREAS AND FACILITIES

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20
 (IN FEET)
 HORZ. 1 INCH = 10 FT.

SHEET 35 OF 40
 PROJECT NUMBER: 5903
 MANAGER: ROE
 DRAWN BY: KFK
 CHECKED BY: RMH
 DATE OF PREPARATION: 3/13/14

**NORTH SILVER LAKE 2B
 CONDOMINIUM PLAT**
 AMENDING LOT 2B OF THE NORTH SILVER LAKE
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

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 Sandy, UT 84070
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 WWW.ENSTON.COM

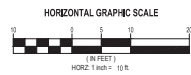
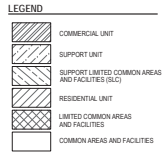
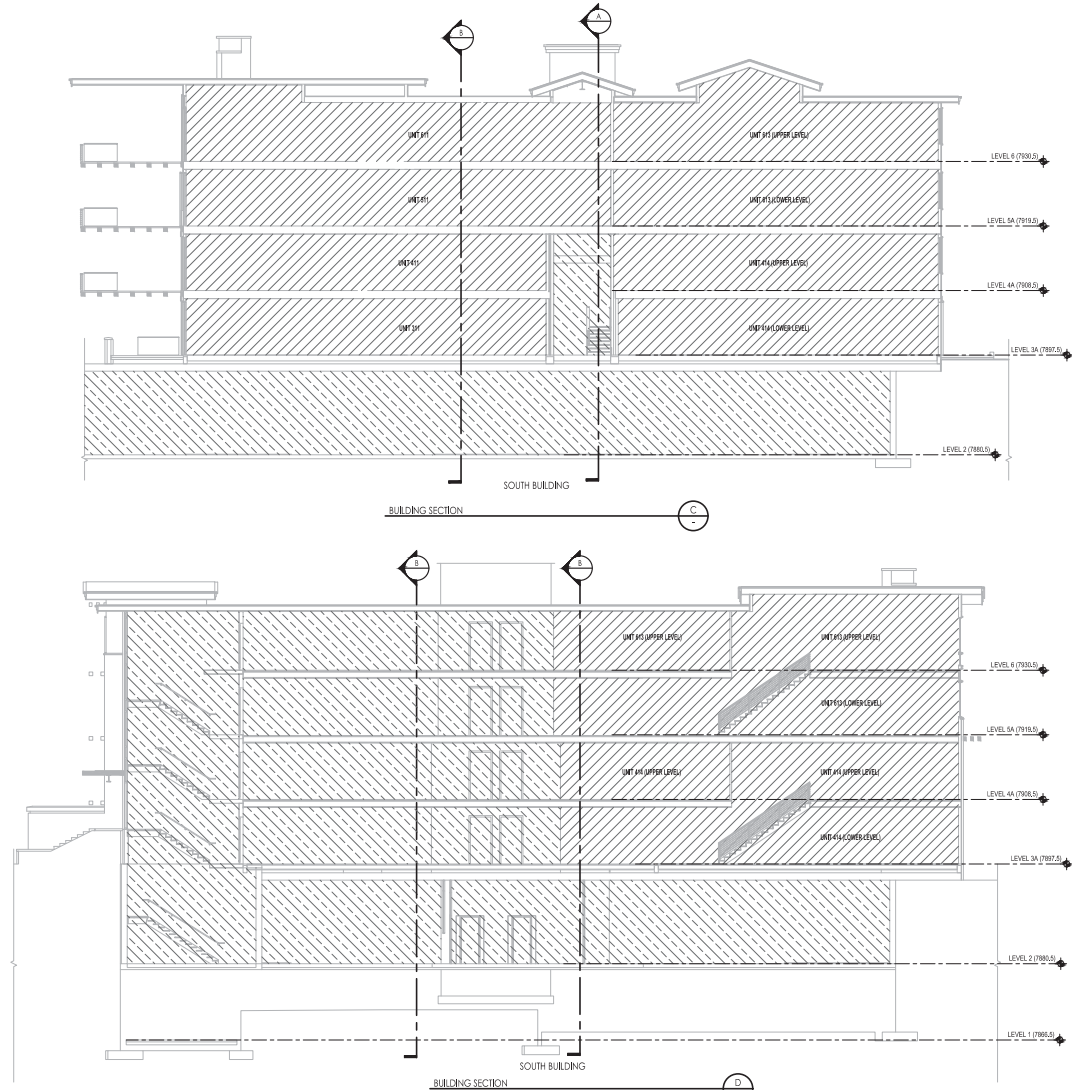
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NORTH SILVER LAKE 2B CONDOMINIUM PLAT

AMENDING LOT 2B OF THE NORTH SILVER LAKE

A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



**NORTH SILVER LAKE 2B
 CONDOMINIUM PLAT**
 AMENDING LOT 2B OF THE NORTH SILVER LAKE
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 36 OF 40
 PROJECT NUMBER: 5063
 MANAGER: RGE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE OF PREPARATION: 3/12/14



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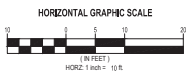
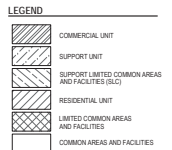
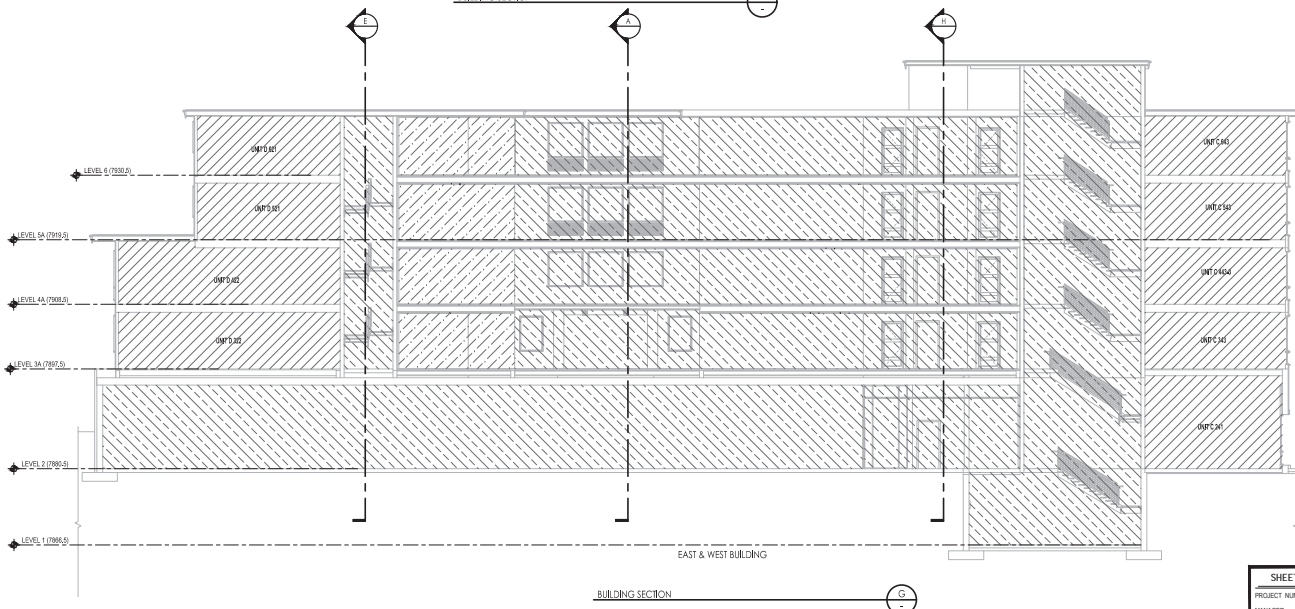
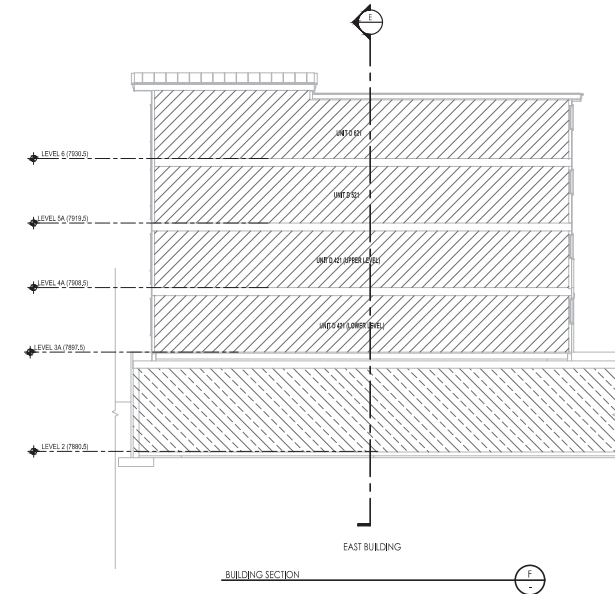
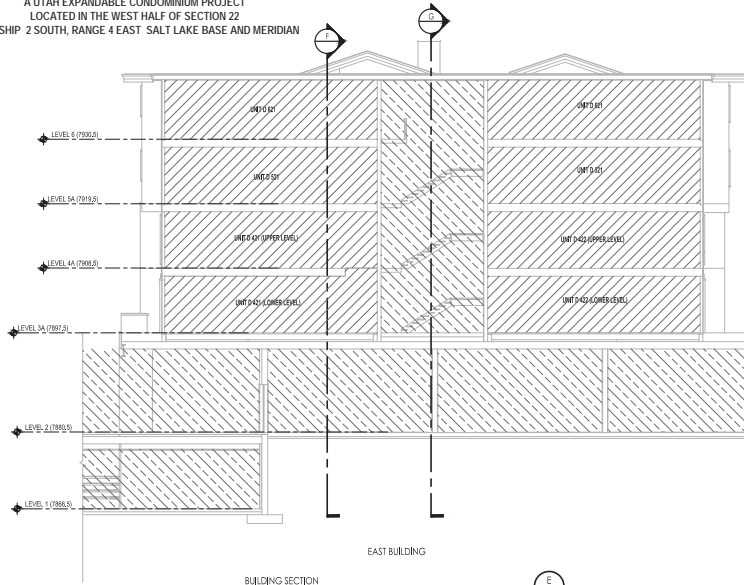
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NORTH SILVER LAKE 2B CONDOMINIUM PLAT

AMENDING LOT 2B OF THE NORTH SILVER LAKE

A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



**NORTH SILVER LAKE 2B
 CONDOMINIUM PLAT**
 AMENDING LOT 2B OF THE NORTH SILVER LAKE
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 37 OF 40
 PROJECT NUMBER: 2683
 MANAGER: RGE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE OF PREPARATION: 3/14/14



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 Suite 300
 Sandy, UT 84070
 Phone: 801.226.0929
 Fax: 801.226.4449
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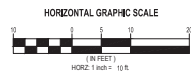
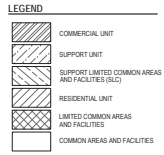
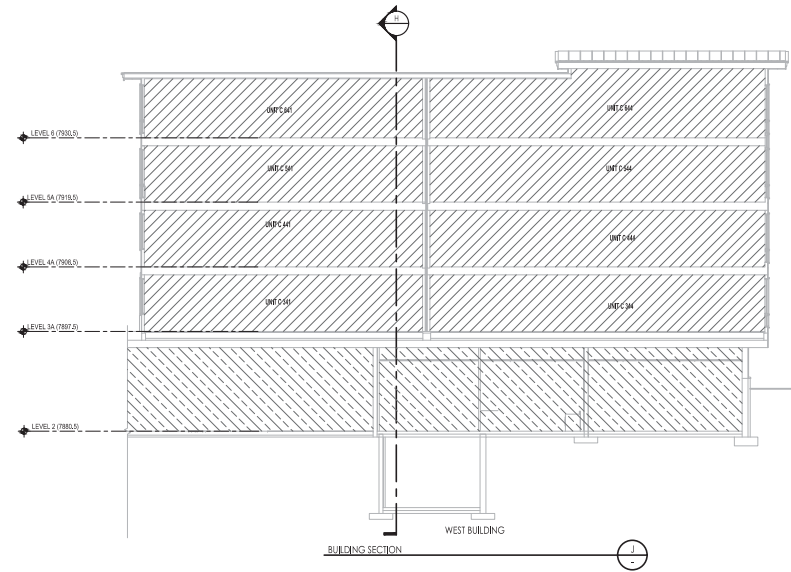
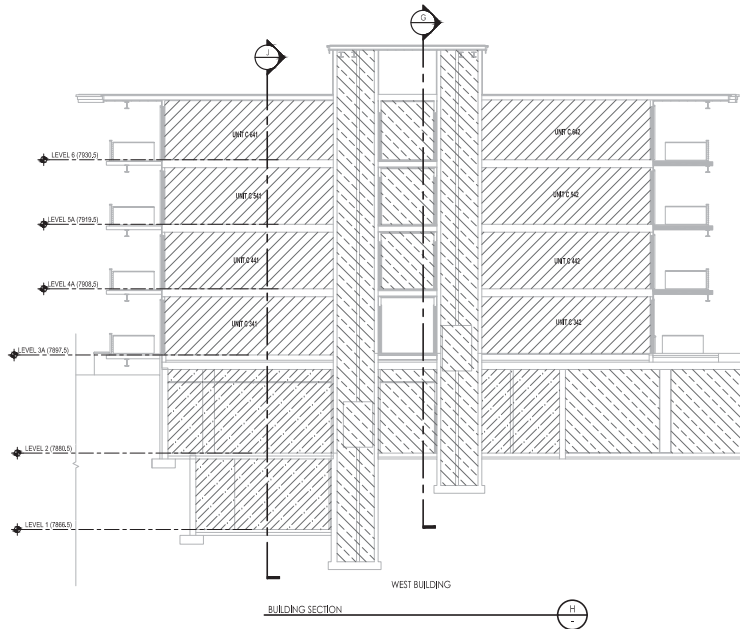
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NORTH SILVER LAKE 2B CONDOMINIUM PLAT

AMENDING LOT 2B OF THE NORTH SILVER LAKE

A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



SHEET 38 OF 40
 PROJECT NUMBER: 5903
 MANAGER: ROE
 DRAWN BY: KFK
 CHECKED BY: RMH
 DATE OF PREPARATION: 3/13/14

**NORTH SILVER LAKE 2B
 CONDOMINIUM PLAT**
 AMENDING LOT 2B OF THE NORTH SILVER LAKE
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



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 Phone: 801.547.1100
 TOOELE
 Phone: 435.843.3050
 CEDAR CITY
 Phone: 435.865.1433

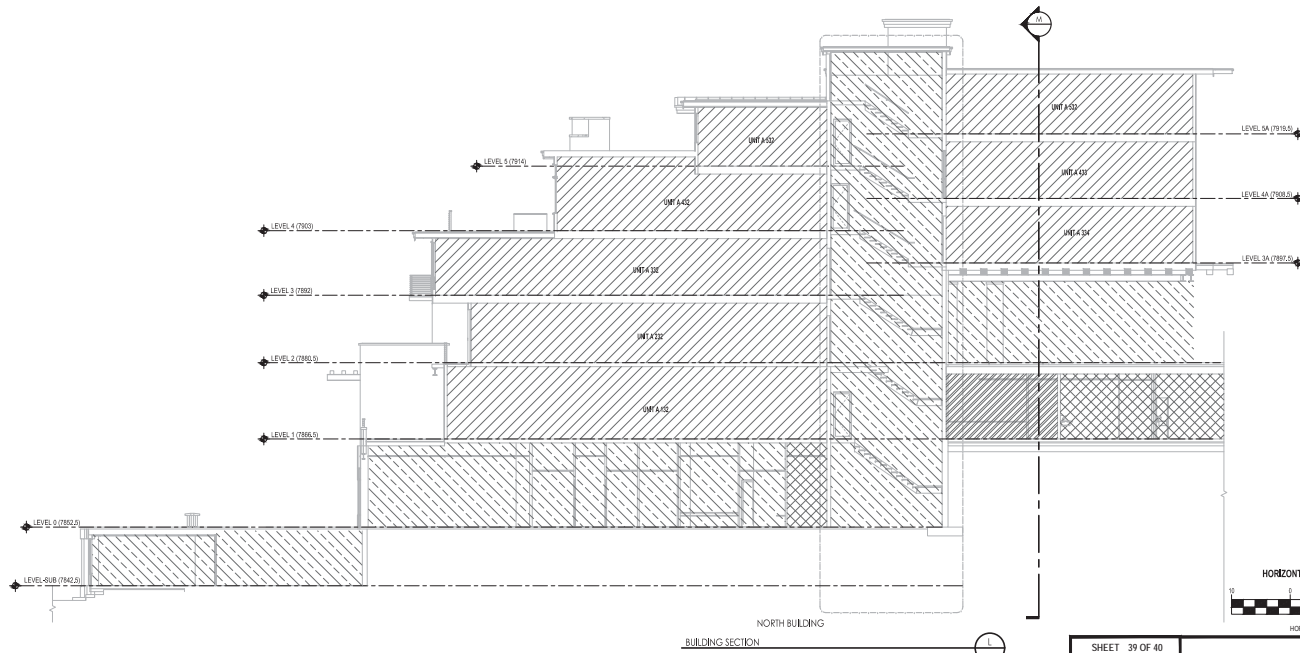
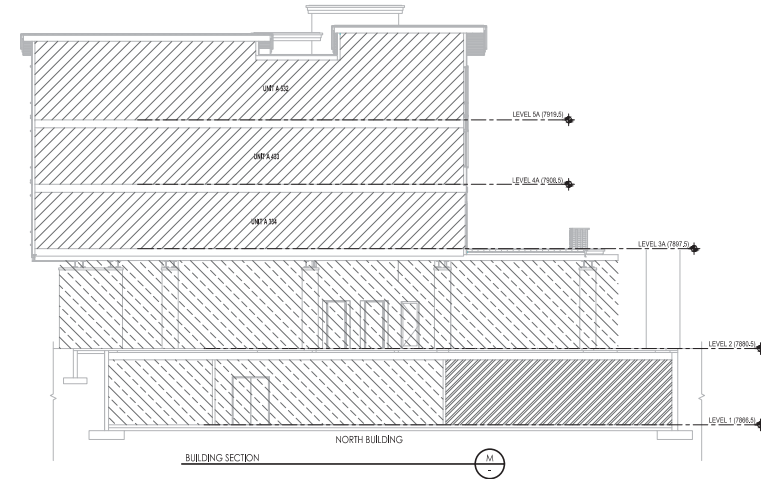
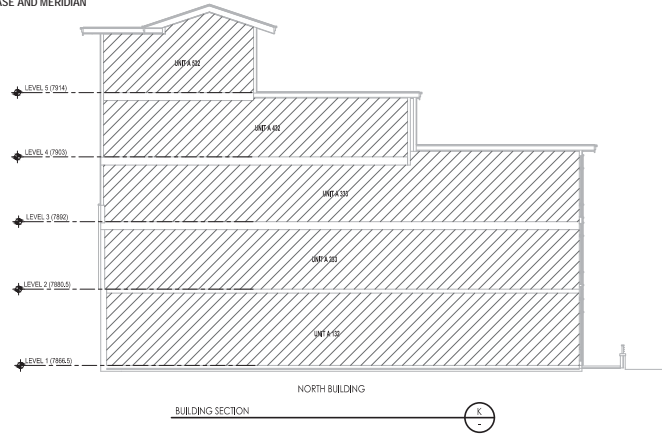
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NORTH SILVER LAKE 2B CONDOMINIUM PLAT

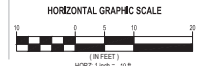
AMENDING LOT 2B OF THE NORTH SILVER LAKE

A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



LEGEND

[Diagonal lines /]	COMMERCIAL UNIT
[Diagonal lines \]	SUPPORT UNIT
[Cross-hatch]	SUPPORT LIMITED COMMON AREAS AND FACILITIES (S/LC)
[Horizontal lines]	RESIDENTIAL UNIT
[Vertical lines]	LIMITED COMMON AREAS AND FACILITIES
[White]	COMMON AREAS AND FACILITIES



SHEET 39 OF 40
 PROJECT NUMBER: 2683
 MANAGER: RGE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE OF PREPARATION: 3/14/14



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 CEDAR CITY
 Phone: 435.855.1433

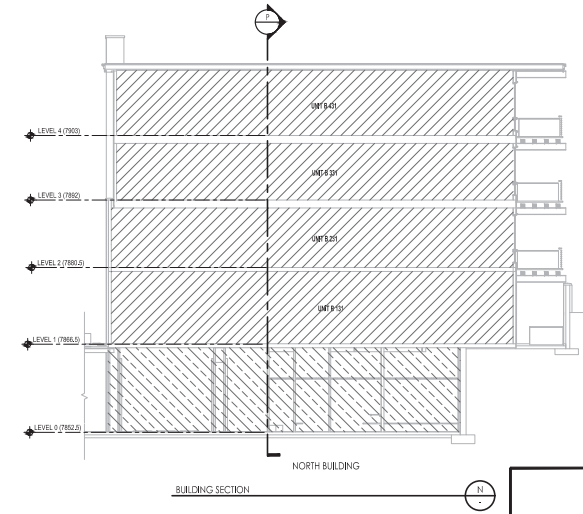
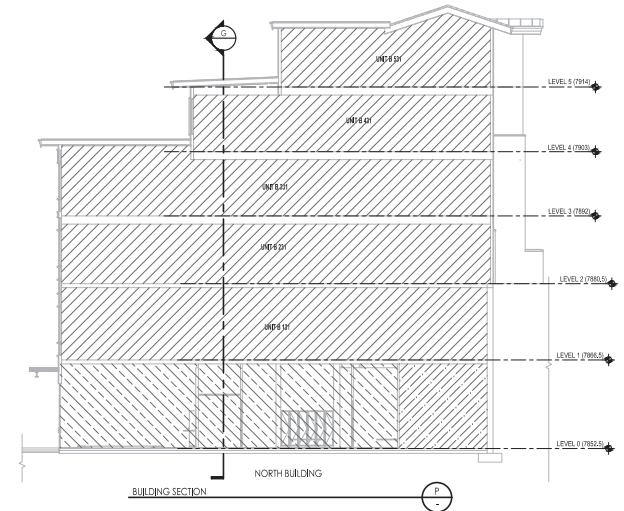
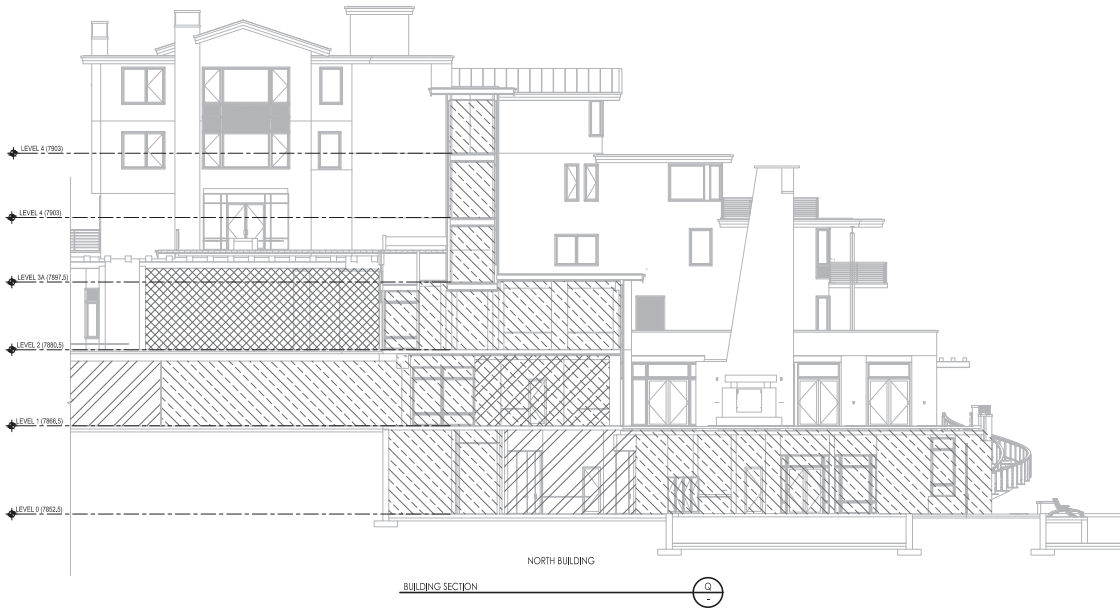
**NORTH SILVER LAKE 2B
 CONDOMINIUM PLAT**
 AMENDING LOT 2B OF THE NORTH SILVER LAKE
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ THIS _____ BOOK _____ PAGE _____
 FEE _____ SUMMIT COUNTY RECORDER

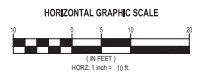
NORTH SILVER LAKE 2B CONDOMINIUM PLAT

AMENDING LOT 2B OF THE NORTH SILVER LAKE

A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



- LEGEND**
- COMMERCIAL UNIT
 - SUPPORT UNIT
 - SUPPORT LIMITED COMMON AREAS AND FACILITIES (SLCA)
 - RESIDENTIAL UNIT
 - LIMITED COMMON AREAS AND FACILITIES
 - COMMON AREAS AND FACILITIES



**NORTH SILVER LAKE 2B
 CONDOMINIUM PLAT**
 AMENDING LOT 2B OF THE NORTH SILVER LAKE
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE WEST HALF OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 40 OF 40
 PROJECT NUMBER: 5063
 MANAGER: RGE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE OF PREPARATION: 3/12/14



SALT LAKE CITY
 45 West 10000 South
 Suite 300
 Sandy, UT 84070
 Phone: 801.225.0220
 Fax: 801.225.4449
 WWW.ENSTON.COM

LAYTON
 Phone 801.547.1100
 TOOELE
 Phone 435.843.3050
 CEDAR CITY
 Phone 435.855.1433

RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ THIS _____ BOOK _____ PAGE _____
 FEE _____ SUMMIT COUNTY RECORDER

PROJECT AND PLAT DESCRIPTION

North Silver Lake Condominiums

This is an application for the approval of a condominium plat for North Silver Lake Condominiums.

Lot 2B of the North Silver Lake subdivision was originally created pursuant to the plat entitled “Subdivision of Lot 2 North Silver Lake Subdivision”, which was recorded on September 18, 1997. The plat submitted with this application is a further subdivision of Lot 2B, in accordance with the terms and conditions of a Conditional Use Permit approved on July 1, 2010 (“CUP”). The CUP authorized the development on this property of 54 units, consisting of 16 single-family homes (in detached or duplex configurations) and four stacked condominium buildings containing 38 additional residential condominium units. The stacked condominium buildings also include 3 commercial condominium units and 1 support condominium unit.

This plat divides the property into 54 condominium units and common areas including: (i) 4 single family units, (ii) 3 duplex buildings each with 2 units, (iii) 6 units currently shown as 2-dimensional lots that will be amended later to depict the 3-dimensional unit locations, (iv) 38 stacked flats in 2 buildings (North Lodge Building and South Lodge Building), and (v) a private road that is part of the common area. The condominium buildings have been designed to be consistent with the project plans submitted with, and approved as part of, the 2010 CUP.

Lot 2B is currently encumbered by a Record of Survey Plat for North Silver Lake Lodge that was recorded on April 19, 2005. That plat will be terminated of record immediately prior to the recordation of the condominium plat submitted with this application.

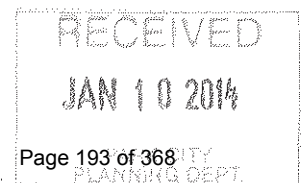


Exhibit C – North Silver Lake Subdivision (1993)

SURVEYOR'S CERTIFICATE

I, JACK HARMON, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 8934, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTIES, AS SHOWN HEREON.

Jack Harmon
 JACK HARMON L.S. 8934

1-18-93
 DATE



OWNER'S DEDICATION AND CONSENT TO RECORD

None of men by these presents that the undersigned is the Owner of the herein described tract of land, and hereby coveas the same to be divided into lots, together with easements as set forth on the attached plat, hereafter to be known as NORTH SILVER LAKE SUBDIVISION.

Also, the owner hereby dedicates to Park City Municipal Corporation, Groveville Road Street Improvement District, Park City Fire Protection District and Summit County a non-exclusive easement over the utility easements shown on this plat for the purposes of providing access for utility installation, maintenance, use and eventual relocation.

Executed this 18 day of January, 1993
 DEER VALLEY RESORT COMPANY, a Utah Limited Partnership,
 By: ROYAL STREET OF UTAH, a General Partner.

Robert M. Bell
 Robert M. Bell, Vice President

ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF SUMMIT

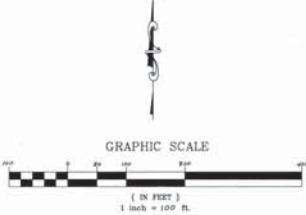
On the 18 day of January, 1993 personally appeared before me Robert M. Bell, who being by the duly sworn de-
 ed to that he is a Vice President of ROYAL STREET OF UTAH, a Utah Limited Partnership, and that the within and foregoing Dedication and Consent to Record was signed on behalf of said corporation and said general partner, and said Robert M. Bell duly acknowledged to me that this partitioning executed the same.

Jan M. Henderson
 Notary Public
 My commission expires 7/5/96

Heading at: Salt Lake City UT



- NOTES:
1. NON-EXCLUSIVE UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY DEDICATED AS SHOWN.
 2. BUILDING SETBACKS ALONG SIDE TRAIL FRONTS MAY VARY FROM REQUIREMENTS OF THE UNDERLYING ZONE.



LEGAL DESCRIPTION – TOTAL BOUNDARY

Beginning at a point which is 1894.18 feet North and 711.87 feet East of the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, (Historical location, said section corner does not exist), said point also being on the Eastern right-of-way line of Silver Lake Drive, the following courses being along said right-of-way line: 1) thence N 22°00'00" W 428.41 feet to a non-tangent curve concave Easternly and having a radius of 473.50 feet (center bears N 68°28'00" E S 37°33'37" on an arc distance of 302.04 feet; 2) thence N 15°14'04" E 376.09 feet to a non-tangent curve concave Easternly and having a radius of 263.73 feet (center bears S 70°04'45" E 118.84 feet to the beginning of a tangent curve concave Southeasternly and having a radius of 1175.00 feet; 3) thence S 87°48'00" E 178.84 feet to the beginning of a tangent curve concave Southeasternly and having a radius of 1175.00 feet; 4) thence Southeasternly along said curve through a central angle of 145°07'00" on an arc distance of 287.11 feet; 5) thence S 52°30'00" E 143.15 feet, said point also being on the Northwest corner of lot 28 Evergreen Subdivision; thence along said lot 28 S 22°28'32" W 156.72 feet; thence along S 24°31'18" W 89.26 feet; 6) thence S 30°56'43" W 118.34 feet to a point on S 14°00'00" E, radial curve concave Southeasternly (center bears S 02°17'41" E) on the Northern right-of-way line of Silver Lake Drive, the following courses being along said right-of-way line: 1) thence along said curve through a central angle of 102°17'41" on an arc distance of 237.27 feet; 2) thence S 04°58'26" W 284.89 feet to the beginning of a tangent curve concave Southeasternly and having a radius of 493.89 feet; 3) thence Southeasternly along said curve through a central angle of 180°00'00" on an arc distance of 305.24 feet; 4) thence S 40°00'00" W 58.81 feet to the beginning of a tangent curve concave Northwesternly and having a radius of 200.17 feet; 5) thence along said curve through a central angle of 90°00'00" on an arc distance of 174.88 feet to a point of reverse curvature (a radial through said point bears S 00°00'00" E), said point being the beginning of a curve concave Southeasternly and having a radius of 1000.00 feet; 6) thence Southeasternly along said curve through a central angle of 70°00'00" on an arc distance of 15.50 feet to a point on a non-tangent curve concave Northernly having a radius of 729.88 feet (center bears N 14°33'45" E), said point also being on the Northern right-of-way line of Royal Street East; the following courses being along said right-of-way line: 1) thence along said curve through a central angle of 08°00'00" on an arc distance of 95.58 feet; 2) thence N 88°08'00" W 40.00 feet; thence N 39°00'43" W 270.08 feet to a point on a non-tangent curve concave Northernly having a radius of 115.00 feet (center bears N04°00'47" E), said point also being on the Southern right-of-way line of Royal Street; thence along said right-of-way line through a central angle of 47°28'30" on an arc distance of 87.76 feet to the point on the Eastern right-of-way line of Silver Lake Drive, the following courses being along said right-of-way line: 1) thence S 31°45'00" E 12.88 feet to the beginning of a tangent curve concave Northwesternly and having a radius of 473.50 feet; 2) thence along said curve through a central angle of 150°13'00" on an arc distance of 249.12 feet to the point of beginning.

TOTAL PARCEL CONTAINS 26.62 ACRES

LEGAL DESCRIPTION – LOT 1

Beginning at a point which is 3380.71 feet North and 1115.40 feet East of the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, (Historical location, said section corner does not exist), said point also being on the Southern right-of-way line of Silver Lake Drive, the following courses being along said right-of-way line: 1) thence S 12°48'00" W 284.83 feet; thence S 6°52'23" W 87.83 feet to a point on a non-tangent curve concave Southeasternly having a radius of 1000.00 feet (center bears S 04°27'23" W); thence along said curve through a central angle of 102°17'41" on an arc distance of 157.12 feet; thence S 39°00'00" W 89.89 feet to the beginning of a tangent curve concave Northwesternly and having a radius of 283.00 feet; thence along said curve through a central angle of 20°25'00" on an arc distance of 105.38 feet; thence S 78°00'00" W 58.98 feet to the beginning of a tangent curve concave Southeasternly having a radius of 115.00 feet; thence along said curve through a central angle of 22°00'00" on an arc distance of 241.21 feet; thence S 04°00'00" W 60.40 feet; thence S 82°44'36" W 3.20 feet to a point on the Eastern right-of-way line of Silver Lake Drive. (One following four courses being along said right-of-way line), said point also being a point on a non-tangent curve concave Northernly having a radius of 473.50 feet (center bears N 04°00'47" E); 2) thence along said curve through a central angle of 22°27'23" on an arc distance of 143.33 feet; 3) thence N 10°14'04" E 376.09 feet to a point on a non-tangent curve concave Southeasternly having a radius of 282.75 feet (center bears S 70°04'45" E); 3) thence along said curve through a central angle of 87°29'24" on an arc distance of 445.84 feet; 4) thence S 87°48'00" E 178.84 feet to the point of beginning.

LOT 1 CONTAINS 4.82 ACRES

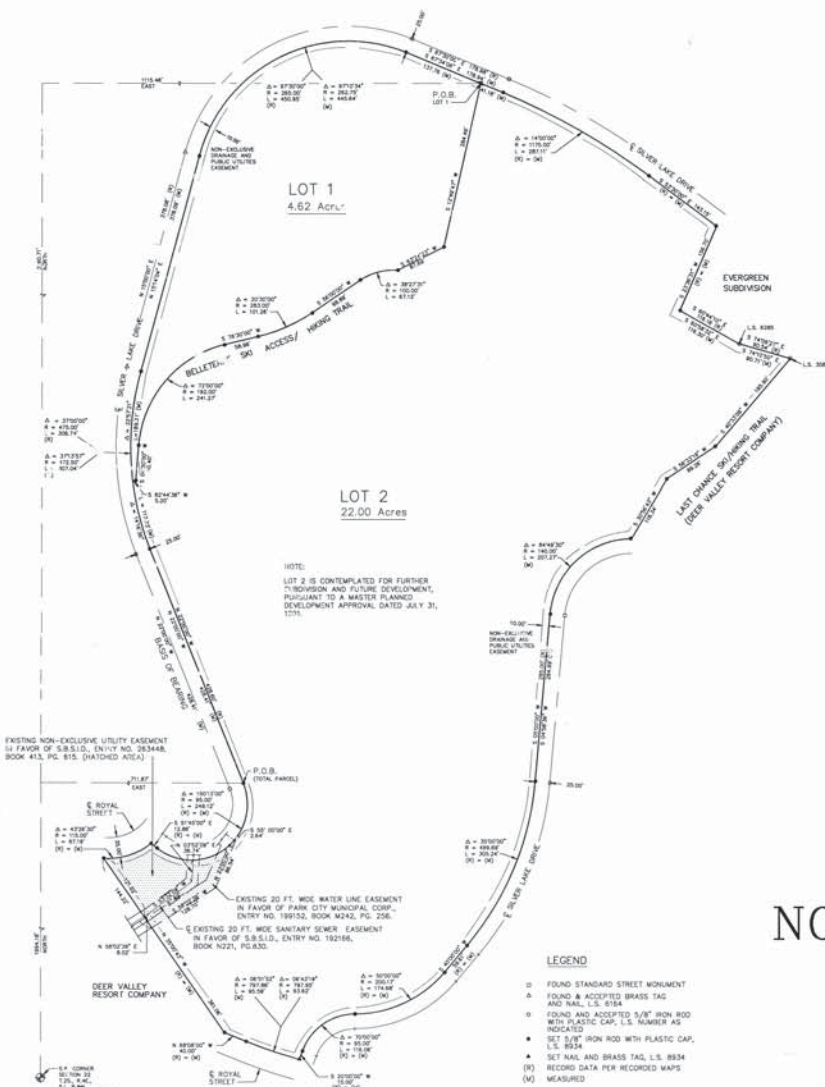
LEGAL DESCRIPTION – LOT 2

Being the Total Boundary per this map, except for Lot 1.
 Lot 2 CONTAINS 22.00 ACRES

NORTH SILVER LAKE SUBDIVISION

LOCATED IN THE WEST 1/2 OF SECTION 22,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH

- LEGEND
- FOUND STANDARD STREET MONUMENT
 - ▲ FOUND & ACCEPTED BRASS TAG AND NAIL, L.S. 8164
 - FOUND AND ACCEPTED 5/8" IRON ROD WITH PLASTIC CAP, L.S. NUMBER AS INDICATED
 - SET 1/2" IRON ROD WITH PLASTIC CAP, L.S. 8934
 - SET NAIL AND BRASS TAG, L.S. 8934
 - RECORD DATA PER RECORDED MAPS
 - (M) MEASURED



<p>CITY ENGINEER</p> <p>APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS 20th DAY OF JANUARY, 1993</p> <p><i>David W. Cocharn, PE</i> CITY ENGINEER</p>	<p>CITY PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THE 22nd DAY OF JANUARY, 1993</p> <p><i>Robert M. Bell</i> CHAIRMAN</p>
<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM ON THIS 16th DAY OF February, 1993</p> <p><i>David W. Cocharn</i> CITY ATTORNEY</p>	<p>CITY COUNCIL APPROVAL</p> <p>PRESENTED TO THE BOARD OF PARK CITY COUNCIL ON THIS 26TH DAY OF JANUARY 1993. AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.</p> <p><i>David W. Cocharn</i> Mayor <i>Anna S. Sheldon</i> CITY RECORDER</p>
<p>RECORDED</p> <p>RECORDED AND FILED AT THE REQUEST OF: High Country Title NO. 374345 STATE OF UTAH COUNTY SUMMIT DATE 02/17/93 TIME 02:45 PM FILING FEE \$20</p> <p><i>Anna S. Sheldon</i> COUNTY RECORDER</p>	<p>Sno-engineering, Inc.</p> <p>The Resort Planners</p> <p>P.O. BOX 1726 PARK CITY, UTAH 84050 801-649-4777</p>

Exhibit D – Lot 2 North Silver Lake Subdivision (1997)

SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a registered Land Surveyor and that I hold Certificate No. 163931 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described herein and subdivided said tract of land into lots to be hereafter known as SUBDIVISION OF LOT 2 NORTH SILVER LAKE SUBDIVISION and that the same has been or will be correctly surveyed and staked on the ground as shown on this plat.

DATE: 9-9-97
 JOHN DEMKOWICZ

BOUNDARY DESCRIPTION

LOT 2 OF THE NORTH SILVER LAKE SUBDIVISION, according to the official plat on file and recorded as Entry #374325 (Feb. 16, 1993) in the office of the Summit County Recorder.

The above property is also described as follows:
 Beginning at a point on the easterly right-of-way line of Silver Lake Drive, said point is located north 1994.18 feet and East 711.87 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence N 22°30'00" W 428.41 feet to a point on a 473.50 foot radius curve to the right, whose radius point bears N 69°20'00" E; thence along the arc of said curve 117.73 feet thru a central angle of 14°16'36"; thence S 62°44'36" W 3.20 feet; thence N 04°30'00" E 50.40 feet to a point on a 192.00 foot radius curve to the right, whose radius point bears S 89°30'00" E; thence along the arc of said curve 241.27 feet thru a central angle of 72°00'00"; thence N 76°30'00" E 58.96 feet to a point on a 283.00 foot radius curve to the left, whose radius point bears N 1°30'00" W; thence along the arc of said curve 105.28 feet thru a central angle of 20°30'00"; thence N 56°00'00" E 98.89 feet to a point on a 100.00 foot radius curve to the right, whose radius point bears S 34°00'00" E; thence along the arc of said curve 67.12 feet thru a central angle of 39°27'31"; thence N 63°24'23" E 87.89 feet; thence N 12°49'47" E 58.49 feet; thence S 67°54'06" E 41.18 feet; to a point on a 1175.00 foot radius curve to the right, whose radius point bears S 22°25'24" W; thence along the arc of said curve 287.11 feet thru a central angle of 14°00'00"; thence S 53°30'00" E 143.15 feet; thence S 23°36'31" W 156.70 feet; thence S 62°28'32" E 116.30 feet; thence S 74°10'00" E 89.71 feet; thence S 40°23'00" W 195.90 feet; thence S 56°33'19" W 99.24 feet; thence S 30°56'43" W 116.54 feet to a point on a 140.00 foot radius curve to the left, whose radius point bears S 00°11'54" E; thence along the arc of said curve 207.27 feet thru a central angle of 84°30'00"; thence S 04°36'36" W 284.99 feet to a point on a 499.89 foot radius curve to the right, whose radius point bears N 80°12'24" W; thence along the arc of said curve 305.24 feet thru a central angle of 30°00'00"; thence S 40°00'00" W 58.61 feet to a point on a 200.17 foot curve to the right, whose radius point bears N 50°00'00" W; thence along the arc of said curve 174.68 feet thru a central angle of 30°00'00" to a point on a 95.00 foot radius curve to the left, whose radius point bears South; thence along the arc of said curve 116.06 feet thru a central angle of 70°00'00"; thence S 20°00'00" W 15.00 feet to a point on a 797.86 foot radius curve to the right, whose radius point bears N 14°53'45" E; thence along the arc of said curve 95.59 feet thru a central angle of 08°51'52"; thence N 88°50'00" W 40.00 feet; thence S 01°40'00" E 12.86 feet to a point on a 95.00 foot radius curve to the left, whose radius point bears N 38°00'00" E; thence along the arc of said curve 248.12 feet thru a central angle of 150°00'00" to the point of beginning. Description contains 21.99 Acres.

GENERAL NOTES

- Lot 2D is a non-development parcel. No development except for ski trails, hiking trails, and utility easements is allowed.
- Pursuant to the NORTH SILVER LAKE MASTER PLAN DEVELOPMENT AMENDMENT, portions of Lot 2D are allocated to Lot 2A and 2B for purposes of open space calculation.
- The height of construction on Lot 2B shall be measured from the back of the gutter on Silver Lake Drive or Natural grade, whichever is lower.
- All final conditions of approval dated May 14, 1997 for the North Silver Lake master plan development amendment and conditional use 0205H.
- The Basis of Survey is identical with survey of the North Silver Lake Subdivision, Recorded No. 374325, in the Summit County Records Office.

LINE	DIRECTION	DISTANCE
L1	N 74°30'00" E	111.11
L2	N 46°30'00" E	55.56
L3	S 73°45'00" E	41.18
L4	N 74°30'00" E	41.18
L5	S 54°30'00" E	26.84
L6	N 89°30'00" E	16.24
L7	N 58°30'00" E	41.17
L8	N 04°30'00" E	50.40
L9	N 24°30'00" E	48.93
L10	N 20°30'00" E	15.00
L11	S 40°00'00" W	58.61
L12	S 76°30'00" E	58.96
L13	N 1°30'00" W	283.00
L14	S 20°30'00" E	105.28
L15	N 56°00'00" E	98.89
L16	N 34°00'00" E	67.12
L17	N 63°24'23" E	87.89
L18	N 12°49'47" E	58.49
L19	N 67°54'06" E	41.18
L20	N 22°25'24" W	287.11
L21	S 53°30'00" E	143.15
L22	S 23°36'31" W	156.70
L23	S 62°28'32" E	116.30
L24	S 74°10'00" E	89.71
L25	S 40°23'00" W	195.90
L26	S 56°33'19" W	99.24
L27	S 30°56'43" W	116.54
L28	N 00°11'54" E	207.27
L29	N 04°36'36" W	284.99
L30	N 80°12'24" W	305.24
L31	S 40°00'00" W	58.61
L32	N 50°00'00" W	174.68
L33	S 30°00'00" E	116.06
L34	S 20°00'00" W	15.00
L35	N 14°53'45" E	95.59
L36	N 88°50'00" W	40.00
L37	N 01°40'00" E	12.86
L38	N 38°00'00" E	248.12
L39	N 150°00'00" E	248.12
L40	N 88°50'00" W	35.00

CURVE	RADIUS	LENGTH	DELTA
C1	100.00	67.12	36°27'31"
C2	473.50	117.73	14°16'36"
C3	473.50	143.15	08°51'52"
C4	473.50	45.20	05°21'00"
C5	473.50	45.20	05°21'00"
C6	473.50	73.36	08°51'52"
C7	313.00	58.88	42°14'11"
C8	115.00	15.00	43°20'00"
C9	283.00	105.28	20°30'00"
C10	192.00	241.27	72°00'00"
C11	283.00	105.28	20°30'00"
C12	100.00	67.12	36°27'31"
C13	100.00	67.12	36°27'31"
C14	100.00	67.12	36°27'31"
C15	100.00	67.12	36°27'31"
C16	100.00	67.12	36°27'31"
C17	100.00	67.12	36°27'31"
C18	100.00	67.12	36°27'31"
C19	100.00	67.12	36°27'31"
C20	100.00	67.12	36°27'31"

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned is the Owner of the herein described tract of land, and hereby coveas the same to be divided into lots together with easements as set forth on the attached Plat, heretofore to be known as SUBDIVISION OF LOT 2 NORTH SILVER LAKE SUBDIVISION.

Also the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District, a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use, and eventual replacement.

The owner, or his/her representative, hereby irrevocably offer for dedication to the City of Park City of the streets land for local government uses, easements, parks, required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication.

I, in witness whereof the undersigned has set his hand on this 9 day of September, 1997.

DEER VALLEY RESORT COMPANY, a Utah Limited Partnership, by Royal Street of Utah, a General Partner,
 Robert W. Wells, Vice President

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WASATCH) SS.

On this 9 day of September, 1997, personally appeared before me, the undersigned Notary Public, in and for said State and County, Robert W. Wells, who after being duly sworn, acknowledged to me that he is the Vice-President of Royal Street of Utah, a Utah Corporation, that he signed the foregoing Owner's Consent, to Record on behalf of the corporation with full authority of its bylaws.

NOTARY PUBLIC
 Residing at:

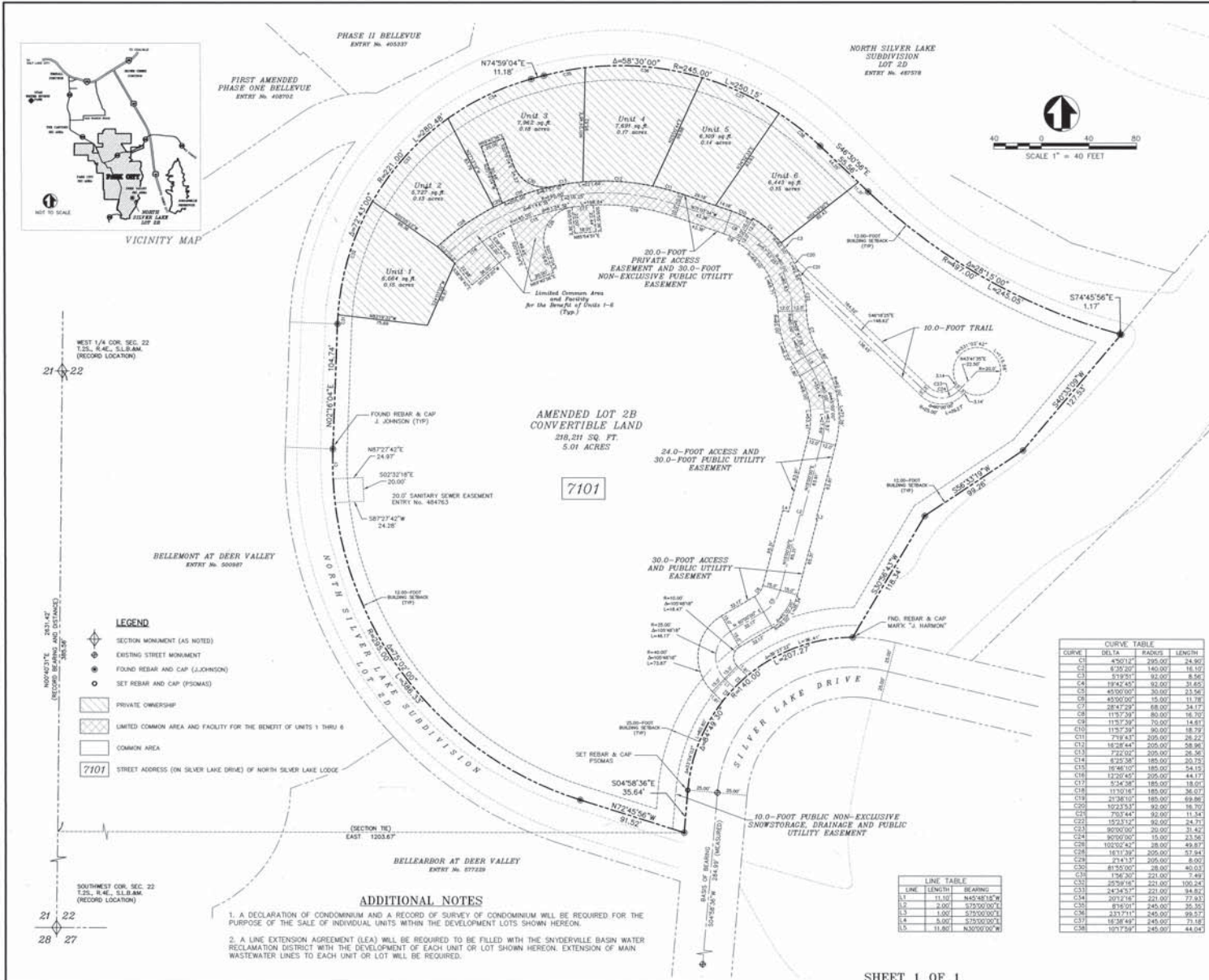
My Commission Expires:
May 30, 1999

SUBDIVISION OF LOT 2 NORTH SILVER LAKE SUBDIVISION

A SUBDIVISION
 LOCATED IN THE WEST 1/2 OF SECTION 22,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY,
 SUMMIT COUNTY, UTAH

1-6-96 ALLIANCE ENGINEERING INC. P.O. BOX 2664 523 MAIN STREET PARK CITY, UTAH 84060 (801) 649-9467	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS <u>9</u> DAY OF <u>September</u> , 1997 A.D. BY <u>Paul S.B.S.I.D.</u>	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS <u>6</u> DAY OF <u>September</u> , 1997 A.D. BY <u>Don McLean</u> CHAIRMAN	ENGINEERS CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS <u>12</u> DAY OF <u>September</u> , 1997 A.D. BY <u>John A. O'Connell, PE</u> PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>17</u> DAY OF <u>September</u> , 1997 A.D. BY <u>M.L.O.H.</u> PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS <u>26</u> DAY OF <u>JUNE</u> , 1997 A.D. BY <u>Scott H. Smith</u> PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS <u>26</u> DAY OF <u>JUNE</u> , 1997 A.D. BY <u>Scott H. Smith</u> MGR	# 487578 RECORDED STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF <u>Howe County Title</u> DATE <u>08-18-97</u> TIME <u>10:50</u> AM PAGE <u>1</u> FEE <u>3.50</u> <u>Deanne M. Brown</u> RECORDER
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Exhibit E – North Silver Lake Record of Survey Plat (2005)



SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, a Professional Land Surveyor residing in Salt Lake County, Utah, holding License No. 187007 as prescribed by the laws of the State of Utah, do hereby certify that I have surveyed the Salt Lake County, Utah tract of land shown hereon, the external boundaries of which are described as shown.

I further certify that the reference markers shown on this Record of Survey Map are located as indicated and are sufficient to readily retrace or reestablish this Survey, that the information shown herein is sufficient to accurately establish the lateral boundaries of the above described tract, and of the building located or to be located on said tract, that the information shown herein is sufficient to accurately establish the horizontal and vertical boundaries of each of the Units located or to be located on said tract, and that this Record of Survey Map complies with the provisions of Section 57-8-1(3) of the Utah Condominium Ownership Act, Utah Code Annotated Sections 57-8-1 through 57-8-36 (Supp. 2001).

Brian D. Arnold
PSOMAS

LEGAL DESCRIPTION

All of Lot 2B, Subdivision of Lot 2, NORTH SILVER LAKE SUBDIVISION, according to the official plat thereof recorded September 18, 1997 as Entry No. 487578 of the official records in the office of the Summit County Recorder. Basis of Bearing is identical to that shown on said Subdivision of Lot 2, North Silver Lake Subdivision.

Containing 5.96 acres more or less.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT THAT NORTH SILVER LAKE, L.L.C., the undersigned owner(s) of the described tract of land, do hereby consent to the recordation of this RECORD OF SURVEY OF NORTH SILVER LAKE LODGE, A Utah Expandable and Convertible Condominium Project.

Further, the owner does hereby irrevocably offer for dedication to the Park City Municipal Corporation, the Snyderville Basin Water Reclamation District and Park City Fire Protection District, a non-exclusive easement over the utility easements, trail easements, public and private access easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and for trail access by the general public, in accordance with an irrevocable offer of dedication.

In witness whereof the undersigned has set its hand on this 23 day of March, 2005, NORTH SILVER LAKE, L.L.C., a Utah Limited Liability Company.

By: Trilium Assets, LLC, it's Managing Member
Val E. Southwick

By: Val E. Southwick, representing the majority Membership interests.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, said Val E. Southwick has caused this instrument to be executed by its proper officers thereunto duly authorized, this 23 day of March, A.D. 2005.

State of Utah) North Silver Lake, LLC
) ss. Limited Liability Company

County of Wasatch) By: Val E. Southwick

On this 23 day of March, 2005, personally appeared before me Val E. Southwick, who, being by me duly sworn, did acknowledge to me that he is representing the majority Membership interests of North Silver Lake, L.L.C., a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Val E. Southwick acknowledge to me that said company executed the same.

Notary Public
Residing at: Cody, Utah
My commission expires: October 19, 2005

CURVE TABLE

CURVE	DELTA	ARC	LENGTH
C1	47°01'31"	295.00'	24.90'
C2	87°20'20"	140.00'	16.10'
C3	51°25'11"	93.00'	8.94'
C4	18°42'43"	93.00'	21.65'
C5	45°00'00"	30.00'	33.54'
C6	45°00'00"	15.00'	11.18'
C7	88°42'29"	88.00'	24.17'
C8	115°21'21"	85.00'	16.70'
C9	115°21'21"	70.00'	14.81'
C10	115°21'21"	60.00'	13.75'
C11	71°14'31"	208.00'	28.22'
C12	18°28'44"	208.00'	58.86'
C13	74°22'04"	208.00'	26.56'
C14	47°32'38"	185.00'	20.15'
C15	18°36'12"	185.00'	54.15'
C16	13°20'45"	208.00'	44.17'
C17	57°45'38"	185.00'	18.00'
C18	11°50'18"	185.00'	36.07'
C19	21°38'12"	185.00'	62.86'
C20	102°53'31"	93.00'	16.70'
C21	75°04'44"	92.00'	11.34'
C22	157°33'21"	92.00'	24.71'
C23	80°00'00"	28.00'	31.42'
C24	20°00'00"	15.00'	13.56'
C25	103°05'44"	38.00'	49.81'
C26	161°18'20"	208.00'	57.84'
C27	224°13'21"	208.00'	8.00'
C28	81°35'00"	28.00'	40.03'
C29	174.30'	221.00'	7.89'
C30	257°34'31"	221.00'	100.54'
C31	24°45'31"	221.00'	34.62'
C32	207°14'12"	221.00'	77.83'
C33	81°52'01"	245.00'	35.30'
C34	211°17'11"	245.00'	89.17'
C35	18°36'48"	245.00'	71.18'
C36	107°17'58"	245.00'	44.64'

LINE TABLE

LINE	LENGTH	BEARING
L1	11.90'	N45°18'50"W
L2	2.00'	S73°00'00"E
L3	1.00'	S73°00'00"E
L4	3.00'	S73°00'00"E
L5	11.80'	N20°00'00"W

SHEET 1 OF 1

PSOMAS 2825 East Cottonwood Parkway, Suite 120 Salt Lake City, Utah 84121 (801) 270-5777 (801) 270-5782 (FAX)	CITY COUNCIL PRESENTED TO THE PARK CITY COUNCIL THIS <u>30th</u> DAY OF <u>MARCH</u> , 2005. AT WHICH THIS PLAT WAS APPROVED. <i>Jana Williams</i> <i>Justin M. Smith</i> CITY RECORDERS	CITY ENGINEER APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT THIS <u>4th</u> DAY OF <u>APRIL</u> , 2005. <i>Eric W. Ordman</i> CITY ENGINEER	CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION, THIS <u>13</u> DAY OF <u>April</u> , 2005. <i>David B. ...</i> CHAIRMAN	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS <u>22nd</u> DAY OF <u>March</u> , 2005. <i>B.D. Arnold</i> S.L.W.R.D.	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>4th</u> DAY OF <u>APRIL</u> , 2005. <i>T. ...</i> CITY ATTORNEY	RECORDED ENTRY NO. <u>733162</u> BOOK <u> </u> PAGES <u> </u> STATE OF <u>Utah</u> COUNTY OF <u>Summit</u> RECORDED AND FILED AT THE REQUEST OF: <u>High Country Title</u> Time: <u>3:59 PM</u> <u>April 23</u> <u>2005</u> Fee: <u>\$ 36.00</u> COUNTY RECORDER
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04 March 2014

SR Silver Lake LLC
Daniel Gryczman
11990 San Vicente Blvd. Suite 200
Los Angeles, CA 90049

NOTICE OF PLANNING COMMISSION ACTION

Application #: PL-13-02034
Subject: North Silver Lake
Address: 7101 Silver Lake Drive
Description: Conditional Use Permit for Lockout Units (nightly rentals)
Action Taken: Approved
Date of Action: February 26, 2014

On February 26, 2014 the Planning Commission of Park City approved your request of 38 Lockout Units (nightly rentals) to be located within the Stein Eriksen Residences formerly known as the North Silver Lake Development, located at 7101 Silver Lake Drive. Your approval is subject to the following Findings of Fact, Conclusion of Law, and Conditions of Approval:

Findings of Fact

1. The subject property is at 7101 North Silver Lake Drive, Lot 2B of the North Silver Lake Subdivision.
2. The property is known as Stein Eriksen Residences, formerly known as North Silver Lake Lodge
3. The proposed development is located within the Deer Valley Master Plan Development.
4. Within the Deer Valley Master Plan, the North Silver Lake Subdivision Lot 2B is permitted a density of 54 residential units and 14,552 square feet of commercial and support space.
5. In 2010 the Planning Commission approved a Conditional Use Permit (CUP) consisting of fifty four (54) total units; sixteen (16) detached single family dwellings/duplexes and four (4) condominium buildings containing thirty eight (38) private units.

6. The conditions of approval for the CUP reflect that lockout units were not requested at that time, and would require Planning Commission approval, if requested in the future.
7. At this time the applicant requests the use of thirty eight (38) Lockout Units to be located in the four (4) stacked flats, condominium buildings and that nightly rentals be permitted for the lockout units.
8. The original CUP application was before Planning Commission on five (5) different occasions: August 13, 2008, October 22, 2008, February 25, 2009, May 27, 2009, and July 8, 2009. The Planning Commission approved the CUP on July 8, 2009.
9. On July 17, 2009, the neighboring property owners submitted an appeal of the CUP approval. The City Council reviewed the appeal on October 15, 2009 and November 12, 2009. During the November 12, 2009 meeting, the City Council remanded the CUP application to the Planning Commission with specific items to be addressed.
10. The Planning Commission reviewed the remand during two (2) work sessions on November 11, 2009 and January 13, 2010 and two (2) Planning Commission regular agenda meetings on March 10, 2010 and April 28, 2010 to address specific findings of the City Council. The Planning Commission approved the revised CUP with a four to one (4 - 1) vote on April 28, 2010.
11. The April 28, 2010 CUP approval was appealed. The City Council reviewed the appeals on June 24, 2010. All parties stipulated to additional condition of approval #19 that "no lockouts are permitted within this approval". The City Council affirmed and denied in part the Planning Commission's decision to approve the North Silver Lake Lot 2B CUP. The City Council findings were ratified on July 1, 2010.
12. The Land Management Code § 15-1-10(G) allows for two (2) extensions of an approved CUP.
13. On March 17, 2011, the Planning Department received a Request for Extension of the Conditional Use Permit approval. On April 28, 2011, the Planning Director approved the Extension of the Conditional Use Permit for an additional year as conditioned.
14. The Planning Director's approval of the extension was appealed on June 8, 2011. The Planning Commission reviewed the matter de novo and rendered a decision to uphold the Planning Director's decision and grant the extension of the Conditional Use Permit to July 1, 2012.
15. On June 20, 2011, the City Council received a written appeal of the Planning Commission's final action upholding the Planning Director's decision to approve an extension of the development.
16. On July 21, 2011, the appeal was heard by the City Council, who held a quasi-judicial hearing before voting unanimously to uphold the Planning Commission's decision to uphold the Planning Director's issuance of an extension of time for the July 1, 2010 Conditional Use Permit. Because the appeal to uphold the Planning Director's decision was decided on July 21, 2011, the extension of the Conditional Use Permit was extended to July 21, 2012.
17. On October 27, 2011, Staff received an application to extend the CUP for an

- additional year, and on January 11, 2012, the Planning Commission heard the applicants request for an additional and final one-year extension from July 21, 2012 to July 21, 2013.
18. On February 9, 2012, the City Council received a written appeal of the Planning Commission's final action of January 11, 2012, approving the request for the one-year extension to July 21, 2013.
 19. The second appeal of the second extension was originally scheduled for the March 22, 2012 City Council meeting. The appellant was unable to make it to the meeting due to an accident. The City Council voted to continue the item to the April 5, 2012 City Council meeting and directed Staff not to accept any additional materials from the appellant or the applicant.
 20. On April 5, 2012 the City Council conducted a public hearing and voted unanimously to deny the appeal and approve the extension of the CUP and upheld with the following conditions of approval:
 - a. All conditions of approval of the City Council's July 21, 2011 order continue to apply.
 - b. This approval will expire July 21, 2013, 12 months from the first extension of the CUP.
 - c. Approval is based on plans reviewed by the City Council on June 24, 2010. Building Permit plans must substantially comply with the reviewed and approved plans. Any substantial deviation from this plan must be reviewed by the Planning Commission.
 21. In March 2013, the applicant received a building permit for the first single family dwelling. This structure will be used as their model home.
 22. The LMC defines a dwelling unit as a Building or portion thereof designed for Use as the residence or sleeping place of one (1) or more Persons or families and includes a Kitchen, but does not include a Hotel, Motel, Lodge, Nursing Home, or Lockout Unit.
 23. The LMC defines a Lockout Unit as an Area of a dwelling with separate exterior Access and toilet facilities, but no Kitchen.
 24. The requested use meets the LMC definition of a Lockout Unit, which is an area of a dwelling unit and not a separate dwelling unit.
 25. Staff does not consider the proposed use to be a hotel due to the specific provision found in the Hotel definition which indicates that Lockout Units are not Hotels.
 26. The site will have accessory facilities in the development: a spa, ski rentals, and a dining area that were shown on the approved 2010 CUP plans. The use of these areas further reiterates that the use is not consistent with one of a hotel. These areas are for the exclusive use of the unit owners and their visitors, e.g. the only patrons allowed to use the spa, ski rentals, and the dining areas, are patrons staying at the development through the ownership or possible rental of the private units.
 27. The proposal is in substantial compliance with the reviewed and approved CUP plans as the Lockout Units are designed within the existing floor area of each unit formerly reviewed and approved, located in the stacked flats.
 28. No Lockout Units are being requested within the sixteen (16) single family

- dwellings/duplexes.
29. The number of Lockout Units within each unit range from one to three (1 - 3).
 30. The floor plans have had minor alterations. The number of units has not changed and the plans are in substantial compliance with the approved 2010 CUP plans.
 31. The Planning Commission must review LMC § 15-1-10(E) when considering whether or not the proposed conditional use mitigates impacts.
 32. The proposed modification, the requested Lockout Units, does not require additional mitigation related to size and location of the site which was not already addressed in the originally approved CUP (2010).
 33. Regarding traffic considerations including capacity of the existing streets in the area, Staff received an updated Addendum to Traffic Impact Analysis prepared by Riley Traffic Consultants, LLC, dated November 2013.
 34. The updated 2013 traffic analysis indicates that under the maximum trip scenario with all of the lockouts occupied, all traffic is still projected to function at LOS (level of service) A, which is acceptable for a roadway of this classification.
 35. The Applicant needs to work with the City Engineer to ensure proper site distance per the 2009 Existing Traffic Counts and Traffic Projections which indicates the following under Sight Distance conclusion and Recommendations which indicates that special warning signage is recommended during the construction period. Also mitigation for the limited sight distance could include a warning sign, or clearing of the slope area across the street.
 36. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to utility capacity, including storm water run-off which has already been addressed in the originally approved CUP (2010).
 37. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to emergency vehicle access which has already been addressed in the originally approved CUP (2010).
 38. Regarding location and amount of off-street parking, parking for all fifty four (54) units must be provided within the North Silver Lake development.
 39. According to the Deer Valley MPD off-street parking requirements shall be determined in accordance with the LMC at the time of application for Conditional Use approval.
 40. The North Silver Lake development has a mix of single family dwellings/duplexes and multi-unit dwellings. There is also support commercial space within the project. No parking is required for the support commercial area.
 41. The current LMC requires 1 parking space per dwelling unit if the apartment or condominium is not greater than 1,000 sf floor area.
 42. The current LMC requires 1.5 parking spaces per dwelling unit if the apartment or condominium is greater than 1,000 sf and less than 2,000 sf floor area.
 43. The current LMC requires 2 parking spaces per dwelling unit if the apartment or condominium is 2,000 sf floor area or greater.
 44. The required parking for the multi-unit dwellings is 76 parking spaces without any parking reduction.
 45. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to the internal vehicular and pedestrian circulation

system which has already been addressed in the originally approved CUP (2010).

46. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to fencing, screening and landscaping to separate the use from adjoining uses which has already been addressed in the originally approved CUP (2010).
47. The proposed modification, the requested Lockout Units, does not require additional mitigation related to building mass, bulk, and orientation and the location of buildings on the site, including orientation to buildings on adjoining lots which has already been addressed in the originally approved CUP (2010).
48. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to usable open space which has already been addressed in the originally approved CUP (2010) and condition of approval no. 8.
49. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to signs and lighting which has already been addressed in the originally approved CUP (2010).
50. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing which has already been addressed in the originally approved CUP (2010).
51. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site which has already been addressed in the originally approved CUP (2010).
52. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to control of delivery and service vehicles, loading and unloading zones, and screening of trash and recycling pickup areas which has already been addressed in the originally approved CUP (2010).
53. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities which has already been addressed in the originally approved CUP (2010).
54. The proposed use modification, the requested Lockout Units, does not require additional mitigation related to within and adjoining the site, environmental sensitive lands, physical mine hazards, historic mine waste and Park City Soils Ordinance, steep slopes, and appropriateness of the proposed structure to the existing topography of the site which has already been addressed in the originally approved CUP (2010).

Conclusions of Law

1. The application is consistent with the Deer Valley Master Planned Development and the Park City Land Management Code, particularly section 15-1-10, Conditional Use Permits.
2. The Use is compatible with surrounding structures in use and circulation.
3. The Use is consistent with the Park City General Plan.

4. The effects of any differences in Use or traffic have been mitigated through careful planning.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. All conditions of approval of the City Council's July 21, 2011 order shall continue to apply.
3. Approval is based on plans reviewed by the City Council on June 24, 2010 and the Planning Commission on December 11, 2013. Building Permit plans must substantially comply with the reviewed and approved plans. Any substantial deviation from this plan must be reviewed by the Planning Commission.
4. The applicant shall work with the City Engineer to ensure proper compliance with the recommendations outlined in this staff report regarding site distance and special warning signage during the construction period.
5. The maximum number of Lockout rooms permitted in the project is 38, all of which shall be located in the units in the stacked condominium buildings as determined by the Applicant. The condominium declaration for the project shall contain a use restriction with this limitation, which use restriction shall not be modified without the written consent of 67% of the owners of residences located in the following adjacent subdivisions: (i) Evergreen; (ii) Bellemont; (iii) Belle Harbor; (iv) Bellevue; and (v) Belleterre.
6. The project is approved as a Multi-Family Dwelling project and not as a Hotel, and the inclusion of 38 Lockouts is deemed not to be a change in said Use. All commercial and support units with appurtenant limited common areas shall be restricted to the exclusive use of the owners of units and renters of units (or Lockouts) currently in residence at the time of use, and their guests. No advertising of the amenities to the public is permitted. The parking garage for the stacked condominium buildings shall contain 80 spaces, and all parking access for such buildings during the period in which Deer Valley Resort is open and operating for public skiing each year shall be limited to valet parking at the main porte cochere for the project. At all other times the parking garage may be accessed only by on-site owners of units or renters of a unit or Lockout, and their guests, as well as employees at the project, either by valet service or a mechanized entry system.
7. Group events hosted in the common areas at the Project shall only be permitted if all invited guests are staying at the Project or the host of the event owns a unit at the Project. Such restriction, together with other reasonable restrictions on event hours, use of amplified sound and other precautions typical of those found in CC&Rs for other condominium projects in Deer Valley shall be included in the condominium declaration.
8. The condominium declaration for the project shall prohibit construction of Structures in the outdoor open space shown on the submitted plat for the project.
9. Applicant shall install a dimmer in the project monument sign to allow the brightness to be reduced as appropriate for better compatibility with the neighborhood.
10. The condominium declaration for the project shall contain the use restrictions

described in conditions of approval 5-9.

Please be aware that the approval of a Conditional Use Permit by Park City in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

As the applicant, this letter is intended as a courtesy to document the status of your request. The official minutes from the Planning Commission are available in the Planning Department.

If you have questions regarding your application or the action taken please don't hesitate to contact me at 435-615-5064 or fastorga@parkcity.org.

Sincerely,

A handwritten signature in black ink that reads "F. Astorga". The signature is written in a cursive, flowing style.

Francisco Astorga
City Planner

APPEAL AT 7101 Silver Lake Drive

The 2.865 sq. ft. building footprint approved in the Conditional Use public process at 7101 Silver Lake Drive, the site of the proposed Stein Erickson Residences, is in non-compliance with code.

The open space calculation utilizes Dedicated Open Space toward development in error. Dedicated Open Space has been provided in the Conditional Use Permit in error.

The Master Plan forbids the use of Dedicated Open space toward development.

A public process verifying notification of hearings and meetings for the use of Dedicated Open Space toward development in North Silver Lake has not occurred.

The project at 7101 Silver Lake Drive is in non-compliance according to information provided to Council by the Summit County Recorder, Summit County Tax Assessor and Utah State Ombudsman.

In 2012 the Summit County Auditor and Tax Assessor wrote a letter to Council stating Dedicated Open space used in the Conditional Use Permit at 7101 Silver Lake Drive does not have "rights" toward development.

Notification of a public process to allow development at 7101 Silver Lake Drive to use Dedicated Open space tax-fee toward massive Condo Hotel development has not taken place.

Council was made aware by Summit County Officials that North Silver Lake recorded plats as of 2012 did not give rights for development outside of the .92 acre recorded building footprint at 7101 Silver Lake Dr.

The State Ombudsman in an Opinion sent to Council identified a flaw in the 2010 Conditional Use Permit at 7101 Silver Lake Drive. Brent Bateman identified a flaw of .76 acre in the open space calculation. He identified a 3.02 acres remainder, instead of 3.78 acres Finding of Fact reported in the 2010 CUP.

$3.78 - 3.02 = .76$ acre math calculation error identified by the State of Utah

The Finding of Facts in the 2010 Approval and 2011 Appeal incorrectly assume the project is 70.6% open space. According to Government experts multiple Findings of Fact, most notably that the project is 70.6% open space, are FALSE.

The project is less than 45% open space using expert information provided by Government officials: Allan Spriggs - Summit County Recorder, Steve Martin -

Summit County Tax Assessor and Brent Bateman - Utah State Ombudsman.

Without the use of 4.03 acres Dedicated Open Space, and subtracting out the .76 acres math error discovered by the Utah State Ombudsman, the project is out of compliance at 45% open space.

The July 2010 CUP Findings of Fact found the project to be 70.6% open space in error.

$$\frac{2.865}{5.96 + 3.78} = \frac{2.865}{9.74} = .2941$$

$$1 - .2941 = .7059 \text{ or } 70.6\%$$

Subtracting out 4.03 acres of Dedicated Open Space and subtracting out the .76-acre open space calculation error discovered by the Utah State Ombudsman the project is less than 45% open space.

$$\frac{2.865}{5.96 - .76} = \frac{2.865}{5.20} = .55$$

$$1 - .55 = .4490 \text{ or } 45\% \text{ open space}$$

The project is less than 45% open space.

A private ski bridge at Bellemont #12 was constructed after the State Ombudsman discovered a .76-acre math error in the developer's open space calculation. The Bellemont #12 private ski bridge would increase the .76-acre open space miscalculation for 7101 Silver Lake Drive.

The project is non-compliance with the 60% open space requirement. The Finding of Fact math calculation of 70.6% used in the public process to approve the project is incorrect. There is a miscalculation of 26%.

$$.7059 - .4490 = .2569 \text{ or } 26\%$$

History

The protection of the forest on 7101 Silver Lake Drive was of importance to City Council, Planning Commission and the public at the time of the 2009 and 2010 Approval.

The argument by the developer's legal Council was the project is 70.6% open space and exceeded the 60% open space requirement.

The developers 70.6% open space math calculation Finding of Fact used to gain approval is FALSE.

The project does not exceed the open space requirement by 10%. The project is in non-compliance. The developer miscalculated and is short in the open space calculation by over 25%.

$70.6\% - 45\% = 25.6\%$

Misconceptions stated by Real Estate Agents of the Stein Erickson Residences to buyers today.

1. "The project has vested rights based on the Harrison Horn CUP to build a big project". This realtor sales pitch to buyers is false. The Harrison Horn CUP expired in 2006.

2. "The developer has paid their property taxes and can build on the property if they want." This real estate sales pitch is false. The Conditional Use Permit utilizes a total of 9.99 acres toward the permit. The developer has paid property taxes on .92 acres out of a total of 9.99 acres utilized in the Conditional Use Permit. The 9.99 acres approved in the Conditional Use permit in 2009 has not been assessed as a Condo Hotel site. 9.07 acres will have been given to the developer tax-free by City Council from 2009 to 2014 if City Council approves the new plat in 2014.

4.03 acres is Deer Valley ski area used in the Conditional Use Permit. The developer has paid zero in property taxes for the use of 4.03 acres of Deer Valley ski area, that is Dedicated Open Space toward development. Deer Valley pays on average \$55 dollars a year in taxes on Dedicated Open Space approved for use in the Conditional Use Permit.

The project has paid property taxes on .92 acres out of a total of 5.96 acres at 7101 Silver Lake Drive. 5.04 acres at 7101 Silver Lake Drive is common area on the recorded plat and tax-free since 2005.

$4.03 \text{ acres} + (5.96 - .92) = 9.07$ is property tax free, or will be a gift by the City Council to the developer in 2014 if approved by City Council.

6 Lot owners have paid property taxes on 6 home sites to be built on .92-acre building footprint at 7101 Silver Lake Dr.

Property taxes have not paid by the North Silver Lake LLC on 9.07 acres of ski frontage used as development right in the Conditional Use Permit.

If approved by City Council 9.07 acres will be given to the developer of the proposed Stein Erickson Residences. Most of the area given tax-free toward development is mature forest or Dedicated Open space and Deer Valley Resort ski area.

Opinion

If 7101 Silver Lake Drive is a Hotel site, why hasn't it been taxed like one since 2005?

Since 2005 the vacant lot at 7101 Silver Lake Drive has been taxed like a lot for a single-family homes.

For comparison, a one-acre vacant Single family home lot on the same street has an assessed value of around \$1.2 million and is assessed taxes of approximately \$11,000 in property taxes annually (See Summit County property tax records for Silver Lake Drive).

The total assessed value for 6 home sites at 7101 Silver Lake Drive is \$1.2 million. The total property taxes assessed annually since 2005 is approximately \$11,000.

The developer of the proposed Stein Erickson Residences utilizes 9.99 acres of ski frontage in the permit.

9.99 acres approved for use in the Conditional Use permit is predominantly forest and Deer Valley ski area that is recorded as Dedicated Open space. The total 9.99 acres used in the permit is taxed a total of approximately \$11,000 a year. \$11,000 in taxes annually is similar to a single home 1-acre lot on the same street with an estimated value of \$1.2 million.

The developer argues there are vested rights to build a massive Condo-Hotel.

Meanwhile owners of 6 single-family home lots have paid a total of approximately \$11,000 in property taxes annually with an estimated total value of \$1.2 million for 6 house lots since 2005.

How can the developer's Council argue 7101 Silver Lake Drive is a Condo Hotel site when it has been taxed as 6 individual home sites since 2005?

Taxes area based on the 2005 recorded plat to build single-family homes, instead of an assessment for a massive Condo-Hotel.

The developer suggests they have a "vested right" to build a major hotel based upon the Harrison Horn Conditional Use Permit. The Harrison Horn CUP expired in 2006.

Although the Harrison Horn CUP permitted a 450,000 sq. ft. project, the property owner in 2005 (Val E. Southwick owner of VesCor) recorded a plat for 6 individual homes.

The 5.96 acres lot at 7101 Silver Lake Drive has been taxed as a site for 6 single-family homes since 2005.

The recorded building pad permits a total of 6 homes on .92 acres.

The 7101 Silver Lake Drive Recorded Plat #733182 records a .92-acre building pad. The .92 acre recorded building pad has NOT been included by the City in a Staff Report or disclosed during public hearings, meetings or the Appeal process.

Facts

The developer does not have development rights based upon the 2006 expired Harrison Horn Conditional Use Permit. (See 2009 Appeal available on the City's web site parkcity.org).

The developer does not have rights to utilize Dedicated Open Space, that is Deer Valley ski area, toward development. (See 2012 Summit County Letter to Council and Summit County Tax record available on summitcounty.org).

There is a .76 acres discrepancy in the open space math calculation according to the State of Utah (See Brent Bateman State Ombudsman Opinion provided to City Hall).

6 home sites, with a total building footprint of .92 acres, on 7101 Silver Lake Drive is what the owner has a right to build (See Summit County Recorder Plat #733182 building footprint available to the public on the web site summitcounty.org).

The City has failed to notify affected property owners of the removal of the recorded building footprints for 6 homes on plat #733182 at 7101 Silver Lake Drive.

The Planning Commission has approved a massive Condo Hotel in the midst of a residential neighborhood in error.

7101 is a 5.96-acre vacant lot, once heavily forested, with 6-recorded building pads for single-family homes. (See recorder plat #733182 on the County's web site summitcounty.org).

A public process with notification, hearings and meetings to remove the .92-acre building pads at 7101 Silver Lake Drive has yet to take place.

Planning Commission has attempted to create a massive Condo Hotel site on a lot recorded for 6 single-family homes from 2005 to date.

7101 Silver Lake Drive's estimated value for Summit County Tax purposes since 2005 is \$1.2 million (See Summit County tax records).

If City Council approves the Stein Erickson Residences and increases the building footprint from .92 acres to around 2.865 acres, vested rights will be created at 7101 Silver Lake Drive worth in excess of \$85 million.

If approved City Council will have turned a lot worth \$1.2 million according to Summit County into a lot worth over \$85 million.

If approved City Council will be complicit in creating a gain for the owners of 7101 Silver Lake Drive in excess of \$83 million.

If approved the City will have changed a lot with vested rights for 6 single family homes into a massive Condo Hotel site with potential vested rights.

If approved City Council in 2014 will have created a new hotel site in Park City in the midst of a built out residential neighborhood.

City Hall will have created a new Condo Hotel site worth in excess of \$85 million by hiding the fact that 9.07 acres of Dedicated Open Space and mature forest have been tax-free for the project since 2005.

FYI - The Securities and Exchange Commission has identified the North Silver Lake LLC's involvement in a fraud scheme. See the VesCor Receivership web site and the North Silver Lake LLC's involvement at 7101 Silver Lake Drive for more information.

See <http://www.vescorreceivership.com>.
Please prevent a Treasure Hill the Second.

Respectfully
Lisa Wilson
P. O. Box 1718
Park City, UT 84060
(435) 901-0629

March 24, 2014

Dear Planning Dept.,

Re: Convertible Land? Non-Compliance with Code and Corruption Scandal Potential

I am confused with the term "*convertible land plat*". A "*convertible land plat*" was not disclosed in the Planning and City Council Staff reports, meetings, hearings or minutes from 2008 until now. Your email says: "*In other words, the applicant has requested to amend the 6 unit + convertible land plat to reflect the 54 units approved in 2010.*"

What is a "convertible land plat"?

Rights for a condo hotel do not exist today at 7101 Silver Lake Drive. The 5.96 acres lot has been approved for a maximum 6 homes since 2005. A residential homes lot is will be converted in to massive Condo Hotel site if the proposed plat is approved for NSL Lot 2B. A Condo Hotel site is being created within the midst of a well established built out residential neighborhood.

I believe the Recorder Plat #733182 has been included in a Staff Report only once. On Feb 26th a request for lockouts included plat #733182. No one from the public gave public comment on Feb 26th, 2014. Is it because plat #733182 is on the back page in a lockouts request?

The public has not been made aware Recorder Plat #733182 exists over the many years of public process. An important plat has been withheld from the public.

The City and developer have succeeded in hiding the fact that 7101 has recorded rights for a maximum of 6 homes. This developer is clever. The City has abetted the developer in hiding facts that could prevent a Condo Hotel approval on what is a lot for homes only today.

Summit County experts define the land outside the 6 units building boundary as "Common Area" instead of "convertible land". Summit County experts in a letter to Council (Oct 22, 2012) state:

"NSL-2-2B-AM (7101 Silver Lake Drive)

Is an inactive parcel that was broken out of Lot 2 in 1997? It subsequently was further subdivided in 2005 as the North Silver Lake Lodge Condominium of 6 units on the original 5.96 acres. According to the recorded plat received from the Recorders Office, the remaining acreage under discussion was determined to be Common Area as per plat (lower left hand legend). And since the value of any common area is assumed in the combined undivided ownership of the project units, no Serial or Account number was created for tax assessment purposes.

The lower left hand legend on the Recorder Plat #733182 defines the area outside of the building envelope as Common Area and not convertible land. The legend looks like the property next door on the Belle Harbor Plat.

The notes on the Recorder Plat #733182 confirm the area outside the building envelope is Common Area and not convertible land. The Plat Note states:

"THE BOUNDARIES OF THE UNITS REPRESENT THE BOUNDARIES WITHIN WHICH ALL BUILDING AND ASSOCIATED CONSTRUCTION SHALL OCCUR WHEN THE ACTUAL BUILDING FOOTPRINTS FOR THE UNITS ARE ESTABLISHED...THE BUILDING FOOTPRINT CAN SHIFT WITHIN THE UNIT BOUNDARY."

Rights for 54 units + commercial space do not exist today. Staff Reports, hearings, meetings and minutes neglected to mention the maximum-recorded right currently at 7101 Silver Lake Drive is 6 units.

Construction is allowed "WITHIN THE UNIT BOUNDARY". The Recorder Plat does not give rights for construction outside the recorded "BOUNDARIES OF THE UNITS" or converting the land to a Condo Hotel site.

The legend on the Recorder Plat #733182 and plat Notes are proof that new rights are being created on 7101 Silver Lake Drive. 6 units has been the maximum right since 2005. If the proposed recorder plat is approved new rights will be created for 56 units + 38 lockouts + commercial space.

The developer of the North Silver Lake area is primarily Perkins Timberlake. Perkins Timberlake developed Bellevue, Belleterre, Bellemont and Belle Arbor. Currently Perkins Timberlake developments are assessed property taxes for Common Area. Bellevue, Bellemont and Belle Arbor all are taxed for Common Area. 7101 Silver Lake Drive Common Area has been tax-free since 2005. If development rights actually exist on Common Area at 7101 Silver Lake Drive Summit County would have taxed them.

7101 Silver Lake Drive is another Perkins Timberlake home development. A Trust Deed is recorded in the name of Gayle Perkins at 7101 Silver Lake. See the Perkins Trust Deed Recorded document.

The recorded development rights are for 6 homes only. There are no recorded rights for commercial space. There are no recorded rights for construction of units outside of the 6-unit boundary.

Any rights for a Condo Hotel, additional units or additional Commercial space will be new rights created by City Council if a new Recorder Plat is approved. City Council will have created a Condo Hotel site within the midst of a residential neighborhood in 2014.

Could another Treasure Hill type battle begin? Perhaps a solution down the road to prevent a massive project, around the size of the St. Regis, above Main St. will be to transfer development rights down to the Snow

Park parking lot.

If the proposed Recorder Plat is approved the City will have created new development rights that benefit Deer Valley Resort. New rights will be created that benefit Deer Valley even if a TDR does not occur to transfer rights to Snow Park. 94 rental units + Commercial space will be created instead of the 6 home maximum permitted today. The proposed Recorder Plat potentially means more skiers on the mountain and revenue.

The 2010 North Silver Lake Lodge CUP is in non-compliance with code

The North Silver Lake CUP utilizes Dedicated Open Space in error. The Dedicated Open Space in the 2010 CUP is Deer Valley Resort ski area.

The Lot 2D tax bill is additional proof from Summit County experts that the 4.03 acres on Lot 2D is Dedicated Open Space. The Oct. 22, 2012 letter from County Officials proves that rights do not exist for the use of Dedicated Open Space toward development. See Lot 2D tax bill.

The project is less than the 60% required when 4.03 acres of Dedicated Open Space is removed from the calculation. The project was sold to the public and City Council as 70.6% open space. The 2010 CUP is in non-compliance as approved.

Re-evaluate

Please re-evaluate the entire North Silver Lake MPD to protect the City from any potential legal liability.

Please check all Perkins-Timberlake projects for verification that they conform to the open space code requirements in place at the time of their approvals. For example, Bellemont without the use of Lot 2D toward development is in non-compliance with code.

Multiple homes within Perkins Timberlake projects (Bellevue, Bellemont,

and Belle Arbor) have added private ski bridges to access homes from the ski run. The ski bridges were constructed after plats were recorded. Ski bridge foundations have changed the building footprint and the open space calculations for Perkins Timberlake developments.

Any additional land required to meet the open space code will need to come from within the North Silver Lake MPD. 7101 Silver Lake Drive is the last major lot within the NSL MPD.

Perkins-Timberlake is aware that development rights do not exist on Lot 2D toward development. The 2010 North Silver Lake Lodge CUP permits Bellemont to use land from 7101 Silver Lake Drive toward Bellemont's open space calculation. See Finding of Fact #9.

Finding of Fact #9...*"The Bellemont subdivision utilized 1/4 acre of the Lot 2B parcel to comply with the open space requirement."*

Lot 2B is 7101 Silver Lake Drive.

Mark Prothro owns the lot next to his Belleterre home on Silver Lake Drive. Could Prothro try to use his residential single-family home lot toward the deficiency in open space for Bellemont, use his lot for an open space deficiency at 7101 Silver Lake Drive, or other open space deficiencies in Perkins Timberlake projects within the North Silver Lake MPD?

Mark Prothro signed the Plat for Belleterre, Bellvue, Bellmont and Belle Arbor on behalf of Perkins Timberlake. Gayle Perkins has a Trust Deed at 7101 Silver Lake Dr.

The Developer is trying to create rights for a Condo Hotel on a lot with rights for a maximum of 6 homes exist today. Park City has abetted this process by withholding the Recorded Plat map #733182 from the public until Feb 26th, 2014.

Typically on Silver Lake Drive a plat amendment takes place first to expand the building boundaries on a lot. Multiple plat amendments are recorded on Silver Lake Drive to expand the building boundaries for single-family homes.

The plat amendment process has been reversed at 7101 Silver Lake Drive. A CUP was approved for the North Silver Lake Lodge prior to expanding the building boundary at 7101 Silver Lake.

It appears Park City Municipal has played an integral role in allowing a smoke and mirrors public process to create another massive Condo Hotel in Park City.

Please be vigilant and verify all information provided to the City by this developer. The 7101 Silver Lake LLC is a VesCor Receivership Entity. The LLC is suspected of ties to Val E. Southwick and his associate's fraud scheme. VesCor was accused by the Securities and Exchange Commission of bilking banks, investors, etc out of \$450 million. Val E. Southwick and some of his associates are currently serving prison time for fraud. This page is from the VesCor Receivership website. The site shows that 7101 Silver Lake LLC is a Receivership Entity.

ENTITIES IN THE VESCOR RECEIVERSHIP

Development Advisory Services, LLC
Horizon Ridge Office Park, LLC
7101 Silver Lake, LLC
7101 Silver Lake/40, LLC
7101 Silver Lake/60, LLC
ADL 1, LLC
Annenberg Capital, LLC
Apex 3, LLC
Apex Capital 1, LLC
Apex Capital 3, LLC
Apex Capital CCN 1, LLC
Apex Capital CCN 2, LLC
Apex Capital CCN 23, LLC
Apex Capital CCN 3, LLC
Apex Capital CCN 4, LLC
Apex Capital CCN 5, LLC
Apex Capital CCN 6, LLC
Apex Central, LLC
Apex Foot Hills, LLC
Apex Holdings 1, LLC
Apex Holdings 2, LLC
Apex Holdings 23, LLC
Apex Holdings 3, LLC
Apex Holdings 4, LLC
Apex Holdings 5, LLC
Apex Holdings 6, LLC
Apex Land Holdings, LLC
Apex Industrial Properties, LLC
Apex MM, Inc.
Apex Miners Mesa, LLC
Apex Northern Highlands, LLC
Apex Number One, LLC
Apex Solo Mountain, LLC
Apex Vegas Vista, LLC
BDL 2, LLC
Baron Von Tiltup, LLC

Bay View Community Center, LLC
Berkshire Assets, LLC
Cromwell Property Management, LLC
CLP Properties, LLC
Consulting Alternatives, LLC
Commercial Center North, LLC
DKR Holdings, LLC
Development Advisory Services, LLC
EDL 5, LLC
Edgewood Assets, LLC
Eleuthera Equity, LLC
Emerald Crest Condominium Association, LLC
Emerald Crest Holdings, LLC
Five Star Lending, LLC
GHC Equities, LLC
Glenbrook Capital, LLC
Growth Vision, LLC
HB Equities, LLC
Horizon Ridge Office Park, LLC
IDL 9, LLC
Industrial Rail Owners Association (Corp.)
International Transitional Housing, LLC

SV Assets, LLC
SV Lending, LLC
Towicks, LLC
Transitional Alternatives LLC
Trillium Assets, LLC
Val Edmund Southwick Family
VDC Commercial Mortgage,
VesCor Capital Corp.
VesCor Capital Inc.
VesCor Development, LLC
VesCor Development 2, LLC
VesCor Development 3, LLC
VesCor Preferred Equity, LLC
VesCor, Ltd.
VesCorp Capital IV-A, LLC
VesCorp Capital IV-HR, LLC
VesCorp Capital IV-M, LLC
VesCorp Capital IV-ND, LLC
VesCorp Capital, LLC
Vescorp IV, Inc.
Vegas Vista VI, LLC
Vegas Vista 6 Holdings, LLC

Hypothesis

Could this be a strategy to reimburse banks, investors and more bilked by Vescor?

Facts

The Recorded documents and the Oct 22, 2012 letter from Summit County experts to Council make it clear rights do not exist for development beyond 6 units at 7101 Silver Lake Drive today.

The Recorded documents and the Oct 22, 2012 letter from Summit County experts to Council make it clear development rights do not exist for the use of Dedicated Open Space on Lot 2D toward development.

The proposed SEL Residences Recorder Plat requires the use of Dedicated Open Space toward development to meet the 70.6% open space approved in the CUP. Dedicated Open Space has been approved toward development in the 2010 North Silver Lake Lodge CUP.

The Fact that Dedicated Open Space is approved toward development in the 2010 North Silver Lake Lodge CUP has not been disclosed to the public in a Staff Report, hearing, meeting or minutes.

Rights for a massive Condo Hotel will only exist if City Council approves a new Recorder Plat.

A new plat will turn a lot with an estimated value today of \$1.2 million into a lot worth potentially more than \$100 million dollars. Permitting the use of Dedicated Open Space toward development will create a new \$100 million dollar Condo Hotel site in Park City.

Potential Outcome

If the proposed SEL Residences Recorder Plat is approved new rights will be created and another Treasure Hill type battle will begin.

City Hall could be accused of corrupt practices and withholding vital information from the public.

Those in Deer Valley and Park City have the wealth, resources and the time for a legal battle.

FYI

I am no longer receiving email notifications for City Council and Planning meetings. I did not request email notifications be discontinued.

My check for the Appeal to City Council concerning the Recorder Plat change at 7101 Silver Lake Drive was cashed 3/11/2014. Please include my Appeal to City Council in the Staff Report for the April 9th meeting.

The Appeal was given to Sharon Bauman and the entire Planning Commission. Supporting documents for the Appeal were given to the Planning Commission during public comment on March 12th, 2014.

If the proposed recorded plat is on the Agenda on April 9th please include my Appeal and ALL supporting documents provided to Planning Commission on March 12th and given to Sharon Bauman March 10, 2014 in the Staff Report. Please include this email also in the Staff Report for the April 9th meeting. I will be in Mexico.

Please include the 3 emails sent to Diane Sintz on Feb 12th in the Staff Report for the proposed Recorder Plat at 7101 Silver Lake. 3 emails were sent to Diane Sintz and Francisco Astroga for the Feb 12th & 26th Planning meeting. The Feb 12th meeting was postponed until Feb 26th.

I have been out of town for one Planning meeting all year, the Feb 26th meeting. The second time I will be out of town for a Planning meeting is April 9th. It looks as if the developer may know when I am out of town.

Please put me back on the email notification list for City Council and Planning meetings.

Apparently a public hearing is scheduled for April 9th to create new Condo Hotel site at 7101 Silver Lake Drive. If at all possible could this take place when I am in town?

Staff Report for the new Recorder Plat at 7101 Silver Lake?'s

Will the Staff Report include the fact that Dedicated Open Space is used toward development in the proposed Recorder Plat?

Will the Staff Report include the fact that the site permits 6 homes only today?

Regards, Lisa Wilson

To the Council:

October 22, 2012

Re: "tax free property in Park City"

The properties under discussion are:

NSL-2-2D-am.

North Silver lake Subdivision lot 2d of lot 2 re-subdivision which is a 4.03 acre parcel designated as open space on the recorded plat. This parcel is valued as "open Space" and as such no further development rights are attached to the property. It is currently assessed at "open Space" value of \$1,500 per acre which is identical to all platted open space in the resort area. What Park City allows as its use (open space for adjoining condo projects) is up to the Park City authority; however it has little effect on the valuation since the property itself is stripped of any usage other than buffer and green space.

NSL-2-2B-AM

Is an inactive parcel that was broken out of lot 2 in 1997. It subsequently was further subdivided in 2005 as the North Silver Lake Lodge Condominium of 6 units on the original 5.96 acres. According to the recorded plat received from the Recorders Office, the remaining acreage under discussion was determined to be Common Area as per plat (lower left hand legend). And since the value of any common area is assumed in the combined undivided ownership of the project units, no Serial or Account number was created for tax assessment purposes.

The 85 million trust deed is irrelevant to assessment purposes and may mean something to the bank or the borrower or may cover multiple properties or other assets of the LLC for whom the deed was executed.

The conditional use development rights exist only on paper and only until 2013, if they are developed at all. Until a subsequent plat is recorded determining and fixing the "rights" to this parcel it would be unwise to attach value to undetermined, speculative, future potential as yet unrealized.

It appears that in 2010 Ms. Wilson and other adjacent property owners filed an appeal of the CUP (Conditional Use Permit) and were denied on the whole and may be attempting a different route to slow the development of the parcel.

Alan Spriggs , Summit County Recorder

Steve Martin, Summit County Assessor

Tax Record Proof Lot 2D is Dedicated Open Space

Tax Account

3/22/14, 4:3

Tax Account

Summary

Account Id 0338065
 Parcel Number **NSL-2-2D-AM**
 Owners DEER VALLEY RESORT COMPANY
 Address PO BOX 889
 PARK CITY, UT 84060-0889

Situs Address

Legal LOT 2D OF THE SUBDIVISION OF LOT 2 NORTH SILVER LAKE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMITCOUNTY RECORDERS OFFICE CONT 4.03 ACRES

Inquiry

As Of

Total Due \$0.00

Value

Area Id	Tax Rate	
07 - 07 - PARK CITY A,J,K,U (D-D)	0.0090960000	
	Actual	Assessed
OPEN SPACE/DON'T FACTOR (DEDICATED - 02D)	6,045	6,045
Taxes		\$54.99

The amounts of taxes due on this page are based on 2013 property value assessments.

13 of 17

Lot 2D dedicated open space used in error toward development

room or lodge room shall constitute one-half a dwelling unit. The Deer Valley MPD does not limit the size of units constructed provided that following construction the parcel proposed to be developed contains a minimum of 60% open space and otherwise complies with MPD and all applicable zoning regulations.

8. Within the Deer Valley MPD development parcels exhibit there is a note for the NSL Subdivision Lot 2D Open Space stating "This parcel has been platted as open space, with the open space applying to the open space requirement of Lot 2B." Lot 2D is 4.03 acres in size.
9. Within the original North Silver Lake Subdivision, the Bellemont subdivision was allowed to also utilize Lot 2B towards the 60% open space requirement. The Bellemont Subdivision utilized 1/4 acre of the Lot 2B parcel to comply with the open space requirement.
10. The current application site plan contains 70.6% of open space on the site including the remainder 3.78 acres of open space on Lot 2D.
11. The property is located in the Residential Development zoning district (RD) and complies with the Residential Development ordinance.
12. The property is within the Sensitive Lands Overlay Zone and complies with the Sensitive Lands Ordinance.
13. The height limit for Lot 2B was established at 45 feet within the Deer Valley Master Plan. The development complies with the established height limit, with the allowance of five feet for a pitched roof.
14. The onsite parking requirements for the four stacked flat condominiums have decreased 25% in compliance with section 15-3-7 of the Land Management Code. The Planning Commission supports a 25% reduction in the parking for the stacked flats within the development.
15. The Planning Commission held public hearings on August 13, 2008, October 22, 2008, February 25, 2009, May 27, 2009, and July 8, 2009.
16. The Planning Commission approved the CUP on July 8, 2009.
17. An appeal of the CUP approval was received July 17, 2009 within ten days per LMC 15-1-18.
18. The City Council reviewed the appeal of North Silver Lake lot 2B on October 15, 2009 and on November 12, 2009.
19. On November 12, 2009, the City Council remanded the Conditional Use Permit back to the Planning Commission with three specific items to be addressed within the order.
20. The Planning Commission reviewed the North Silver Lake Conditional Use Permit remand on November 11, 2009 and January 13, 2010 and two Planning Commission regular agenda meetings on March 10, 2010 and April 28, 2010. The Planning Commission approved the revised Conditional Use Permit on April 28, 2010.
21. The Conditional Use Permit was appealed by two separate parties within ten days of the Planning Commission approval.
22. The design for Building 3 decreased the overall square footage of the Building 3 twenty-five percent (25 %), reoriented the building on the site, and divided the building into two interconnected buildings of smaller scale and a smaller building.

North Silver Lake Lodge CUP

14 of 17

Developments within North Silver Lake are Perkins - Timberlake



March 25, 1997

NOTICE TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

The Park City Planning Department has received an application for a project to be located in your neighborhood as described below. The Planning Commission will review this proposal at their regularly scheduled meeting on Wednesday, April 9, at 7:00 p.m. in the City Council Chambers at City Hall (The Marsac Building), 445 Marsac Avenue and you are welcome to attend.

Project Location: Lot 2-North Silver Lake Subdivision
and
Bellemont at Deer Valley, North Silver Lake Subdivision Lot 2A

Applicant: Perkins Timberlake Company

Project Description: A request for a plat amendment and a small scale MPD for a 12-lot subdivision.

If you have any questions or comments regarding the proposal, please contact this office at (801) 645-5021 during normal business hours. You are invited to attend the meeting and address the Commissioners with your comments and questions, or send them to the Planning Staff and we will forward them for you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kevin G. LoPiccolo".

Kevin G. LoPiccolo
Planner

15 of 17

CONDOME
Subd: NOR
LAKE LO
CONDOR
Subd: NC
LAKE L
CONDO

Subd:
LAK
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S

To: SR SMDY LLC

From: PERKINS GAYLE
TRUSTEE, PERKINS
NSLLC-1,
NSLLC-2,
NSLLC-3, ... MICHAEL TRUSTEE

B: 1862 P: 1552,
05/02/2007
10:20:37 AM
Related: 00624320

16 of 17

ENTITIES IN THE VESCOR RECEIVERSHIP

Development Advisory Services, LLC
 Horizon Ridge Office Park, LLC
 7101 Silver Lake, LLC
 7101 Silver Lake/40, LLC
 7101 Silver Lake/60, LLC
 ADL 1, LLC
 Annenberg Capital, LLC
 Apex 3, LLC
 Apex Capital 1, LLC
 Apex Capital 3, LLC
 Apex Capital CCN 1, LLC
 Apex Capital CCN 2, LLC
 Apex Capital CCN 23, LLC
 Apex Capital CCN 3, LLC
 Apex Capital CCN 4, LLC
 Apex Capital CCN 5, LLC
 Apex Capital CCN 6, LLC
 Apex Central, LLC
 Apex Foot Hills, LLC
 Apex Holdings 1, LLC
 Apex Holdings 2, LLC
 Apex Holdings 23, LLC
 Apex Holdings 3, LLC
 Apex Holdings 4, LLC
 Apex Holdings 5, LLC
 Apex Holdings 6, LLC
 Apex Land Holdings, LLC
 Apex Industrial Properties, LLC
 Apex MM, Inc.
 Apex Miners Mesa, LLC
 Apex Northern Highlands, LLC
 Apex Number One, LLC
 Apex Solo Mountain, LLC
 Apex Vegas Vista, LLC
 • BDL 2, LLC
 Baron Von Tiltup, LLC
 Bay View Community Center, LLC
 Berkshire Assets, LLC
 Cromwell Property Management, LLC
 CLP Properties, LLC
 Consulting Alternatives, LLC
 Commercial Center North, LLC
 DKR Holdings, LLC
 Development Advisory Services, LLC
 EDL 5, LLC
 Edgewood Assets, LLC
 Eleuthera Equity, LLC
 Emerald Crest Condominium Association, LLC
 Emerald Crest Holdings, LLC
 Five Star Lending, LLC
 GHC Equities, LLC
 Glenbrook Capital, LLC
 Growth Vision, LLC
 HB Equities, LLC
 Horizon Ridge Office Park, LLC
 IDL 9, LLC
 Industrial Rail Owners Association (Corp.)
 International Transitional Housing, LLC
 IR Holdings I, LLC
 IR Holdings III, LLC
 JDL 10, LLC
 J & V, LLC
 Kenton Investments, LLC
 Kojo Seacliff, LLC
 London I, LLC
 MMS Capital Investments, LLC
 MMS Holdings, LLC
 Montana Freeport Holdings, LLC
 Nevada Development Advisory, LLC
 Odyssey Equity, LLC
 One Mortgage Ltd., Inc.
 OS, LLC
 Oxford First Capital, LLC
 Paladin Development Services, LLC
 R.O.C.S.E.V. Capital, LLC
 Santa Clara, LLC
 SEV Administrative Trust
 Siena Executive Suites Holdings, LLC
 Siena Heights II, LLC
 Siena Heights, LLC
 Siena Office Park 1, LLC
 Siena Office Park 2, LLC
 Siena Office Park 3, LLC
 Siena Office Park 4, LLC
 Siena Office Park, LLC
 Siena Vista, LLC
 Signatory, LLC
 Silver State Lending, LLC
 SOP 871, LLC
 SOP Capital, LLC
 SOP MM, Inc.
 Southwick Insurance Trust
 Stonefield Holdings, LLC
 Sunset Curve Holdings, LLC
 SV Assets, LLC
 SV Lending, LLC
 Towicks, LLC
 Transitional Alternatives LLC
 Trillium Assets, LLC
 Val Edmund Southwick Family Trust dtd 8
 VDC Commercial Mortgage, LLC
 VesCor Capital Corp
 VesCor Capital Inc.
 VesCor Development, LLC
 VesCor Development 2, LLC
 VesCor Development 3, LLC
 VesCor Preferred Equity, LLC
 VesCor, Ltd
 VesCorp Capital IV-A, LLC
 VesCorp Capital IV-HR, LLC
 VesCorp Capital IV-M, LLC
 VesCorp Capital IV-ND, LLC
 VesCorp Capital, LLC
 Vescorp IV, Inc.
 Vegas Vista VI, LLC
 Vegas Vista 6 Holdings, LLC

April 3, 2014

Dear Planning Commission and City Council,

This letter is to request the new recorder plat at 7101 Silver Lake Drive be denied. The proposed recorder plat will allow the use of Dedicated Open Space toward development. This will set a precedent. A new plat will change a lot approved for 6 homes today to a Condo Hotel site that includes commercial space.

FYI - A courtesy notice was **not** sent to adjacent homeowners to let them know about the April 9th proposed Recorder Plat agenda item. The Recorder Plat agenda item has been continued multiple times.

FYI -A sign has **not** been posted on 7101 Silver Lake Drive or Lot 2D Dedicated Open Space to inform the public a Planning Commission discussion will take place regarding both properties on April 9th, 2014.

The current 7101 Silver Lake recorder or Lot 2B plat is for 6 homes only, no commercial space and nothing to be constructed outside the building envelope.

The proposed plat will require the use of Dedicated Open Space on Lot 2D. Lot 2D Dedicated Open Space is adjacent to 7101 Silver Lake. Summit County confirmed in a letter to Council there no rights for the use of Dedicated Open Space toward development on Lot 2D. Currently 4.03 acres of Dedicate Open Space on Lot 2D is approved toward development in the North Silver Lake Lodge CUP. The NSLL CUP is used in the proposed Recorder Plat request for the SEL Residences.

If the City approves the Recorder Plat new rights will be created that will permit the use of Dedicated Open Space toward development in Park City. This will set precedent.

Lot 2D is ski area Dedicated Open Space. Like most ski area in Park City Lot 2D is Dedicated Open Space. Without the use of Lot 2D toward development the projects open space calculation is around 42% open space, rather than the 60% required.

A copy of the 2014 taxes for Lot 2D provided previously is proof that Lot 2D is Dedicated Open Space.

During the 2009 North Silver Lake Lodge Appeal it was suggested a Conservation Easement existed that permitted the use of Lot 2D Open Space toward development. **There is no Conservation Easement that allows Dedicated Open Space on Lot 2D to be used toward development.** After multiple GRAMA Requests the Planning Department has been unable to locate a Conservation Easement. Cheryl Fox, the head of Summit Land Conservancy, concurred there is no Conservation Easement. Planner Brooks Robinson of the Park City Planning Department also does not recall a Conservation Easement on Lot 2D.

It seems the public has been misled. At this point it has not been revealed in a Staff Report that Dedicated Open Space is approved toward development at 7101 Silver Lake Drive in the North Silver Lake Lodge CUP.

In addition the Staff Reports over many years failed to disclose the recorded maximum number of units permitted today at 7101 Silver Lake is 6 units. Plat map #733182 was not included during the CUP process.

The current Recorder Plat for 7101 Silver Lake is Plat #733182. The legend in the left hand corner defines the area outside the building boundary for the 6 units as common area, not convertible land. The plat note reads: *"THE BOUNDARIES OF THE UNITS REPRESENT THE BOUNDARIES WITHIN WHICH ALL BUILDING AND ASSOCIATED CONSTRUCTION DISTURBANCE SHALL OCCUR."*

According to the plat note construction is to take place within the 6-unit building envelope only. Last summer the developer destroyed the forest on much of the lot. Destruction took place outside the .92 acre building envelope defined on the Recorder Plat.

If the City records the proposed SEL Residences Recorder Plat this will be a major gift to the property owners of 7101 Silver Lake Drive.

The value of the land could increase by nearly \$100 million dollars with the new rights recorded.

Summit County's estimated value of the SEL Residences site is \$1.2 million today. The value is based upon the 6-unit Recorder Plat #733182.

Major developers suggest if the SEL Residences Recorder Plat is approved the lot will increase in value, and could be worth in excess of \$100 million dollars because of the new rights recorded.

If the lot is changed from the 6 units recorded today into a 54 units + 2 ADA units + 38 lockouts + commercial space, there will be approximately \$100 million in value created for the 7101 Silver Lake lot owner's Condo Hotel.

Taking

56% of Park City property tax revenue collected goes to the Park City School District. The Park City School District been faced with major budget shortfalls recently. The School Board was accused of mismanaging the budget. Recently the Park City School District increased property taxes to make-up for the budget shortfall.

Summit County gets a portion of their revenue from Park City property taxes. Summit County recently experienced a budget shortfall. Summit County Council raised property taxes to cover the shortfall. County Voters gathered enough signatures on a petition for a tax referendum to stop the tax increase. Taxpayers accused the Summit County Council of mismanagement.

Could Park City Municipal's new Recorder Plats approvals in the 2000's be a contributing factor to the budget shortfalls in the Park City School District and in the Summit County's budget?

In 2005 the property tax bill for 7101 Silver Lake Drive was over \$100,000. After the approval for new recorder plat in 2005 for 7101 Silver Lake the number of units was reduced from 54 to 6 units. Prior to 2005 there were entitlements for commercial space on 7101 Silver Lake. The 2005 Recorder Plat is for 6 homes only and no commercial

space. The property tax bill went from over \$100,000 in 2005 to approximately \$11,000 annually from 2005 to date.

In addition 4 acres of ski frontage is taxed minimally. The taxes on 4.03 acres of Dedicated Open Space on Lot 2D used in the North Silver Lake Lodge Conditional Use Permit and toward the SEL Residence are approximately \$56 a year.

Are City Officials giving favors to well connected developers by approving Recorder Plats that significantly reduce property taxes, and culminate in budget shortfalls for the Park City School District and Summit County?

When a developer is ready to build, as in the case of the SEL Residences, a new Recorder plat is requested to give back development rights that have **not** been taxed for years.

7101 Silver Lake Drive has a Summit County estimated value of \$1.2 million based upon the 6-units recorded on the plat today. If a new recorder plat is approved for 56 units + commercial space, the estimated value for the lot could increase to \$100 million dollars.

The proposed SEL Residence plat request "takes" a Lot approved for 6 units since 2005 and creates new rights for a Condo Hotel site for the future. If approved these new rights will be argued for years to come. If a new recorder plat is approved it could create a Treasure Hill the second.

Teachers, kids and staff in the Park City School District could argue there has been a "taking" of property tax revenue. Significant revenue will have been lost from 2005 to date if a new Recorder Plat is approved.

It could be argued that significant property tax revenue has been taken from Summit County from 2005 to date if a new recorder plat is approved. Summit County gets a portion of their revenue from Park City Municipal.

In 2012 a letter was emailed to Candidates calculating how \$14 million dollars in tax revenue may have been lost by changing the

7101 Silver Lake Drive Recorder Plat from 54 units + commercial space and reducing the rights to 6 units in the 2005 Recorder Plat #733182.

Mayor Dana Williams Accomplishment

Mayor Dana Williams stated one of the accomplishments he is most proud of is the amount of Dedicated Open Space created while he was in office. Will Dedicated Open Space be "taken" and given to massive development in the future? The proposed SEL Residences Recorder Plat takes 4.03 acres of Dedicated Open Space and gives it to massive development.

Will City Council officials take the rights for residential units only at 7101 Silver Lake, and create rights for a massive Condo Hotel within the midst of a nearly built out residential neighborhood?

District Court? Road map to Property Tax Scheme?

If this matter goes to District Court these letters and pleas to Planning Commission and City Council will be important. In addition, this information could be a roadmap to find other projects given preferential tax treatment or permitted the use of Dedicated Open Space toward development.

FYI - The Park Record reported Attorney Snow is representing Attorney General John Swallow in the accusations against him for wrongdoing. Tom Bennett, attorney for the developer, works for Clyde & Snow. The North Silver Lake LLC has been identified as a VesCor Receivership Entity.

Above is the short version of what has taken place. Please include the following in the Staff Report for the proposed SEL Residences Recorder Plat. I understand there is repetition and errors. There is a learning curve and frustration that questions regarding non-compliance and the lack of reporting remain. On my own time as a private citizen I have tried to prevent a legal action.

Please include the following in the Staff Report for a new Recorder Plat at 7101 Silver Lake Drive.

- Please include this email April 3, 2014
- Please include my public comments given to Planning Commission on March 12, 2014 & March 26, 2014
- Please include the Appeal to Planning Commission emailed March 10, 2014 regarding the proposed Recorder Plat. A copy was given to Sharon Baumen on March 10th, 2014.
- Please include the 35 supporting documents given to Planning Commission on March 12th, 2014 for the Recorder Plat Appeal. The 35 documents go with the 3/10/14 City Council Appeal.
- Please include the March 24th email sent to City Council. The supporting documents and another copy of the March 24th email was given to Planning Commission at the March 26th Planning Commission meeting.
- Please include the email sent Feb 21st, 2014 to Planner Francisco Astorga and City Council to be given to Planning Commission for the Feb. 26th Planning Meeting. The Subject: SEL in Non Compliance.
- Please provide the following emails sent to Kayla Sintz on Feb 12th, 2014 to be provided to Planning Commission for the Feb 12th, 2014 Planning Meeting. These emails were sent previously to Francisco Astorga.

Kayla Sintz was sent the following on Feb 12, 2014 Subject:

1. SEL Residences/Quadrupled in size
2. SEL in non-compliance with 2010 code
3. Scam or Corruption? SEL Residences

Please be certain the 35 Supporting Documents provided to Planning Commission on March 12th in the list below are included in the March 10th Appeal and in the Staff Report for new Recorder Plat.

List of Documents Provided

1. Oct 22, 2012 Letter from Summit County to Council
2. Proposed Condo Recorder Plat

3. 7101 Silver Lake Drive Recorder Plat #733182
4. 7101 Silver Lake Drive Tax bill for \$116,874.85
5. 7101 Silver Lake Drive Tax bill for 10,941.60 (1 of 6 units)
6. Dedicated Open Space Tax Bill, Deer Valley Resort Land on Lot 2D for \$55.76
7. LMC for 2009 & 2010 Open Space 60% minimum, Type of Open Space
8. North Silver Lake Lodge 2010 CUP showing 7101 Silver Lake Drive, Lot 2B, is open space for Bellemont (Lot 2A) See #9
9. Trust Deed in 2001 showing \$85 million dollar Trust Deed
10. Utah State Ombudsman Advisory Opinion. Pg 3 shows an open space calculation error. Pg 8. Says the Opinion is not admissible as evidence.
11. Email from Planner Katie Cattan showing the project is 48% open space without the use of Dedicated open space on Lot 2D.
12. Map showing Deer Valley Land, Lot 2D, Dedicated open space parcel.
13. North Silver Lake Condition of Approval that forbids the use of Dedicated open space toward development
14. Total Square footage of NSLL
15. Open Space Map provided by developer
16. 1997 Park City LMC. Homeowner's signatures are required for a substantive change or plat amendment. There are not homeowner signatures for plat note that allows the use of Dedicated Open Space on Lot 2D toward development.

- 17, Recorder Plat #733182, 7101 Silver Lake Drive Recorder Plat, Jan Scott Recorder
18. Recorder Plat #733182, 7101 Silver Lake Drive Recorder Plat, Val E. Southwick signature. Southwick convicted of fraud and currently serving time in Utah prison.
19. Tom Bennet letter (Council for North Silver Lake LLC). Bennett involved in the project since 2001.
20. Photo of proposed Ritz on 7101 Silver Lake Drive from Main St.
21. Photo of proposed Ritz on 7101 Silver Lake Drive from Park Ave
22. What Lot looked like prior to excavation in 2013
23. Account numbers for 6 units at 7101 Silver Lake Dr
24. Developer model of NSLL
25. Jack Thomas tree map
26. Legend for Jack Thomas tree map
27. JSA Architects on Tree Map
28. Jack Thomas Assoc. on Tree Map
29. Notice to allow the use of Dedicated Open Space toward development, March 25, 1997
30. Notice to allow the use of Dedicated Open Space toward development April 12, 1997
31. Letter to Planning Dept., Kevin LoPiccolo, from Deer Valley Resort, Bob Wells Nov 16, 1996
32. 7101 Silver Lake Dr. photo
33. Notice of Default. Tom Bennett, Legal council for developer,

trustee

34. Brooks Robinson email. There is no conservation easement. Mayor Dana Williams in an Appeal hearing stated the Dedicated Open space parcel (Lot 2D) may be used toward development. As Judge and Jury, the Mayor made false statements during and Appeal hearing. Cheryl Fox of Summit Land Conservancy confirmed there is not a Conservation Easement Recorded against North Silver Lake Lot 2d.

35. Lisa Wilson Letter to candidates showing how I arrived at \$14 million dollars being taken from Park City School District, Summit County and Municipal Employees.

Regards,
Lisa Wilson

lisa@winco.us
P. O. Box 1718
Park City, UT 84060
21-year owner of property in Deer Valley

