



**Office of The Mayor and City Council**

April 24, 2015

Lieutenant Governor Spencer J. Cox  
Utah Lt. Governor's Office  
Utah State Capitol Complex Suite 222  
Post Office Box 142325  
Salt Lake City, UT 84114-2325

**RE: Notice of Impending Boundary Action – Round Valley Park City Annexation to Park City**

The Park City Council voted to adopt Ordinance No. 14-59 on October 30, 2014 approving an annexation of approximately 1,368 acres located entirely within unincorporated Summit County. Due to some issues with ancillary agreements and compiling exhibits, the Ordinance wasn't enacted by signature of the Mayor, attestation by the Recorder and approved as to form by the City Attorney until April 20, 2015 and was republished on April 29, 2015. The property is fully described by the Annexation Plat (final local entity plat) which was approved by the County Surveyor on April 23, 2015 attached hereto and Legal Descriptions (Exhibits A and B of the Ordinance). An Annexation Agreement (Exhibit C of the Ordinance) was executed by all parties on April 20, 2015 and will be recorded contemporaneously with the annexation plat

With this notice of impending boundary action, the Park City Council certifies that all requirements applicable to this annexation have been met. Please find attached a copy of the final annexation plat, as approved and stamped by the Summit County surveyor per Utah Code Section 17-23-20.

Park City respectfully requests a Certificate of Annexation for the Round Valley Annexation plat. The effective date of the annexation shall be the date of the lieutenant governor's certification of this annexation.

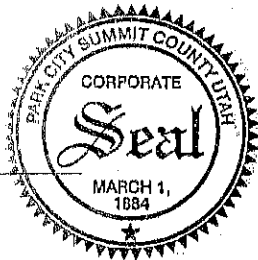
Thank you for your attention to this matter.

I verify that the information in this letter is true and correct.

Sincerely,

A handwritten signature in cursive script that reads "Marci Hell".

Marci S. Hell, City Recorder



Attachments: 1, Ordinance No. 14-59 with Exhibits, including Annexation Plat accepted by Summit County Surveyor.

Cc: Kirsten A. Whetstone, Senior Planner, Park City Planning Department

Cc: Polly Samuels McLean, Assistant City Attorney

Park City Municipal Corporation • P O Box 1480 • Park City, Utah 84060 • 435-615-5007

**AN ORDINANCE APPROVING THE ROUND VALLEY PARK CITY  
ANNEXATION AND ZONING MAP AMENDMENT  
ANNEXING INTO THE PARK CITY MUNICIPAL BOUNDARY AND ZONING AS  
RECREATION OPEN SPACE (ROS), THE ROUND VALLEY OPEN SPACE AREA,  
OSGUTHORPE FIELDS, AND GORDO PARCELS GENERALLY LOCATED NORTH  
OF STATE ROAD 248, WEST OF HIGHWAY US 40, AND EAST OF OLD RANCH  
ROAD LOCATED IN SECTIONS 28, 33, 34 AND 35 TOWNSHIP 1 SOUTH, RANGE 4  
EAST, AND IN SECTIONS 2 AND 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE  
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH**

WHEREAS, on March 11, 2013, the owners of the property known as the Round Valley Open Space, including the Osguthorpe Fields and the Gordo Parcels, namely Park City Municipal Corporation and Afton Stephen Osguthorpe Family Trust, petitioned the City Council for approval of an annexation of land into the Park City limits as shown on the attached Annexation Plat and Legal Descriptions (Exhibit A), the "Property"; and

WHEREAS, the property is approximately 1,368 acres in area and is located generally north of State Road 248, west of US 40, and east of Old Ranch Road within, as described in the attached Vicinity Map (Exhibit B); and

WHEREAS, the Property will be zoned Recreation Open Space (ROS) with Frontage Protection Zone (FPZ) where the annexation properties have frontage on State Road 248; and

WHEREAS, the Property is included within the Park City Annexation Expansion Area, and is not included within any other municipal jurisdiction; and

WHEREAS, the Park City Council accepted the Round Valley Park City Annexation petition on March 21, 2013; and

WHEREAS, the City reviewed the petition against the criteria stated in Sections 10-2-403 (2), (3), and (4) of the Utah Code, annotated 1953 as amended, and found the petition complied with all applicable criteria of the Utah Code; and

WHEREAS, On April 22, 2013, the City Recorder certified the annexation petition and delivered notice letters to the "affected entities" required by Utah Code, Section 10-2-405, and published notice in the Park Record for three consecutive weeks, giving notice, that the petition had been certified and the required 30-day protest period had begun; and

WHEREAS, no protests were filed by any "affected entities" or other jurisdictions within the 30-day protest period and the petition was considered accepted on June 2, 2013; and

WHEREAS, on February 11<sup>th</sup> and August 12, 2014, written notice was sent to surrounding property owners, the property was posted, and legal notice was published in the Park Record providing legal notice of Planning Commission and City Council hearing dates; and

WHEREAS, the Planning Commission held public hearings on February 26, 2014, August 27, 2014, and September 24, 2014 to receive public input on the proposed annexation and zoning; and

WHEREAS, on June 26, 2014, the Planning Commission and Staff circumnavigated the annexation area by van and conducted a site visit to the Gordo parcel area; and

WHEREAS, on September 24, 2014, the Planning Commission forwarded to City Council a positive recommendation on the proposed Round Valley Park City Annexation and the Zoning Map Amendment; and

WHEREAS, on October 30, 2014, the City Council held a public hearing to receive input on the proposed annexation and zoning; and

WHEREAS, the City Council finds that the requested annexation and zoning map amendment are consistent with the Park City General Plan; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Annexation and Park City Zoning Map amendment, as this annexation will bring the City Owned open space property known as Round Valley Open Space, as well as the deed restricted Osguthorpe fields and the City and UDOT owned parcels, known as the Gordo parcels, into the City Limits; and

WHEREAS, an Annexation Agreement, between the City and Petitioners pursuant to the Land Management Code, Section 15-8-5 (C), setting forth further terms and conditions of the Annexation shall be executed and recorded at Summit County with recordation of the Annexation Plat (Exhibit C).

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

SECTION 1. ANNEXATION APPROVAL. The Property is hereby annexed into the corporate limits of Park City, Utah according to the Annexation Plat executed in substantially the same form as is attached hereto as Exhibit A and according to the Findings of Fact, Conclusions of Law, and Conditions of Approval as stated below.

The Property so annexed shall enjoy the privileges of Park City as described in the Annexation Agreement attached as Exhibit C and shall be subject to all City levies and assessments, conditions, and restrictions as described in the terms of said Annexation Agreement.

The Property shall be subject to all City laws, rules and regulations upon the effective date of this Ordinance.

SECTION 2. ANNEXATION AGREEMENT. Council hereby authorizes the Mayor to execute the Annexation Agreement in substantially the same form as is attached hereto as Exhibit C and as approved by the City Attorney.

SECTION 3. COMPLIANCE WITH STATE LAW, GENERAL PLAN, AND ANNEXATION POLICY PLAN. This annexation and the proposed zoning meets the standards for annexation set forth in Title 10, Chapter 2 of the Utah Code, the Park City General Plan, and The Annexation Policy Plan - Land Management Code Chapter 8, Annexation.

SECTION 4. OFFICIAL PARK CITY ZONING MAP AMENDMENT. The Official Park City Zoning Map is hereby amended to include said Round Valley Park City Annexation area in the Recreation Open Space (ROS) zoning district and the Frontage Protection Zone (FPZ), as shown in Exhibit D.

SECTION 5. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND CONDITIONS OF APPROVAL.

Findings of Fact:

1. The annexation petition is a request to annex approximately 1,368 acres into the Park City municipal boundary and to amend the official zoning map to include the property in the Recreation Open Space (ROS) zoning district.
2. The Round Valley Park City annexation area is currently located in unincorporated Summit County.
3. The non-deed restricted "Gordo" parcels, both UDOT and City owned, are within the Quinn's Junction neighborhood and along the main 248 entry corridor to Park City.
4. The proposed land uses are consistent with the purpose statements of the ROS zoning district and the Planning Commission recommends that the entire annexation area be zoned ROS.
5. The proposed annexation meets the purposes stated in the Annexation Policy Plan, in that this annexation contributes to the achievement of the goals and policies of the Park City General Plan and further protects the general interests and character of Park City.
6. The annexation will bring City owned open space land into the Park City Municipal boundary and enable services to be provided to the Property, such as police and community development services, which are more easily accessible from the City than the County.
7. The annexation does not change or remove any existing deed restrictions or conservation easements from the Property and only the four lower "Gordo" parcels are not restricted from development due to deed restrictions and conservation easements.

8. Annexation of this parcel will not create an island, peninsula, or irregular city boundary. The annexation is a logical extension of the City Boundary.
9. This property is located within the Park City Annexation Expansion Area, adopted by the City Council in 2003.
10. Provision of municipal services, such as police, water, and community development, for this property is more efficiently provided by Park City than by Summit County, in particular for non-deed restricted "Gordo" parcels.
11. The annexation petition has been reviewed pursuant to Utah Code Annotated (UCA) Sections 10-2-401, 402, and 403. The annexation petition requirements set forth in these sections of the UCA have been met; including issues of 1) contiguity and municipal annexation expansion area, 2) boundaries drawn along existing local districts, special districts and other taxing entities, and 3) for the content of the petition.
12. The proposed annexation is consistent with the purpose statements of the Annexation Policy Plan and will protect the general interests and character of the community; assure orderly growth and development of the Park City community in terms of utilities and public services; will preserve open space and ensure environmental quality; will protect a prominent entry corridor, view sheds, and environmentally Sensitive Lands; will enhance pedestrian connectivity and create buffer areas; and will protect the general public health, safety, and welfare.
13. The City Staff and Review Team have reviewed the proposed annexation against the general requirements established for annexation to Park City as presented in LMC Section 15-8-2 and as further described in the Analysis section of the October 30, 2014, Staff report.
14. No development or subdivision of the land is proposed at this time.

Conclusions of Law:

1. The Annexation and Zoning Map amendment are consistent with Annexation Policy Plan and the Park City General Plan.
2. Approval of the Annexation and Zoning Map amendment does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The Official Zoning Map shall be amended to designate the Round Valley Park City Annexation parcels zoning as Recreation Open Space (ROS) with the Entry Corridor Zone (ECZ) along the property frontage with State Road 248.
2. The annexation agreement shall be fully executed and recorded with the Annexation Plat.
3. All current ROWs will remain under their respective jurisdiction.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon publication of this Ordinance, recordation of the Annexation Plat and Annexation Agreement, and compliance with state annexation filing requirements, pursuant to the Utah Code Annotated Section 10-2-425.

ENACTED this 20<sup>th</sup> day of April, 2015.

PARK CITY MUNICIPAL CORPORATION

  
Jack Thomas, MAYOR

ATTEST:

  
Marci Heil, City Recorder



APPROVED AS TO FORM:

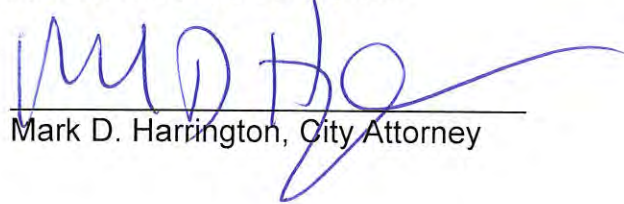
  
Mark D. Harrington, City Attorney

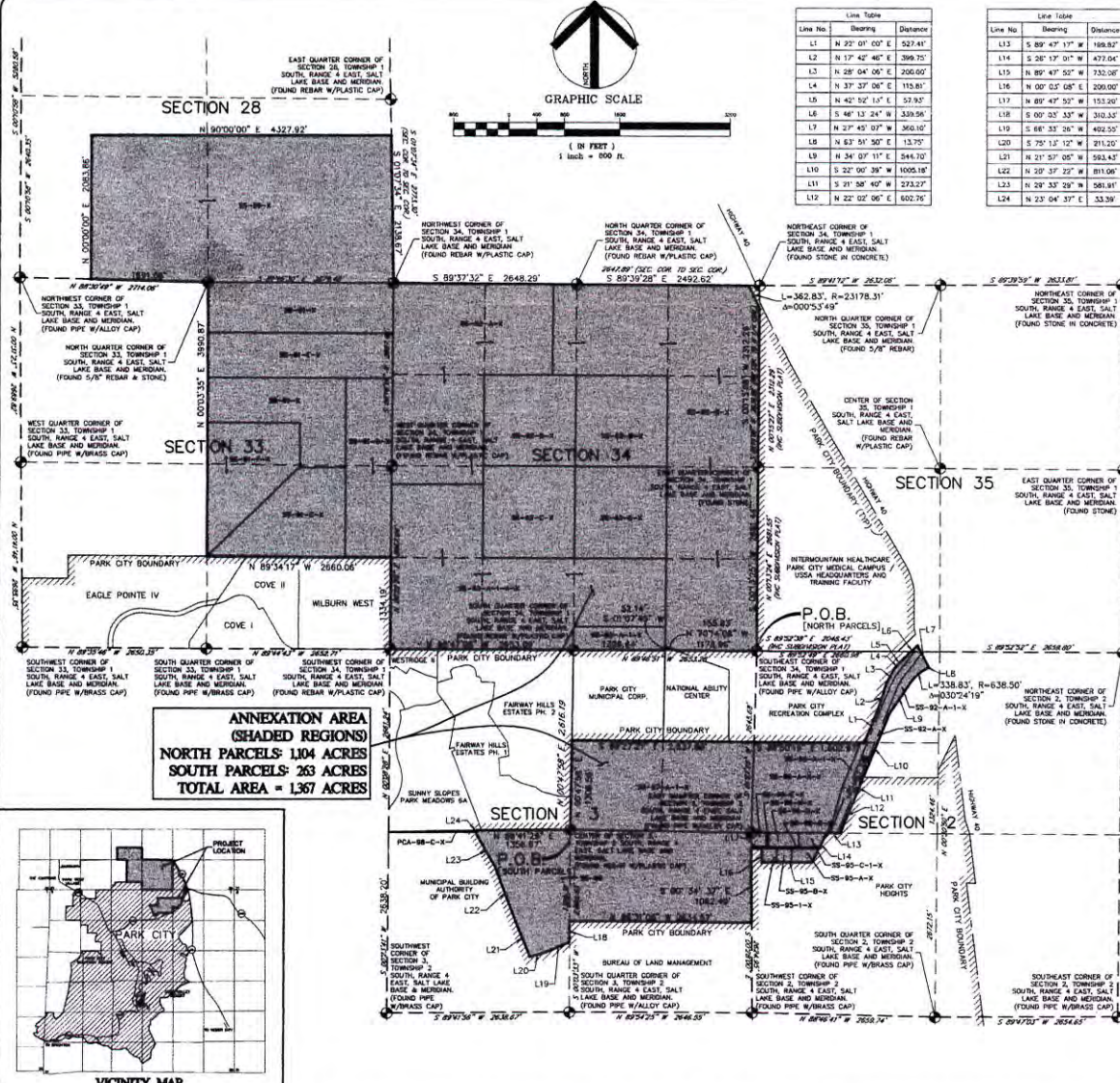
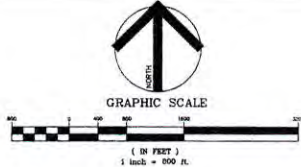


Exhibit A

# ROUND VALLEY PARK CITY ANNEXATION PLAT AN ANNEXATION TO PARK CITY LOCATED IN SECTIONS 28, 33, 34 & 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, AND IN SECTIONS 2 & 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

Line No.	Bearing	Distance
L1	N 22° 01' 00" E	527.41'
L2	N 17° 42' 46" E	399.75'
L3	N 48° 04' 05" E	206.00'
L4	N 33° 37' 06" E	115.87'
L5	N 42° 52' 12" E	57.93'
L6	S 46° 13' 24" W	339.94'
L7	N 27° 45' 07" W	360.10'
L8	N 63° 51' 50" E	13.70'
L9	N 34° 07' 11" E	544.70'
L10	S 22° 00' 39" W	1005.18'
L11	S 21° 58' 40" W	273.27'
L12	N 22° 02' 06" E	602.76'

Line No.	Bearing	Distance
L13	S 89° 47' 17" W	169.87'
L14	S 28° 47' 07" W	479.04'
L15	N 89° 47' 52" W	732.08'
L16	N 00° 03' 05" E	239.00'
L17	N 89° 47' 52" W	133.20'
L18	S 00° 32' 33" W	310.32'
L19	S 66° 33' 26" W	492.50'
L20	S 75° 12' 12" W	211.20'
L21	N 21° 57' 05" E	593.43'
L22	N 20° 37' 22" W	811.06'
L23	N 29° 33' 29" W	581.91'
L24	N 23° 04' 37" E	33.39'



**ANNEXATION AREA (SHADED REGIONS)**  
 NORTH PARCELS: 1,104 ACRES  
 SOUTH PARCELS: 263 ACRES  
 TOTAL AREA = 1,367 ACRES

**BOUNDARY DESCRIPTION**  
 NORTH PARCELS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, (BASIS OF BEARING NORTH PARCELS); WEST A DISTANCE OF 2,653.29 FEET BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 34 (A FOUND REBAR IN A WOOD PILE) AND THE SOUTH QUARTER CORNER OF SAID SECTION 24 (A FOUND REBAR WITH YELLOW CAP MARKED 'LS 85028'); SAID POINT OF BEGINNING ALSO BEING ON THE NORTHERLY BOUNDARY LINE OF THE 'PARK CITY RECREATION COMPLEX' SUBDIVISION; AND THE SOUTHWEST CORNER OF THE 'INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS / USCA HEADQUARTERS AND TRAINING FACILITY' SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 34 (A FOUND REBAR AT STONE MARKED 'L7') SAID POINT ALSO BEING THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE LEAVING SAID SECTION LINE AND CONTINUING ALONG SAID NATIONAL ABILITY CENTER BOUNDARY THE FOLLOWING TWO CALLS: (1) NORTH 29°33'29" WEST A DISTANCE OF 155.83 FEET; (2) SOUTH 89°47'52" WEST A DISTANCE OF 52.14 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG SAID SOUTHERLY QUARTER SECTION LINE, NORTH 89°47'52" WEST A DISTANCE OF 1,339.64 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; SAID POINT ALSO BEING THE NORTHEAST BOUNDARY CORNER OF THE 'FARNHAM HILLS ESTATES PHASE 2' SUBDIVISION; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 34 (A FOUND REBAR WITH YELLOW CAP MARKED 'LS 178757'); THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 34, NORTH 02°02'27" EAST A DISTANCE OF 1,534.19 FEET; THENCE LEAVING SAID WESTERLY QUARTER SECTION LINE, NORTH 89°47'52" WEST A DISTANCE OF 2,650.05 FEET TO A POINT ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, SAID POINT ALSO BEING THE NORTHERLY BOUNDARY LINE OF THE NATIONAL ABILITY CENTER; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND CONTINUING ALONG SAID NORTH-SOUTH CENTER SECTION LINE, NORTH 02°02'27" EAST A DISTANCE OF 2,895.87 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 33 (A FOUND REBAR AT STONE MARKED 'L7') SAID POINT ALSO BEING THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 28, NORTH 89°47'52" WEST A DISTANCE OF 1,816.91 FEET; THENCE LEAVING SAID SECTION LINE, NORTH 02°02'27" EAST A DISTANCE OF 2,626.81 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 4,577.82 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 28; THENCE ALONG SAID EASTERLY QUARTER SECTION LINE, SOUTH 07°12'34" WEST A DISTANCE OF 2,485.42 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE ALONG SAID WESTERLY BOUNDARY LINE, NORTH 89°47'52" WEST A DISTANCE OF 2,650.05 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE 'INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS / USCA HEADQUARTERS AND TRAINING FACILITY' SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY LINE, NORTH 89°47'52" WEST A DISTANCE OF 2,492.82 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE 'INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS / USCA HEADQUARTERS AND TRAINING FACILITY' SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY LINE, NORTH 89°47'52" WEST A DISTANCE OF 2,332.29 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34 (A FOUND REBAR WITH YELLOW CAP MARKED 'LS 85028'); THENCE ALONG SAID SOUTHERLY QUARTER CORNER OF SAID SECTION 34 (A FOUND REBAR WITH YELLOW CAP MARKED 'LS 85028') WEST A DISTANCE OF 2,681.44 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; ALSO BEING THE POINT OF BEGINNING.

ALSO INCLUDING THE FOLLOWING:  
 SOUTH PARCELS:  
 BEGINNING AT THE CENTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, (BASIS OF BEARING NORTH 00°47'00" EAST A DISTANCE OF 2,618.19 FEET BETWEEN THE CENTER OF SAID SECTION 3 (A FOUND REBAR WITH YELLOW CAP MARKED 'LS 85028') AND THE NORTH QUARTER CORNER OF SAID SECTION 3 (A FOUND REBAR WITH YELLOW CAP MARKED 'LS 85028')); THENCE ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 3, NORTH 00°47'00" EAST A DISTANCE OF 1,306.56 FEET; THENCE LEAVING SAID NORTH-SOUTH CENTER SECTION LINE OF SECTION 3, NORTH 89°27'21" EAST A DISTANCE OF 2,627.98 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 3; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SOUTHERLY QUARTER CORNER OF SAID SECTION 28, SOUTH 89°27'21" EAST A DISTANCE OF 1,802.97 FEET TO THE NORTHERLY LINE OF THE 'PARK CITY RECREATION COMPLEX' SUBDIVISION; THENCE ALONG SAID NORTHERLY LINE OF WAY AND FACTORY BOUNDARY OF SAID PARK CITY RECREATION COMPLEX SUBDIVISION THE FOLLOWING TWO CALLS: (1) THENCE NORTH 27°07'00" EAST A DISTANCE OF 527.11 FEET; (2) THENCE NORTH 17°24'00" EAST A DISTANCE OF 389.75 FEET; (3) NORTH 25°04'00" EAST A DISTANCE OF 200.00 FEET; (4) THENCE NORTH 37°07'00" EAST A DISTANCE OF 119.61 FEET; (5) THENCE NORTH 42°01'30" EAST A DISTANCE OF 87.63 FEET; (6) THENCE NORTH 46°17'24" EAST A DISTANCE OF 339.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 246; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 27°07'00" EAST A DISTANCE OF 360.30 FEET TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY OF STATE ROUTE 246; THENCE ALONG SAID SOUTHWESTERN RIGHT-OF-WAY LINE THE FOLLOWING TWO CALLS: (1) THENCE SOUTH 27°07'00" WEST A DISTANCE OF 13.72 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG THE ARC OF SAID CURVE 33.84 DEGREES THROUGH A CENTRAL ANGLE OF 30°24'19"; (3) THENCE NORTH 34°07'11" WEST A DISTANCE OF 544.70 FEET; (4) THENCE SOUTH 22°00'39" WEST A DISTANCE OF 1,005.18 FEET; (5) THENCE SOUTH 21°58'40" WEST A DISTANCE OF 273.27 FEET; (6) THENCE SOUTH 22°00'39" WEST A DISTANCE OF 1,005.18 FEET; (7) THENCE SOUTH 21°58'40" WEST A DISTANCE OF 273.27 FEET TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 2; THENCE ALONG SAID NORTH-SOUTH CENTER SECTION LINE, SOUTH 02°02'27" EAST A DISTANCE OF 1,095.48 FEET TO THE EAST-WEST BOUNDARY LINE OF SAID SECTION 2; THENCE ALONG SAID EAST-WEST BOUNDARY LINE, NORTH 89°47'52" WEST A DISTANCE OF 313.33 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE 'PARK CITY RECREATION COMPLEX' SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EASTERLY QUARTER SECTION LINE, SOUTH 02°02'27" EAST A DISTANCE OF 1,095.48 FEET TO THE EAST-WEST BOUNDARY LINE OF SAID SECTION 2; THENCE ALONG SAID EAST-WEST BOUNDARY LINE, NORTH 89°47'52" WEST A DISTANCE OF 313.33 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID SECTION 2; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, NORTH 89°47'52" WEST A DISTANCE OF 313.33 FEET TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 2; THENCE ALONG SAID NORTH-SOUTH CENTER SECTION LINE, SOUTH 02°02'27" EAST A DISTANCE OF 1,095.48 FEET TO THE EAST-WEST BOUNDARY LINE OF SAID SECTION 2; THENCE ALONG SAID EAST-WEST BOUNDARY LINE, NORTH 89°47'52" WEST A DISTANCE OF 313.33 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE 'PARK CITY RECREATION COMPLEX' SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EASTERLY LINE OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SOUTHERLY LINE OF 'SUNNY SLOPES PARK MEADOWS' SUBDIVISION NO. 64; AND ALONG THE SOUTHERLY LINE OF 'FARNHAM HILLS ESTATES PHASE 2' SUBDIVISION, NORTH 89°47'52" WEST A DISTANCE OF 1,358.82 FEET TO THE CENTER OF SAID SECTION 3; ALSO BEING THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1,367 ACRES.

**SURVEYOR'S CERTIFICATE**  
 I, GREGORY R. WOODRICH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND I HOLD LICENSE NO. 18779A, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT BASED UPON CONSIDERABLE RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDS. I FURTHER CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE AREA OF WHICH PARK CITY MUNICIPAL CORPORATION HAS PETITIONED TO ANNEX TO ITS CORPORATE LIMITS. THIS PLAT AND THE DESCRIPTION HEREON HAVE BEEN PREPARED FOR ANNEXATION PURPOSES ONLY AND DO NOT PURPORT TO REPRESENT OR ESTABLISH ACTUAL PROPERTY BOUNDARY LINES. I FURTHER CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

**PARCEL IDENTIFICATION**  
 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:  
 PARCEL NO. SS-89-01 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-02 (UNITED STATES DEPARTMENT OF THE INTERIOR)  
 PARCEL NO. SS-89-03 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-04 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-05 (UTAH DEPARTMENT OF TRANSPORTATION)  
 PARCEL NO. SS-89-06 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-07 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-08 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-09 (UTAH DEPARTMENT OF TRANSPORTATION)  
 PARCEL NO. SS-89-10 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-11 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-12 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-13 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-14 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-15 (PARK CITY MUNICIPAL CORPORATION)  
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 PARCEL NO. SS-89-36 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-37 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-38 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-39 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-40 (PARK CITY MUNICIPAL CORPORATION)  
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 PARCEL NO. SS-89-81 (PARK CITY MUNICIPAL CORPORATION)  
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 PARCEL NO. SS-89-83 (PARK CITY MUNICIPAL CORPORATION)  
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 PARCEL NO. SS-89-86 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-87 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-88 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-89 (PARK CITY MUNICIPAL CORPORATION)  
 PARCEL NO. SS-89-90 (STEPHEN A. GOSSETT/BORE, TRUSTEE)

**LEGEND**  
 - - - - - PARK CITY MUNICIPAL BOUNDARY (PRIOR TO THIS ANNEXATION)  
 - - - - - PARK CITY BOUNDARY  
 - - - - - DEFINES THE BOUNDARY AND AREAS BEING ANNEXED BY PARK CITY MUNICIPAL CORPORATION LIMITS  
 + SURVEY MONUMENT AT SECTION CORNER (FOUND AS DISCLOSED)  
 - - - - - PARK CITY MUNICIPAL BOUNDARY (PRIOR TO THIS ANNEXATION)  
 - - - - - PARK CITY BOUNDARY

**NOTES**  
 1. ALL CORNER POINTS WILL REMAIN UNDER THEIR RESPECTIVE JURISDICTION.  
 2. PARK CITY CONDITIONS OF APPROVAL (3)

**RECORDED**  
 I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS 20th DAY OF October, A.D. 2014.  
 I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS 20th DAY OF October, A.D. 2014.

<b>Evergreen Engineering, Inc.</b> Civil Engineering • Land Surveying • Land Planning 1070 Deane Drive • Suite 100 P.O. Box 2881 • Park City, UT • 84302 Phone: 435.246.4867 • Fax: 435.246.9219 E-mail: info@evergreen-engineering.com	<b>CITY ENGINEER</b> THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS 20th DAY OF <u>NOV</u> , A.D., 2014.  CITY ENGINEER	<b>SUMMIT COUNTY SURVEYOR</b> APPROVED IN COMPLIANCE WITH SECTION 17-23-50 OF THE UTAH CODE ON THIS 22nd DAY OF <u>April</u> , A.D., 2015.  ACTING SUMMIT COUNTY SURVEYOR (SEAL)	<b>CITY PLANNING COMMISSION</b> FORWARDED A RECOMMENDATION THIS 24th DAY OF <u>SEPTEMBER</u> , A.D. 2014, BY THE PARK CITY PLANNING COMMISSION.  PLANNING COMMISSION CHAIR	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM ON THIS 17th DAY OF <u>April</u> , A.D. 2015.  CITY ATTORNEY	<b>CITY COUNCIL APPROVAL</b> APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS 20th DAY OF <u>OCTOBER</u> , A.D., 2014.  MAYOR	<b>CERTIFICATE OF ATTEST</b> I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS 20th DAY OF <u>OCTOBER</u> , A.D. 2014.  CITY RECORDER	<b>RECORDED</b> I CERTIFY THIS WAS RECORDED IN THE OFFICE OF THE COUNTY OF <u>SUMMIT</u> , UTAH, ON THIS 20th DAY OF <u>OCTOBER</u> , A.D. 2014.  COUNTY RECORDER
	FILE NO. <b>S0008344</b> PLATTED FEBRUARY 17, 2015 DIVISION OF LAND RECORDS 500 N. MAIN ST., SUITE 200, SALT LAKE CITY, UT 84101 S-8344						



# ROUND VALLEY PARK CITY ANNEXATION PLAT

LOCATED IN SECTIONS 28, 33, 34 & 35,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
AND IN SECTIONS 2 & 3,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE & MERIDIAN,  
SUMMIT COUNTY, UTAH

## BOUNDARY DESCRIPTION (CONTINUED)

ALSO INCLUDING THE FOLLOWING:

BEGINNING AT THE CENTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, (BEARS OF BEARING NORTH 00°47'38" EAST A DISTANCE OF 2,816.19 FEET BETWEEN THE CENTER OF SAID SECTION 3 (A FOUND REBAR WITH YELLOW CAP MARKED "LS #3082") AND THE NORTH QUARTER CORNER OF SAID SECTION 4 (A FOUND REBAR WITH YELLOW CAP MARKED "LS #3082"); THENCE ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 3, NORTH 00°47'38" EAST A DISTANCE OF 1,308.59 FEET; THENCE LEAVING SAID NORTH-SOUTH CENTER SECTION LINE SOUTH 89°57'21" EAST A DISTANCE OF 2,837.88 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF PARK CITY RECREATION COMPLEX SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE SOUTH 89°57'21" EAST A DISTANCE OF 1,602.87 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROUTE 248; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND EASTERLY BOUNDARY OF SAID PARK CITY RECREATION COMPLEX SUBDIVISION THE FOLLOWING SIX (6) CALLS: (1) THENCE NORTH 22°01'00" EAST A DISTANCE OF 521.41 FEET, (2) THENCE NORTH 17°42'46" EAST A DISTANCE OF 369.75 FEET, (3) NORTH 28°04'06" EAST A DISTANCE OF 200.00 FEET, (4) THENCE NORTH 37°37'04" EAST A DISTANCE OF 115.81 FEET, (5) THENCE NORTH 42°52'13" EAST A DISTANCE OF 57.93 FEET, (6) THENCE NORTH 44°13'24" EAST A DISTANCE OF 339.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 40; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 27°49'07" EAST A DISTANCE OF 382.10 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROUTE 248; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) CALLS: (1) THENCE SOUTH 83°51'50" WEST A DISTANCE OF 13.75 FEET TO A POINT ON A 538.50 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 338.83 FEET THROUGH A CENTRAL ANGLE OF 30°24'19", (3) THENCE SOUTH 34°07'11" WEST A DISTANCE OF 644.70 FEET, (4) THENCE SOUTH 22°00'39" WEST 1,005.19 FEET, (5) THENCE SOUTH 21°55'40" WEST A DISTANCE OF 273.29 FEET, (6) THENCE SOUTH 22°02'08" WEST 802.70 FEET TO A POINT ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 2; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID EAST-WEST CENTER SECTION LINE SOUTH 84°17'17" WEST A DISTANCE OF 199.52 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 248; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 28°17'01" WEST A DISTANCE OF 477.06 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°47'32" WEST A DISTANCE OF 732.06 FEET; THENCE NORTH 00°03'08" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 89°47'32" WEST A DISTANCE OF 153.20 FEET TO THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EASTERLY QUARTER SECTION LINE SOUTH 00°43'37" EAST A DISTANCE OF 1,082.40 FEET TO THE EAST-WEST 1/16TH LINE OF SAID SECTION 3; THENCE ALONG SAID EAST-WEST 1/16TH LINE NORTH 89°10'48" WEST A DISTANCE OF 2,834.87 FEET TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH-SOUTH CENTER SECTION LINE SOUTH 00°03'33" WEST A DISTANCE OF 310.23 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TAX PARCEL PCA-98-C-1-X; THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING FIVE (5) CALLS: (1) THENCE SOUTH 66°33'28" WEST A DISTANCE OF 492.55 FEET, (2) THENCE SOUTH 70°13'12" WEST A DISTANCE OF 211.20 FEET, (3) THENCE NORTH 21°57'05" WEST A DISTANCE OF 593.43 FEET, (4) THENCE NORTH 20°37'22" WEST A DISTANCE OF 611.08 FEET, (5) THENCE NORTH 20°33'28" WEST A DISTANCE OF 581.91 FEET TO A POINT ON THE EASTERLY LINE OF TAX PARCEL PCA-98-D-X; THENCE ALONG SAID EASTERLY LINE NORTH 23°04'37" EAST A DISTANCE OF 33.39 FEET TO THE SOUTHERLY LINE OF "SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 8A"; THENCE ALONG SAID SOUTHERLY LINE OF "SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 8A" AND ALONG THE SOUTHERLY LINE OF "FAIRWAY HILLS ESTATES PHASE 1 SUBDIVISION NORTH 89°41'28" EAST A DISTANCE OF 1,308.57 FEET TO THE CENTER OF SAID SECTION 3, ALSO BEING THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1,387.18 ACRES.

## PARCEL IDENTIFICATION

PARK CITY MUNICIPAL CORPORATION LAND, AS FOLLOWS:

- SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-99-X (PCMC)
- SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-81-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-81-C-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-81-D-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-81-E-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-81-F-X (PCMC)
- SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-82-A-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-82-B-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-82-C-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-82-D-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-82-E-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-82-F-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-82-G-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-82-A-1-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-82-A-1-A-X (PCMC)
- SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-02-A-X (U.S.A., INTERIOR DEPT.)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-02-A-1-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-02-A-1-X (UBDT)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-05-A-X (UBDT)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-05-B-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-05-C-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-05-D-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-05-E-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-05-F-X (PCMC)
- SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-07-A-1-X (PCMC)
  - \* SUMMIT COUNTY TAX SERIAL NO. SS-08 (STEPHEN A. OSQUITHORPE, TRUSTEE)

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, (BEARS OF BEARING NORTH 89°48'51" WEST A DISTANCE OF 2,816.19 FEET BETWEEN THE CENTER OF SAID SECTION 3 (A FOUND REBAR WITH YELLOW CAP MARKED "LS #3082") AND THE NORTH QUARTER CORNER OF SAID SECTION 4 (A FOUND REBAR WITH YELLOW CAP MARKED "LS #3082")); THENCE ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 3, NORTH 00°47'38" EAST A DISTANCE OF 1,308.59 FEET; THENCE LEAVING SAID NORTH-SOUTH CENTER SECTION LINE SOUTH 89°57'21" EAST A DISTANCE OF 2,837.88 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF PARK CITY RECREATION COMPLEX SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE SOUTH 89°57'21" EAST A DISTANCE OF 1,602.87 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROUTE 248; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND EASTERLY BOUNDARY OF SAID PARK CITY RECREATION COMPLEX SUBDIVISION THE FOLLOWING SIX (6) CALLS: (1) THENCE NORTH 22°01'00" EAST A DISTANCE OF 521.41 FEET, (2) THENCE NORTH 17°42'46" EAST A DISTANCE OF 369.75 FEET, (3) NORTH 28°04'06" EAST A DISTANCE OF 200.00 FEET, (4) THENCE NORTH 37°37'04" EAST A DISTANCE OF 115.81 FEET, (5) THENCE NORTH 42°52'13" EAST A DISTANCE OF 57.93 FEET, (6) THENCE NORTH 44°13'24" EAST A DISTANCE OF 339.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 40; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 27°49'07" EAST A DISTANCE OF 382.10 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROUTE 248; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) CALLS: (1) THENCE SOUTH 83°51'50" WEST A DISTANCE OF 13.75 FEET TO A POINT ON A 538.50 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 338.83 FEET THROUGH A CENTRAL ANGLE OF 30°24'19", (3) THENCE SOUTH 34°07'11" WEST A DISTANCE OF 644.70 FEET, (4) THENCE SOUTH 22°00'39" WEST 1,005.19 FEET, (5) THENCE SOUTH 21°55'40" WEST A DISTANCE OF 273.29 FEET, (6) THENCE SOUTH 22°02'08" WEST 802.70 FEET TO A POINT ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 2; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID EAST-WEST CENTER SECTION LINE SOUTH 84°17'17" WEST A DISTANCE OF 199.52 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 248; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 28°17'01" WEST A DISTANCE OF 477.06 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°47'32" WEST A DISTANCE OF 732.06 FEET; THENCE NORTH 00°03'08" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 89°47'32" WEST A DISTANCE OF 153.20 FEET TO THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EASTERLY QUARTER SECTION LINE SOUTH 00°43'37" EAST A DISTANCE OF 1,082.40 FEET TO THE EAST-WEST 1/16TH LINE OF SAID SECTION 3; THENCE ALONG SAID EAST-WEST 1/16TH LINE NORTH 89°10'48" WEST A DISTANCE OF 2,834.87 FEET TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH-SOUTH CENTER SECTION LINE SOUTH 00°03'33" WEST A DISTANCE OF 310.23 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TAX PARCEL PCA-98-C-1-X; THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING FIVE (5) CALLS: (1) THENCE SOUTH 66°33'28" WEST A DISTANCE OF 492.55 FEET, (2) THENCE SOUTH 70°13'12" WEST A DISTANCE OF 211.20 FEET, (3) THENCE NORTH 21°57'05" WEST A DISTANCE OF 593.43 FEET, (4) THENCE NORTH 20°37'22" WEST A DISTANCE OF 611.08 FEET, (5) THENCE NORTH 20°33'28" WEST A DISTANCE OF 581.91 FEET TO A POINT ON THE EASTERLY LINE OF TAX PARCEL PCA-98-D-X; THENCE ALONG SAID EASTERLY LINE NORTH 23°04'37" EAST A DISTANCE OF 33.39 FEET TO THE SOUTHERLY LINE OF "SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 8A"; THENCE ALONG SAID SOUTHERLY LINE OF "SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 8A" AND ALONG THE SOUTHERLY LINE OF "FAIRWAY HILLS ESTATES PHASE 1 SUBDIVISION NORTH 89°41'28" EAST A DISTANCE OF 1,308.57 FEET TO THE CENTER OF SAID SECTION 3, ALSO BEING THE POINT OF BEGINNING.

**Evergreen Engineering, Inc.**

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 1740 Remondino Drive • Suite 101  
 P.O. Box 2081 • Park City • Utah • 84060  
 Phone: (435) 841-8867 • Fax: (435) 849-8228  
 E-mail: office@evergreen-eng.com



When recorded, please return to:  
PARK CITY MUNICIPAL CORPORATION  
City Recorder  
P O Box 1480  
Park City UT 84060

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**ROUND VALLEY PARK CITY ANNEXATION AGREEMENT**

THIS ANNEXATION AGREEMENT (this "**Agreement**") is made by and between Park City Municipal Corporation (hereinafter, "**PCMC**" or the "**City**") and Park City Municipal Corporation (Sponsor), Afton Stephen Osguthorpe, and Utah Department of Transportation (UDOT) (hereinafter, "**Petitioners**") to set forth the terms and conditions under which Park City will annex certain land owned by Petitioners (hereinafter, "**Round Valley Park City**" or "**Petitioner's Properties**" or "**Annexation Properties**"), consisting of approximately 1,368 acres and located in unincorporated Summit County, Utah, north of State Road 248, east of Old Ranch Road, west of US 40, and south of the Trailside Neighborhood in unincorporated Summit County. The Round Valley Park City Annexation Properties consist of multiple parcels grouped into a north area and a south area. Both areas are proposed to be annexed into Park City's municipal boundaries. The north area includes the 1,104 acre north Round Valley Open Space parcels. The south area consists of approximately 264 acres and includes the 134 acre south Round Valley Open Space parcels, the 121 acre Osguthorpe owned agricultural fields, and eight small parcels (total of 8.42 acres) located off of SR 248 across from the Quinn's Water Treatment Plant at the intersection of SR 248 and Richardson Flats Road, aka the "Gordo parcels", as depicted on the proposed Annexation Plat (**Exhibit A- Annexation Plat and Legal Descriptions**).

The north parcels are undeveloped open space consisting of rolling hills, ridges, draws, and a main central valley (Round Valley). Vegetation is primarily sage brush, oak, grasses and other native trees and shrubs. Numerous non-motorized trails have been constructed in the area, utilized by hikers, bikers, runners, snowshoers and skiers. Access to these parcels and trails is from various public trailheads. The south parcels are also undeveloped open space, of similar nature to the north parcels and contain a network of non-motorized public trails, accessed from a trailhead located south of the Park City Quinn's Recreation Complex. Agricultural uses are permitted on the Osguthorpe parcel (subject to a Conservation easement deed and agreement) and will continue to be allowed as an existing non-conforming use within the ROS zone (**Exhibit B- Existing Conditions Map**). Two of the eight "Gordo parcels", located within the south parcel area, are owned by UDOT and are unrestricted, with the remaining six parcels owned by Park City. Four of the City "Gordo parcels" are encumbered with deed restrictions limiting use to recreation open space, as described below. Two of the City "Gordo parcels" are not encumbered with restrictions, as they were purchased by the City, in 2008, for the purpose of land banking the property to allow time for Council to discuss the best potential uses for the land which may include; open space, affordable housing or additional areas needed for current operations on City land, such as recreation and/or public works support.

With the exception of the UDOT parcels and two of the Gordo parcels, the entirety of the Annexation Properties are subject to conservation easements and/or various deed restrictions, as described below and are intended to stay as open space consistent with applicable restricted covenants

and/or funding source. Most of the property has been purchased by Park City as open space with open space funds and is permanently restricted for open space uses as spelled out in each deed restriction and conservation easement (**Exhibit C- Conservation Easement and Deed Restricted Property Map**). The annexation does not change or remove any of the existing restrictions or easements.

Together, the annexation of these parcels shall be referred to as the Round Valley Park City Annexation; the petition to annex these parcels shall be referred to as the "Annexation Petition;" and both the north and south areas shall be referred to as the "Annexation Property" or "Annexation Properties." The Round Valley Park City Annexation Petition requests annexation into the corporate limits of Park City and extension of municipal services to the Annexation Property as needed for anticipated future uses. The City and Petitioner are sometimes collectively referred to in this Agreement as the "Parties" or individually as a "Party". This Agreement is made under authority of §§ 10-2-401 et. Seq. of the Utah Code, Annotated 1953, as amended "MLUDMA").

WHEREAS, the Round Valley Park City Annexation includes the following parcels:

PARK CITY MUNICIPAL CORPORATION LAND, AS FOLLOWS:

SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:

\* SUMMIT COUNTY TAX SERIAL NO. SS-59-X (PCMC)

SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:

\* SUMMIT COUNTY TAX SERIAL NO. SS-61-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-61-C-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-61-D-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-61-E-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-61-F-X (PCMC)

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:

\* SUMMIT COUNTY TAX SERIAL NO. SS-62-A-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-62-B-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-62-C-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-62-D-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-62-E-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-62-G-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-62-A-1-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-62-A-1-A-X (PCMC)

SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:

\* SUMMIT COUNTY TAX SERIAL NO. SS-92-A-X (U.S.A., INTERIOR DEPT.)

\* SUMMIT COUNTY TAX SERIAL NO. SS-92-A-X-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-92-A-1-X (UDOT)

\* SUMMIT COUNTY TAX SERIAL NO. SS-95-A-X (UDOT)

\* SUMMIT COUNTY TAX SERIAL NO. SS-95-B-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-95-C-1-X (PCMC)

\* SUMMIT COUNTY TAX SERIAL NO. SS-95-C-X (UDOT)

- \* SUMMIT COUNTY TAX SERIAL NO. SS-95-D-X (PCMC)
- \* SUMMIT COUNTY TAX SERIAL NO. SS-95-E-X (PCMC)
- \* SUMMIT COUNTY TAX SERIAL NO. SS-95-1-X (PCMC)
- \* SUMMIT COUNTY TAX SERIAL NO. SS-95-N-X (PCMC)
- SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN:
- \* SUMMIT COUNTY TAX SERIAL NO. SS-97-A-1-X (PCMC)
- \* SUMMIT COUNTY TAX SERIAL NO. SS-98 (STEPHEN A. OSGUTHORPE, TRUSTEE)

WHEREAS, in furtherance of the foregoing, the Petitioners desire to annex the Round Valley Park City property into the corporate limits of the City and, to that end, a complete Annexation Petition for the Annexation Property was filed with the City on March 11, 2013. The Annexation Petition was accepted by the City Council on March 21, 2013, and certified by the City Recorder on April 22, 2013. The first public hearing was conducted by the Planning Commission on February 26, 2014. A subsequent public hearing was conducted by the Planning Commission on August 27, 2014 and a recommendation was forwarded to the City Council on September 24, 2014. The City Council conducted a public hearing and approved the Round Valley Park City Annexation request on October 30, 2014.

WHEREAS, in connection with the Round Valley Park City Annexation, the entire Annexation Property is proposed to be zoned Recreation Open Space (ROS). The purpose of the ROS zone is to establish and preserve open space areas, covered with vegetation and substantially free from structures, streets, and parking lots. The ROS zone permits as allowed, and as conditional, recreational uses, such as trails and trailheads; outdoor recreation equipment; essential municipal public utility use, service or structures; accessory buildings; agricultural and conservation activities; raising and grazing of horses and livestock; and a wide variety of recreation facilities. The ROS zoning district is more fully described in the City's Land Management Code, Section 15-2.7.

NOW, THEREFORE, in furtherance of the Annexation Petition, in consideration of City's action to annex Petitioner's property, and in consideration of the mutual promises contained herein, as well as the mutual benefits to be derived here from, the Parties agree that the terms and conditions of the Round Valley Park City Annexation shall be as follows:

1. **Property.** The Round Valley Park City Annexation Properties to be annexed consist of approximately 1,368 acres in area, as depicted on the annexation plat attached as **Exhibit A** (the "**Annexation Plat**") and as more fully described in the legal descriptions on Sheet Two.
2. **Zoning.** Upon Annexation, the Round Valley Park City parcels will be zoned Recreation Open Space (ROS) and Frontage Protection Zone (FPZ), for those properties with frontage on State Road 248. The official zoning map of Park City shall be amended to include these properties and zoning designations (see **Exhibit D- Zoning Map Amendment**).
3. **Subdivision; Density and Phasing.** With the exception of the UDOT parcels and Parcels SS-95-I-X and SS-95-B-X, the two one acre City owned "Gordo parcels", the Annexation Property is subject to various deed restrictions and/or Conservation Easements described below.

Uses of the Park City Round Valley Annexation Properties must comply with the ROS zoning and existing deed restrictions and conservation easements on record with Summit County. Future development of the unrestricted City and UDOT "Gordo parcels" may require a separate Subdivision Plat depending on the uses proposed and whether future building permits require legally platted lots. Uses consistent with the ROS zone, including Essential Municipal Public Utility, Use, Facility, Service, and Structures, shall be permitted subject to approval of a Conditional Use Permit, as required by the Land Management Code. Further restrictions of the property may be included in the conditions of approval of any required Subdivision plat and/or Conditional Use Permit.

The land use development of the Property shall be governed by this Annexation Agreement, all existing and recorded deed restrictions and conservation easements described herein, the ROS and FPZ zoning designation provided herein, and by any required Subdivision Plat conditions of approval.

Construction and alignment of any required sanitary sewer line extensions and any required storm water detention facilities shall be established as part of any required Subdivision Plat for the Property (to be as accepted by the City and filed in the official real estate records of Summit County, Utah, the "**Subdivision Plat**"). The preferred alignment of any required sanitary sewer and/or on-site storm water detention facilities, or alternatives, as approved by the Park City Engineer, shall be that alignment and/or location which results in the least visual impact and site disturbance while meeting the site design and construction requirements of the Snyderville Basin Water Reclamation District and City Engineer. The timing for construction of storm water detention facilities shall be determined by the City Engineer, (the "**Storm Detention Facilities**"). Maintenance of on-site storm water detention facilities will be the responsibility of the Property Owner.

Subject to fulfillment of all the conditions of the Subdivision Ordinance and, further, Park City's final approval of the construction of any such public improvements, those water facilities, utilities, fire hydrants, and easements as may be agreed by Parties in connection with the Subdivision Plat review and approval process (the "Public Improvements"), shall be conveyed and dedicated to the City, for public purposes.

4. **Trails and Sidewalks.** Any obligations or guarantees with respect to the construction of trails and sidewalks on the Property shall be consistent with the City's Trails Master Plan.

5. **Fire Prevention Measures.** Because of potential wild land interface issues on the Petitioner's Property, the Petitioner (or, as specified in connection with any such assignment, its assigns) agrees to implement a fire protection and emergency access plan, to be submitted prior to the issuance of any building permits, to be reviewed and approved by the Fire Marshall and Chief Building Official for compliance with applicable building and fire codes. Such plan may include a requirement for fire sprinkler systems for all structures. Fire and emergency access and fire hydrants shall be installed as required by the fire protection plan prior to issuance of any full building permits on the Property.

6. **Roads and Road Design.** No public streets are proposed to be constructed on any of the Petitioner's Property. Any roads incorporated as part of this annexation will remain under their current jurisdiction. Any changes to road ownership must follow a separate process as defined in the state statutes.



7. **Water Rights.** Pursuant to the Annexation Petition Report (**Exhibit E- Annexation Petition Report**) prepared by Alliance Engineering for the Petitioners, dated June 17, 2013, known water rights associated with the Annexation Properties are limited to the Osguthorpe Parcel (SS-98-X) with 102 acre feet within an 1878 priority. The Osguthorpe Parcel was placed in a conservation easement in 2010, removing development rights and ensuring agricultural use of the property. Park City Municipal Corporation has first right of refusal for purchase or lease of the property.

8. **Affordable Housing Requirement.** Affordable/employee housing shall be provided in a manner consistent with the City's Affordable Housing Resolution 20-07 to be determined at the time any required Subdivision Plat is approved by the City Council depending on uses proposed.

9. **Sustainable Development requirements.** All construction within any required Subdivision shall utilize sustainable site design, development and building practices and otherwise comply with requirements of the ROS Zone.

10. **Planning Review Fees.** Property Owners within the Annexation Property shall be responsible for all standard and customary fees, including generally-applicable planning, building, subdivision and construction inspection fees imposed by the City in accordance with the Park City Land Management Code, Park City Administrative Policy and the Park City Municipal Code.

11. **Impact and Building Fees.** Lot owners of lots within any future subdivision shall be responsible for all standard and customary, and generally-applicable, fees, such as development, impact, park and recreation land acquisition, building permit and plan check fees due and payable for construction on the Property at the time of application for any building permits, unless such fees are waived by the City Council or City Manager. Ownership of water rights shall not change the application of the Impact Fee Ordinance to the Property.

12. **Snow Removal and Storage.** Snow removal from private roads shall be the responsibility of the Property Owners. Park City shall not be obligated to remove snow from private sidewalks or trails unless such sidewalks or trails are classified as part of a community trail system and incorporated into the City wide snow removal program.

13. **Fiscal Impact Analysis.** The Annexation Petition Report (**Exhibit E**), prepared by Alliance Engineering for the Petitioners, dated June 17, 2013, included a Fiscal Impact Analysis that has been reviewed by the Planning Staff and Planning Commission. The Fiscal Impact Analysis concludes that the Annexation will not alter any existing or projected demographic or economic conditions in the Park City area, or within the Annexation Properties, as there is no population or economic base within the Annexation Properties at the time of this annexation. Projected revenue as a result of this annexation is negligible as no revenue generating activities are proposed. The annexation will not result in an overall negative impact on the City or School District.

14. **Effective Date.** This Annexation Agreement is effective upon recordation of the Annexation Plat and the filing and recordation of the signed Ordinance, and further, the City provides notice of the recordation to the parties of this Annexation Agreement.

15. **Governing Law: Jurisdiction and Venue.** The laws of the State of Utah shall govern this Annexation Agreement. The City and Petitioners agree that jurisdiction and venue are proper in Summit County.

16. **Real Covenant, Equitable Servitude.** This Annexation Agreement constitutes a real covenant and an equitable servitude on the Properties. The terms of this Agreement touch and concern and both benefit and burden the Property. The benefits and burdens of this Agreement run with the land, and are intended to bind all successors in interest to any portion of the Property. This Agreement, a certified copy of the Annexation Ordinance approving the Annexation (the "**Annexation Ordinance**"), and the Annexation Plat shall be recorded in the County Recorder's Office of Summit County, Utah.

17. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof may be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be evidenced by letter from the City to Petitioners or its successors or assigns; provided that, notwithstanding the foregoing, the City hereby consents to the assignment of the rights and responsibilities, and the benefits, of this Agreement, in whole or in part, upon written notice to the City; and provided that, in connection with and to the extent of any such assignment, Petitioners shall not have any further rights or responsibilities under this Agreement as and to the extent accruing from and after the date of any such assignment. Moreover, any substantive amendments to this Annexation Agreement shall be processed in accordance with the Park City Land Management Code and MLUDMA in effect at the time an application for amendment is filed with the City Planning Department.

18. **Compliance with City Code.** Notwithstanding Paragraph 19 of this Agreement, from the time the Park City Council (the "**City Council**") approves of this Agreement and upon completion of the Annexation by recordation of the annexation plat with the County Recorder's Office of Summit County, Utah, the Property shall be subject to compliance with any and all City Codes and Regulations pertaining to the Property.

19. **Full Agreement.** This Agreement, together with the recitals and exhibits attached to this Agreement (which are incorporated in and made a part of this Agreement by this reference), and the written agreements expressly referenced herein, contain the full and complete agreement of the Parties regarding the Annexation of the Annexation Properties into the City. Only a written instrument signed by all Parties, or their successors or assigns, may amend this Annexation Agreement.

20. **No Joint Venture, Partnership or Third Party Rights.** This Agreement does not create any joint venture, partnership, undertaking or business arrangement among the Parties. Except as otherwise specified herein, this Agreement, the rights and benefits under this Agreement, and the terms or conditions hereof, shall not inure to the benefit of any third party.

21. **Vested Rights.** Subject to the provisions of this Agreement, Petitioners (or their assigns) shall have the right to propose future uses, whether allowed or conditioned uses, in accordance with this

Annexation Agreement, all existing or future deed restrictions and conservation easements as described herein, the ROS Zoning, and where applicable the Frontage Protection Zoning (FPZ), Regulations in effect at the time any proposal for future use is submitted to the City, and any conditions of approval of a Subdivision Plat, if such plat is required, subject to and in compliance with other applicable ordinances and regulations of Park City.

**22. Nature of Obligations of Petitioners.** Petitioners are liable for performance of the obligations imposed under this Agreement only with respect to the portion of property which it owns and shall not have any liability with respect to the portion of the property owned by the City.

**23. Severability.** If any part or provision of this Annexation Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Annexation Agreement except that specific provision determined to be unconstitutional, invalid, or enforceable. If any condition, covenant or other provision of the Annexation Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by the law.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement as of the 20 day of April, 2015.

*(Signatures begin on following page)*

**PARK CITY MUNICIPAL CORPORATION,**  
A political subdivision of the State of Utah

By: *Jack Thomas*  
Jack Thomas, Mayor

Dated this 20 day of April, 2015.

ATTEST: City Clerk  
By: *Marci Heil*  
Marci Heil, City Recorder

Dated this 20 day of April, 2015.

APPROVED AS TO FORM:  
*Mark Harrington*  
Mark Harrington, City Attorney

Dated this 17 day of April, 2015.

**Park City Municipal Corporation, Petitioner**

By: *Diane Fator*  
Name: Diane Fator

Dated this 20 day of April, 2015

Acknowledgement (notary)

**Afton Stephen Osguthorpe Family Trust, Petitioner**

By: *Stephen A. Osguthorpe*  
Name: Stephen A. Osguthorpe

Dated this 12 day of March, 2015

Acknowledgement (notary) *Krystal Hazlett, March 12, 2015*



UDOT, Petitioner

By: 

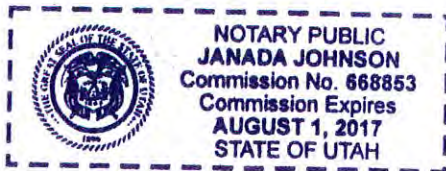
Name: Nathan Lee  
Director, Region Two

Dated this 24 day of February, 2015

Acknowledgement (notary)

*Feb. 24, 2015, appeared before me, Nathan D Lee, UDOT R2 Director*

*Janada Johnson*



\_\_\_\_\_  
CONTRACT ADMINISTRATOR  
COMPTROLLERS OFFICE

Exhibits

- A. Annexation Plat and Legal Descriptions
- B. Existing Conditions Map
- C. Conservation Easement and Deed Restricted Property Map
- D. Zoning Map Amendment
- E. Annexation Petition Report



EXHIBIT A  
TO  
ANNEXATION AGREEMENT  
[Annexation Plat and Legal Descriptions]





# ROUND VALLEY CITY ANNEXATION PLAT

LOCATED IN SECTIONS 2, 3, 34 & 35  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
AND IN SECTIONS 2 & 3  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE & MERIDIAN,  
SUMMIT COUNTY, UTAH

**BOUNDARY DESCRIPTION**

ALSO INCLUDES THE FOLLOWING:

SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

**BOUNDARY DESCRIPTION (CONTINUED)**

SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

**PARCEL IDENTIFICATION**

- FOR ALL PARCELS, IDENTIFICATION NUMBERS AS FOLLOWS:
- SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH
  - SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH
  - SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH
  - SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH
  - SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH
  - SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

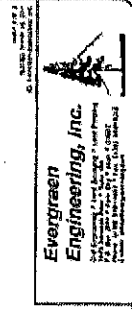
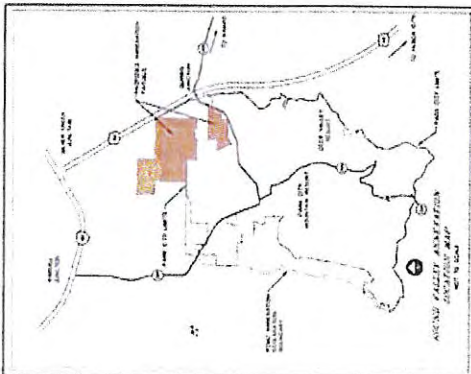
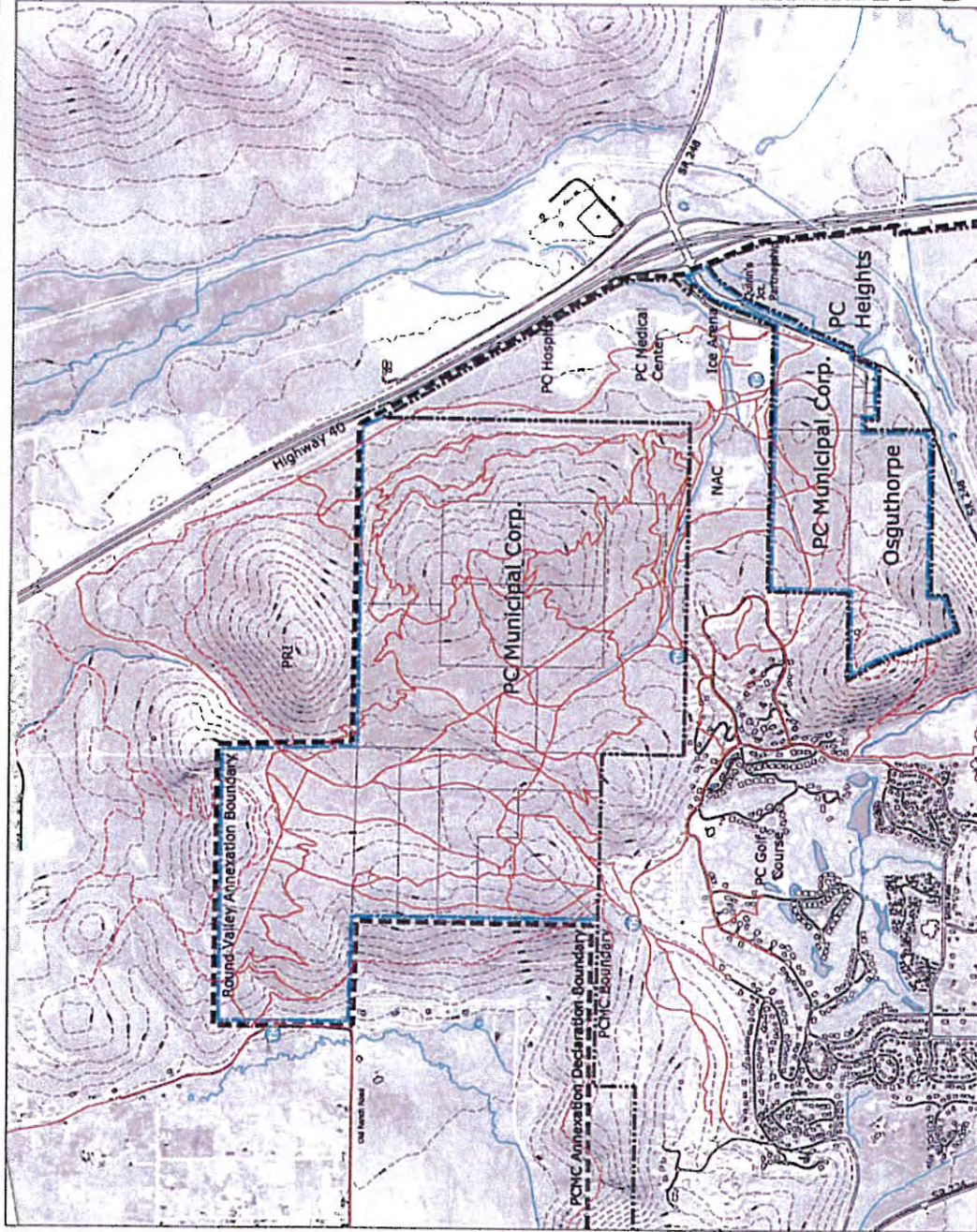


EXHIBIT B  
TO  
ANNEXATION AGREEMENT  
[Existing Conditions Map]

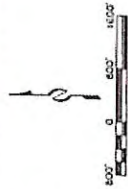
# EXHIBIT B

# EXHIBIT B



## LEGEND

- Round Valley Annexation Boundary
- PCMC Annexation Declaration Boundary
- Existing PCMC Boundary
- Existing Round Valley trails and jeep roads
- Proposed Round Valley trails
- Ⓛ Existing trailheads



UDOT  
 UTAH DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 1465 WEST 900 SOUTH, SALT LAKE CITY, UTAH 84143  
 PHONE: (801) 536-5000 FAX: (801) 536-5001  
 WWW.UDOT.UTAH.GOV

**STAFF:**  
 STEVE BOULDER

**DATE:** 8/14/13

**ROUND VALLEY ANNEXATION PETITION**  
**EXISTING CONTIGUOUS + ORTHO-PHOTO**  
**PARK CITY MUNICIPAL CORPORATION**  
 40th JUNE 2013, 10:41:42  
 FILE: I:\Projects\2013\1308\GIS\Planning\Customize map.mxd

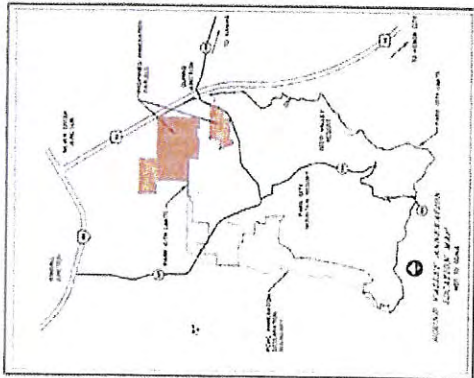
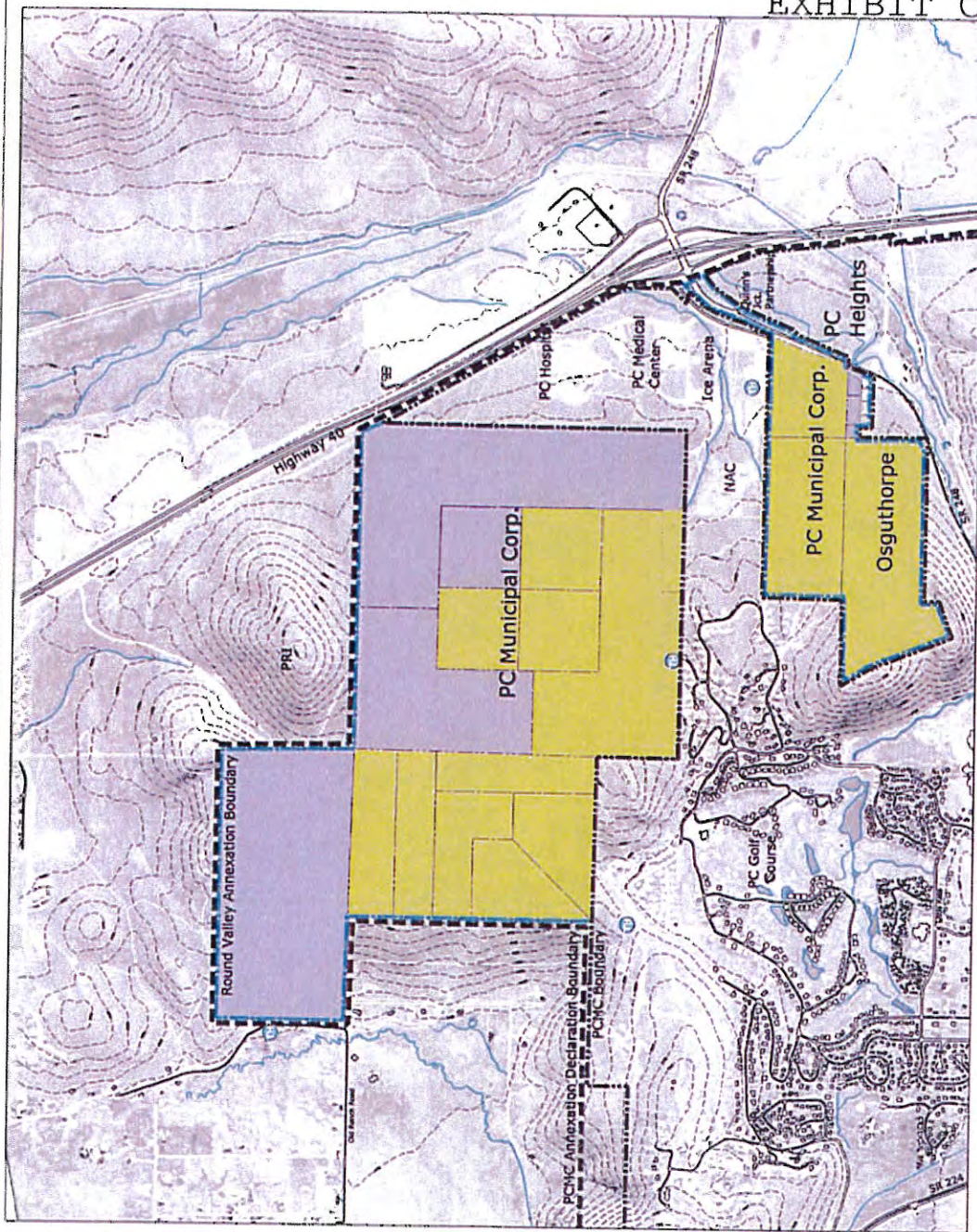
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**EXHIBIT C**  
**TO**  
**ANNEXATION AGREEMENT**  
[Conservation Easement and Deed Restricted Property Map]

# EXHIBIT C

# EXHIBIT C



### LEGEND

Annexation lands with existing Conservation Easements

Annexation lands with existing Deed Restrictions

Round Valley Annexation Boundary

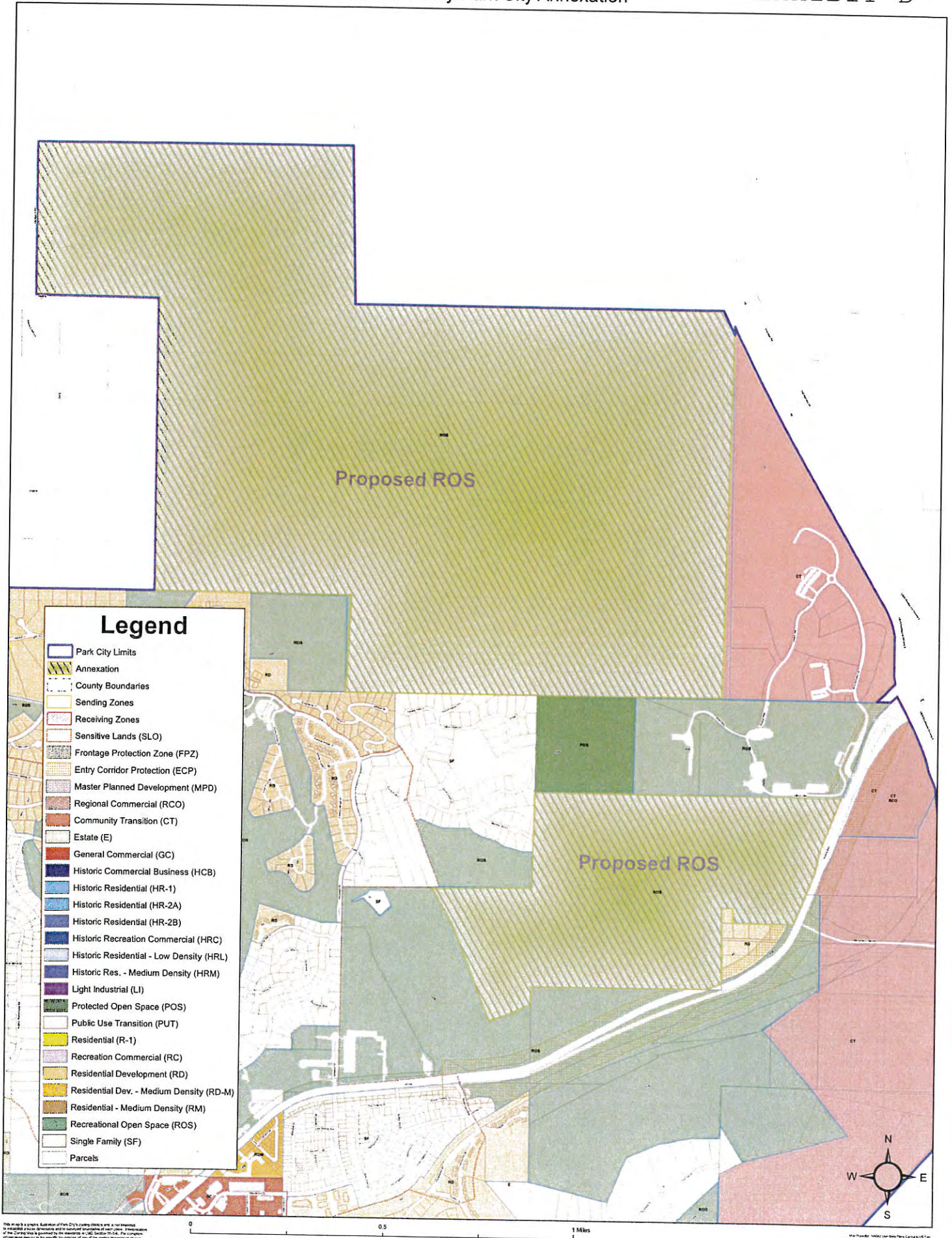
PCMC Annexation Declaration Boundary

Existing PCMC Boundary

STAFF:	ROUND VALLEY ANNEXATION PETITION	SHEET
DATE:	CONSERVATION EASEMENTS + DEED RESTRICTIONS	1
PROJECT:	PARK CITY MUNICIPAL CORPORATION	OF
DATE:	FILE: A:\RoundValley\RoundValley\Conservation Easements + Deed Restrictions	1

EXHIBIT D  
TO  
ANNEXATION AGREEMENT  
[Zoning Map Amendment]





### Legend

- Park City Limits
- Annexation
- County Boundaries
- Sending Zones
- Receiving Zones
- Sensitive Lands (SLO)
- Frontage Protection Zone (FPZ)
- Entry Corridor Protection (ECP)
- Master Planned Development (MPD)
- Regional Commercial (RCO)
- Community Transition (CT)
- Estate (E)
- General Commercial (GC)
- Historic Commercial Business (HCB)
- Historic Residential (HR-1)
- Historic Residential (HR-2A)
- Historic Residential (HR-2B)
- Historic Recreation Commercial (HRC)
- Historic Residential - Low Density (HRL)
- Historic Res. - Medium Density (HRM)
- Light Industrial (LI)
- Protected Open Space (POS)
- Public Use Transition (PUT)
- Residential (R-1)
- Recreation Commercial (RC)
- Residential Development (RD)
- Residential Dev. - Medium Density (RD-M)
- Residential - Medium Density (RM)
- Recreational Open Space (ROS)
- Single Family (SF)
- Parcels

This map is a graphic illustration of Park City's zoning districts and is not intended to establish or alter the boundaries of any zoning district. The boundaries of the City of Park City are shown by the dashed line. The boundaries of the County of Summit are shown by the solid line. The boundaries of the State of Utah are shown by the dotted line. The boundaries of the City of Park City are shown by the solid line. The boundaries of the County of Summit are shown by the solid line. The boundaries of the State of Utah are shown by the dotted line.

Map prepared by: [unreadable] for the City of Park City

EXHIBIT E  
TO  
ANNEXATION AGREEMENT  
[Annexation Petition Report]





## Round Valley Annexation Petition

### Introduction

Park City Municipal Corporation (PCMC) is petitioning to have the area generally known as Round Valley (RV), annexed into Park City. The bulk of the parcels contained within the proposed annexation area are either owned outright by PCMC or PCMC retains conservation easements or deed restrictions. The project is located in the Quinn's Junction area. See attached Existing Conditions map. The purpose of this report is to provide a review and analysis of the existing and proposed land uses associated with the annexation of the Round Valley property. The property exists within Park City's annexation declaration boundary, as shown on the attached Annexation Boundary Declaration exhibit. The annexation petition is consistent with the Purpose and General Requirements of Chapter 8-Annexation of the Park City Land Management Code. An Annexation Plat is attached.

### Existing Conditions

The annexation area consists of properties within two larger parcels (North Parcel and South Parcel) which are separated from each other by properties within the boundaries of PCMC. Both of these parcels consist of lands purchased over 20 of years by PCMC specifically for open space protection and for use as a recreation amenity by residents and visitors (see Existing Conditions map) through taxpayer-funded Open Space bonds. The total area of the proposed annexation area is 1,367.16 acres. Existing natural conditions have been identified, in some cases mapped, and then subsequently analyzed to address the requirements of the Annexation Petition and are noted below.

The North parcel lands present as undeveloped open space with topography consisting of rolling hills surrounding a central valley (Round Valley). The lowest point of the valley area appears to contain a small jurisdictional wetlands habitat. Numerous trails used by hikers, bikers, and winter user's crisscross the Round Valley area.

The South parcel is similar in character to the North parcel. Topography consists of gently rolling terrain and flat fields. Most of this parcel exists as undeveloped open space with multi-use trails. A portion is farmed for hay, and several small parcels have been utilized for vehicle storage, road salt storage and related uses. Individual ownership parcels of the entire annexation area are found at the end of this document.

#### a. Slopes:

A slope analysis has been conducted with the following results:

Slopes 0 – 15%	55%
Slopes 15-40%	44%
Slopes 40%+	1%

See the attached slope analysis. Ridgelines have also been identified as part of this analysis.





## Round Valley Annexation Petition

b. Wetlands and Hydrology:

Wetlands in the annexation area, and surrounding lands, have been mapped by the Environmental Protection Agency as part of a nationwide wetlands inventory and the mapping, available in a digital format, was downloaded from the State of Utah GIS portal website for use in mapping wetlands. This mapping would not be considered to be detailed enough for a site-specific wetlands identification, but is useful in generally determining where wetlands are likely located. The digital mapping shows a very small wetland area in Round Valley itself. An on-site delineation will be required in the event that activities are proposed in this wetlands area. These mapped wetlands are shown on the Sensitive Lands Map.

c. Vegetative Cover:

Vegetation consists of mountain mahogany, shrub oak, sagebrush, mixed native grasses and various perennials. Invasive weed species are found throughout the parcel (See attached character image of the vegetation patterns).

d. View Corridors:

Important view corridors exist along Route 248 and 40 and comprise portions of the RV Annexation area. The parcels within the annexation area were purchased or controlled by PCMC, in part, to protect the visual character of the entry in Park City. Visually, the Round Valley Annexation area presents as undeveloped foothills between the State Route 40 corridor and the Snyderville Basin. See the attached Viewshed Analysis.

e. Wildlife:

Wildlife habitat information for important species has been downloaded and mapped from the State of Utah GIS Portal website. As shown on the wildlife mapping, black bear, blue grouse, sage grouse, ruffed grouse and mule deer habitat are found within the annexation area and on nearby open space lands.

Threatened and Endangered Species-As shown on the following table, Summit County animal and plant species has been listed as one or more of the following: Federally-listed or candidate species under the Endangered Species Act (S-ESA), Wildlife species of concern (SPC), and Species receiving special management under a Conservation Agreement in order to preclude the need for Federal listing (CS). The animals and plants listed below are found in Summit County or Wasatch Counties but are not be specific to the annexation parcels.

# Round Valley Annexation Petition



**Table 1-Animal Species in Summit County of S-ESA, SPC, or CS Status**

<i>Common Name</i>	<i>Scientific Name</i>	<i>State Status</i>
Bald Eagle	Haliaeetus Leeucocephalus	S-ESA
Blue-Headed Sucker	Catostomus Discobolus	CS
Bobolink	Dolichonyx Oryzivorus	SPC
Bonneville Cutthroat Trout	Oncorhynchus Clarkii Utah	CS
Brown (Grizzly) Bear	Ursus Arctos	S-ESA
Canada Lynx	Lynx Canadensis	S-ESA
Colorado River Cutthroat Trout	Onchorhynchus Clark II pleuriticus	CS
Columbia Spotted Frog	Rana Luteiventris	CS
Deseret Mountain Snail	Oreohelix Peripherica	SPC
Greater Sage Grouse	Centrocercus Urophasianus	SPC
Leatherside Chub	Gila Copei	SPC
Lewis Woodpecker	Melanerpes Lewis	SPC
Long-billed Curlew	Numenius Americanus	SPC
Northern Goshawk	Accipiter Gentilis	CS
Smooth Greensnake	Opheodrys Vernalis	SPC
Three-Toed Woodpecker	Picoides Tridactylis	SPC
Western Pearlshell	Margaritifera Falcata	SPC
Western Toad	Bufo Boreas	SPC

An inquiry to the State of Utah, Division of Wildlife Resources, Department of Natural Resources (DWR) regarding any species of concern has been made. No species of concern have been identified by DWR as noted on the attached response.

*f. Cultural Resources:*

Historically, the annexation area has been, for the most part, undeveloped. There are no historic structures found on the annexation parcels in question. Historic land uses include agriculture, which has been an on-going activity on the Osguthorpe parcel for many years.

*g. Geological Features*

The RV annexation area contains no significant geological features identified in the State of Utah GIS databases including debris flows, fault lines, landslide areas, liquefaction areas and related phenomena. Several mapped small earthquake epicenters are found on the annexation area as are found throughout the greater Park City area. A review of the databases indicated no known geologic hazards. No known mine hazards were discovered in the area, per PCMC compliance with the mine hazard ordinance.





## Round Valley Annexation Petition

The annexation area is outside of the Park City's soils ordinance boundaries.

### Existing and Proposed Streets and Roads

No new roads or streets are currently proposed as part of this annexation.

### Existing Public and Proposed Utilities

Utility services exist along road R-O-W's which surrounds the annexation parcels. A (Chevron) natural gas main line passes through the North Parcel and the Lost Canyon Water Line passes through the South Parcel. Numerous easements for additional utility corridors, ROW's, access and other uses exist throughout the annexation area and are set forth in the title report. No new utilities are proposed as part of this annexation application.

### Location of Proposed Open Space

See discussion of Existing and Proposed Land Uses.

### Existing and Proposed Land Uses

Existing land uses in the annexation area, for the most part, are protected open space and passive recreational uses. Agriculture, as noted in the Cultural Resources section, exists and would likely continue in the event of an annexation. Several small parcels, adjacent to Hwy 248, have, historically been utilized for vehicle storage, and related light industrial uses. County zoning in the annexation area consists of "Hillside Stewardship," and "Rural Residential."

The RV annexation area provides a significant recreational amenity to the Park City community. In addition to approximately 30 miles of mixed-use trails in the annexation area, support facilities, outside of the annexation area, including parking lots and trailheads are located at Round Valley Way and Gillmor Way in Quinn's Junction, on Meadows Drive in Park Meadows, and on Old Ranch Road. Deed-restricted open space easements exist on approximately 600 acres of the North Parcel. See Conservation Easement exhibit.

As shown on the attached 1/2-Mile Analysis exhibit, for a 1/2 mile radius surrounding the RV annexation area, land uses consist of open space, residential uses, resort residential, commercial and light industrial uses. About 1/3 of all lands within 1/2 mile of the annexation parcels are PCMC incorporated lands and consist of various residential uses (Park Meadows and Prospector), the Park City Golf Course, National Ability Center, Park City Ice Arena, the IHC Hospital and related medical offices, along with undeveloped open space. Zoning consists of SF, POS, ROS, RD, and CT. See attached Zoning Map.

The remaining 2/3 of the lands within 1/2 mile are located in un-incorporated Summit County. Land uses include the Highway 40 ROW, a small industrial park (Zoned as "Neighborhood Commercial") on the



## Round Valley Annexation Petition

east side of Highway 40, low density residential in the Old Ranch Road area, portions of Richardson Flats, and other undeveloped parcels.

Proposed land uses would be consistent with historic and current uses including protected open space with associated recreational uses, agriculture, and light industrial uses. Proposed zoning is ROS and LI, with the FPZ (Frontage Protection Zone) overlay as shown on the attached proposed zone map.

### Existing and Proposed Locations of Community Facilities

Existing community facilities in the annexation area consist of the aforementioned trail system and related recreation infrastructure. No community facilities, beyond what currently exists in Round Valley are anticipated as part of this annexation. The Weber Water Conservation District, with input from Park City Water Department and other entities, has analyzed future water demand. As a result of that analysis, a small reservoir or lake may be proposed on a portion of the annexation area with suitable topography. This use is consistent with the proposed ROS zone in which this water body would be proposed to be located. As noted on the Zoning Map, the LI zone within the annexation area could allow for uses, consistent with current community services, including road maintenance and storage facilities or new uses such as relocation of the recycling center.

### Consistency with General Plan

The Round Valley Annexation area falls within Park City's Annexation Declaration Boundary and is consistent with objectives set forth in the current General Plan.

### Anticipated Timetable for Development

No development is proposed as part of this annexation. Improvements and limited expansion of the trail system and trail system support infrastructure is anticipated on an as-needed basis.

### Affordable Housing

No development is proposed as part of this annexation and so no affordable housing component is anticipated.

### Public Utilities and Essential Services Analysis

- a. This annexation does not propose any development which would increase the number of school-aged children to the Park City School District.
- b. Capacity of sanitary sewer services-No increase in sanitary sewer services are proposed as part of this annexation.
- c. Other Services-The annexation area abuts existing boundaries of Park City Municipal Corporation. It is surrounded by mixed land use development. Service routes exist for solid waste pick up (private contractor) which is currently afforded to adjacent property owners. All existing municipal and county services are afforded to the proposed annexation property by virtue of its location adjacent





## Round Valley Annexation Petition

to Park City Municipal Corporation boundaries and would require no change in the provision of these services as a result of this annexation.

- d. Water disclosure statement: Known water rights associated with the proposed annexation area are limited to the Osguthorpe Parcel (55-98-X) with 102 acre feet with an 1878 priority. The parcel was placed in a conservation easement in 2010, removing development rights and ensuring agricultural use of the property. Park City Municipal has a first right of refusal for purchase or lease of the property to ensure water associated with the parcel remains.

### Fiscal Impact Analysis

The annexation is not anticipated to alter any existing or projected demographic or economic conditions in the Park City area (or in the annexation area itself) as there is no population or economic base within the annexation area. The area surrounding the annexation area consists of commercial development, undeveloped open space, UDOT rights of way and limited industrial/ commercial uses, as shown on the Existing Conditions map. Prior annexation agreements in the surrounding areas include the Park City Heights project (an unconstructed mixed residential project directly to the south of this annexation petition) and Quinn's Junction Partnership project (a proposed movie studio complex, to the southeast) as noted on the Existing Conditions map. To the east is State Route 40 and beyond that is an existing commercial/ industrial complex.

Projected revenue as a result of this annexation would be negligible as no revenue generating activities are proposed.

The projected impact to taxpayers as a result of this annexation would be unchanged from the current conditions. The bulk of the lands are already owned outright or development rights are retained subsequent to this annexation petition by PCMC. Park City municipal services are already afforded to the annexation area resulting from the existing recreational uses of the property.

Tax revenues generated from parcel ownership within the annexation area are minimal. All publicly held lands, including PCMC, The United States of America, and UDOT are tax-exempt. The Osguthorpe parcel pays property taxes, but at a very low rate, as a result of a prior agreement with PCMC to transfer the development rights and its status as a greenbelt property. Property tax revenues are not anticipated to increase as a result of this annexation as the proposed land uses would, largely, remain unchanged from current conditions.

Cost of government services, via open space management funds, to the annexation area consist of trail maintenance and expansion and associated infrastructure improvements, noxious weed control, and wildfire control and related management activities. Estimated costs are approximately \$100,000 per annum. These costs are expected to remain, relatively, unchanged as a result of this annexation.



## Round Valley Annexation Petition

Parcel ownership and acreage are noted on the following table.

<b>Property Ownership NORTH PARCEL</b>	<b>Acres</b>	<b>Owner</b>
<b>Section 27, T1S, R4E, SLB&amp;M:</b>		
Tax No. SS-57-A-X	368.01	PCMC
Tax No. SS-57-2-A-X	29.00	PCMC
<b>Section 28, T1S, R4E, SLB&amp;M:</b>		
Tax No. SS-59-X	203.65	PCMC
<b>Section 33, T1S, R4E, SLB&amp;M:</b>		
Tax No. SS-61-X	40.00	PCMC
Tax No. SS-61-C-X	40.00	PCMC
Tax No. SS-61-D-X	40.00	PCMC
Tax No. SS-61-E-X	40.00	PCMC
Tax No. SS-61-F-X	40.00	PCMC
<b>Section 34, T1S, R4E, SLB&amp;M:</b>		
Tax No. SS-62-A-X	117.73	PCMC
Tax No. SS-62-B-X	40.00	PCMC
Tax No. SS-62-C-X	40.00	PCMC
Tax No. SS-62-D-X	40.00	PCMC
Tax No. SS-62-E-X	40.00	PCMC
Tax No. SS-62-G-X	209.62	PCMC
Tax No. SS-62-A-1-X	10.33	PCMC
Tax No. SS-62-A-1-A-X	143.66	PCMC
<b>SOUTH PARCEL</b>		
<b>Section 2, T2S, R4E, SLB&amp;M:</b>		
Tax No. SS-92-A-X		USA
Tax No. SS-92-A-X-X	39.92	PCMC
Tax No 92-A-1-X	3.38	UDOT
Tax No. SS-95-A-X	2.00	UDOT
Tax No. SS-95-B-X	1.00	PCMC
Tax No. SS-95-C-X	0.06	UDOT
Tax No. SS-95-D-X	2.00	PCMC
Tax No. SS-95-E-X	1.00	PCMC
Tax No. SS-95-I-X	1.00	PCMC
Tax No. SS-95-N-X		
Tax No. SS-95-C-1-X	1.36	PCMC
<b>Section 3, T2S, R4E, SLB&amp;M:</b>		
Tax No. SS-97-A-1-X	80.00	PCMC
Tax No. SS-98-X	121.05	Osguthorpe



# Round Valley Annexation Petition



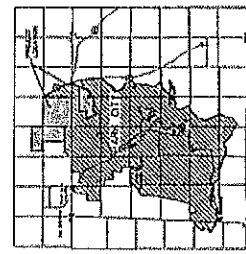
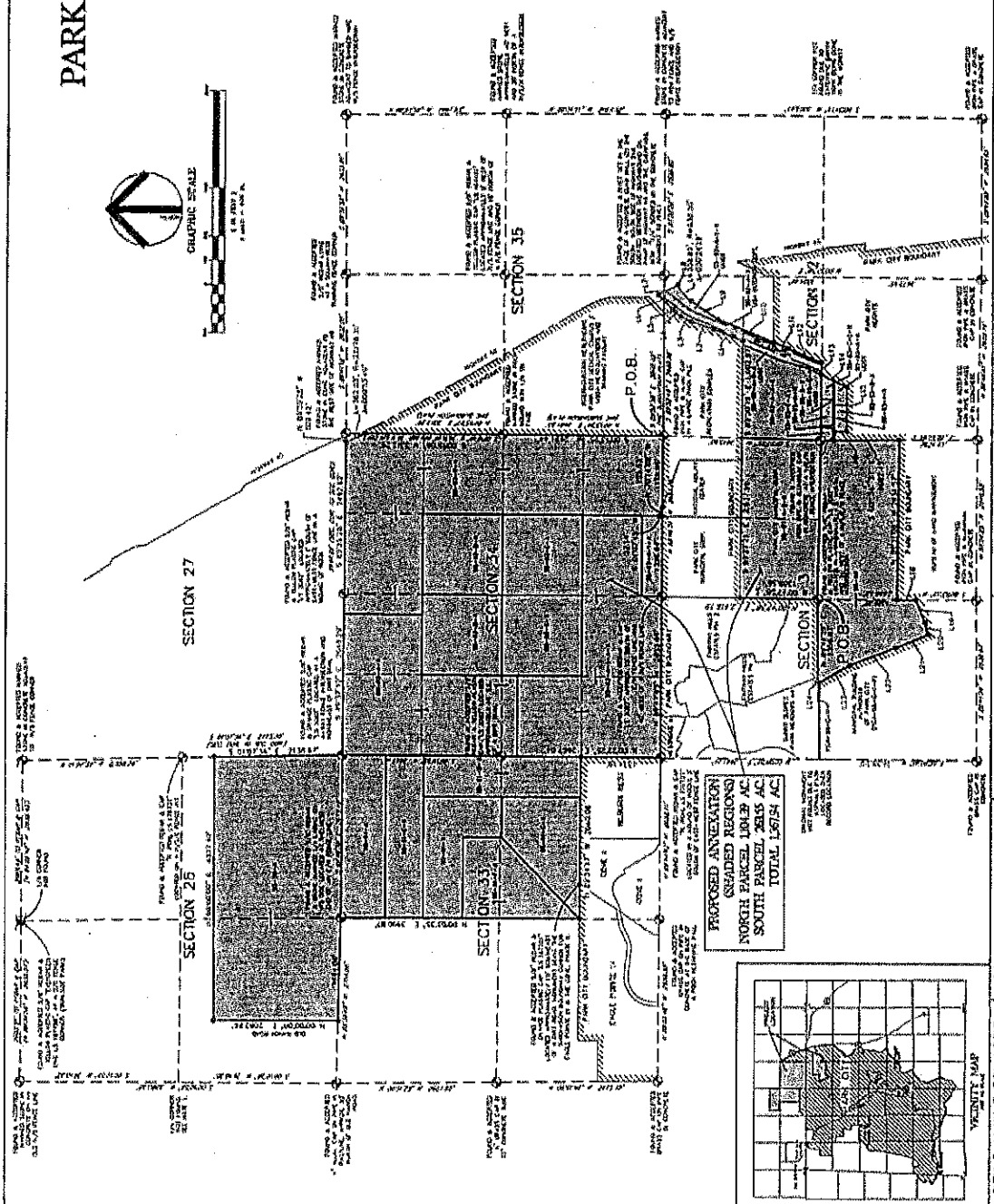
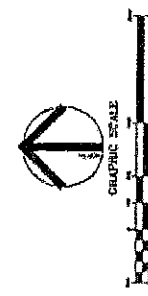
## Exhibits

- Annexation Plat
- Existing Conditions Map
- Zoning Map
- Conservation Easements Map
- Annexation Declaration Map
- Slope Map
- View Corridors Exhibit
- Wildlife Habitat Map
- DWR Species response letter
  
- Half Mile Land Uses
- Existing County Zoning

## ROUND VALLEY PARK CITY ANNEXATION PLAT

LOCATED IN SECTIONS 25, 26, 27, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Lot No.	Area (Acres)	Area (Sq. Ft.)
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3	1.00	43,560
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98	1.00	43,560
99	1.00	43,560
100	1.00	43,560



**PROPOSED ANNEXATION (SHADED REGIONS) NORTH PARCEL 1069 AC. SOUTH PARCEL 2835 AC. TOTAL 3904 AC.**

**CITY PLANNING COMMISSION**  
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**CITY ENGINEER**  
APPROVAL AS TO FORM AND ACCEPTANCE FOR THE PARK CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**CITY COUNCIL APPROVAL**  
APPROVED AS TO FORM AND ACCEPTANCE FOR THE PARK CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**CITY ENGINEER**  
APPROVAL AS TO FORM AND ACCEPTANCE FOR THE PARK CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**CITY COUNCIL APPROVAL AND ACCEPTANCE**  
APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**  
APPROVED AND ACCEPTED BY THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

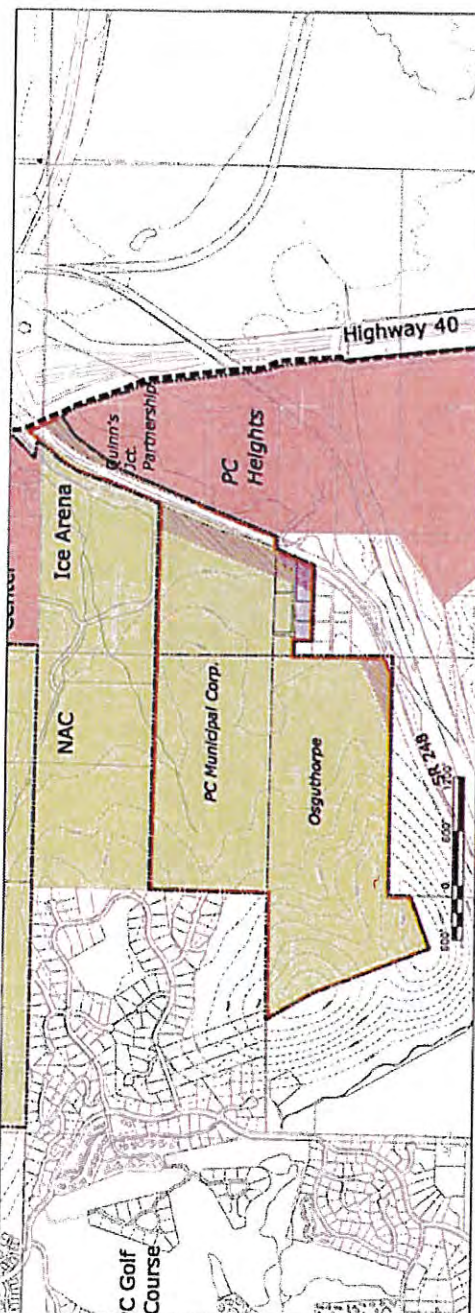
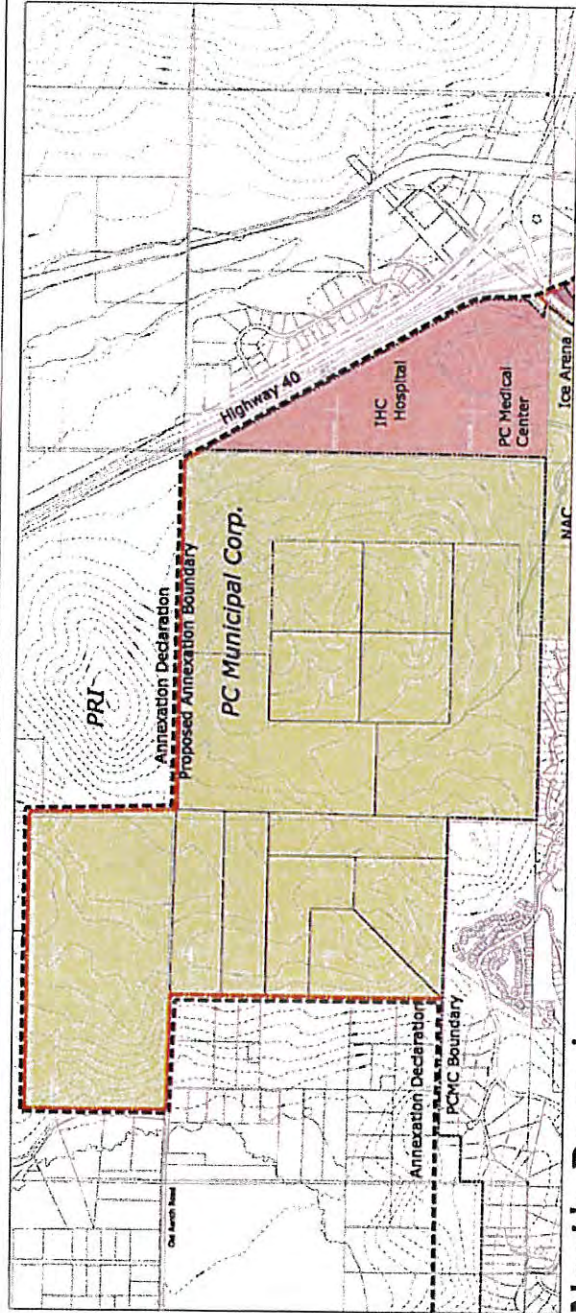
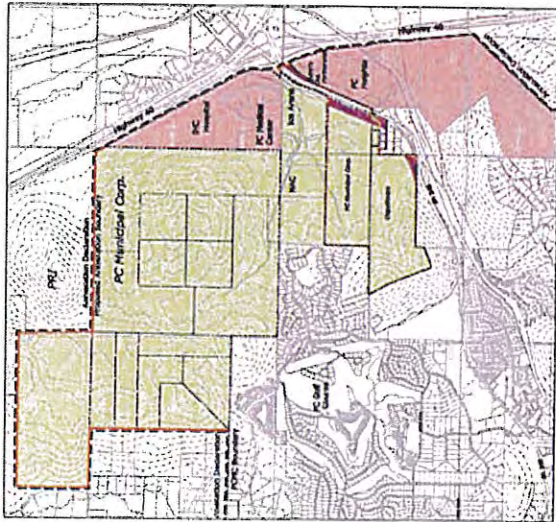
**Evergreen Engineering, Inc.**  
1234 Main Street, Park City, Utah 84302  
Phone: (435) 226-1234  
Fax: (435) 226-5678  
www.evergreeneng.com











**Proposed Zoning**

- Recreation Open Space (ROS)
- Light Industrial (LI)
- Frontage Protection Zone (FPZ)

**Zoning-Other, adjacent annexations**

- Community Transition (CT)
- Recreation Open Space (ROS)
- Preservation Open Space (POIS)

- Round Valley Annexation Boundary
- PCMC Annexation Declaration Boundary
- Existing PCMC Boundary

STAFF:  
STEW BOULDER

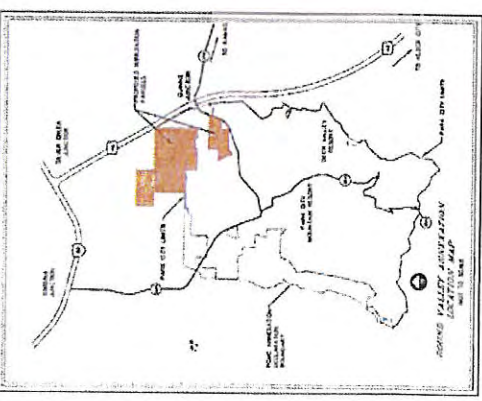
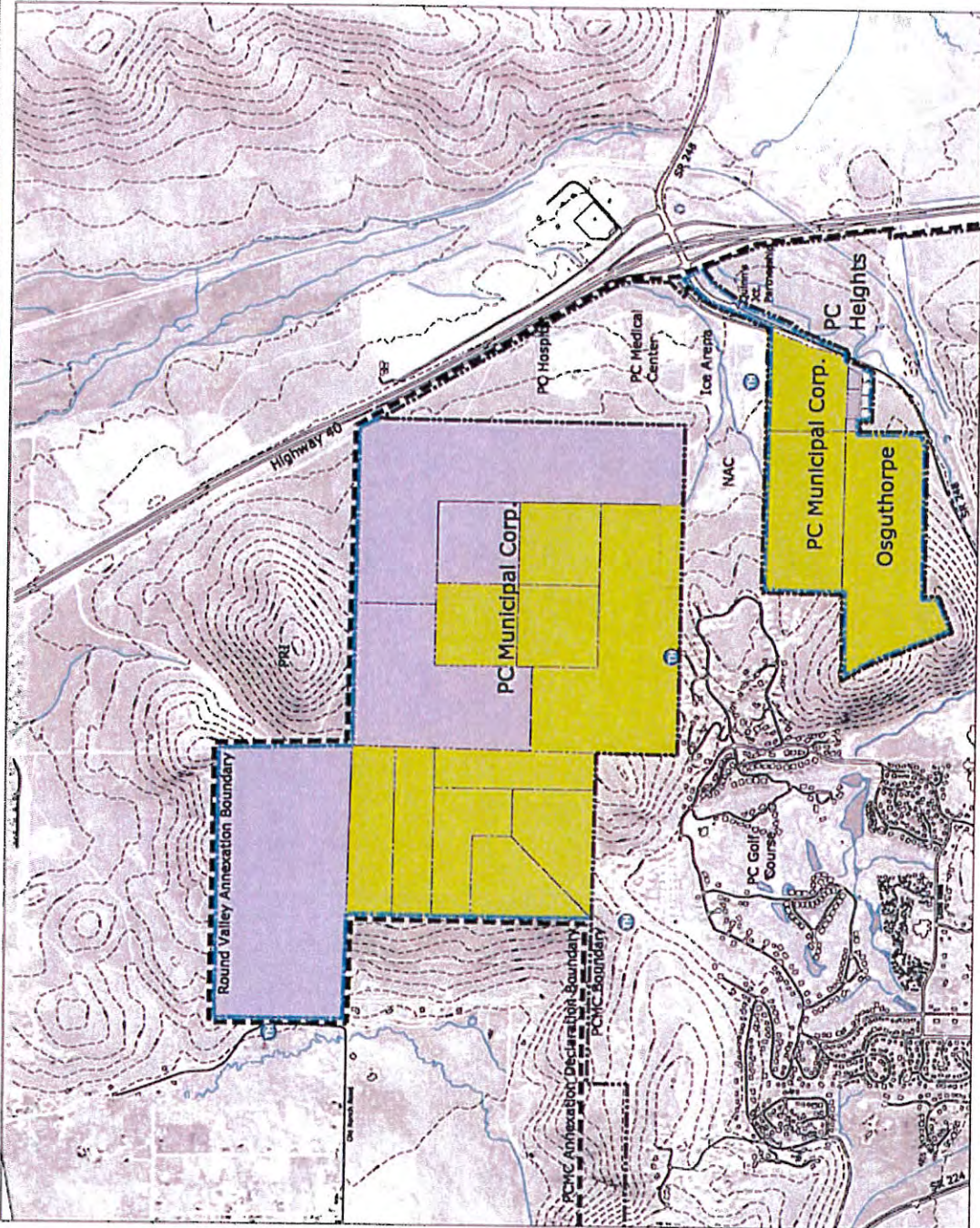
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ROUND VALLEY ANNEXATION PETITION  
PROPOSED ZONING  
PARK CITY MUNICIPAL CORPORATION  
FOR: PCMC  
JOB NO: 17-1-13  
FILE: RTD\Boulder\Annexation\Map\Zoning Map\_099

SHEET  
1  
OF  
1

*\*Proposed LI Zoning was NOT Approved. All adjacent ROS.*





- LEGEND**
- Annexation lands with existing Conservation Easements
  - Annexation lands with existing Deed Restrictions
  - Round Valley Annexation Boundary
  - PCMC Annexation Declaration Boundary
  - Existing PCMC Boundary

ROUND VALLEY ANNEXATION PETITION  
 Conservation Easements-Deed Restrictions  
 PARK CITY MUNICIPAL CORPORATION  
 FOR PCMC  
 JOB # 10-1-13  
 FILE # 10-000-10000-10000-10000-10000

STATE: UTAH  
 DATE: 1/13/13

STAFF: [Name]  
 TITLE: [Title]

Scale: 1" = 1000'

North Arrow

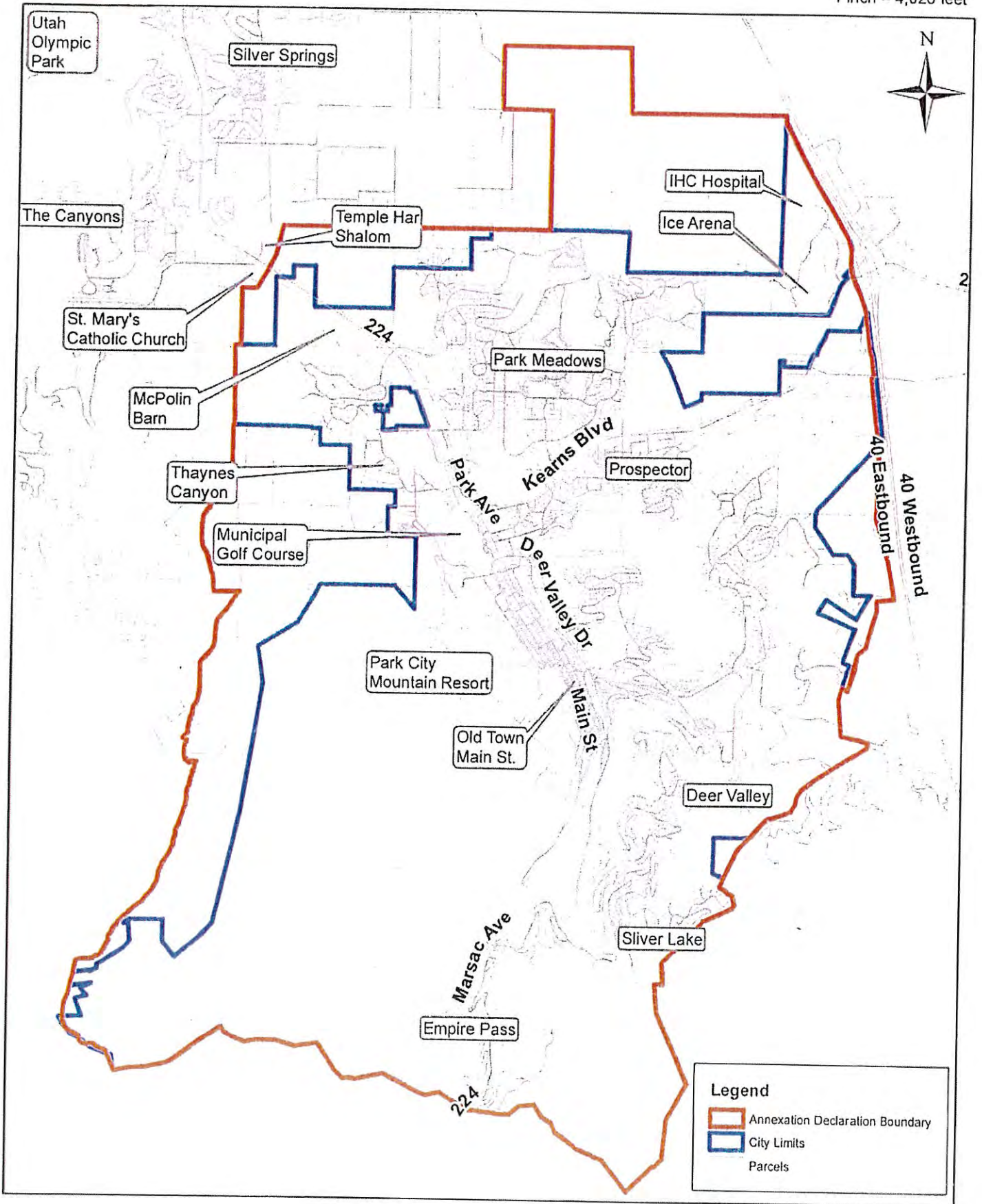
SHEET 1 OF 1





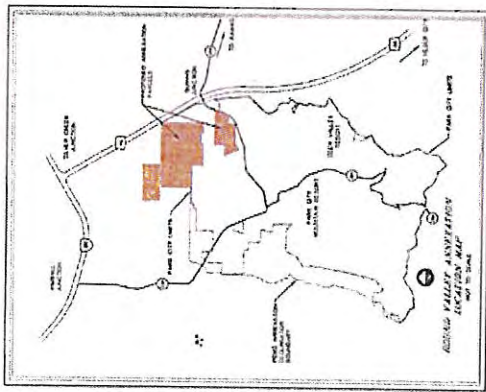
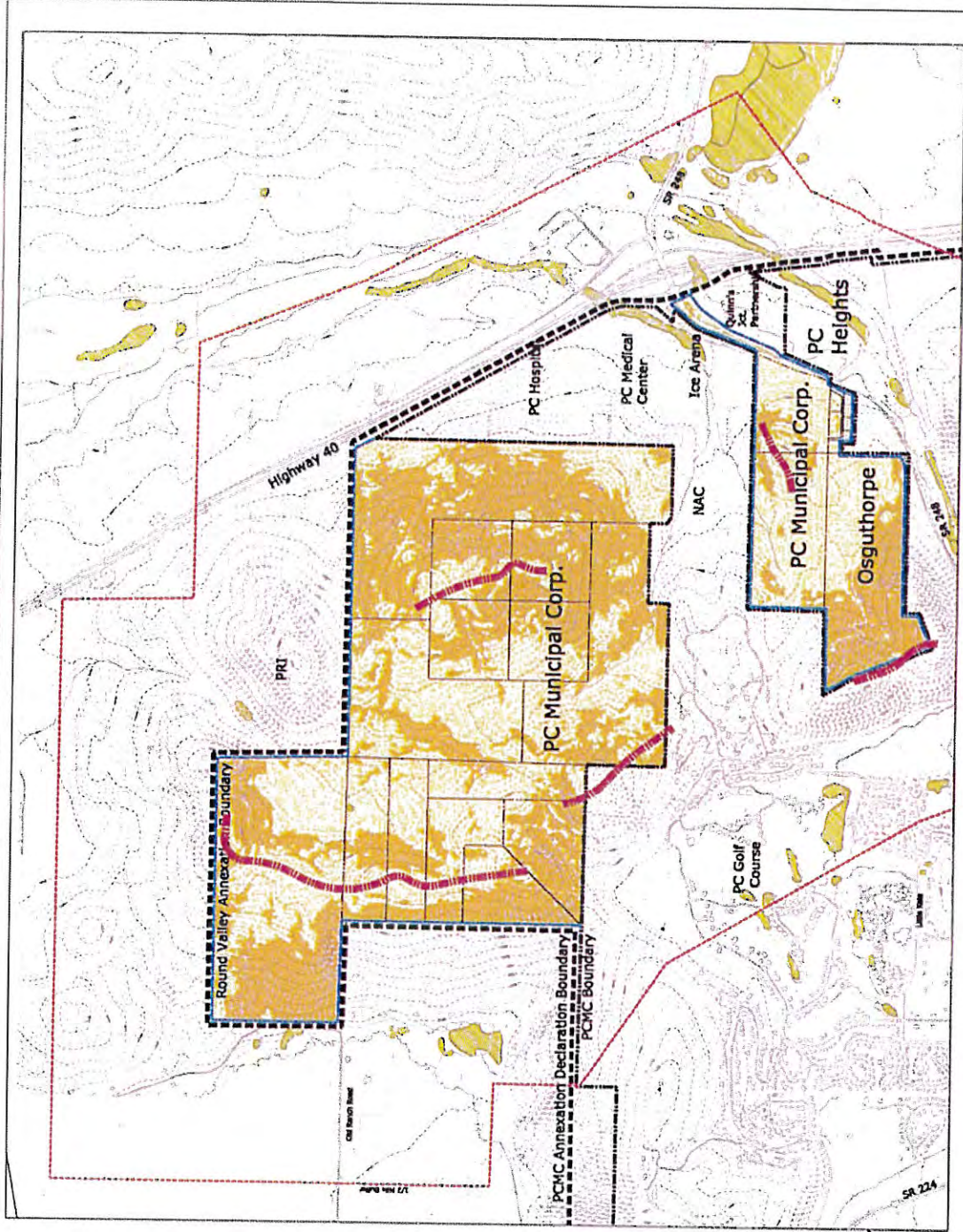
# Park City Annexation Declaration Boundary

1 inch = 4,026 feet





# SLOPE MAP



## Slope Analysis

Color	Layer	Percent	Acres
Light Yellow	0-15%	55.0	752
Orange	15-40%	44.0	602
Dark Orange	40+%	2.0	27
			<b>1,368</b>

## Ridgelines

Prominent Ridges

## Wetlands\*

Mapped Wetlands

- Round Valley Annexation Boundary
- PCMC Annexation Declaration Boundary
- Existing PCMC Boundary

\* Wetlands data provided by the State of Utah GIS website

STAFF: [Name]  
DATE: 8/18/13

ROUND VALLEY ANNEXATION SECTION  
SENSITIVE LANDS ANALYSIS  
PARK CITY MUNICIPAL CORPORATION

FILE: R\A\0813\_Annexation\Map\GIS\SlopeMap.mxd

SHEET  
1  
of  
1







**A** View of South RV from Park Meadows



**B** View from West RV/ Matt's Flat Trail



**C** View from SR 248 looking West



**D** View from Hwy. 40 looking West



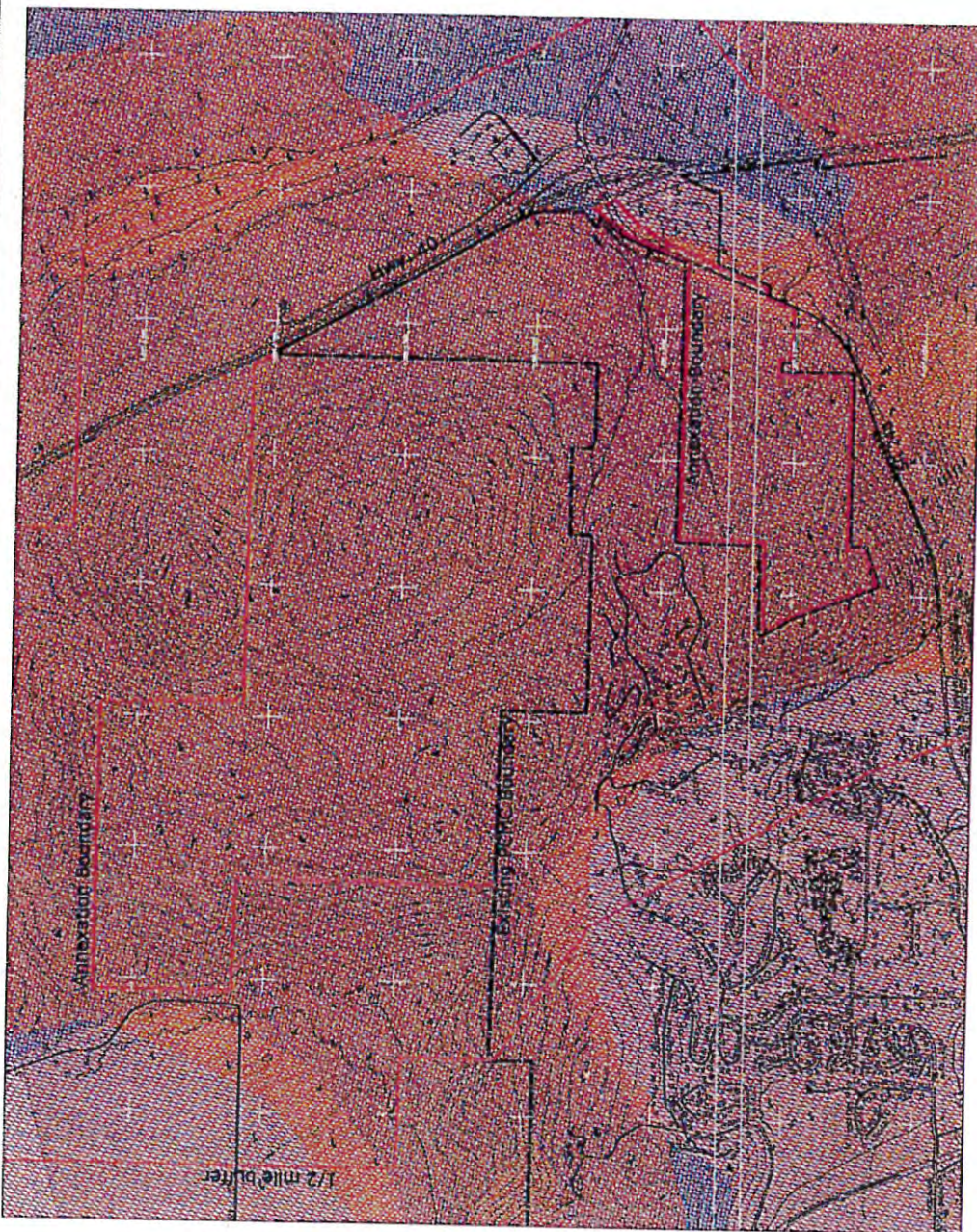
○ Viewpoint Legend (NTS)








Prototypical vegetation patterns

	STAFF:	VIEWED CORRIDORS + SITE IMAGES	SHEET
	SEPT SCHULZE	ROUNDVALLEY ANNEXATION	1
		FOR: FCMC	OF
		JOB NO. 2 7-1-12	1
		FILED AT: 2012/08/01/12:00:00	
		DATE: 2/18/13	






**Wildlife Habitat Legend\***

-  Mule Deer Habitat
-  Black Bear Habitat
-  Sage grouse-100% of project area
-  Ruffed grouse
-  Blue grouse

\* Mapping data downloaded from the State of Utah GIS Portal website



	STAFFA	WILDLIFE HABITAT	SHEET
	STEVE SCHAEFER	ROUND VALLEY ANNEXATION PARCEL	1
	DATE: 6/16/13		OF
			1
PGR: PDCM JOB NO.: 7-1-12 FILE: S:\Quinn_Annotation\Annotations 21\1\Wildlife_Habitat.mxd			





GARY R. HERBERT  
Governor

GREGORY S. BELL  
Lieutenant Governor

## State of Utah

DEPARTMENT OF NATURAL RESOURCES

MICHAEL R. STYLER  
Executive Director

Division of Wildlife Resources

JAMES F. KARPOWITZ  
Division Director

September 12, 2012

Steve Schueler  
Alliance Engineering  
323 Main Street  
Park City, UT 84060

Subject: Species of Concern Near the Park City Annexation Area, Summit County, Utah

Dear Steve Schueler:

I am writing in response to your email dated August 29, 2012 regarding information on species of special concern proximal to the proposed Park City Annexation Area located in Sections 27, 28, 33 and 34 of Township 1 South, Range 4 East, and Sections 2 and 3 of Township 2 South, Range 4 East, SLB&M, in Summit County, Utah.

The Utah Division of Wildlife Resources (UDWR) does not have records of occurrence for any threatened, endangered, or sensitive species within the project area noted above. However, within a two-mile radius there are recent records of occurrence for bobolink, Columbia spotted frog, greater sage-grouse, northern goshawk and short-eared owl, and historical records of occurrence for ferruginous hawk, long-billed curlew and western toad. All of the aforementioned species are included on the *Utah Sensitive Species List*.

The information provided in this letter is based on data existing in the Utah Division of Wildlife Resources' central database at the time of the request. It should not be regarded as a final statement on the occurrence of any species on or near the designated site, nor should it be considered a substitute for on-the-ground biological surveys. Moreover, because the Utah Division of Wildlife Resources' central database is continually updated, and because data requests are evaluated for the specific type of proposed action, any given response is only appropriate for its respective request.

In addition to the information you requested, other significant wildlife values might also be present on the designated site. Please contact UDWR's habitat manager for the central region, Mark Farmer, at (801) 491-5653 if you have any questions.

Please contact our office at (801) 538-4759 if you require further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Lindsey".

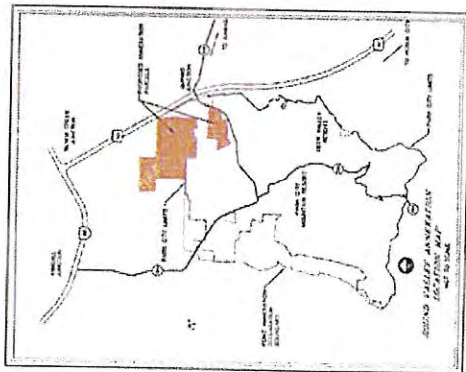
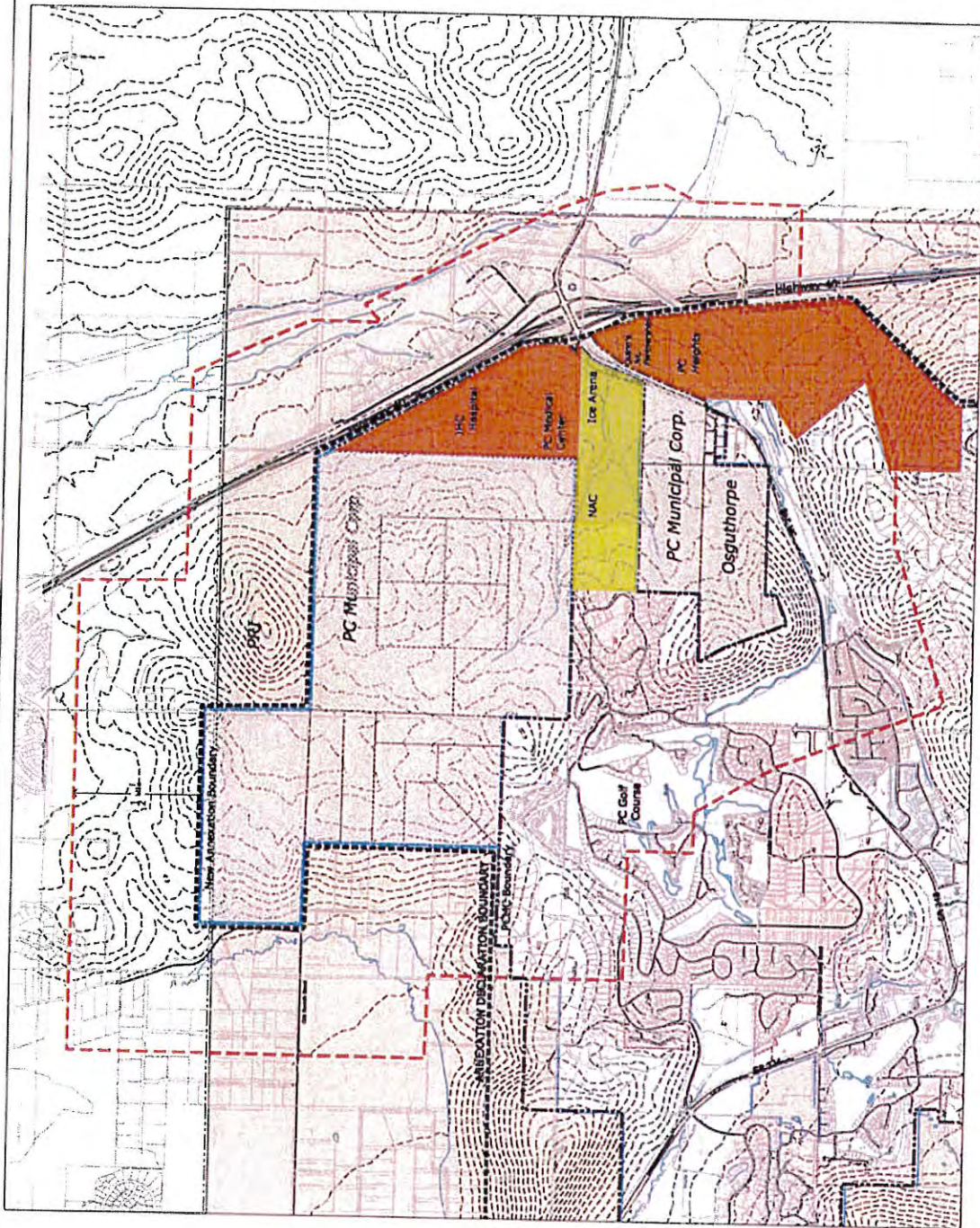
Sarah Lindsey  
Information Manager  
Utah Natural Heritage Program

cc: Mark Farmer





# HALF MILE LAND USES



## LEGEND

- Round Valley Annexation Boundary
- PCMC Annexation Declaration Boundary
- Existing PCMC Boundary
- 1/2 Mile Boundary

STAFF:   
 JOHN SCHLEIF

DATE: 8/15/13

ROUND VALLEY ANNEXATION PETITION   
 1/2 MILE PROPERTY LAND USE   
 PARK CITY MUNICIPAL CORPORATION

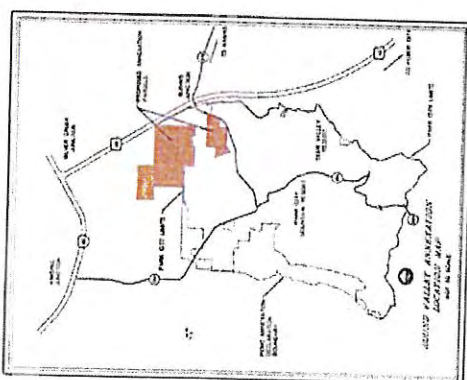
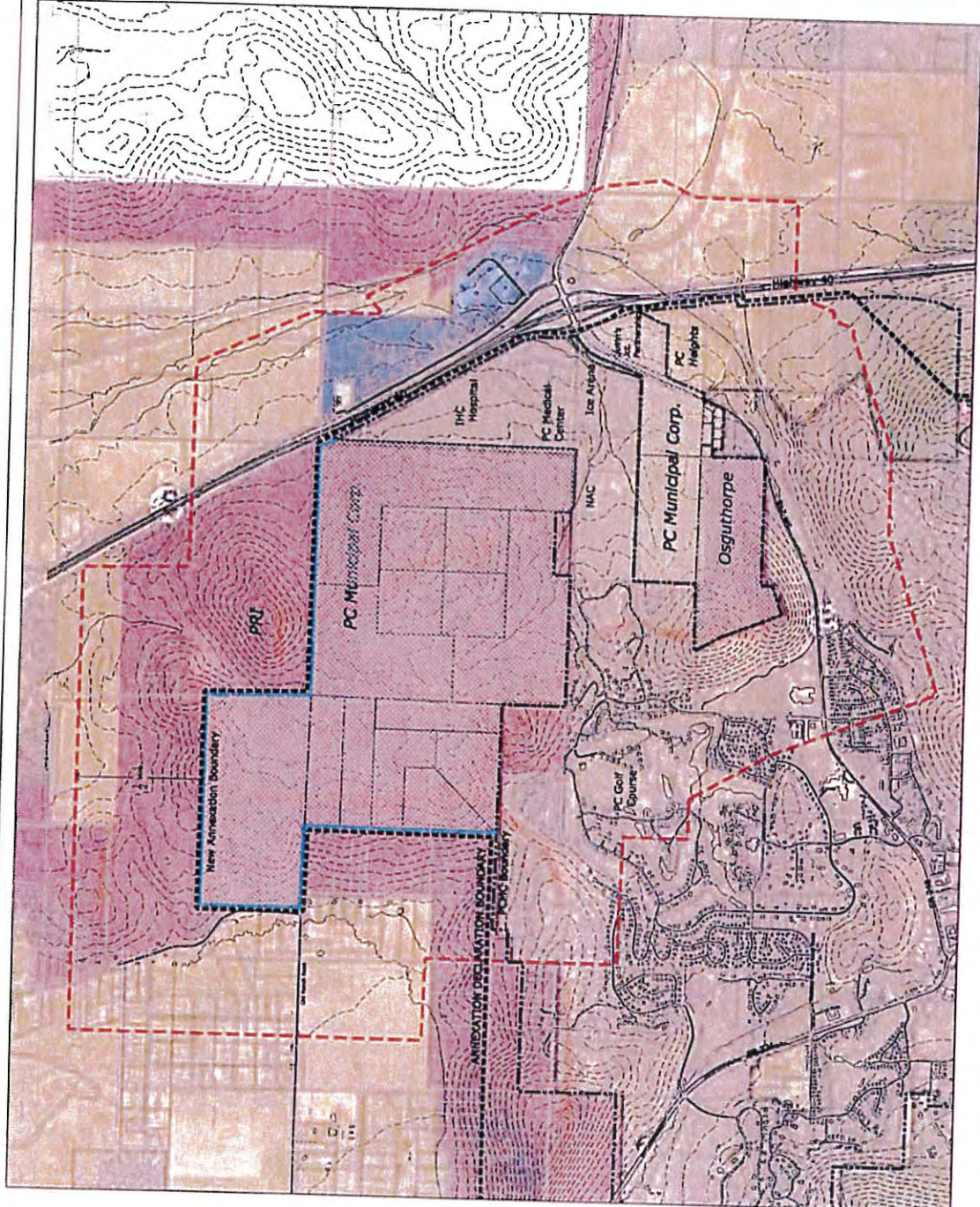
FILE NO: 13-1-11   
 JOB NO: 13-1-11-11

FILED: 8/15/13, 10:00 AM, 13-1-11-11

SHEET   
 1   
 OF 1







**LEGEND**

- Round Valley Annexation Boundary
- PCMC Annexation Declaration Boundary
- Existing PCMC Boundary
- 1/2 Mile Boundary

**Legend**

*Residences*

- Rural Residential (RR)
- Historic Streetcar (HSC)
- Mountain Rimosa (MR)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Service Commercial (SC)
- Resort Center (RC)
- Town Center (TC)
- Park City Boundary

STAFF: STEVE SCHALLER

DATE: 2/14/13

ROUND VALLEY ANNEXATION SECTION  
EXISTING SUMMIT COUNTY ZONING  
PARK CITY MUNICIPAL CORPORATION

FORM: PCMC  
JOB NO.: 7-1-12  
FILE: K:\Quality Assurance\Existing Zoning.mxd

SHEET 1 OF 1

