

1986 ORDINANCES

Ord. No.	Date	Subject	Title
86-14	12/86	Timeshare	An ordinance amending Section 8.20(B)(9) of the Park City LMC pertaining to timeshare conversions
86-13	12/86	Motor vehicle	Repealing Ordinance 83-14 in its entirety and adopting the Utah State Motor Vehicle Act as amended for use in Park City, Utah
86-12	11/86	Nightly rental	Amending the LMC regarding nightly rentals in Single Family Zones
86-11	11/86	Snow	Repealing snow as a conditional use and making it a permitted use
86-10	9/86	Plat vacation	An ordinance vacating the Silver Lake Knoll Cottages Phase I plat
86-9	8/86	Project security	An ordinance amending the Land Management Code pertaining to security for completion of site improvements on building projects
86-8	6/12	LMC parking amend	An ordinance amending the LMC pertaining to parking stall size requirements, Section 13
86-7	6/86	LMC parking amend	An ordinance amending the LMC Section 13, pertaining to off-street parking requirements

86-6	5/86	HDC sign code	An ordinance amending the Park City Sign Code pertaining to HRC Zone, size of signs permitted and special events flyers
86-5	5/86	Park Meadows #5	An ordinance vacating a portion of a 50 foot wide non-exclusive utilities, drainage, and access easement located in Park Meadows Subdivision No. 5
86-4	4/86	Silver Lake Knoll	An ordinance vacating Silver Lake Knoll Cottages Phase II, a planned unit development, record of survey map
86-3	2/6	Park Con rezone	Rezoning the Park City Consolidated Mines Company 30.5 acres of the proposed master plan from Estate to Recreation Open Space and rezoning the remaining four acres from Estate to Residential Development - Master Planned Development and amending the official zoning map of Park City, Utah
86-2	2/6	High School rezone	Rezoning approximately 40 acres of property surrounding the Park City High School from Residential Development to Recreation Open Space and amending the official zoning map of Park City, Utah
82-2(1)	1/30	Mayor pro tem	Amending ordinance 82-2 and allowing for rotating Mayor Pro Tem
86-1	1/9	Meetings	Establishing regular meeting times, dates and location for City Council

ORDINANCE

Ordinance No. 86-14

AN ORDINANCE AMENDING SECTION 8.20 (b)(9)  
OF THE PARK CITY LAND MANAGEMENT CODE  
PERTAINING TO TIMESHARE CONVERSIONS

WHEREAS, the Land Management Code addresses the issue of timeshare conversion of a condominium project or dwelling units, and

WHEREAS, the Section regarding percentage of ownership interest is not clear as to the ownership interest intended, and the City Council desires to clarify the language in this section,

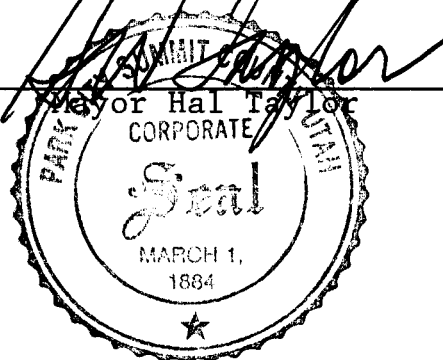
NOW THEREFORE, be it ordained by the City Council of Park City, Utah, that Section 8.20(b)(9) be amended as follows:

Section 8.20(b)(9) - For the conversion of any units in any condominium project or dwelling units in any planned unit development project, the written statements of not less than owners of 65% of all existing units or dwelling units in the project indicating their unconditional approval of the timeshare conversion signed by such owners not more than 90 days prior to the date of the application for a conditional use permit.

PASSED AND ADOPTED this 11th day of December, 1986.

PARK CITY MUNICIPAL CORPORATION

By



Mayor Hal Taylor

Attest:

Sandra C. King  
City Recorder

ORDINANCE

Ordinance No. 86-13

AN ORDINANCE REPEALING ORDINANCE 83-14  
IN ITS ENTIRETY AND  
ADOPTING THE UTAH STATE MOTOR VEHICLE ACT  
AS AMENDED FOR USE IN PARK CITY, UTAH

WHEREAS, the State of Utah has adopted a comprehensive traffic code for use within the State, and

WHEREAS the City desires to have its traffic regulations consistent with the general provisions of the State, so that motorists are not confronted with unusual or dissimilar traffic regulations when driving through the State,

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

1. Title 41, Chapter 6, Sections 1 through 186, inclusive, of the Utah Code Annotated 1953, as amended to this date, is hereby adopted by Park City in full as a Uniform Traffic Code.

2. Title 41, Chapter 7, of the Utah Code Annotated 1953, as amended to this date, is hereby adopted by Park City in full as a uniform regulation of the operation of motor vehicles owned by public agencies.

3. Title 41, Chapter 8, of the Utah Code Annotated 1953, as amended to this date, is hereby adopted by Park City in full as a uniform regulation of the operation of motor vehicles by minors.

4. Title 41, Chapter 1, Section 18-166, inclusive of the Utah Code Annotated 1953, as amended to this date, is

hereby adopted as the Park City ordinance concerning the registration and safety inspection of motor vehicles, except to the extent those provisions address matters that are administrative functions performed by state or county officials in the process of issuing registrations and keeping records of registration.

5. Title 41, Chapter 2, Sections 1 through 40, inclusive, of the Utah Code Annotated 1953, as amended to this date, is hereby adopted as the Park City ordinance concerning drivers licensing, except as those provisions apply to administrative acts on the part of officials of the drivers licensing division or the state agencies.

6. Title 41, Chapter 1, Section 1 of the Utah Code Annotated 1953, as amended to this date is hereby adopted by Park City to provide uniform definitions of terms used throughout the Motor Vehicle Act.

7. In the event present or future ordinances of Park City specifically address local conditions concerning parking, signage, intersection controls, or similar site specific conditions, the site specific regulation shall supercede the State Code as to that condition or site.

8. Chapter 15 of the 1976 Park City Code and Ordinance No. 83-14 are hereby repealed in their entirety and replaced with the uniform regulations adopted by this Ordinance.

9. If any provision of the State traffic regulations and consequently of the Park City Traffic Regulations is

found to be illegal, unconstitutional, or violative of any superior law or provision, only that provision shall be affected, and the remainder of the Code, as adopted, shall be in full force and effect.

10. This Ordinance shall take effect upon publication.

Passed and adopted this 4 day of December, 1986.

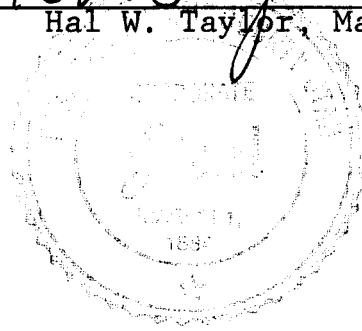
PARK CITY MUNICIPAL CORPORATION

By

Hal W. Taylor, Mayor

Attest

Sandra C. King



ORDINANCE

Ordinance No. 86-12

AN ORDINANCE AMENDING THE  
PARK CITY LAND MANAGEMENT CODE TO  
CREATE TWO NEW ZONES, THE SINGLE FAMILY (SF) ZONE  
AND THE SINGLE FAMILY - NIGHTLY RENTAL (SF-N) ZONE, AND  
AMENDING THE OFFICIAL ZONING MAP OF PARK CITY;

TO MODIFY THE ZONE CHANGE PROVISIONS TO INCLUDE  
THE REQUIREMENT THAT 51% OF THE OWNERSHIP  
INTEREST IS IN SUPPORT OF A REQUEST FOR A ZONE  
CHANGE OF A LEGALLY RECORDED SUBDIVISION

WHEREAS, the City Council of Park City is empowered to create and maintain zoning within the corporate limits of Park City, and

WHEREAS, the City Council desires to create a single family zone which truly describes a pattern of single family residential development, and

WHEREAS, the City Council desires to delineate single family subdivisions in which rentals are of less than 30 days, and are not appropriate, and

WHEREAS, by such a delineation the health, safety and welfare of the residents of Park City will be protected and promoted, and

WHEREAS, the Land Management Code has allowed the nightly rental of dwelling units for transient lodging purposes in most zones within the City, and

WHEREAS, the City Council finds that the transient lodging use is essentially a commercial activity which has been allowed as a conditional use in zones which are non-commercial, and that the difference in uses has created friction within neighborhoods, and

WHEREAS, the conditional use process has not been an effective regulatory mechanism or nightly rental,

NOW THEREFORE BE IT ORDAINED by the City Council of Park City, that the Land Management Code of Park City, Ordinance 84-5, be amended as follows:

SECTION 1. New Zones Created. There is hereby created two (2) new zones to be called Single Family Residential (SF) and Single Family Residential - Nightly Rental (SF-N).

A. Single Family Zone. A single family zone is created which allows for neighborhoods which are predominately permanent single family residential in character and in which rental for periods less than 30 days are not appropriate. The properties subject to this zone are described as follows: Park Meadows Subdivisions No. 1, 2, 3, 5 and 6A; Holiday Ranchettes; the Aerie Subdivision; Thaynes Canyon No. 1, 2, 3, 4, and 6; Prospector Park Subdivisions No. 1, 2, 3; Prospector Village, and Ridgeview Subdivision.

1. Purpose. To allow for neighborhoods which are predominately permanent single family in character. This zone is very similar to the Residential Development (RD) Zone.

2. Uses. Uses shall be limited to those uses shown on the land use table as either permitted or conditional uses in this zone. All other uses are prohibited. Rental for periods of less than 30 days shall be prohibited except as specified in Section 1(a)(b) contained herein.

3. Lot and Site Regulations.

(a) Lot size. Lots in approved standard subdivisions shall have 12,500 square feet average per single-unit dwelling (lots below the average must be specifically approved by the Planning Commission). No lot shall be less than 70 feet wide at the front yard setback line.

(b) Side yards. Side yards of 12 feet will be provided for all structures.

(c) Front yard. The minimum depth of the front yard for all buildings shall be 25 feet. In subdivisions allowing single family structures, the Planning Commission may designate specific single family lots on which the front yard set back is 10 feet for the main building and 5 feet for the garage (and habitable space above the garage). This exception to the front yard set back minimum shall be granted by the Planning Commission when it is appropriate or reasonably necessary to solve access problems to lots with relatively steep grades, to preserve vegetation, or eliminate or minimize cut and fill areas. Lots to which this exception applies, shall be so designated on the subdivision plat at the time the plat is approved by the Planning Commission.

(d) Side yard. There shall be a 15 foot rear yard for main buildings and 10 foot rear yard for accessory buildings provided.

(e) Exceptions. Reduced site requirements as outlined in Section 8.3 of this code shall be effective in the applicable SFN and SF Zones. In addition, Prospector Park Subdivisions 1, 2, and 3 shall have setback and lot size requirements as outlined in the RDM Zone.

4. Height Regulations. No building shall be erected to a height greater than 28 feet, measured from natural grade at the building site. On lots specifically designated by the Planning Commission and recorded on the subdivision plat, no building shall be erected to a height greater than 12 feet



above natural grade for uphill lots within the area between the five-foot setback allowed for garages and the 25-foot setback. On lots with a downhill orientation, no building shall be erected to a height greater than 12 feet above grade measured at the top back of curve within the area between the five-foot setback allowed under special consideration and the regular 25-foot setback.

5. Architectural Review. Prior to the issuance of building permits for any conditional or permitted use within this zone, except for single family houses, the Community Development Department shall review the proposed plans for compliance with the architectural design guidelines adopted as Chapter 9 of this Code. Appeals of departmental actions on architectural compliance are heard by the Planning Commission and than may be appealed to the City Council as set forth in Chapter 1 of this Code. Single family residences in this zone are not subject to design review by the City, but may be subject to subdivision regulations and covenants that regulate design, materials, yard and height more strictly than this Code. This Code does not supercede more restrictive provisions in private covenants.

6. Termination of Nightly Rentals. Properties which have been rented for periods of less than 30 days may continue to do so for a period of three (3) years from January 1, 1987, subject to business licensing requirements. After that three year period, rental for periods less than 30 days shall be prohibited in this zone. Only those properties which obtain a license for rental for periods of less than 30 days prior to January 1, 1987 may continue to so rent after January 1, 1987 until December 31, 1989.

B. Single Family Zone-Nightly Rental. A single family zone is created which allows for neighborhoods which are predominately single family residential in character, but in which transient uses have been established and determined to be appropriate. Rental for periods less than 30 days shall be allowed in this zone.

(1) Purpose. To allow for neighborhoods which are predominately single family in character, but in which transient residential uses (such as nightly rental) are appropriate.

2. Uses. Uses shall be limited to those uses shown on the land use table as either permitted or conditional uses in this zone. All other uses are prohibited.

3. Lot and Site Regulations.

(a) Lot size. Lots in approved standard subdivisions shall have 12,500 square feet average per single-unit dwelling (lots below the average must be specifically approved by the Planning Commission). No lot shall be less than 70 feet wide at the front yard setback line.

(b) Side yards. Side yards of 12 feet will be provided for all structures.

(c) Front yard. The minimum depth of the front yard for all buildings shall be 25 feet. In subdivisions allowing single family structures, the Planning Commission may designate specific single family lots on which the front yard set back is 10 feet for the main building and 5 feet for the garage (and habitable space above the garage). This exception to the front yard set back minimum shall be granted by the Planning Commission when it is appropriate or reasonably necessary to solve access problems to lots with relatively steep grades, to preserve vegetation, or eliminate or minimize cut and fill areas. Lots to which this exception applies, shall be so designated on the subdivision plat at the time the plat is approved by the Planning Commission.

(d) Side yard. There shall be a 15 foot rear yard for main buildings and 10 foot rear yard for accessory buildings provided.

(e) Exceptions. Reduced site requirements as outlined in Section 8.3 of this code shall be effective in the applicable SFN and SF Zones. In addition, Prospector Park Subdivisions 1, 2, and 3 shall have setback and lot size requirements as outlined in the RDM Zone.

4. Height Regulations. No building shall be erected to a height greater than 28 feet, measured from natural grade at the building site. On lots specifically designated by the Planning Commission and recorded on the subdivision plat, no building shall be erected to a height greater than 12 feet above natural grade for uphill lots within the area between the five-foot setback allowed for garages and the 25-foot setback. On lots with a downhill orientation, no building shall be erected to a height greater than 12 feet above grade measured at the top back of curve within the area between the five-foot setback allowed under special consideration and the regular 25-foot setback.

5. Architectural Review. Prior to the issuance of building permits for any conditional or permitted use within this zone, except for single family houses, the Community Development Department shall review the proposed plans for compliance with the architectural design guidelines adopted as Chapter 9 of this Code. Appeals of departmental actions on architectural compliance are heard by the Planning Commission and than may be appealed to the City Council as set forth in Chapter 1 of this Code. Single family residences in this zone are not subject to design review by the City, but may be subject to subdivision regulations and covenants that regulate design, materials, yard and height more strictly than this Code. This Code does not supercede more restrictive provisions in private covenants.

SECTION 2. Section 7.15 Land Use Tables Amended The land use tables are hereby amended to include the Single Family (SF) and Single Family-Nightly Rental (SF-N) Zones. (Please note that the land use tables are attached at the end of this ordinance.)

A. Reference Notes. (Only the underlined section reflects a change, all other language currently exists in the Land Management Code.)

Permitted uses are designated by the letter "A".

Conditional uses are designated by the letter "C".

Prohibited uses are designated by an asterick "\*".

<sup>1</sup>These uses are allowed within the zone only as a part of a master planned development, and not as an isolated land use.

<sup>2</sup>These uses are permitted only with special underground parking requirements. All parking must be completely enclosed and so located on the site that at least 50% of the parking structure mass is below natural grade. The underground parking structure may serve one or more developments so long as ownership of the parking structure is tied to the ownership of the dwellings through easements or condominium ownership.

<sup>3</sup>When the use requires eight or fewer development credits, it will be treated as a permitted use instead of a conditional use, and is not subject to conditional use review.

<sup>4</sup>See the supplemental regulations for specific review standards.

<sup>5</sup>These commercial uses are allowed in the zone only as a secondary or support use to a primarily residential development. Commercial uses are intended as a convenience

for the people occupying the adjacent or adjoining residential development, and not as a general commercial area to serve people coming to the commercial spaces from off site.

<sup>6</sup> Drive-in restaurants require special conditional use review to consider traffic impacts on surrounding streets. The applicant must demonstrate that at periods of peak operation of the drive-in window, restaurant patrons will not be backed up to the adjoining public streets or obstruct driveways to adjoining properties.

<sup>7</sup> Any retail or service commercial uses, whether permitted or conditional that would include more than 2,000 square feet within any single commercial or retail business shall be considered a conditional use.

<sup>8</sup> Restaurants, bars, liquor serving establishments, private and fraternal clubs, in conjunction with a full service restaurant seating at least 50 persons at one time, provided that no such uses will be permitted in a free standing building or as a primary land use, unless located entirely within a structure on October 1, 1985. These uses, except when in existing structures, will be subject to the FAR of commercial (i.e., non-residential) use within the project. Existing structures, while not subject to the FAR, are not allowed to house a bar or private club unless in combination with a full service restaurant with seating for at least 50 persons at a time.

<sup>9</sup> Duplexes are permitted only on lots designated for duplexes on the official subdivision plat.

SECTION 3. Section 1.5 Amendment to The Land Management Code and Zoning Map. Section 1.5b(1) is hereby amended to read as follows:

1. Petition for Zone Change. A petition to change the zone of any land within Park City shall be filed first with the Community Development Department on a form prescribed for that purpose. The form shall contain a legal description of the land affected by the petition, and a statement of the petitioner's interest in the land included within the petition. The petition shall state the current zone of the property and the zone which the petitioners desire to have applied. In the event that the petitioners desire to have a new zone designation established, the petition shall so state, and give some indication of the uses and standards requested. A fee may be established for acting on a petition for a zone change. To change or amend the zone within a legally recorded subdivision, the petition must include signatures of owners of at least 51% of the platted lots in the subdivision and requires a Council hearing regarding any change or amendment.

SECTION 4. Effective Date. This ordinance shall take effect immediately upon publication.

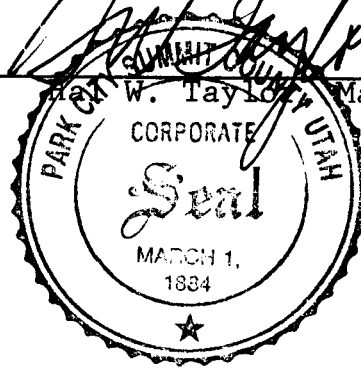
Passed and Adopted this 20th day of November 1986.

PARK CITY MUNICIPAL CORPORATION

By [Signature]  
W. Taylor Mayor

Attest:

[Signature]  
City Recorder



PROPOSED SINGLE FAMILY (SF) AND SINGLE FAMILY NIGHTLY RENTAL (SF-N) ZONES COMPARISON  
WITH LAND MANAGEMENT CODE LAND USE TABLES

USE DESCRIPTION	E SF SF-N RD RDM R-1 HR-1 RM GC HCB HRC RC LI ROS HRL															
	E	SF	SF-N	RD	RDM	R-1	HR-1	RM	GC	HCB	HRC	RC	LI	ROS	HRL	
Single family detached dwelling	A	A	A	A	A	A	A	A	A	A	*	A	*	*	A	
Two dwelling structure, duplex	C <sup>1</sup>	* <sup>9</sup>	* <sup>9</sup>	C	A	A	A	A	A	*	A	A	*	*	*	
Three dwelling structure, triplex	C <sup>1</sup>	*	*	C <sup>1</sup>	C	A <sup>2</sup>	A <sup>2</sup>	A	*	*	A	*	*	*	*	
Four dwelling structure, fourplex	C <sup>1</sup>	*	*	C <sup>1</sup>	C	*	*	A	A	A	A	A	*	*	*	
Multi-dwelling structure more than four, but not more than eight	C <sup>1</sup>	*	*	C <sup>1</sup>	C <sup>1</sup>	*	*	A	A	A	A	A	C <sup>3</sup>	*	*	
Multi-dwelling structure, more than eight dwellings	C <sup>1</sup>	*	*	C <sup>1</sup>	C <sup>1</sup>	*	*	C	A	A	A	A	C <sup>3</sup>	*	*	
Rental of dwellings for periods less than 30 days	C	*	A	C	C	C	A	A	A	A	A	A	*	*	C	
Accessory buildings and uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A
Guest house (on lots of one acre or larger only)	C	C	C	C	C	C	C	C	*	*	C	*	*	*	*	
Lock-out rooms	A	*	*	A	A	A	A	A	A	A	A	A	A	*	C	
Home occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	*	A	

LAND USE TABLES (Continued)

USE DESCRIPTION	E	SF	SF-N	RDM	R-1	HR-1	RM	GC	HCB	HRC	RC	LI	ROS	HRL
Public and quasi-public institutions, churches, schools, private schools with curriculum similar to public schools	C	C	C	C	C	C	C	C	C	C	C	A	C	C
Group care facilities, including halfway houses, rehabilitation centers, group foster care, senior citizen group homes, day care centers, and child nurseries	C	C	C	C	C	C	C	C	C	C	C	A	C	*
Activities for conservation of soil, water, and wildlife	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agriculture, crop production, orchards, flower production, forest land, but not retail sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Raising, grazing horses (limit of two horses/acre, 75 feet from nearest neighboring dwelling)	A	C	C	C	C	*	*	*	*	*	*	*	C	A
Raising, grazing of sheep or goats	C	*	*	*	*	*	*	*	*	*	*	*	*	C
Cemetery	C	C	C	C	C	*	*	*	*	*	*	*	*	C
Essential municipal and public utility uses, facilities, services and buildings (provided business offices, repair storage, production facilities not included)	C	C	C	C	C	C	C	C	C	C	C	C	C	C

LAND USE TABLES (Continued)

USE DESCRIPTION	E	SF	SF-N	RDM	R-1	HR-1	RM	GC	HCB	HRC	RC	LI	ROS	IRL
Professional offices, medical and dental clinics	*	*	*	*	C	*	*	A	A	C <sup>5</sup>	C <sup>4</sup>	C	*	*
Business office	*	*	*	*	*	*	*	A	A	C <sup>5</sup>	A	*	*	*
Temporary building for construction project management and temporary sales, in conjunction with active building permit for development project	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Commercial parking lot or garage	*	*	*	*	*	*	*	A	A	A	A	C	*	*
Passenger tramway stations and base facilities (see Supplemental Regulations)	C	*	*	*	*	*	*	C	C	C	C	C	*	A
Liftway, no loading or unloading (see Supplemental Regulations)	A	*	*	*	*	*	C	C	C	C	C	C	*	A
Retail commercial establishments limited to the following and similar uses: antique store, art gallery, art supply store, bakery, book store, camera store, clothing store, candy store, tobacco and cigarette store, florist, food store, gift shop, liquor store, pharmacy, sporting goods store, and variety	*	*	*	*	*	*	*	A	A	A <sup>7</sup>	C <sup>5</sup>	*	*	*

Retail commercial establishments limited to the following and similar



LAND USE TABLES (Continued)

USE DESCRIPTION

E SF SF-N RDM R-1 HR-1 RM GC HCB HRC RC LI ROS HRL

uses: department store, furniture store, hardware store, job printing shop, and office supply store

\* \* \* \* \* A A \* \* C \* \*

Retail commercial establishments

limited to the following and similar

uses: automobile sales, plant

nursery stock production and sales; and

service commercial establishments

limited to the following and similar

uses: auto rental customer outlet,

business office, financial institu-

tions, handicraft production, personal

services, including barber and beauty

shops, dry cleaning pick-up station,

laundromat, studio for instruction in

the arts, travel agency

\* \* \* \* \* A A C<sup>5</sup> C<sup>5</sup> C \* \*

Service commercial establishments

limited to the following and similar

uses: catering service, mortuary,

tailoring and shoe repair, radio or

television broadcast facility

\* \* \* \* \* A A C<sup>5</sup> C<sup>5</sup> C \* \*

Service commercial establishments

limited to the following and similar

uses: animal hospitals, automobile

repairing and washing, bulk dry

cleaning and laundry, transportation

services, trucking services, printing

shops, product assembly, auto rental,

or storage lot, wholesale business

\* \* \* \* \* A \* C<sup>5</sup> C<sup>5</sup> C \* \*

Gasoline service station

\* \* \* \* \* C \* \* C \* \*

LAND USE TABLES (Continued)

USE DESCRIPTION	E	SF	SF-N	RDW	R-1	HR-1	RM	GC	HCB	HRC	RC	LI	ROS	HRL
Restaurant	*	*	*	*	*	*	*	*	A	A	C <sup>7</sup>	C <sup>5</sup>	C	*
Restaurant, outdoor dining	*	*	*	*	*	*	*	*	C	C	C <sup>5</sup>	C <sup>5</sup>	C	*
Restaurant, drive-in, or drive-up window	*	*	*	*	*	*	*	*	C <sup>6</sup>	*	*	*	C	*
Bar, tavern, private liquor club, fraternal organization	*	*	*	*	*	*	*	*	C	C	C <sup>8</sup>	C <sup>5</sup>	*	*
Hospital, emergency medical care facility	*	*	*	*	*	*	*	*	A	A	*	C <sup>5</sup>	C	*
Indoor entertainment such as bowling alleys, skating rinks, movie theatre, performing arts center	*	*	*	*	*	*	*	*	A	A	C <sup>7</sup>	C <sup>5</sup>	C	*
Golf courses, outdoor entertainment, and recreation facilities	C	C	C	C	C	*	*	*	C	*	C <sup>5</sup>	C	*	A
Timeshare projects	*	*	*	*	*	*	*	*	C	C	A	C	*	*
Timeshare conversions	*	*	*	*	*	*	*	*	C	C	A	C	*	*
Timeshare sales office, off-site within an enclosed building	*	*	*	*	*	*	*	*	C	C	*	C	*	*

Recreation facilities owned by a home owner or property owners

LAND USE TABLES (Continued)

USE DESCRIPTION

E SF SF-N RDM R-1 HR-1 RM GC HCB HRC RC LI ROS HRL

association for private use by members, including tennis court, and swimming pool

A A A A A A A A A A A A A A

Commercial recreation facility, racquet club, athletic club, or gymnasium, not including stables

C C C C C \* \* \* C C C<sup>7</sup> C<sup>5</sup> C C \*

Commercial stables, riding academy

C C C C C \* \* \* \* \* A \* C C \*

Mines and mine exploration, ore loading, but not processing

C \* \* \* \* \* \* \* \* \* \* \* C \*

Ore shipping and loading facilities, truck and rail heads

\* \* \* \* \* \* \* \* \* \* \* \* \*

Mine milling and ore processing

\* \* \* \* \* \* \* \* \* \* \* C \*

Hotel, motel, inn, boarding house with 16 or more rooms

C<sup>1</sup> \* \* C<sup>1</sup> C<sup>1</sup> \* \* \* A A A A \* \*

Hotel, motel, inn, boarding house with fewer than 16 rooms

C<sup>1</sup> \* \* C<sup>1</sup> C<sup>1</sup> \* \* C<sup>1</sup> A A A A \* \*

Master planned development including service and limited retail commercial support services

C \* \* \* C C \* \* \* C C C<sup>7</sup> C \* \*

Master planned development with full commercial uses, heavy retail, and

LAND USE TABLES (Continued)

USE DESCRIPTION	E	SF	SF-N	RDM	R-1	HR-1	RM	GC	HCB	HRC	RC	LI	ROS	HRL
services designed for general public use rather than support services	*	*	*	*	*	*	*	*	C	C	*	C	*	*
Master planned development with residential and transient lodging uses only	C	*	*	C	C	C	C	C	C	C	C	C	*	*
Master planned developments with moderate income housing density bonus	C	*	*	C	C	*	*	C	C	*	C	C	*	*
Mobile homes, trailer parks	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Commercial campgrounds	*	*	*	*	*	*	*	*	*	*	*	*	C	*
Publicly owned campgrounds	C	*	*	*	*	*	*	*	*	*	*	*	*	C
Commonly owned garage for four or more cars, above grade or below, and not connected to dwellings or commercial structure	C	*	*	*	*	C	C	C	C	C	A	*	*	C

ORDINANCE

Ordinance No. 86-11

AN ORDINANCE REPEALING SNOW AS A CONDITIONAL USE  
AND DESIGNATING SNOW AS A PERMITTED USE IN ALL ZONES,  
AND REQUIRING IT TO SNOW IN PARK CITY, UTAH

WHEREAS, the City Council of Park City adopted an ordinance on April 8, 1982 under duress making snow allowable only as a conditional use in all zones; and

WHEREAS, the ordinance requires storms to meet onerous application criteria and receive prior to any storm, approval for a conditional use permit from the Planning Commission, the Historic District Commission, and come on -- a favorable recommendation from the now defunct Golf Course Committee; and

WHEREAS, concerned citizens have recently participated in a traditional Stabutic party held at the Edelweiss Haus and heavily invested their valuable time, orange juice, bourbon, and reputations in a barbaric ritual to the snow gods; and

WHEREAS, attendance at the annual Snowflakers Ball was another example of Parkites fervor and excitement for those heavenly white flakes in anticipation of the opening of the official 1986-87 ski season and would hate like heck to see all that deliberate silliness be had in vain; and

WHEREAS, the whole community is beside themselves in looking forward to hosting "Park City America's Opening World Cup", a first ever in North America. The races are right around the corner and it is imperative that the whole world sees for themselves that Park City has the best snow on earth as early as Thanksgiving;

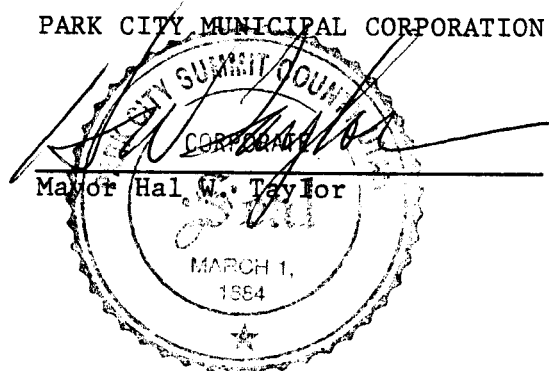
NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City that snow is no longer a conditional use but a permitted use in all zones, simply because we don't have the time to wait around!

BE IT FURTHER ORDAINED that the City Council hereby requires snow to fall in Park City; that it shall be unlawful for it to fail to snow in Park City; and the Council hereby directs it to snow in Park City forthwith until it is again deemed spring through a duly noticed public hearing and all affected snow gods are legally noticed in writing ten days prior to the date of the hearing.

PASSED AND ADOPTED this 20th day of November, 1986.

PARK CITY MUNICIPAL CORPORATION

Mayor Hal W. Taylor



Attest:

*Sandra C. King*  
City Recorder

Recorded at the request of and return  
to: Park City Municipal Corp.  
P. O. Box 1460, Park City, UT 84060

Fee Exempt per Utah Code  
Annotated 1953 21-7-2

ORDINANCE

Ordinance No. 86-10

INDEXED: \_\_\_\_\_  
GRANTOR: \_\_\_\_\_  
GRANTEE: \_\_\_\_\_  
RELEASED: \_\_\_\_\_  
ABSTRACTED: A-10-6  
STAMPED: \_\_\_\_\_

AN ORDINANCE VACATING  
SILVER LAKE KNOLL COTTAGES - PHASE I,  
A PLANNED UNIT DEVELOPMENT,  
RECORD OF SURVEY MAP

WHEREAS, the Council received a petition from the owners of the property that was committed to a planned unit development by filing the Record of Survey Map on February 9, 1983 as Entry Number 202077, requesting the Council to vacate that map; and

WHEREAS, a public hearing was held on the 17th day of July, 1986 pursuant to properly published notice, and no objections were heard at the hearing concerning the vacation;

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

1. The Record of Survey Map for Silver Lake Knoll Cottages - Phase I, a Planned Unit Development, located in Park City, Summit County, Utah which was recorded on February 9, 1983 as Entry Number 202077 in the records of the Summit County Recorder should be and is hereby vacated and of no further force or effect.

Entry No.	258363
REQUEST OF	<i>Park City Municipal</i>
FEE	ALAN SPRINGS, SUMMIT CO. RECORDER
\$	<i>00</i>
RECORDED	By <i>[Signature]</i> 9-23-86 at 9:05 M

800 400 PAGE 484 - 488

2. By virtue of these vacations, the property described on the attached Exhibit "A" is removed from Planned Unit Development ownership.

3. This Ordinance shall take effect upon adoption and recordation, whichever occurs last, but shall nevertheless be published.

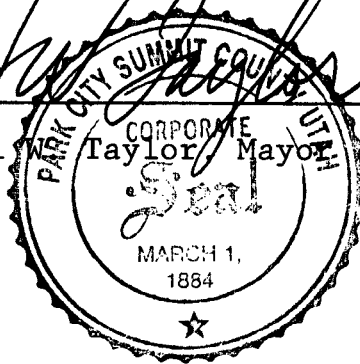
Passed and adopted this 18th day of September, 1986.

PARK CITY MUNICIPAL CORPORATION

By

Hal

Taylor, Mayor



Attest:

*Sandra C. King*

City Recorder

BOOK 400 PAGE 485

Exhibit A

SILVER LAKE KNOLL ✓  
COTTAGES PH I,  
SILVER LAKE KNOLL  
NO 2 SUBD Parcel  
C & D.

VACATION OF PLAT,  
SILVER LAKE KNOLL COTTAGES - PH I

In accordance with Section 57-5-7 Utah Code Annotated, 1953 as amended, the undersigned being all of the owners of all land contained in the subdivision plat for Silver Lake Knoll Cottages - Phase I (herein designated the "Plat") which Plat was recorded February 9, 1983 as Entry No. 202077, records of Summit County, Utah, and which Plat relates to the following-described land situated in Park City, Summit County, Utah:

Parcel "C" of Silver Lake Knoll No. 2 Subdivision, according to the official plat thereof on file and of record in the office of the Summit County Recorder, being part of the Southeast Quarter of Section 21 and part of the Southwest Quarter of Section 22, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Summit County, Utah, said Parcel "C" being more particularly described as follows:

Beginning at a point which is North 98.94 feet and East 1.70 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 83°10'00" East 41.99 feet; thence South 49.46'00" East 78.97 feet; thence North 76°57'00" East 81.00 feet to a point on the northwesterly right-of-way line of a 50.00 foot wide private road easement, commonly known as Sterling Drive, said point also being on a 356.05 foot radius curve to the right (center bears South 85°03'23" East 356.05 feet of which the central angle is 20°03'23"); the following four courses being along said right-of-way line; 1) thence Northeasterly along the arc of said curve 124.64 feet; 2) thence North 25°00'00" East 33.64 feet to a point on a 355.00 foot radius curve to the right (center bears South 65°00'00" East 355.00 feet of which the central angle is 44°00'00"); 3) thence Northeasterly along the arc of said curve 272.62 feet; 4) thence North 69°00'00" East 94.77 feet; thence North 21°00'00" West 127.00 feet; thence South 57°30'00" West 285.00 feet; thence South 33°15'00" West 230.61 feet; thence North 81°15'00" West 78.55 feet to a point on the easterly right-of-way line of a 40.00 foot wide



private road easement, commonly known as Woodland View Drive, said point also being on a 530.00 foot radius curve to the left (center bears South  $74^{\circ}30'00''$  East 530.00 feet of which the central angle is  $9^{\circ}30'00''$ ); the following two courses being along said right-of-way line: 1) thence Southwesterly along the arc of said curve 87.88 feet; 2) thence South  $6^{\circ}00'00''$  West 36.41 feet to the point of beginning. (Basis of Bearing: North  $00^{\circ}40'31''$  East from said Southwest corner of Section 22 to the East quarter corner of Section 21.)

✓ Contains 1.6670 acres, more or less.

Also:

✓ Parcel "D" of Silver Lake Knoll No. 2 Subdivision according to the official plat thereof on file and of record in the office of the Summit County Recorder, being part of the Southeast Quarter of Section 21 and part of the Southwest Quarter of Section 22, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Summit County, Utah, said Parcel "D" being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of a 40.00 foot wide private road easement, commonly known as Woodland View Drive, said point also being North 53.34 feet and West 42.68 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said beginning point also being on a 350.00 foot radius curve to the right (center bears South  $87^{\circ}26'18''$  East 350.00 feet of which the central angle is  $03^{\circ}26'18''$ ); the following three courses being along said right-of-way line: 1) thence Northerly along the arc of said curve 21.00 feet; 2) thence North  $6^{\circ}00'00''$  East 65.41 feet to a point on a 570.00 foot radius curve to the right (center bears South  $84^{\circ}00'00''$  East 570.00 feet of which the central angle is  $23^{\circ}10'00''$ ); 3) thence Northeasterly along the arc of said curve 230.47 feet; thence North  $60^{\circ}50'00''$  West 45.00 feet; thence South  $55^{\circ}10'00''$  West 102.00 feet; thence South  $19^{\circ}20'00''$  West 100.00 feet; thence South  $70^{\circ}40'00''$  East 24.00 feet;

thence South 13°00'00" West 165.86 feet; thence South 87°34'21" East 93.32 feet to the point of beginning. (Basis of Bearing: North 00°40'31" East from said Southwest corner of Section 22 to the East quarter corner of Section 21.)

✓ Contains 0.6438 acres, more or less.

BOOK 400 PAGE 488

ORDINANCE

Ordinance No. 86-9

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE  
OF 1983 OF PARK CITY, UTAH TO  
CLARIFY THE POLICY AND PURPOSES FOR REQUIRING  
SECURITY FOR COMPLETION OF SITE IMPROVEMENTS  
ON BUILDING PROJECTS

WHEREAS, the present ordinance provides that one of the purposes of requiring developers to post security for completion of site improvements subsequent to occupancy of the structures on the property is protection of prospective buyers; and,

WHEREAS, the Utah Supreme Court has construed a similar provision of an ordinance in Pleasant Grove to mean that the City becomes liable to the purchasers of property under such a security agreement for both the timely completion of the work and the adequacy of that work; and,

WHEREAS, the City has also been sued by subcontractors and others attempting to use this security as a surety bond; and,

WHEREAS, it is the intention of Park City to avoid liability to third parties in the administration of completion of site improvements carried on by the City in the event of default by the developer;

NOW, THEREFORE the Council of Park City ordains as follows:

1. Section 8.19(a) of the Land Management Code should be and is hereby amended in its entirety to read as follows:

(a) Policy. 1. Security Required. In order to protect the City from the financial burdens resulting from damage to or increased maintenance costs for city facilities that may occur as a result of incomplete or inadequate site improvements on private construction projects, it is the policy of the City to require that developers either complete all site improvements prior to occupancy, or if that is not possible, that adequate financial security for that completion, together with a right of entry to the property to complete that work be granted to the City. It is specifically the intention of the City to require that storm drainage work, paving, curb and gutter, utility facilities, soil retention structure, and landscaping as needed to control erosion be completed according to standards adopted by the City, so that the residents and taxpayers at large are not required to pay the costs of repairing damage to or disproportionately increased maintenance costs for roads, storm drainage, or other utility facilities. No plat will be approved, where required, and no certificate of occupancy granted unless and until adequate financial security is posted in accordance with this section.

2. No Third Parties Beneficiaries Intended. It is the intention of the City that this financial security given by the developer be limited to a contract between

the City and the developer for the express purposes of providing for the protection of City facilities and elimination of conditions which could become public nuisances. It is not intended that this security be available for payment of subcontractors or material suppliers in the nature of a surety bond, or that the security provided become available to the purchasers of property to correct construction flaws or defects which are the fault of the developer. In no event will the funds be used for purposes other than those stated in this Section and the time and manner of the expenditure, and prioritization of work performed shall rest in the sole discretion of the Community Development Director.

Section 2. Section 8.19(g) of the Land Management Code should be and is hereby amended to read as follows:

(g) Retainage. The amount in excess of the actual construction costs, but in no event more than 25% of the actual construction cost, shall be held for a period of one year following final inspection and approval of the site improvement work by the City. No retainage shall be held for landscaping improvements once the installation of the required materials has been approved by the City. The retainage amount may be provided in any of the ways described in Section 8.19(f). If the developer fails to provide new

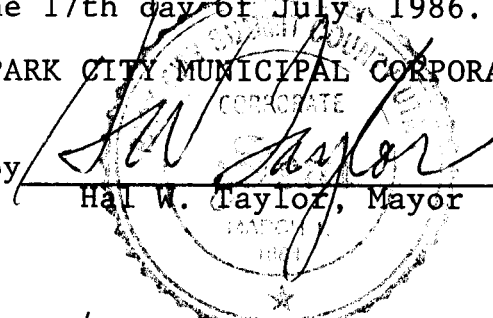
security instruments within 30 days from the expiration of the security instruments provided for the initial construction under Section 8.19(f), the City shall make a demand or draw on that security to the extent of the required retainage amount, and hold the proceeds in cash until and unless other adequate security, as provided in this Code, is posted by the developer. Retainage will be used to replace or repair any site improvements which fail or appear to be defective during the one year retainage period. The corrective work may be done by the City or the developer. At the completion of that work, the retainage, or so much of it as remains, shall be released. Retainage amounts may be drawn and applied to any outstanding fees owed by the developer to the City, provided that such fees are imposed by ordinance and the amount of the fees is not being contested by the developer.

Section 3. The balance of the Land Management Code is unchanged by this amendment.

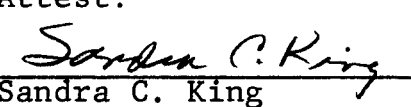
Section 4. Effective Date. This ordinance shall take effect immediately upon its publication.

Passed and Adopted the 17th day of July, 1986.

PARK CITY MUNICIPAL CORPORATION

By  Hal W. Taylor, Mayor

Attest:

  
Sandra C. King  
City Recorder

ORDINANCE

Ordinance No. 86-8

AN ORDINANCE AMENDING THE PARK CITY  
LAND MANAGEMENT CODE of 1983, SECTION 13  
PERTAINING TO OFF-STREET PARKING REQUIREMENTS

WHEREAS, adequate off-street parking is necessary for the health, safety, and welfare of the residents of Park City; and,

WHEREAS, the City Council has adopted standards for off-street parking in Park City to provide for the health, safety, and welfare of the residents of Park City; and,

WHEREAS, the City Council now desires to amend the off-street parking standards to provide for the health, welfare, and safety of the residents of Park City;

NOW, THEREFORE be it ordained by the City Council of Park City that Section 13.2 (b), (d), (e), and (f) of the Land Management Code of Park City of 1983, effective January 1, 1984, as amended, be further amended to read as follows:

SECTION 1. Sections 13.2 (b), (d), (e), and (f) shall be amended to read as follows:

Section 13.2(b) Grading. Parking lots shall be graded for proper drainage with surface water diverted in such a

way as to keep the parking area free of accumulated water or ice. Adequate control curbs shall be installed to control drainage and direct vehicle movement. Parking lot drainage shall be controlled on site and channeled to storm drain or gutter as approved by the City.

Maximum driveway access grades shall not exceed 10% in slope, and if serving more than a single family residence, and shall provide a minimum 20 foot staging or transition area at no greater than 2% slope beginning at the back of the curb where existing, or as otherwise approved by the City Engineer in anticipation of future street improvements.

Section 13.2(d) Size of Spaces. Structured parking: Parking within a fully enclosed parking structure where the weather does not affect the availability of spaces; shall require the following:

- (a) 9 feet x 18 feet minimum parking space dimensions;
- (b) 24 foot minimum aisle width (for 90° layout);
- (c) Any reduction proposed in stall length (no width reductions allowed) require conditional use approval; and
- (d) In addition to the specification of minimum stall dimensions, all parking structures shall be reviewed for provision of adequate circulation and to ensure that each required space is readily accessible as well as usable. Column and wall locations shall be specifically addressed in



terms of maneuvering and where automobile doors will swing open.

Outside Parking: Each parking space not within a fully enclosed parking structure shall measure at least nine feet wide by eighteen feet long.

Outside Parking Lots: Where parking availability will be affected by weather conditions and snow removal is of concern, the above design criteria shall apply in addition to the following:

(a) adequate, non-hard surfaced and landscaped snow storage areas shall be provided adjacent to each surface lot in a usable, readily accessible location.

(b) said snow storage areas shall be on-site and the equivalent of 15% of the total hard surfaced area; including, parking spaces, aisles, driveways, curbing, gutters, and sidewalks. Reductions below the 15% requirement outlined shall be treated as conditional uses and reviewed on a case-by-case basis.

(c) Required landscaping shall be designed so as to accommodate snow removal and storage on-site.

Single Garages: In single family homes, single car garages shall have a minimum interior dimension of 11 feet x 20 feet

to ensure their usability. Double car garages shall be at least 20 feet wide by 20 feet deep.

Section 13.2(e) Design of Parking Areas for Use by More than Four Automobiles. The design of parking areas for use by five or more standard sized automobiles shall provide adequate ingress and egress. The design of parking facilities shall not necessitate backing cars onto adjoining public sidewalks, parking strips, or roadways in conducting parking and unparking operations. The spaces shall be independently accessible so that the access of any required space may not be obstructed by any other required space. All parking lots shall maintain the required front yard and side yard setback as would be required for a structure on the property. Wherever a parking lot or driveway to a parking lot abuts a residential use, a substantial light-tight fence constructed of natural materials not less than four or more than six feet high shall be constructed and maintained along the property line up to the building setback line. An earth berm may be substituted for the fence where adequate area exists. Driveways must not exceed 30 feet in width were they cross a sidewalk, adjacent driveways must be separated by an island of the following widths: single-family residential- minimum width 10 feet, residential, multi-family - minimum width 18 feet, commercial - minimum width 24 feet; and driveways must be at

least ten feet from the property line of any intersecting street.

Section 13.2(f) Street Access. Off-street parking areas shall have unobstructed access to a street or alley.

(a) Driveways: The following width and curb cut dimensions are required. Please also note additional driveway standards for the Historic District as outlined in the Land Management Code Section 7.1.5(d).

<u>Use</u>	<u>Minimum</u>	<u>Maximum</u>
	<u>Width</u>	<u>Curb Cut</u>
Single Family, Residential	10 feet	15 feet
Residential, Multi Family	18 feet	25 feet
Commercial	24 feet	30 feet

Spacing is defined as the distance between the closer edges of adjoining driveways or driveways and right-of-way lines of intersecting streets. Access drives shall be spaced according to the following:

<u>Street Type</u>	<u>Minimum Spacing</u>	<u>Minimum Distance</u>
		<u>From Intersection</u>
Local	15 feet	25 feet
Collector	50 feet	75 feet
Arterial	75 feet	150 feet

A minimum of 75 feet spacing between major commercial driveways is recommended. Joint use of commercial drives is strongly recommended. The center line of intersections of the driveways of major traffic generators entering from opposite sides of roadway shall be either perfectly aligned or offset by a minimum of 150 feet.

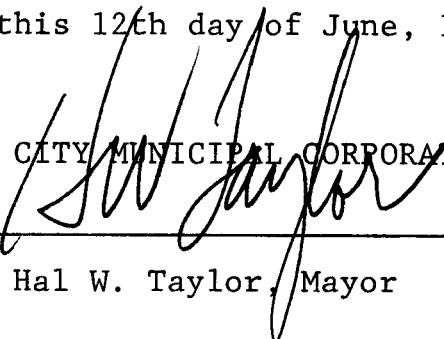
Section 13.2(h) Clear View of Intersecting Streets. In all zones, no obstruction will be permitted to the view of drivers and pedestrians ingressing and egressing in excess of two feet in height above road grade on any corner lot within a triangular area formed by the streets at property line and a line connecting them at points twenty-five feet from the intersection of the street right-of-way lines , except a reasonable number of trees pruned high enough to permit automobile drivers and pedestrians an unobstructed view.

SECTION 2. Effective Date. This ordinance shall take effect immediately upon its publication.

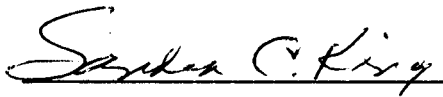
PASSED AND ADOPTED this 12th day of June, 1986.

PARK CITY MUNICIPAL CORPORATION

By

  
\_\_\_\_\_  
Hal W. Taylor, Mayor

Attest:

  
\_\_\_\_\_  
Sandra C. King

City Recorder - DEPUTY

ORDINANCE

Ordinance No. 86-7

REVIEW OF PERMITTED USES FOR IMPACT ON  
EXISTING INFRASTRUCTURES AND FEES REQUIRED TO  
UPGRADE EXISTING INFRASTRUCTURES

WHEREAS the City Council of Park City, Utah desires to promote the health, safety and welfare of its residents and,

WHEREAS inadequate infrastructure threatens the health, safety, and welfare to the residents of Park City, and

WHEREAS by requiring that all new construction of buildings or structures be required to provide adequate infrastructure will promote health, safety and the welfare of the residents of Park City,

NOW THEREFORE, be it ordained by the City Council of Park City, as follows:

SECTION 1. Infrastructure Review. Although the City endeavors to provide infrastructure which will adequately serve all types of buildings and structures allowable within each zone in Park City, certain buildings and structures, because of size, type of construction, or lot characteristics, present peculiar demands on City infrastructure. In order for the City to determine whether existing infrastructure is adequate, or what additional infrastructure is needed to meet the peculiar needs of certain types and sizes of buildings and structures which are permitted uses in the zone; the following types and sizes of proposed buildings and structures are subject to review for impact on existing infrastructure and approval:

1. All commercial or multifamily buildings or structures of Class III, IV or V construction, as defined by the Uniform Building Code, greater than 10,000 square feet, or;

2. Any building or structure over 10,000 square feet within fire separations as defined in Section 505 of the Uniform Building Code, or;

3. All commercial or multifamily buildings and structures located on parcels of one-half acre or larger, or;

4. All buildings or structures which are required to have fire sprinkling systems under Park City Ordinance, or;

5. All buildings or structures located on lots which have an average slope of more than 25 percent, or;

6. Any industrial or manufacturing facility that deals with products or processing materials that are or could become explosive, flammable or toxic according to the Uniform Fire Code.

SECTION 2. Scope of Review. For proposed buildings or structures which are permitted uses in the zone in which the building or structure is proposed, the review shall include the determination of the ability of existing city infrastructure to provide adequate water for culinary, irrigation and fire flow purposes, the proper handling of snow melt, storm drainage, slope preservation, mitigation of impact on roads by construction and permanent traffic, and ensuring safe access for users and emergency vehicles in accordance with City codes, standards, and ordinances as set forth in this ordinance which shall be in addition to all other adopted codes and ordinances. For proposed buildings or structures which are conditional uses or master planned developments in the zone in which the building or structure is proposed the infrastructure review which are historically and currently a part of the regular conditional use or master plan review process is specified below.

SECTION 3. Review Procedure. Buildings and structures which, although are permitted uses in the zone proposed and not subject to zoning or use review, are subject to review for impact on existing infrastructure according to the standards described in Section 1, and the following review procedure shall be followed:

- (a) Application for Building Permit. Upon making an application for a building permit, the applicant shall supply the Building Official with plans and specifications sufficiently detailed to determine whether the proposed building(s) or structure(s) are subject to further infrastructure review. If, according to the standards found in Section 1, any proposed building or structure triggers infrastructure impact review, then a building permit shall not be issued and the Building Official shall refer the applicant to the Community Development Department for review of the impact of the proposed buildings and structures on existing city infrastructure and determination of what, if any, additional infrastructure is necessary.
- (b) The Application. Upon referral of the application for a building permit to the Community Development Department for infrastructure impact review, the Community Development Department shall within ten working days request from the applicant any additional studies plans, surveys, specifications and information necessary to review the infrastructure impacts. The following types of information will be requested by the

Community Development Department to the extent relevant:

To Determine the Impact on Drainage:

1. a map of the site showing the existing conditions prior to the demolition of any existing structures and any grading, any known geologic or mine hazards, with north arrow and scale;
2. topography with contours shown at intervals of not more than five feet of the site and as the site adjoins contiguous properties;
3. vegetation type and location;
4. soil type and load carrying capacity information;
5. 100 year flood plain and high ground water areas, known spring and seep areas and ditches or canals;
6. all existing roads, fences, irrigation ditches, and drainage facilities;
7. location and size of the nearest storm drainage facilities the site could drain to, water lines and sanitary sewer lines; and where and how the developer proposes to connect to the existing drains.
8. site plan of the proposed buildings and structures showing building locations;
9. proposed road locations and other circulation features;
10. proposed finished grades;
11. proposed drainage, drainage works, detention ponds, retaining walls, and erosion control plans;

To Determine the Impact on Culinary Water, Water for Fire Flows and Sewage:

1. location and size of the nearest water main and sanitary sewer lines the project can drain to; and where and how the applicant proposes to connect to the systems;
2. site plan and floor elevations (building height) of all proposed buildings and structures showing building locations, construction type and materials;
3. proposed easements for new utility services or relocated utility services;
4. fire sprinkling plan.
5. Estimated peak culinary water demands, including irrigation and water demand for fire flows.

To Determine the Impact on Slope Retention:

1. topography existing before construction; proposed finished grades, on the site and as it relates to adjoining property;
2. proposed drainage, drainage works, retaining walls, and erosion control plans;
3. proposed landscaping;



4. complete, detailed construction drawings and support documentation of any and all structures sufficient to demonstrate compliance with applicable standards, codes and ordinances; or general architectural concept drawings of proposed buildings; showing roof plan and cuts and fills;
5. other specific information and scientific data and opinions which, in the opinion of the Community Development Department, is useful or necessary for the meaningful review of the project. Such additional information may be required from the applicant based on the nature of the project or the site.

To Determine the Physical Impact on Streets and Pedestrian Facilities:

1. Prepare a site plan which coordinates pedestrian connections, sidewalks, and bike paths if any such pedestrian facilities are shown on the Trails Master Plan or the Old Town Sidewalks Master Plan.
2. Submit construction staging location plan.
3. Submit estimated truck traffic trip numbers for construction traffic.
4. If requested by the City Engineer, the project applicant shall submit reproduceable measurable pavement quality testing analyses for each street or roadway which will be utilized by any traffic generated by or relating to the proposed project, including but not limited to construction traffic. Such analyses will be submitted both before permit issuance and before building occupancy and shall use a nationally recognized pavement quality testing machine as approved by the City Engineer. Such analyses will be used to determine construction impacts on existing streets at the end of construction such that repairs can be made at the expense of the project proponents to return the pavement to its original quality.

SECTION 4. Department Action. Within 15 working days from the receipt of the complete application including all requested information for infrastructure impact review, the Community Development Department and other appropriate City departments or officials shall have reviewed the project and determined whether existing infrastructure is sufficient to adequately serve any proposed buildings or structures. If the existing infrastructure is adequate to serve any proposed buildings or structures, then a building permit shall be issued in accordance with the Uniform Building Code and City Ordinances. If upon review existing infrastructure is found to be inadequate to serve any proposed buildings or structures, the building permit shall be withheld. At the option of the city, the

applicant may either (1) change the type, scale or location of any and all proposed buildings or structures in such a manner that existing infrastructure may adequately serve all proposed buildings or structures, or (2) provide at applicants expense the additional infrastructure necessary to adequately serve all of applicants proposed buildings or structures according to designs approved by the City, or (3) pay a proportionate share of a City project that would mitigate the impact. Upon submission of plans changing the type, scale or location of any or all proposed buildings or structures in such a manner that existing infrastructure is adequate to serve all proposed buildings or structures; or, upon submitting plans for additional infrastructure and a letter of credit or escrow agreement to the City for the full cost of the additional infrastructure required as estimated by the City Engineer, a building permit shall be issued in accordance with City codes and ordinances.

SECTION 5. Appeal. If the applicant does not agree with the determination of the Community Development Department that existing infrastructure is inadequate, or with the requirement for additional infrastructure, the applicant may appeal the denial to the Planning Commission of Park City. A written appeal must be taken to the Planning Commission within sixty days of Community Development Department final action. The Planning Commission is empowered to affirm, reverse or modify the determination of the Community Development Department. All actions of the Planning Commission are appealable to the City Council. Additional appeal procedure is determined by Ordinance 80-13, amended, or its successor.

If the Community Development Department has not acted on an application or has not indicated to the applicant what existing infrastructure is inadequate within 15 working days after submission, the application automatically forwarded to the Planning Commission for determination of adequacy of existing infrastructure.

SECTION 6. Transferability. The infrastructure review and approval is transferrable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

SECTION 7. Expiration. If a building permit is not obtained within twelve months from the date of approval, then the infrastructure review and approval process must be repeated prior to issuance of a building permit. If a

building permit expires before actual construction of buildings or structures, the infrastructure review and approval process must be repeated prior to issuance of another building permit. If a permit is not taken in six months, the review shall determine whether off-site conditions or demands have changed the ability of the system to meet the demands of the project under review. The permit requirements may be modified to adjust to the new capacity or demand.

SECTION 8. Standards for Review. No building permit shall be issued on buildings and structures subjected to infrastructure review unless it is found by the City that there is sufficient infrastructure capacity, according to the standards adopted by the City, either existing or to be provided by the applicant to adequately serve the proposed buildings and structures. Specific review items include, delivery of adequate water for culinary and fire flow purposes, safe access for users and emergency vehicles, proper handling of snow melt and storm drainage and slope preservation. The standards to be applied for review are:

A. Standards for Water Delivery. The standards for adequate delivery of water shall be: the Park City Fire Flow Standards; the Park City Design Standards, Construction Specifications and Standard Drawings; and, the State Board of Health Drinking Water Regulations as now constituted and as may be amended.

B. Standards for Site Drainage. The standards for adequate site drainage are the Uniform Building Code Chapter 70, adopted by Ordinance 82-23, or its successor, and the Park City Design Standards, Construction Specifications and Standard Drawings as now constituted and as may be amended.

C. Standards for Access. The standards for access to the building or structure are the 1985 Uniform Fire Code adopted by Ordinance 80-8, or its successor, the Streets Master Plan, and the Park City Design Standards, Construction Specifications and Standard Drawings as now constituted or as may be amended.

D. Standards for Slope Retention. The standards for slope retention are the Uniform Building Code Chapter 70, and the Park City Design Standards, Construction Specifications and Standard Drawings as now constituted or as may be amended.

SECTION 9. Separation Clause. If any section or clause of this ordinance is declared invalid, void or unconstitutional by a court of law, then all other sections are declared separate and distinct and shall continue in full force and effect.

SECTION 10. Effective Date. This ordinance shall take effect upon its publication.

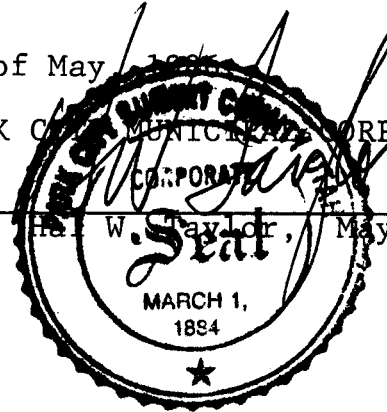
Dated this 28<sup>th</sup> day of May, 1884

PARK COMMUNICATIVE CORPORATION

By W. Taylor, Mayor

Attest:

Sarben C. King  
City Recorder



ORDINANCE

Ordinance No. 86-6

AN ORDINANCE AMENDING THE PARK CITY SIGN CODE  
PERTAINING TO HRC ZONE, SIZE OF SIGNS PERMITTED,  
AND SPECIAL EVENTS FLIERS

- SECTION 1. PURPOSES AND SCOPE
- SECTION 2. INTERPRETATION
- SECTION 3. APPLICATION AND REVIEW PROCEDURES  
FOR PERMANENT SIGNS
- SECTION 4. PERMITTED SIGNS
- SECTION 5. PROHIBITED SIGNS AND SIGNAGE  
ILLUMINATION
- SECTION 6. NON-REGULATED SIGNS
- SECTION 7. REMOVAL OF ILLEGAL AND UNSAFE SIGNS
- SECTION 8. TEMPORARY SIGNAGE, PORTABLE YARD  
SIGNS
- SECTION 9. INSPECTION OF SIGNS
- SECTION 10. DEFINITIONS
- SECTION 11. REPEAL OF CONFLICTING ORDINANCES
- SECTION 12. SEPARABILITY OF ORDINANCES
- SECTION 13. PENALTY
- SECTION 14. EFFECTIVE DATE

WHEREAS, a uniform sign code has been adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City, and;

WHEREAS, the City Council is desirous of including the HRC Zone in the regulation of the Sign Code, and;

WHEREAS, the City Council desires to make other minor changes in the Sign Code of Park City,

NOW THEREFORE BE IT ORDAINED by the City Council of Park City, Utah that the Park City Sign Code be amended as follows:

BE IT ORDAINED by the City Council of Park City, Utah that the following sections of the Park City Sign Code, Ordinance 84-7 be amended to read as follows:

SECTION 1. Section 4.1(a) - In the HR-1, HRL, HRC, and RD zones, freestanding signs are permitted only as a part of subdivisions of 50 lots or more or as part of a Master Planned Developments and are subject to the provisions of Section 4.1(k).

SECTION 2. Section 4.1(n) - Menu Display. Menus for restaurants may be displayed on the inside of windows of a restaurant or inside a display box. The maximum size shall be two square feet and shall be included in the calculation of total wall or window signage. If a display box is used it must be constructed to coordinate with the building design, must contain a clear face which would protect the menu from the weather, and must not extend over public property.

SECTION 3. Section 4.2.1 - Size Requirements. The total area of the sign(s) including window signs, wall signs, projecting signs and hanging signs, shall not constitute more than five percent of the side of the building upon which the sign(s) appears or projects from and that no one side of a building will contain more than a total of 45 square feet of signage, regardless of the number of businesses occupying the building. The Planning Commission may grant up to 5% of the side of the building for one sign or a combination of signs subject to conditional use review.

If a free-standing sign is used in conjunction with anyone or more of the following signs: wall mounted sign(s) and/or window signs, projected or hanging, then no one side of a building may contain more than a total of 36 square feet of signage.

Multi tenant retail, and mixed use buildings which require signage plans may request that the Planning Commission grant additional sign area, up to a maximum of 5% of the side of the building upon which the signage is placed.

No single projecting sign may exceed 18 square feet in area or may project more than 3 feet from the face of the building to which it is attached.

SECTION 4. Section 6.1(b) - Vacancy Signs. Vacancy signs are allowed only for those buildings which are permitted and licensed for nightly rentals within the HCB, HRC, GC and RC Zones. Vacancy signs may be a maximum of two square feet. If illuminated, a building permit is required.

SECTION 5. Section 6.1(l) - Public necessity signs such as bus stop, no parking and street name signs installed by or with permission of Park City Municipal Corporation are exempt from permit requirements. Approval of the Public Works Director and Community Development Director is required in order to insure safe placement and prevent unsightly or distracting sign placement.

SECTION 6. Section 6.1(m) - Special Events Fliers. Fliers or posters advertising special events may be

displayed on the inside of windows of businesses, provide the owner of the business approved of the placement. Such posters may be displayed for up to one week prior to an event, and must be removed within 48 hours after the event. Posters or fliers may not be tacked up to the exterior of any building or to telephone/utility poles or distributed by placement on parked automobiles or on doorsteps, etc.

SECTION 7. Section 8.2 - Temporary Signage for Construction Projects. Because of the unique need to identify construction projects clearly for material suppliers, deliveries, and construction workers, to allow for initial marketing, and to minimize the inconvenience to the public that results from construction vehicles generating more traffic while looking for construction projects, temporary construction project entry signs are permitted subject to the following regulations:

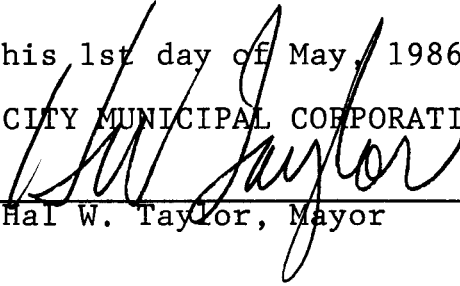
SECTION 8. Section 8.2(e) - Time Limit. Temporary construction signs are to be installed upon granting of conditional use permits by the City for the project the sign pertains to, or upon the issuance of footing and foundation permits on permitted uses which do not require conditional use approval. On conditional uses, if the footing and foundation permits have not been taken out within six (6) months from the erection of the sign, the sign must be removed until permits are issued. Temporary project signs must be removed within thirty (30) days from the date the last certificate of occupancy is given on the site. If a subsequent phase is commenced during that time, the sign may remain so long as construction continues on the project's initial construction (and not remodeling work affecting less than the entire project). If a permanent project entry sign is constructed on the site, all temporary signage must be removed. When a project is owned by one party and units are being marketed, but the time limit is beyond the 30 days after a Certificate of Occupancy is issued, the Community Development Director may authorized the temporary placement of a sign which is subject to the limitations of this section, except that it may be displayed for a period of 90 days. This sign would be in lieu of standard real estate signs.

SECTION 9. Section 8.7 - Color and Materials. Temporary signs, yard signs, and project signs are subject to the same requirements on color and material as permanent signs with the exception that painted plywood is an allowed material for temporary signs. No flourescent or "day-glo" colors are permitted. No moving parts, wind driven parts, or sound creating devices are permitted on temporary signs, yard signs or construction signs.

SECTION 10. Effect. This amendment to the Sign Code of Park City shall take effect immediately upon publication.

Passed and adopted this 1st day of May, 1986.

PARK CITY MUNICIPAL CORPORATION

By   
Hal W. Taylor, Mayor

Attest:

  
City Recorder



Recorded at the request of and return  
to: Park City Municipal Corp.  
P. O. Box 1480, Park City, UT 84060

*Attn: City Recorder*

*PM 5*

RED NOTE 148 9/25 c

329348

*Park City Municipal Corp*

ORDINANCE

90 SEP -4 AM 11:10

Ordinance No. 86-5

ALAN SPRIGGS  
SUMMIT COUNTY RECORDER  
Fee Exempt per Utah Code  
953 21-7-2

AN ORDINANCE VACATING A PORTION OF A  
50 FOOT WIDE NONEXCLUSIVE UTILITIES, DRAINAGE,  
AND ACCESS EASEMENT LOCATED IN  
PARK MEADOWS SUBDIVISION NO. 5

*RED IN*  
*Dg NC*

WHEREAS, the Owners of adjoining property has petitioned the Park City Council for this vacation of a portion of a 50 foot wide nonexclusive utilities, drainage and access easement located in Park Meadows Subdivision No. 5; and

WHEREAS, an alternate easement for this portion of Park Meadows Subdivision No. 5 has been dedicated to Park City Municipal Corporation and the entire easement is no longer necessary; and

WHEREAS, the vacation of this easement will return full use of the property to its owners;

NOW, THEREFORE be it ordained by the City Council of Park City, Utah as follows:

1. The following described portion of the easement as shown on the official plat of Park City and Park Meadows Subdivision No. 5 should be, and is hereby vacated and abandoned under the provision of Utah Code Section 10-8-8.5 Title to the underlying land is held by the adjoining land owners, which are listed on the attached Petition as Exhibit "A". A hearing on the vacation was held April 24, 1986. The vacated poriton of a 50 foot wide nonexclusive utilities, drainage, and access easement located in Park Meadows No. 5 is described as follows:

Vacation of a 35 foot wide portion of a nonexclusive utilities, drainage and access easement thru Lot 11, Park Meadows Subdivision No. 5, Park City, Summit County, Utah. More particularly described as follows. Beginning at a point North 44°50'41" West 21.16 feet from the southeast corner of Lot 11, Park Meadows Subdivision No. 5 and thence South 90°00'00" West 35.00 feet; thence North 0°18'38" East 222.40 feet; thence North 90°00'00" East 35.00 feet; thence South 0°18'38" West 222.40 feet to the point of beginning. Contains 7,784 square feet.

Vacation of a 35 foot wide portion of a nonexclusive utilities, drainage, and access easement thru Lots 12, 16, 17, 18, 19, 20, 21 Park Meadows Subdivision No. 5, Park City, Summit County, Utah. More particularly described as follows. Beginning at a point North

56°12'51" West 17.98 feet from the southeast corner of Lot 12, Park Meadows Subdivision No. 5 and thence North 90°00'00" West 35.00 feet; thence North 0°18'38" East 986.53 feet; thence North 30°00'00" East 11.21 feet to a point on 97.19 foot radius curve to the right the radius of which bears South 60°00'00" East 97.19 foot thru a central angle of 25°51'20"; thence northeasterly along the arc of said curve 43.86 feet; thence South 0°18'38" West 1028.09 feet to the point of beginning.  
Contains 35,382 square feet.

2. This Ordinance will take effect upon its publication.

Passed and adopted this 1st day of May, 1986.

PARK CITY MUNICIPAL CORPORATION

*Hal W. Taylor*  
\_\_\_\_\_  
Hal W. Taylor, Mayor





Legal Department

January 29, 1986

Mr. Jess Reid  
Jess Reid Real Estate  
1910 Prospector Avenue  
Park City, Utah 84060

Dear Jess:

I have asked Sandy to give you a copy of a plat showing a portion of the easement to be vacated along with the petition asking for this easement vacation. You will notice on the plat that fifteen feet of the easement will not be vacated because there are utilities still located in this area. However, the major portion of the easement will be vacated and this would preclude a road from being constructed in this easement. The plat also shows the proposed realignment of the new easement for access into that area and may be of interest to property owners, especially the owner of Lot 21.

One the petition is fully executed, return it to me and we will schedule action on the City Council agenda to carry out the vacation of the thirty-five foot portion of the easement. If you have any questions, please do not hesitate to give me a call.

Very truly yours,

A handwritten signature in cursive script that reads "J. Craig Smith".

J. Craig Smith  
Assistant City Attorney

JCS/sck

enclosures

PETITION FOR VACATION

TO THE CITY COUNCIL OF PARK CITY  
445 Marsac Avenue  
P.O. Box 1480  
Park City, Utah 84060

Gentlemen and Ladies:

In accordance with Section 10-8-8.1, Utah Code Annotated 1953, as amended, the undersigned property owners, as the owners of all of the real property burdened by a 50 foot wide non-exclusive utilities, drainage, and access easement, located in the Park Meadows Subdivision Number 5 of Park City, Summit County, Utah and described as follows:

Vacation of a 35 foot wide portion of a nonexclusive utilities, drainage and access easement thru Lot 11, Park Meadows Subdivision No. 5, Park City, Summit County, Utah. More particularly described as follows. Beginning at a point North  $44^{\circ}50'41''$  West 21.16 feet from the southeast corner of Lot 11, Park Meadows Subdivision No. 5 and thence South  $90^{\circ}00'00''$  West 35.00 feet; thence North  $0^{\circ}18'38''$  East 222.40 feet; thence North  $90^{\circ}00'00''$  East 35.00 feet; thence South  $0^{\circ}18'38''$  West 222.40 feet to the point of beginning. Contains 7,784 square feet.

Vacation of a 35 foot wide portion of a nonexclusive utilities, drainage, and access easement thru Lots 12, 16, 17, 18, 19, 20, 21 Park Meadows Subdivision No. 5, Park City, Summit County, Utah. More particularly described as follows. Beginning at a point North  $56^{\circ}12'51''$  West 17.98 feet from the southeast corner of Lot 12, Park Meadows Subdivision No. 5 and thence North  $90^{\circ}00'00''$  West 35.00 feet; thence North  $0^{\circ}18'38''$  East 986.53 feet; thence North  $30^{\circ}00'00''$  East 11.21 feet to a point on 97.19 foot radius curve to the right the radius of which bears South  $60^{\circ}00'00''$  East 97.19 foot thru a central angle of  $25^{\circ}51'20''$ ; thence northeasterly along the arc of said curve 43.86 feet; thence South  $0^{\circ}18'38''$  West 1028.09 feet to the point of beginning. Contains 35,382 square feet.

Hereby petitions to have the thirty-five feet of said easement which is recorded as Entry No.144216 in the records of Summit County, Utah, vacated and abandoned. In support of said Petition, the undersigned submits that neither the public nor any person will be materially injured by said vacation.

Owner(s) of Lot 11, Park Meadows Subdivision No. 5

Richard Kennedy  
Lashy Kennedy  
Date 3/20/86

Owner(s) of Lot 12, Park Meadows Subdivision No. 5

Jerry J Perrine  
Linda J Perrine  
Date February 16, 1986

Owner(s) of Lot 16, Park Meadows Subdivision No. 5

Jim L. Reid  
Heather Reid  
Date February 16, 1986

Owner(s) of Lot 17, Park Meadows Subdivision No. 5

Charles P. Klingenstein

Sarah C. Klingenstein

Date 2-17-86

Owner(s) of Lot 18, Park Meadows Subdivision No. 5

Kathleen J. Brock

Date March 4, 1986

Owner(s) of Lot 19, Park Meadows Subdivision No. 5

David B. Ashworth

~~1 March 1986~~

Date 1 March 1986

Owner(s) of Lot 20, Park Meadows Subdivision No. 5

Jamell Carr

Date 3/13/86

Owner(s) of Lot 21, Park Meadows Subdivision No. 5

Ray S. Robinson

Reeby K. Robinson

Date 3-5-86

Recorded at the request of and return  
to: Park City Municipal Corp.  
P. O. Box 1480, Park City, UT 84060

Fee Exempt per Utah Code  
Annotated 1953 21-7-2

Entry No.	<b>256498</b>
REQUEST OF	<i>Park City Municipal</i>
FEE	ALAN SPRIGGS, SUMMIT CO. RECORDER
\$	<i>N.C.</i> By <i>[Signature]</i>
RECORDED	<i>8-22-86</i> at <i>2:45</i> M.

ORDINANCE

INDEXED: \_\_\_\_\_ Ordinance No. 86-4  
 GRANTOR: \_\_\_\_\_  
 GRANTEE: \_\_\_\_\_  
 RELEASED: \_\_\_\_\_  
 ABSTRACTED: A  
 STAMPED: \_\_\_\_\_

AN ORDINANCE VACATING  
 SILVER LAKE KNOLL COTTAGES - PHASE II,  
 A PLANNED UNIT DEVELOPMENT,  
 RECORD OF SURVEY MAP

WHEREAS, the Council received a petition from the owners of the property that was committed to a planned unit development by filing the Record of Survey Map on May 22, 1985 as Entry Number 234361, requesting the Council to vacate that map; and

WHEREAS, a public hearing was held on the 10th day of April, 1986 pursuant to properly published notice, and no objections were heard at the hearing concerning the vacation;

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

1. The Record of Survey Map for Silver Lake Knoll Cottages - Phase II, a Planned Unit Development, located in Park City, Summit County, Utah which was recorded on May 22, 1985 as Entry Number 234361 in the records of the Summit County Recorder should be and is hereby vacated and of no further force or effect.

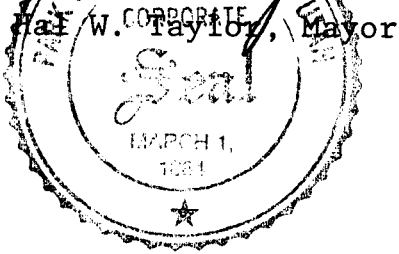
2. By virtue of these vacations, the property described on the attached Exhibit "A" is removed from Planned Unit Development ownership.

3. This Ordinance shall take effect upon adoption and recordation, whichever occurs last, but shall nevertheless be published.

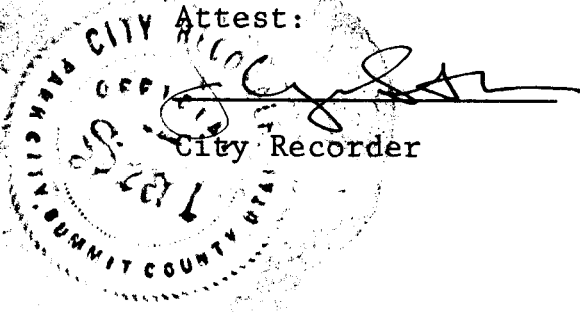
Passed and adopted this 17th day of April, 1986.

PARK CITY MUNICIPAL CORPORATION

By [Signature]



Paul W. Corcoran, Mayor



Attest:

[Signature]  
City Recorder



SILVER LAKE KNOLL COTTAGES - PHASE II  
EXHIBIT "A"

BOUNDARY DESCRIPTION  
PART A

Beginning at the southwest corner of Lot 6 within the Silver Lake Knoll No. 2 Parcel E and F Subdivision recorded June 3, 1983 in Park City, Summit County, Utah, entry No. 206450. Said point being on the westerly right-of-way line of Royal Street West; said point also being on a 899.09 foot radius curve to the right (center bears North 82° 59' 44" East 899.09 feet of which the central angle is 16° 37' 28"); thence Northwesterly along the arc of said curve 260.87 feet to a point of tangency; thence the following three calls being along said right-of-way line: 1) thence North 9° 37' 12" East 169.74 feet to a point on a 146.56 foot radius curve to the right (center bears South 80° 22' 48" East 146.56 feet of which the central angle is 47° 33' 30"); 2) thence Northeasterly along the arc of said curve 121.65 feet to a point of tangency; 3) thence North 57° 10' 42" East 98.00 feet; thence South 30° 30' 00" East 105.00 feet; thence North 52° 00' 00" East 220.00 feet; thence North 66° 00' 00" East 99.34 feet; thence South 43° 48' 11" East 91.49 feet to a point on the easterly side of a private drive known as Woodland View Drive, said point being on a 430.00 foot radius curve to the right (center bears North 43° 48' 11" West 430.00 feet of which the central angle is 12° 48' 11"); thence Southwesterly along the arc of said curve 96.09 feet; thence the next two calls being along said right-of-way: 1) thence South 59° 00' 00" West 61.34 feet to a point on a 570.00 foot radius curve to the left (center bears South 31° 00' 00" East 570.00 feet of which the central angle is 29° 50' 00"); 2) thence Southwesterly along the arc of said curve 296.79 feet; thence the following five calls being along Silver Lake Knoll Cottages - Phase I as recorded February 9, 1984 in Park City, Summit County, Utah, Entry No. 202077: 1) thence North 60° 50' 00" West 45.00 feet; 2) thence South 55° 10' 00" West 102.00 feet; 3) thence South 19° 20' 00" West 100.00 feet; 4) thence South 70° 40' 00" East 24.00 feet; 5) thence South 13° 00' 00" West 165.86 feet; thence the following call being along "The Enclave" condominium project as recorded February 9, 1983 in Park City, Summit county, Utah, Entry No. 202075; thence North 87° 34' 21" West 58.80 feet to the POINT OF BEGINNING. Contains 2.6043 acres, more or less.

PART B

Beginning at the southeast corner of Lot 5 within the Silver Lake Knoll No. 2 Parcel E and F Subdivision recorded June 3, 1983 in Park City, Summit County, Utah, Entry No. 206450; said point being on Silver Lake Knoll Cottages - Phase I recorded February 9, 1984 in Park City, Summit County, Utah, Entry No. 202077; thence North 81° 15' 00" West 78.55 feet to a point on the easterly side of a private drive known as Woodland View Drive; the following four calls being on said right-of-way: 1) said point on a 530.00 foot radius curve to the right (center bears South 74° 30' 00" East 530.00 feet of which the central angle is 43° 30' 00"); 2) thence northeasterly along the arc of said curve 402.38 feet; 3) thence North 59° 00' 00" East 61.34 feet to a point on a 470.00 foot radius curve to the left (center bears North 31° 00' 00" West 470.00 feet of which the central angle is 12° 48' 11"); 4) thence northeasterly along the arc of said curve 105.03 feet; thence South 43° 48' 11" East 102.36 feet; thence the following two calls also being along said Silver Lake Knoll Cottages - Phase I: 1) thence South 57° 30' 00" West 285.00 feet; 2) thence South 33° 15' 00" West 230.61 feet to the POINT OF BEGINNING. Containing 1.140 acres, more or less.

RECORDERS MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

ORDINANCE

Ordinance No. 86-4

AN ORDINANCE VACATING  
SILVER LAKE KNOLL COTTAGES - PHASE II,  
A PLANNED UNIT DEVELOPMENT,  
RECORD OF SURVEY MAP

WHEREAS, the Council received a petition from the owners of the property that was committed to a planned unit development by filing the Record of Survey Map on May 22, 1985 as Entry Number 234361, requesting the Council to vacate that map; and

WHEREAS, a public hearing was held on the 10th day of April, 1986 pursuant to properly published notice, and no objections were heard at the hearing concerning the vacation;

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

1. The Record of Survey Map for Silver Lake Knoll Cottages - Phase II, a Planned Unit Development, located in Park City, Summit County, Utah which was recorded on May 22, 1985 as Entry Number 234361 in the records of the Summit County Recorder should be and is hereby vacated and of no further force or effect.

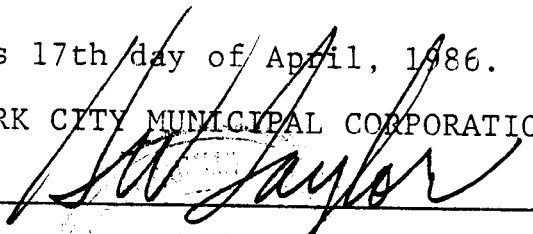
2. By virtue of these vacations, the property described on the attached Exhibit "A" is removed from Planned Unit Development ownership.

3. This Ordinance shall take effect upon adoption and recordation, whichever occurs last, but shall nevertheless be published.


Passed and adopted this 17th day of April, 1986.

PARK CITY MUNICIPAL CORPORATION

By

  
Hal W. Taylor, Mayor

Attest:

  
City Recorder

SILVER LAKE KNOLL COTTAGES - PHASE II  
EXHIBIT "A"

BOUNDARY DESCRIPTION  
PART A

Beginning at the southwest corner of Lot 6 within the Silver Lake Knoll No. 2 Parcel E and F Subdivision recorded June 3, 1983 in Park City, Summit County, Utah, entry No. 206450. Said point being on the westerly right-of-way line of Royal Street West; said point also being on a 899.09 foot radius curve to the right (center bears North 82° 59' 44" East 899.09 feet of which the central angle is 16° 37' 28"); thence Northwesterly along the arc of said curve 260.87 feet to a point of tangency; thence the following three calls being along said right-of-way line: 1) thence North 9° 37' 12" East 169.74 feet to a point on a 146.56 foot radius curve to the right (center bears South 80° 22' 48" East 146.56 feet of which the central angle is 47° 33' 30"); 2) thence Northeasterly along the arc of said curve 121.65 feet to a point of tangency; 3) thence North 57° 10' 42" East 98.00 feet; thence South 30° 30' 00" East 105.00 feet; thence North 52° 00' 00" East 220.00 feet; thence North 66° 00' 00" East 99.34 feet; thence South 43° 48' 11" East 91.49 feet to a point on the easterly side of a private drive known as Woodland View Drive, said point being on a 430.00 foot radius curve to the right (center bears North 43° 48' 11" West 430.00 feet of which the central angle is 12° 48' 11"); thence Southwesterly along the arc of said curve 96.09 feet; thence the next two calls being along said right-of-way: 1) thence South 59° 00' 00" West 61.34 feet to a point on a 570.00 foot radius curve to the left (center bears South 31° 00' 00" East 570.00 feet of which the central angle is 29° 50' 00"); 2) thence Southwesterly along the arc of said curve 296.79 feet; thence the following five calls being along Silver Lake Knoll Cottages - Phase I as recorded February 9, 1984 in Park City, Summit County, Utah, Entry No. 202077: 1) thence North 60° 50' 00" West 45.00 feet; 2) thence South 55° 10' 00" West 102.00 feet; 3) thence South 19° 20' 00" West 100.00 feet; 4) thence South 70° 40' 00" East 24.00 feet; 5) thence South 13° 00' 00" West 165.86 feet; thence the following call being along "The Enclave" condominium project as recorded February 9, 1983 in Park City, Summit county, Utah, Entry No. 202075; thence North 87° 34' 21" West 58.80 feet to the POINT OF BEGINNING. Contains 2.6043 acres, more or less.

PART B

Beginning at the southeast corner of Lot 5 within the Silver Lake Knoll No. 2 Parcel E and F Subdivision recorded June 3, 1983 in Park City, Summit County, Utah, Entry No. 206450; said point being on Silver Lake Knoll Cottages - Phase I recorded February 9, 1984 in Park City, Summit County, Utah, Entry No. 202077; thence North 81° 15' 00" West 78.55 feet to a point on the easterly side of a private drive known as Woodland View Drive; the following four calls being on said right-of-way: 1) said point on a 530.00 foot radius curve to the right (center bears South 74° 30' 00" East 530.00 feet of which the central angle is 43° 30' 00"); 2) thence northeasterly along the arc of said curve 402.38 feet; 3) thence North 59° 00' 00" East 61.34 feet to a point on a 470.00 foot radius curve to the left (center bears North 31° 00' 00" West 470.00 feet of which the central angle is 12° 48' 11"); 4) thence northeasterly along the arc of said curve 105.03 feet; thence South 43° 48' 11" East 102.36 feet; thence the following two calls also being along said Silver Lake Knoll Cottages - Phase I: 1) thence South 57° 30' 00" West 285.00 feet; 2) thence South 33° 15' 00" West 230.61 feet to the POINT OF BEGINNING. Containing 1.140 acres, more or less.

ORDINANCE

Ordinance No. 86-3

AN ORDINANCE REZONING THE PARK CITY CONSOLIDATED MINES COMPANY 30.5 ACRES OF THE PROPOSED MASTER PLAN FROM ESTATE (E) TO RECREATION OPEN SPACE (ROS) AND REZONING THE REMAINING FOUR ACRES FROM ESTATE (E) TO RESIDENTIAL DEVELOPMENT - MASTER PLANNED DEVELOPMENT (RD-MPD) AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY, UTAH

WHEREAS, Park City Consolidated Mines Company, the owners of land known generally as the Snow Park Hotel site, made formal application on October 16, 1985 to rezone 30.5 acres of the proposed master plan from Estate (E) to Recreation Open Space (ROS) and to rezone the remaining four acres from Estate (E) to Residential Development - Master Planned Development (RD-MPD); and

WHEREAS, notice was duly published for two consecutive (2) weeks and a public hearing held by the Planning Commission on the 4th day of December, 1985; and on its regularly scheduled meeting of the Planning Commission on the 18th day of December, 1985, the Commission favorably recommended the zone changes to the City Council; and

WHEREAS, notice was duly published for four (4) consecutive weeks and a public hearing held by the City Council on the 30th day of January, 1986; and the City Council finds that the zone changes as requested at the time of the hearing are in the best interest of the community;

NOW BE IT ORDAINED, that the official zoning map of Park City, Utah be amended as follows:

SECTION 1. RECREATION OPEN SPACE DESIGNATION (ROS). The following described land shall be rezoned from Estate (E) to Recreation Open Space (ROS) and the zoning map amended to reflect this change:

Beginning at a point South 0°00'00" East 1758.98 feet more or less and North 90°00'00" East 4496.68 feet more or less from the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the north line of McKinley No. 1 Mining Claim (MS #6645); and running thence South 85°42'00" East 513.06 feet more or less along said line to a point on the Summit-Wasatch County line; thence along said county line for the next nine courses; thence (1) South 8°43'41" West 378.82 feet more or less; thence (2) South 28°29'27" West 214.25 feet; thence (3) South 11°18'39" West 801.35 feet;

thence (4) South 12°51'25" West 724.39 feet; thence (5) South 12°53'14" West 499.61 feet; thence (6) South 26°08'13" East 279.53 feet; thence (7) South 40°47'43" East 296.74 feet; thence (8) South 51°35'50" East 408.17 feet; thence (9) South 41°02'08" West 549.09 feet to a point of the Westerly line of Rucker No. 1 Mining Claim (MS #5166); thence North 30°48'28" West 353.22 feet along said line; thence North 30°48'28" West 360.61 feet along the Westerly line of Fred Williams No. 1 Mining Claim (MS #5166) more or less to the east line of the West half of the Northeast quarter of Section 22; thence North 0°39'04" West 1493.32 feet along said line more or less; thence North 0°39'04" West 1022 feet more or less; thence North 17°46'20" East 633 feet more or less to the point of beginning. Contains 30.5 acres more or less.

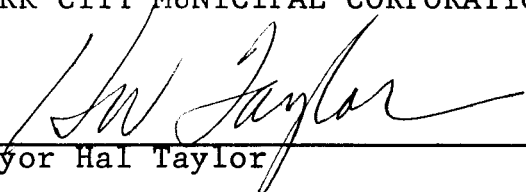
SECTION 2. RESIDENTIAL DEVELOPMENT - MASTER PLANNED DEVELOPMENT (RD-MPD) DESIGNATION. The following described land shall be rezoned from Estate (E) to Residential Development - Master Planned Development (RD-MPD) and the zoning map amended to reflect this change:

Beginning at a point South 0°00'00" East 1758.98 feet more or less and North 90°00'00" East 4496.68 feet more or less from the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the north line of McKinley No. 1 Mining Claim (MS #6645); and running thence South 72°13'40" West 633 feet more or less to the point of beginning; thence South 89°20'56" 1022 feet more or less, and thence North 89°56'57" West 288.30 feet; thence North 11°55'00" East 429.17 feet; thence North 17°46'20" East 624 feet more or less to the point of beginning. Contains 4.0 acres more or less.

SECTION 3. EFFECTIVE DATE. This ordinance shall become effective upon publication.

PASSED AND ADOPTED this 6th day of February, 1986.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Hal Taylor

Attest:

\_\_\_\_\_  
J. Craig Smith  
City Recorder

ORDINANCE

Ordinance No. 86-2

AN ORDINANCE REZONING APPROXIMATELY 40 ACRES OF PROPERTY SURROUNDING THE PARK CITY HIGH SCHOOL FROM RESIDENTIAL DEVELOPMENT (RD) TO RECREATION OPEN SPACE (ROS) AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY, UTAH

WHEREAS, the Park City School District, the owners of land known generally as the Park City High School property made formal application on December 10, 1985 to rezone approximately forty (40) acres of property surrounding the Park City High School from Residential Development (RD) to Recreation Open Space (ROS) and a triangular parcel of property fronting on Kearns Boulevard owned by Murray First and Thrift under the Land Management Code; and

WHEREAS, notice was duly published for two (2) consecutive weeks and a public hearing held by the Planning Commission on 8th day of January, 1986; and on its regularly scheduled meeting of the Planning Commission on the 22nd day of January, 1986, the Commission favorably recommended the zone change to the City Council; and

WHEREAS, notice was duly published for four (4) consecutive weeks and a public hearing held by the City Council on the 30th day of January, 1986; and the City Council finds that the zone changes as requested at the time of the hearing are in the best interest of the community;

NOW BE IT ORDAINED, that the official zoning map of Park City, Utah be amended as follows:

SECTION 1. RECREATIONAL OPEN SPACE DESIGNATION (ROS). The following described land shall be rezoned from Residential Development (RD) to Recreation Open Space (ROS) and the zoning map amended to reflect this change:

Beginning at a point which is North 89°49'35" East along the section line 2654.06 feet and South 0°13'40" West along the center of section line 1323.67 feet and South 89°57'18" East 623.88 feet from the Northwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 16°15'53" West 1003.92 feet to a point on a curve to the left, the radius point of which is North 8°16'36" West 983.00 feet, thence Northeasterly along the arc of said curve 379.27 feet to a point of tangency, thence North 59°37' East 783.13 feet to a point of a 733.00 foot radius curve to the left, thence Northeasterly along the arc of said curve 377.15 feet, thence North 89°59'38" East

1025.065 feet to the section line; thence South 00°18'38" West along the section line 423.6 feet more or less to a section corner; thence South 00°04'58" West along the section line 72.40 feet to a point on the Northerly right-of-way line of State Highway U-248 (U.S. Alt. 40), thence South 84°16' West along said right-of-way line 124.51 feet to a point of a 1482.40 foot radius curve to the left, thence Southwesterly along the arc of said curve and said right-of-way line 954.70 feet through a central angle of 36°54" to a point of tangency; thence South 47°22' West along said right-of-way line 1274.26 feet, thence North 89°57'18" West 118.00 feet to the point of beginning.

Excepting therefrom the following described parcel, said parcel being Parkside Apartments:

Beginning at a point which is North 89°49'35" East along the section line 2654.06 feet and South 0°13'40" West along the center of section line 1323.67 feet and South 89°57'18" East 623.88 feet from the Northwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 16°15'53" West 396.13 feet; thence East 98.17 feet to a point on a 158.0 foot radius curve to the left (radius point bears North 34°38'08" East); thence along said curve 89.10 feet, through a central angle of 32°18'39" to a point on a 158.0 foot radius curve to the left (radius point bears North 2°19'28" East); thence along said curve 101.92 feet through a central angle of 36°57'36"; thence East 164.34 feet to a point on a 200.0 foot radius curve to the left (radius point bears East); thence along said curve 148.82 feet through a central angle of 42°38'00" to a point on the Westerly right-of-way line of State Highway U-248; thence South 47°22' West along said Westerly right-of-way line 361.58 feet; thence North 89°57'18" West 118.00 feet to the point of beginning.

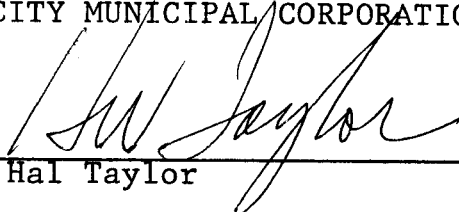
SECTION 2. REZONE CONDITION. As a condition for approval of the zone change of the above described property, no building, or recreational facility shall be located within one hundred (100) feet of the Lucky John Drive right-of-way. The one hundred (100) foot buffer strip shall remain as open space.

SECTION 3. EFFECTIVE DATE. This ordinance shall become effective upon publication.



PASSED AND ADOPTED this 6th day of February, 1986.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Hal Taylor

Attest:

\_\_\_\_\_  
J. Craig Smith  
City Recorder

ORDINANCE

Ordinance No. 86-1

AN ORDINANCE ESTABLISHING A REGULAR MEETING DATE,  
TIME, AND LOCATION FOR MEETINGS OF THE  
CITY COUNCIL OF PARK CITY, UTAH FOR 1986

BE IT ORDAINED by the City Council of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meetings of the Park City Council shall be held every Thursday at 6 p.m. at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, except when the regular meeting date is a holiday, then the meeting shall not be held.

SECTION 2. NOTICE OF PUBLIC MEETING. Notice shall be given, indicating the specific location of the meeting, and notice shall be given regarding cancellations. The agenda will be posted at the Marsac Municipal Building at least twenty-four hours prior to each regular meeting and same delivered to the local news media.

SECTION 3. WORK SESSIONS. Prior to the regular Council meeting, work sessions may be held by the Council at the Marsac Municipal Building, as specified on the agenda. No Council action shall be taken during these work sessions, and the public is invited to attend to the work sessions to discuss informally, areas of concern with the City Council.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-4 and 52-4-5 of the Utah Code. A closed meeting may be held upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-6; provided, a quorum is present. No closed meeting is allowed except as to matters exempted under Section 52-4-5; provided, no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. The reason or reasons for holding a closed meeting and the vote, either for or against the proposition to hold such a meeting, cast by each member by name shall be entered on the minutes of the meeting.

SECTION 5. SPECIFIC MEETING DATES. The schedule for City Council meetings in 1986 are as follows:

January 9, 16, 23, 30  
February 6, 13, 20, 17  
March 6, 13, 20, 27  
April 3, 10, 17, 24

July 3, 10, 17, 24, 31  
August 7, 14, 21, 28  
September 4, 11, 18, 25  
October 2, 9, 16, 23, 30


May 1, 8, 15, 22, 29  
June 5, 12, 19, 26

November 6, 13, 20  
December 4, 11, 18

SECTION 6. EFFECTIVE DATE. This Ordinance shall  
take effect upon publication.

DATED this 9th day of January, 1986.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Hal W. Taylor

Attest:

  
\_\_\_\_\_  
City Recorder-DPT