



Ordinance No. 99-52

AN ORDINANCE ADOPTING TEMPORARY SPECIAL EVENT REGULATIONS FOR ACTIVITIES IN CONJUNCTION WITH CELEBRATING THE NEW MILLENNIUM

WHEREAS, individuals and organizations desire to celebrate the new millennium with public and/or private special events and facilities within boundaries of Park City Municipal Corporation; and

WHEREAS, the City Council desires to establish a process for permitting such activities and facilities while maximizing the safety of participants and minimizing the inconvenience to the general public and disruption of public services; and

WHEREAS, Section 10-8-84, Utah Code Annotated ("U.C.A.") authorizes the City to pass all ordinances and rules, and make all regulations, not repugnant to law, necessary for carrying into effect or discharging all powers and duties conferred by U.C.A. Title 10, Chapter 8 which are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort and convenience of the City and its inhabitants; and

WHEREAS, licensing is a legitimate and reasonable means of time, place, and manner regulation to ensure that sponsors and organizers of public and/or private special events and facilities comply with reasonable regulations and applicable building and fire codes;

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

SECTION 1. FINDINGS: The Council finds that:

1. The above recitals are incorporated herein as findings of fact; and
2. Park City, as a resort community, has a compelling, countervailing public interest in allowing temporary special events to celebrate the new millennium, while ensuring adequate public safety.

SECTION 2. AMENDMENT TO TITLE 4 OF THE MUNICIPAL CODE OF PARK CITY. Title 4 of the Municipal Code of Park City is hereby amended and superseded by the

Millennium Event Licensing ordinance attached hereto as Exhibit A.

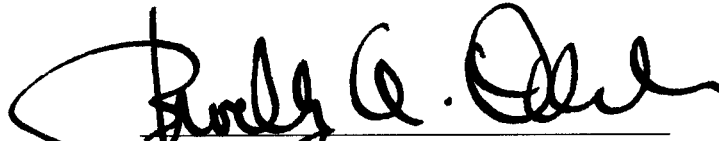
SECTION 3. PERIOD OF LIMITED EFFECT. This temporary ordinance shall be effective through January 2, 2000.

SECTION 4. TEMPORARY ZONING ORDINANCE. To the extent that anything in this ordinance conflicts with the Land Management Code, this ordinance shall be construed as a temporary zoning ordinance adopted pursuant to U.C.A. Section 10-9-404 and this ordinance shall control. This ordinance shall be effective in all zones of the City.

SECTION 5. EFFECTIVE DATE. This ordinance shall be effective upon adoption.

PASSED AND ADOPTED this 6th day of December, 1999

PARK CITY MUNICIPAL CORPORATION



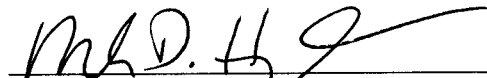
Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



EXHIBIT A

MILLENNIUM EVENT LICENSING

A. DEFINITIONS.

(1) Millennium Event: Any public or private event, including but not limited to fireworks displays, held in conjunction with the new millennium on public or private Venue(s), which creates significant public impacts through attraction of large crowds, necessity for street closures, disruption of traffic and/or parking in the Venue(s), use of public property, use of public employees or equipment, requires additional police, fire, or emergency medical services, or includes outdoor music or temporary Millennium Facilities not otherwise permitted by City codes.

(2) Millennium Facility: Any temporary structure or tent used in conjunction with a Millennium Event and not otherwise permitted by zoning or business licensing ordinance.

(3) Venue: The location or locations upon which a Millennium Event is held, as well as the ingress and egress routes when included in the Millennium Event License.

B. UNLAWFUL TO OPERATE WITHOUT A LICENSE.

It is unlawful for any person, group, or business, to conduct a Millennium Event with or without charge for admission, on public or private property, without first applying for and being granted a Millennium Event License for the specific event and its Venue(s). Complete Applications for a Millennium Event must be received by December 15, 1999. All licenses issued pursuant to this Title are non-transferrable and expire at the completion of the given event or revocation, whichever is earlier, but in no event later than January 2, 2000.

C. MILLENNIUM EVENT LICENSE APPLICATION PROCEDURE.

Applications for Millennium Event Licenses shall be made in writing to the Special Events Department. Application materials will be reviewed by the Park City Police Department, Building Department, and Community Development Department and returned to the Applicant with comments and/or approval or denial of the license application pursuant to the standards provided herein at Section D (i.e., approval as is, approval with changes, cause for denial) as soon as reasonably possible, but no later than December 29th. The City shall mail a courtesy notice of approval and event description to all property owners within 300 feet of the Millennium Venue. Any defect in notice shall not affect the approval. Incomplete applications will be returned to the Applicant and noted accordingly.

D. STANDARDS FOR LICENSE APPROVAL.

The Park City Police Department, Building Department, and Community Development Department

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D. STANDARDS FOR LICENSE APPROVAL.

The Park City Police Department, Building Department, and Community Development Department

shall approve a Millennium Event License unless it is determined that any of the conditions enumerated in this Section exists at the time of application or is likely to occur. A Millennium Event License may be prohibited or restricted whenever any of the conditions enumerated in this Section is likely to occur, unless the event is modified to eliminate said condition.

(1) The conduct of the event will substantially interrupt the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue.

(2) The conduct of the event will require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.

(3) The concentration of persons, vehicles, or animals will unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.

(4) The event will substantially interfere with any Millennium Event for which a license has already been granted or with the provision of City services in support of other such events or governmental functions.

(5) Where applicable, the Applicant fails to provide the following: (1) the services of a sufficient number of traffic controllers, signs or other City required barriers or traffic devices; (2) security for crowd control and safety; (3) safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety; (4) adequate off-site parking, shuttle service, or both where necessary to minimize substantial adverse impacts on general parking and traffic circulation in the vicinity of the event; (5) required insurance, cash deposit, or other security; (6) adequate fire suppression and emergency medical staff on standby; or (7) any other services or facilities necessary to ensure compliance with the City uniform building code, or other applicable ordinance(s).

(6) The Applicant demonstrates an inability or unwillingness to conduct the event pursuant to the terms and conditions of this Chapter or has failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

(7) The Applicant has not obtained the approval of any other public agencies, including the Park City Fire District, within whose jurisdiction the event or a portion thereof will occur.

E. LICENSES NECESSARY FOR A MILLENNIUM EVENT LICENSE.

The Applicant/ Licensee shall provide to the Special Events Department proof of temporary liquor or beer license, and building permits as applicable, and must pass all inspections as a condition precedent to a valid Millennium Event License.

F. PAYMENT OF FEES, POSTING OF CASH DEPOSIT.

The application fee is \$100. Unless waived pursuant to the Fee Resolution, all other fees due the Park City Municipal Corporation as a result of a Millennium Event, must be paid within thirty (30) days from the final day of the event. This Section further empowers the Chief of Police or Building Official to require an Applicant to post a cash deposit or other security accepted by the Legal Department for all estimated contingent costs prior to the issuance of a Millennium Event License, as a guarantee against fees, damages, clean up, or loss of public property.

G. INSURANCE REQUIREMENTS.

Every event licensed under the provisions of this Chapter shall provide upon application for license proof of liability insurance in the amount of one million dollars (\$1,000,000) or more as may be required by the Chief of Police or the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured. Private events held on private or public property falling under the requirements of this Chapter shall further indemnify the City from liability and all claims arising out of the event, except the negligence or intentional torts of the City.

H. CRIMINAL PENALTY.

Any person who willfully violates any provision of this Chapter shall be guilty of a Class B misdemeanor. Persons conducting Millennium Events without having first obtained a Millennium Event License are subject to arrest and the event is subject to closure.

I. REVOCATION FOR CAUSE; NOTICE TO CURE.

(1) Notice to Cure. If the Chief of Police or any sworn law or code enforcement officer determines that the conditions of any license issued pursuant to this Chapter have been or are being violated, then notice shall be given to the Licensee, sponsor, or designated organizer's representative of the Millennium Event to cure the violation.

(2) Failure to Cure. It is unlawful for the Licensee, sponsor, or on-site organizer's representative of an authorized Millennium Event to fail to take reasonable steps to promptly cure any notice of violation of this Chapter. It is also unlawful for any participant or spectator to fail to comply with lawful directions issued by any sworn law enforcement officer or by the Licensee, sponsor, or on-site organizer's representative to cure their violation of this Chapter.

(3) Clear and Present Danger. If a sworn law enforcement officer determines, after consultation with the Chief of Police or the Chief of Police's designee, that any failure to cure a violation of this Chapter creates a clear and present danger of immediate significant harm to life, public safety, or property which cannot be reasonably mitigated by increased public safety enforcement and which, on balance, outweighs the constitutionally protected rights of the organizers or participants in the Millennium Event, the Licensee, sponsor, or on-site organizer's representative of the Millennium Event shall be promptly notified that the license is revoked and that the Millennium Event must immediately cease and desist.

(4) Violation of Cease and Desist Order. If a license is revoked as specified in Subsection C above, then it shall be unlawful for any person to fail to obey the order to cease and desist from illegal activities.



Ordinance No. 99-51

**AN ORDINANCE ADOPTING TEMPORARY ZONING REGULATIONS
FOR TELECOMMUNICATIONS FACILITIES BY AMENDING SECTION 8.30 OF
THE LAND MANAGEMENT CODE**

WHEREAS, telecommunications providers desire to locate telecommunications facilities within boundaries of Park City Municipal Corporation; and

WHEREAS, the City Council desires to establish a process for permitting such telecommunications facilities within Park City while providing for public participation in such process via notice and public hearings; and

WHEREAS, the City is in the process of comprehensively re-writing the Land Management Code ("LMC") and the final adoption of amendments is delayed pending new recommendations from the Planning Commission;

WHEREAS, the state legislature has enabled cities to adopt Temporary Zoning Regulations, without a formal public hearing, for a period not to exceed six (6) months (Utah State Code, Section 10-9-404); and

WHEREAS, it is in the best interest of Park City and for the protection of health, safety and the general welfare of its citizens to allow public participation in the telecommunications facility permitting process;

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

SECTION 1. FINDINGS: The Council finds that:

1. The current Section 8.30 of the Land Management Code permits administrative review and approval of telecommunications towers without need for public hearing;
2. Prior applications for telecommunications towers in Park City have aroused significant public interest and attracted considerable, valid public input that may not have otherwise been considered under the current ordinance;
3. There is a compelling, countervailing public interest to immediately change the ordinance to contain a public condition use permit process.

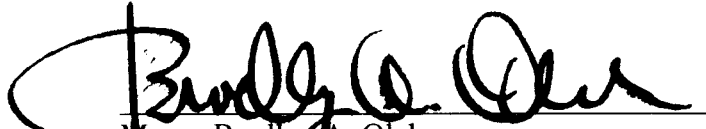
SECTION 2. AMENDMENT TO CHAPTER 8 OF THE LAND MANAGEMENT CODE. Chapter 8.30 is hereby deleted and replaced by amended Chapter 8.30 attached hereto as Exhibit A. Defined terms in Chapter 8.30 shall be defined in accordance with the pending revisions to the Land Management Code.

SECTION 4. PERIOD OF LIMITED EFFECT. This temporary zoning ordinance shall be effective, pursuant to U.C.A. Section 10-9-404, for a period no longer than six months.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective upon adoption.

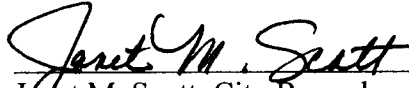
PASSED AND ADOPTED this 9th day of December, 1999

PARK CITY MUNICIPAL CORPORATION

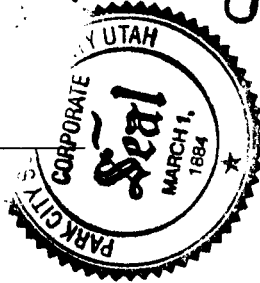


Mayor Bradley A. Olch

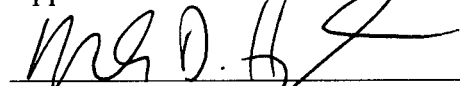
Attest:



Janet M. Scott, City Recorder



Approved as to form:



Mark D. Harrington, City Attorney

EXHIBIT A

8.30 TELECOMMUNICATION FACILITIES. The intent of this section is to ensure that telecommunications facilities are compatible with the unique characteristics of each zoning district of Park City, and that adverse impacts on community quality and public health and safety in residential, commercial and industrial areas, are mitigated. The intent of these requirements is to locate such facilities and related equipment where they are least visible from public streets, public areas and designated view corridors and, to the best extent possible, provide screening from adjacent property owners. The installation of these devices is governed by the following regulations.

- (a) Permit Required. The installation of telecommunication facilities, ~~unless otherwise addressed in this Code~~, shall be deemed a conditional use and subject to the conditional use review process pursuant to Section 1.13 of the Land Management Code and the Park City Building Permit process. It shall be unlawful to install any telecommunication facility without first having a conditional use permit and a Building Permit from the City. Plans of such facility shall be submitted with each Telecommunications Application. In addition to the criteria in Section 1.13, all applications must meet the criteria in subsections (f)–(i) herein, as applicable.
- (b) Definitions.
1. **Antenna**. Transmitting or receiving device used in telecommunications that radiates or captures radio signals.
 2. **Co-location**. The location of wireless communication facility on an existing structure, tower or building in a manner that precludes the need for that wireless communications facility to be located on a free-standing structure of its own.
 3. **Roof Mounted Antenna**. An Antenna or series of individual Antennas mounted on a roof, mechanical room or penthouse of a building.
 4. **Wall Mounted Antenna**. An Antenna or series of individual Antennas mounted against the vertical face of a building or chimney. A wall of face of a building is defined as the entire area of all exposed vertical surfaces of a building that are above ground and facing approximately the same direction.
- (c) Submittal Requirements. A complete application shall include the requirements as stated within the Telecommunication Facility Application available in the Community Development Department.
- (d) Compliance with other Laws. Such structures shall comply with applicable Federal Aviation Administration and Federal Communications Commission regulations. Evidence of compliance must be submitted prior to the issuance of a conditional use permit ~~Building Permit~~ for tower construction.

~~(c) Conditional Use Review. The Community Development Department shall review applications administratively pursuant to Sections (f) and (m) below.~~

~~1. Exemption for Towers Located on City Land. Towers located on City owned land shall pay fair compensations in an amount determined by the City Council. No Planning Commission review shall be necessary but a building permit must be obtained and the criteria in Section (f) or Section 1.13 followed.~~

(e) Towers Located on City Land. In addition to obtaining a conditional use permit, applicants for towers located on City owned land shall pay to the City fair compensation in an amount determined by the City Council.

(f) Administrative Conditional Use Standards for Telecommunications Facilities

1. **Freestanding Antennae.**

i) Zoning. Free Standing Towers are prohibited in E, SF, SF-N, RD, RDM, R-1, HR-1, HR-2, HRL, ROS and RM zones.

ii) Height. The proposed height of the facility shall be within the height requirement for the zoning district in which it is placed.

iii) Setbacks. Any part of an Antenna tower shall be setback from the street line or any other lot line of the lot on which it is located a distance of not less than the height of such tower.

iv) Location. Site location and development shall preserve the pre-existing character of the site as much as possible. Existing vegetation shall be preserved or improved, and disturbance of the existing topography of the site shall be minimized, unless such disturbance would result in less visual impact of the site and surrounding area. The effectiveness of visual mitigation shall be evaluated by the Planning Department, taking into consideration the site as built.

v) Fences. Fences in conjunction with a telecommunication site shall be reviewed under the same guidelines as fences constructed within Park City under the Land Management Code. There will be no exceptions to fence materials permitted within the zone. If the application proposes the use of a fence, the Planning Department will require landscaping to mitigate the visual impacts.

vi) Design, Materials and Color. The towers shall be designed in such a manner as to carry gravity loads and resist the effects of earthquakes per the regulations stated in the adopted building code. The towers and associated equipment shall incorporate materials and colors present in the context of the surrounding area. The intent of this provision is to minimize, to the greatest extent possible, the visual contrast between the towers and the existing built and natural environment.

Unless otherwise required by the F.C.C. and the F.A.A., towers shall be light gray in color. The pole, where appropriate, shall be earthtone colors in keeping with the Park City Design Guidelines. Camouflaged towers shall be designed in a manner to blend with the existing built and natural environment.

vii) Lighting. No artificial light shall be installed unless required by the Federal Aviation Administration. If such lighting is required, it shall be partially shielded, unless otherwise required by the FAA. Partially shielded means no more than ten (10) percent of the light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. These fixtures shall be equipped with high pressure sodium light sources and shall not exceed 70 watts.

2. **Roof or Wall Mounted Antennae.**

i) Zoning. Roof or Wall Mounted Antennae are permitted in all zones subject to the criteria herein.

ii) Height. Antennas or similar structures may extend up to five (5) feet above the specified maximum height limit of the zoning district.

iii) Location. The Antennas shall be located on the structure in areas where such location would provide the least visual impacts from the street and adjacent properties.

iv) Design, Materials and Color. The towers shall be designed in such a manner as to carry gravity loads and resist the effects of earthquakes per the regulations stated in the adopted building code. The Antennas attached to buildings or structures, where appropriate, shall match the color of the structure to which they are attached.

v) Lighting. No artificial light shall be installed unless required by the Federal Aviation Administration. If such lighting is required, it shall be partially shielded, unless otherwise required by the FAA. Partially shielded means no more than ten (10) percent of the light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. These fixtures shall be equipped with high pressure sodium light sources and shall not exceed 70 watts.

(g) Co-location. To discourage the proliferation of communication towers, shared use of tower structures is both permitted and encouraged. Placement of more than one (1) tower on a land site may be permitted if all setbacks, design and landscape requirements are met for each tower. The application shall include any existing or approved, but unbuilt, communication towers within the transmission area that may meet the needs of the applicant. The supplied documentation shall evaluate the following factors:

1. Structural capacity of the communication towers;

2. Geographic service area requirements;
 3. Mechanical or electrical incompatibilities;
 4. Inability or ability to locate equipment on existing communication towers; and
 5. Any restriction or limitation of the Federal Communication Commission that would preclude the shared use of the communication tower.
- (h) Accessory Buildings. ~~The Planning Department shall review accessory building applications~~ Applications for accessory buildings shall be reviewed through the building permit process and conditional use review process, along with the details for the construction of the tower. The accessory building shall comply with the guidelines stated in the Land Management Code and the Historic District Design Guidelines where applicable. Outdoor storage of materials is prohibited.
- (i) Signs. Signs shall only be permitted if they are related to the health and safety of the general public.
- (j) Abandonment. The property owner shall be responsible for the removal of unused communication towers within twelve (12) months of cessation of use. If such tower is not removed by the property owner, then the City may employ all legal measures, including as necessary, obtaining authorization from a court of competent jurisdiction, to remove the tower, and after removal may place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the tower, including court costs and reasonable attorney fees.
- (k) Subdivision and Condominium Covenants. Many subdivision and condominium covenants may address the location of telecommunications receiving stations within condominium units and the lots of a subdivision. The City is not a party to those covenants, and no permit from the City shall effect the enforceability of such covenants which might be more restrictive than this ordinance. Applicants for the installation of wireless communication receivers are advised to determine what private land use restrictions apply to their site before applying for the permit from the City. If the proposed installation is within the common area of a condominium or planned unit development, and the application submitted is not in the name of the Home Owner's Association or management committee, the applicant shall provide a letter from the Home Owner's Association or management committee indicating consent to the location of the communication Antenna within the common area has been granted as a part of the permit application filed with the City.
- ~~(l) Action. The Community Development Department shall respond, in writing, to a complete application within a reasonable period of time. A denial must be supported by substantial evidence from the written record.~~

- (m) Appeal of the Administrative Conditional Use Denial. ~~If the applicant does not agree with the determination of the Community Development Director, the applicant may request Planning Commission review within ten (10) calendar days of the Community Development Department's decision. All actions of the Planning Commission are appealable to the City Council.~~ Appeals shall be pursuant to Section 1.16 herein.
- (n) Technical Necessity Exception. If the application does not meet the criteria as stated in Section (f) the applicant may apply to the Board of Adjustment ~~Planning Commission~~ for a Technical Necessity Exception. ~~The Board of Adjustment shall review the application pursuant to the Special Exceptions criteria provided herein at Section 5.6(d). The Board of Adjustment approval must be received prior to Conditional Use Permit approval pursuant to Section 1.13 by the Planning Commission. The Planning Commission shall review the application as a Conditional Use Permit pursuant to Section 1.13 herein.~~



Ordinance No. 99-50

**ORDINANCE AMENDING SECTION 2-4-17
PARKS, RECREATION AND BEAUTIFICATION ADVISORY BOARD CREATED
OF THE PARK CITY MUNICIPAL CODE OF PARK CITY, UTAH**

WHEREAS, the Park City Council deems it in the best interest of the community to amend ordinances from time to time; and

WHEREAS, the Parks, Recreation, and Beautification Advisory Board recommended to the City Council amendments to the Municipal Code regarding membership, terms, and service on the Board for its consideration; and

WHEREAS, the City Council appreciates the Board's advice on policy, programs, and projects and supports amendments to the Code that better describe and accommodate the Board's services and operations;

NOW, THEREFORE BE IT ORDAINED:

SECTION 1. AMENDMENT. Section 2-4-17 is hereby amended as follows:

2-4-17. PARKS, RECREATION AND BEAUTIFICATION ADVISORY BOARD CREATED.

There is hereby created a Parks, Recreation and Beautification Advisory Board. The Board shall consist of between 8 (eight) and 12 (twelve) members including one representative from the City Council who is a non-voting member. Members shall be residents of Park City and shall serve without compensation.

(A) **TERM OF SERVICE, REMOVAL AND VACANCIES.** Members of the Parks, Recreation and Beautification Advisory Board shall be appointed by the Mayor with the advice and consent of the City Council and serve terms of ~~two~~ three years. The terms shall be staggered so that ~~five (5) or six (6)~~ three (3) or four (4) members shall be appointed each year. The Council shall appoint one of its members to serve as the ~~12th (twelfth)~~ non-voting member for a term consistent with the member's City Council term of office. The terms shall begin on January 15 and end on January 14 of each year.

Any board member who is absent from two (2) consecutive regularly scheduled meetings, or a total of four (4) regularly scheduled meetings per calendar year may be called before the City Council and asked to resign or be removed for cause by the Council. Vacancies in the Board occasioned by

removals, resignations, or otherwise, shall be filled for the unexpired term in the same manner as the original appointments. Ex-officio members may include a staff member or representative from public agencies, community organizations, or City staff. Ex-officio members serve at the invitation of the Board and have no vote.

(B) **OFFICERS AND THEIR DUTIES.** At its annual ~~January~~ July meeting, the Board shall elect a Chairman, Vice-Chairman and any additional officers as necessary. The Chairman shall preside at all meetings, appoint all committees with the concurrence of the Board, call special meetings, and generally perform the duties of a presiding officer. The Chairman shall have the right to vote. The Vice-chairman or a Board member designated by the Chairman shall preside when the Chairman is absent. The agenda for meetings shall be prepared by the ~~Parks and Recreation Director~~ Leisure Services Director and the Chairman.

(C) **PURPOSE AND DUTIES OF THE BOARD.** The purpose and duties of the Park City Parks, Recreation and Beautification Board are as follows:

- (1) To advise the Parks and Recreation staff and the City Council on parks and recreation policy.
- (2) To advise the parks planning staff on parks, recreation and beautification projects.
- (3) To support and promote the policies and programs of the Parks and Recreation Departments and parks planning department.
- (4) To work with staff to recommend and support budget priorities concerning parks, recreation and beautification projects and programs.
- (5) To serve as liaison between the community and public agencies on parks, recreation and beautification issues within Park City.
- (6) To initiate and promote parks, recreation and beautification planning and programs.
- (7) To stimulate community involvement and support for parks, recreation and beautification projects and programs.

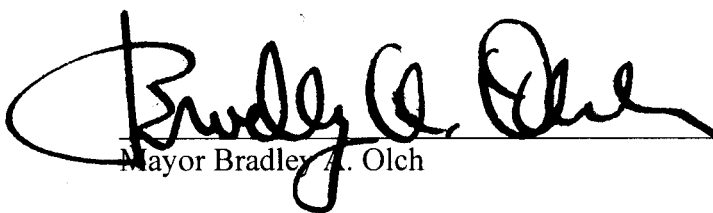
(D) **MEETINGS AND PROCEDURES.** The Board shall adopt rules and regulations not inconsistent with the law for governing of its meeting. The Board shall meet a minimum of four times per year with the Board establishing a meeting time and place. Special meetings may be called at the request of the ~~Parks and Recreation~~ Leisure Services Director or Chairman of the Board. A quorum for the transaction of business shall be a simple majority of the Board members. When vacancies occur, a simple majority of the remaining Board members shall constitute a quorum. Minutes shall be kept at all meetings.

(E) **COMMITTEES.** Special committees for the study of particular problems may be appointed by the Chairman to serve until they have completed the work for which they were appointed. ~~Two standing committees shall be established. These shall be the Recreation Committee and the Parks/Beautification Committee.~~ Each committee shall develop its own goals and objectives, as needed. These shall be reviewed by the full Board. The Chairman of the Parks, Recreation and Beautification Board shall appoint a chairman for each committee.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 9th day of December, 1999.

PARK CITY MUNICIPAL CORPORATION



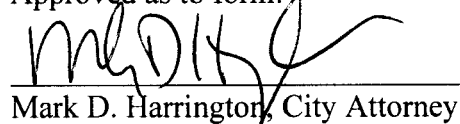
Mayor Bradley A. Olch

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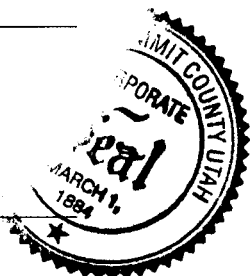


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney





Ordinance No. 99-49

**AN ORDINANCE APPROVING A RECORD OF SURVEY PLAT
FOR THE PORTICO CONDOMINIUMS
AT 670 DEER VALLEY LOOP,
PARK CITY, UTAH**

WHEREAS, the owners, Regina Durazzo and Portico Development Corp, of the property at 670 Deer Valley Loop, Park City, Utah, known as the Portico Condominiums, have petitioned the City Council for approval of a record of survey plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on November 10, 1999 the Planning Commission held a public hearing to receive public input on the proposed record of survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on December 9, 1999 the City Council reviewed the proposed record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey plat;

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

SECTION 1. FINDINGS OF FACT.

1. The property is located in the RM, Medium Density Residential, zoning district.
2. The proposed plat changes the type of ownership of this property to condominium ownership.
3. On November 20, 1996 the Planning Commission approved a Conditional Use Permit for the Portico Condominiums.
4. The proposal is consistent with both the Land Management Code and the General Plan in that the RM zone allows multi-unit townhouses and condominiums with a Conditional Use Permit.
5. On November 10, 1999 the Planning Commission held a public hearing on this item. No public input was presented at that time.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned record of survey and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law regarding record of survey plats. The plat is consistent with the November 20, 1996 Planning Commission approval of the Portico CUP.

SECTION 3. PLAT APPROVAL. The record of survey plat, known as the Portico Condominiums plat, at 670 Deer Valley Loop, is hereby approved as shown on Exhibit A, with the following conditions:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. All standard project conditions will apply.
3. The applicant will record the final record of survey plat at the County within one year from the date of City Council approval. If recording has not occurred within the one year's time, this approval and the plat will be void.
4. All conditions from the November 20, 1996 Planning Commission approval for the Portico Condominium CUP continue to apply.
5. A financial guarantee for the value of all public improvements and landscaping to be completed shall be provided to the City prior to plat recording. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.


SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 9th day of December, 1999.

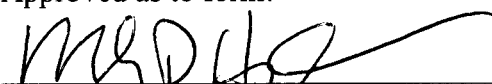
PARK CITY MUNICIPAL CORPORATION

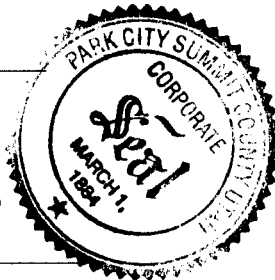
Mayor Bradley A. Olch

Attest:

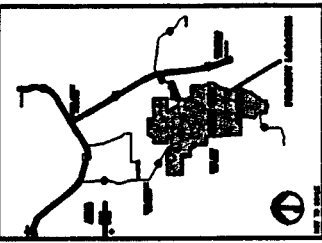

Janet M. Scott, ~~Mayor~~ City Recorder

Approved as to form:


Mark D. Harrington, City Attorney



POSITION MAP



LEGAL DESCRIPTION
 The following is a legal description of the land shown on this plat, which is a portion of the land described in the plat of the Park City Condominium Project, recorded in the County of Summit, Utah, on the 15th day of March, 1999, and is subject to the easements and covenants shown thereon. The land is located in the Township 4 North, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah, and is shown on the plat of the Park City Condominium Project, recorded in the County of Summit, Utah, on the 15th day of March, 1999, and is subject to the easements and covenants shown thereon.

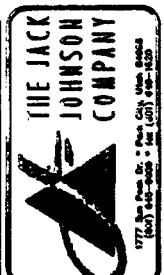
SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original record of the survey of the land shown on this plat, and that the same has been recorded in the County of Summit, Utah, on the 15th day of March, 1999, and is subject to the easements and covenants shown thereon.

OWNER'S CERTIFICATE TO RECORD
 I, the undersigned, do hereby certify that I am the owner of the land shown on this plat, and that I have executed this plat in accordance with the provisions of the Utah Condominium Act, and that the same has been recorded in the County of Summit, Utah, on the 15th day of March, 1999, and is subject to the easements and covenants shown thereon.

APPROVING ENGINEER
 I, the undersigned, being duly qualified and sworn, do hereby certify that I am a duly licensed Professional Engineer in the State of Utah, and that I have examined the survey of the land shown on this plat, and that the same is in accordance with the provisions of the Utah Condominium Act, and that the same has been recorded in the County of Summit, Utah, on the 15th day of March, 1999, and is subject to the easements and covenants shown thereon.

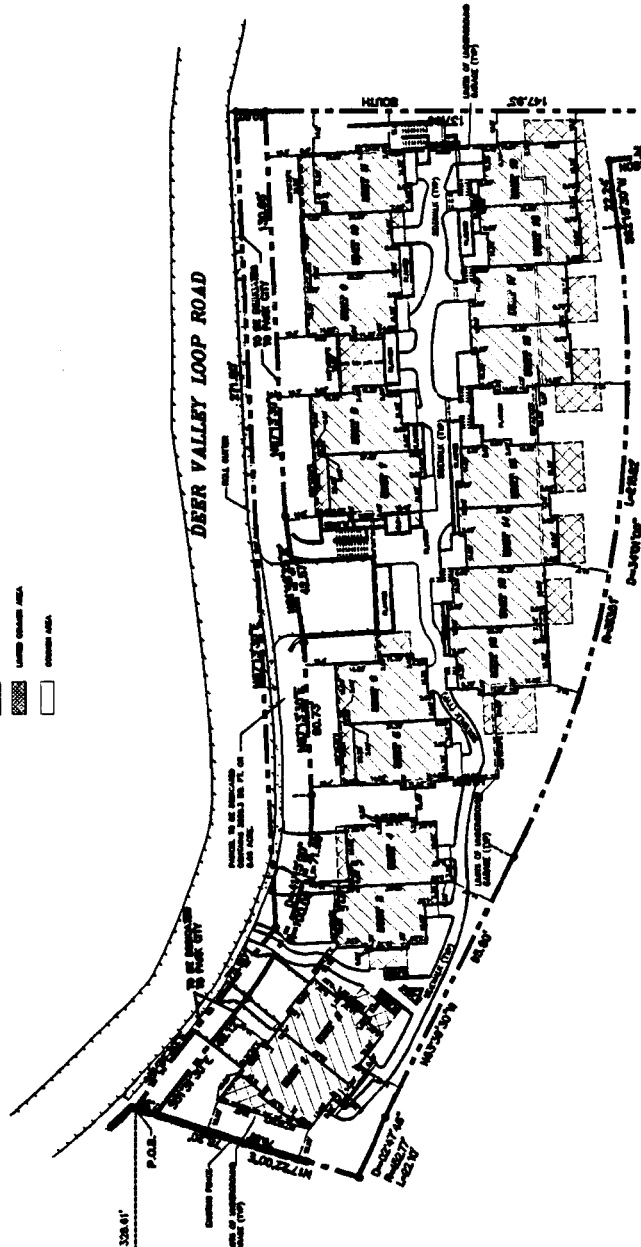
APPROVED AS TO FORM
 I, the undersigned, being duly qualified and sworn, do hereby certify that I am a duly qualified and sworn City Attorney, and that I have examined the survey of the land shown on this plat, and that the same is in accordance with the provisions of the Utah Condominium Act, and that the same has been recorded in the County of Summit, Utah, on the 15th day of March, 1999, and is subject to the easements and covenants shown thereon.

PORFICO CONDOMINIUMS
A CONDOMINIUM PROJECT
 LIVING WITHIN THE NORTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 4 NORTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH
SHEET 1 OF 5



LEGEND

- EXISTING BOUNDARY - DIMENSIONED AND BEARING
- PROPOSED BOUNDARY - DIMENSIONED AND BEARING
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING ASPHALT DRIVE
- PROPOSED ASPHALT DRIVE
- EXISTING ASPHALT DRIVE



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	TOTAL AREA
1	452	543	478	478	1951
2	452	543	478	478	1951
3	452	543	478	478	1951
4	452	543	478	478	1951
5	452	543	478	478	1951
6	452	543	478	478	1951
7	452	543	478	478	1951
8	452	543	478	478	1951
9	452	543	478	478	1951
10	452	543	478	478	1951
11	452	543	478	478	1951
12	452	543	478	478	1951
13	452	543	478	478	1951
14	452	543	478	478	1951
15	452	543	478	478	1951
16	452	543	478	478	1951
17	452	543	478	478	1951
18	452	543	478	478	1951
19	452	543	478	478	1951
20	452	543	478	478	1951

RECEIVED
 NOV 04 1999
 PARK CITY
 PLANNING DEPT.

EXHIBIT A
Record of Survey Plat

CITY COUNCIL
 PRESENTED TO THE PARK CITY COUNCIL
 THIS DAY OF _____ 19____
 AT WHICH TIME THIS PLAT WAS APPROVED.
 MAYOR _____
 CITY CLERK _____

CITY ENGINEER
 APPROVED AND ACCEPTED BY THE
 PARK CITY ENGINEERING DEPARTMENT
 ON THIS DAY OF _____ 19____
 CITY ENGINEER _____

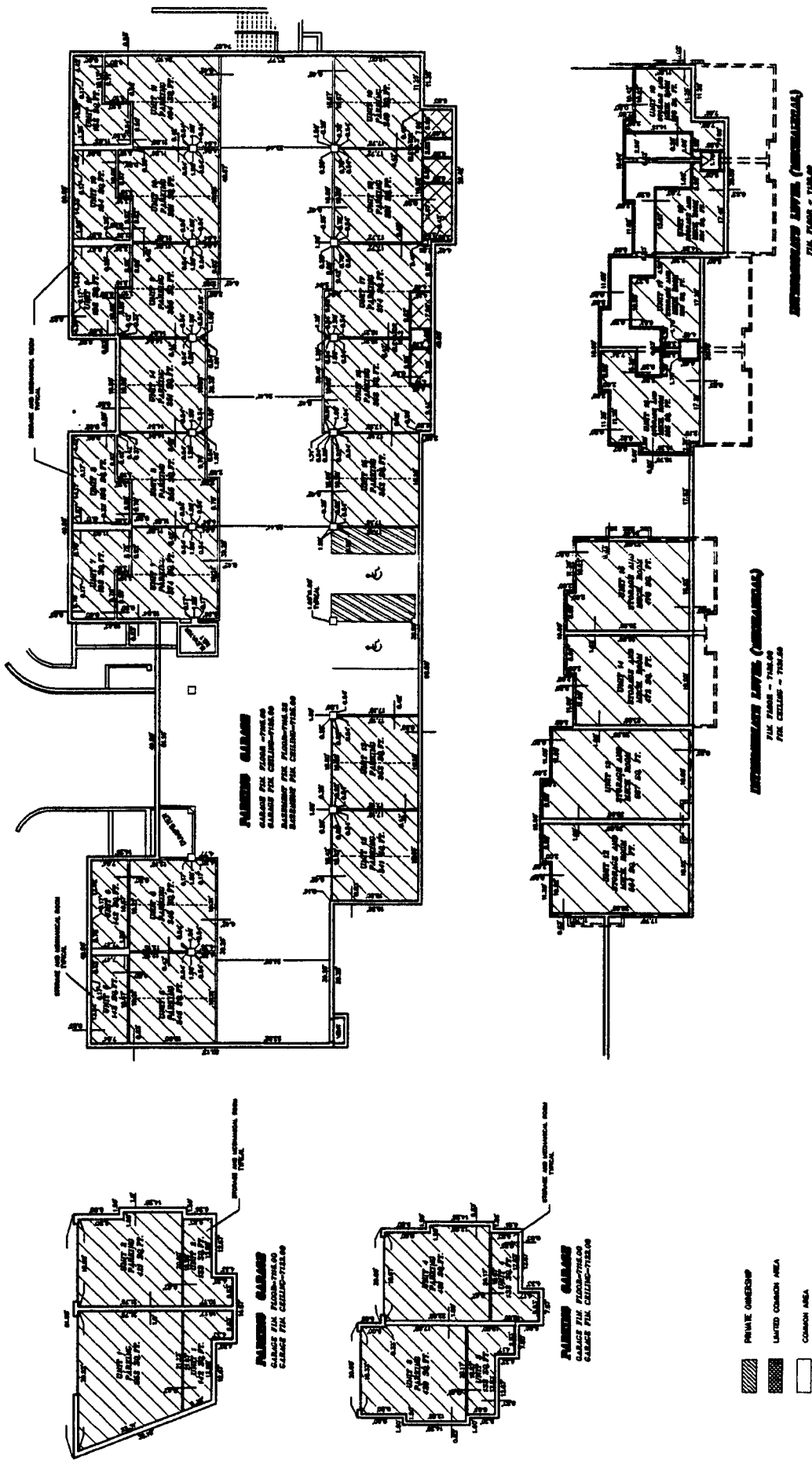
CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK
 CITY PLANNING COMMISSION ON THIS
 DAY OF _____ 19____
 CHAIRMAN _____

SEWER DISTRICT
 REVIEWED FOR CONFORMANCE TO INTERMOUNTAIN
 SANITARY ENGINEERING DISTRICT STANDARDS
 THIS DAY OF _____ 19____
 S.E.L.L.A.

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS
 DAY OF _____ 19____
 CITY ATTORNEY _____

RECORDED
 IN STATE OF _____
 COUNTY OF _____
 RECORDED AND FILED AT THE REQUEST OF
 COUNTY RECORDER _____

SCALE: 1" = 10'



INTERIM LEVELS (GENERAL)
 FIVE FLOOR - TYPICAL
 FIVE CEILING - TYPICAL

INTERIM LEVELS (GENERAL)
 FIVE FLOOR - TYPICAL
 FIVE CEILING - TYPICAL

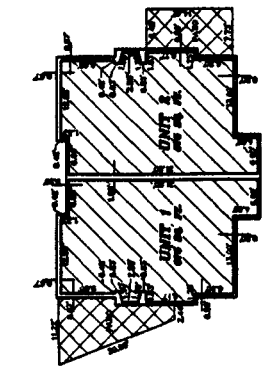
PORTICO CONDOMINIUMS
 A CONDOMINIUM PROJECT
 LITING WITHIN THE NORTHWEST QUARTER OF SECTION 16,
 TOWNSHIP 3 SOUTH RANGE 4 EAST,
 SALT LAKE BASIN AND MERIDIAN,
 PARK CITY, SHERIDAN COUNTY, UTAH
 SHEET 2 OF 6

RECEIVED
 NOV 04 1999
 PARK CITY
 PLANNING DEPT.

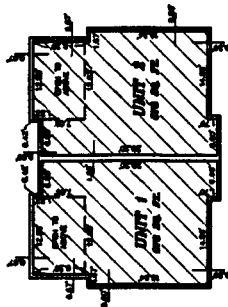
THE JACK JOHNSON COMPANY
 1770 S. 1000 E. • P.O. BOX 1000
 SALT LAKE CITY, UTAH 84143
 (801) 466-1000

RECORDED
 STATE OF _____
 COUNTY OF _____
 RECORDED AND FILED AT THE REQUEST OF:

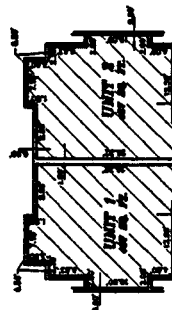
 COUNTY RECORDER



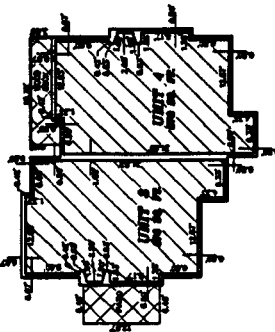
FIRST FLOOR
 SEE PLANS - TYPICAL
 SEE GENERAL - TYPICAL



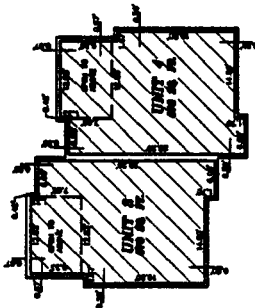
SECOND FLOOR
 SEE PLANS - TYPICAL
 SEE GENERAL - TYPICAL



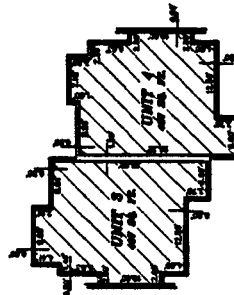
THIRD FLOOR
 SEE PLANS - TYPICAL
 SEE GENERAL - TYPICAL



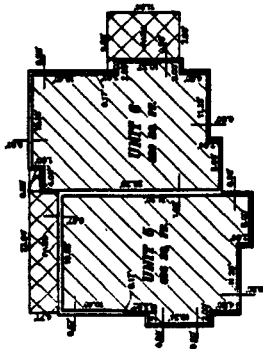
FIRST FLOOR
 SEE PLANS - TYPICAL
 SEE GENERAL - TYPICAL



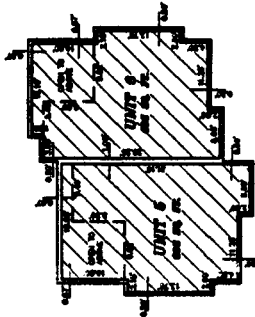
SECOND FLOOR
 SEE PLANS - TYPICAL
 SEE GENERAL - TYPICAL



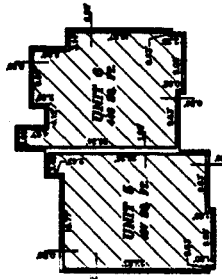
THIRD FLOOR
 SEE PLANS - TYPICAL
 SEE GENERAL - TYPICAL



FIRST FLOOR
 SEE PLANS - TYPICAL
 SEE GENERAL - TYPICAL






SECOND FLOOR
 SEE PLANS - TYPICAL
 SEE GENERAL - TYPICAL



THIRD FLOOR
 SEE PLANS - TYPICAL
 SEE GENERAL - TYPICAL

SCALE: 1" = 10'

 PRIVATE OVERLAP
 LIMITED COMMON AREA
 COMMON AREA

**PORTICO CONDOMINIUMS
 A CONDOMINIUM PROJECT**

LITING FITTED THE NORTHWEST QUARTER OF SECTION 16,
 TOWNSHIP 2 NORTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN,
 PARK CITY, SOUTHWEST COUNTY, UTAH
 SHEET 8 OF 8



RECORDED

STATE OF _____
 COUNTY OF _____
 RECORDED AND FILED AT THE REQUEST OF:

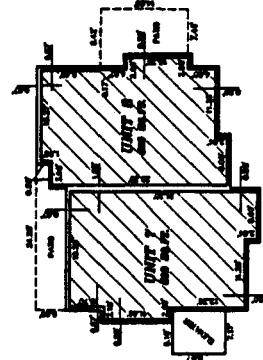
 COUNTY RECORDS

RECEIVED

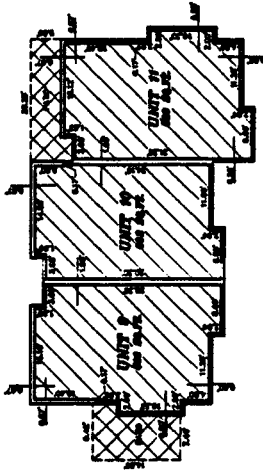
NOV 04 1999

PARK CITY
 PLANNING DEPT.

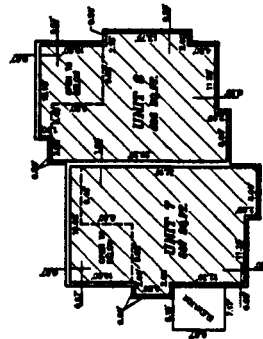
NOTE: OWNER RESPONSIBLE ON THIS PLANS ARE TO
 THE UP OF COLOR STATE DEPARTMENT REG.



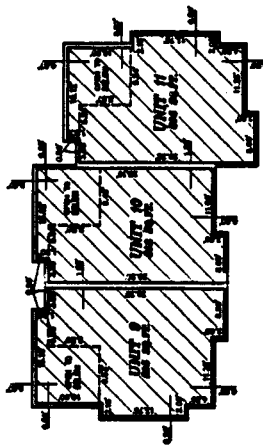
FIRST FLOOR
 ALL FLOOR - TYPICAL
 SEE GENERAL - TYPICAL



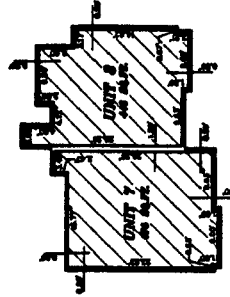
FIRST FLOOR
 ALL FLOOR - TYPICAL
 SEE GENERAL - TYPICAL



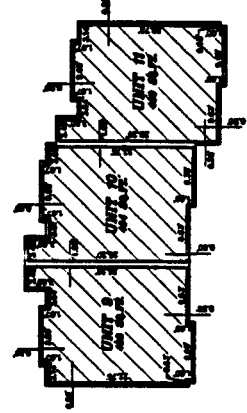
SECOND FLOOR
 ALL FLOOR - TYPICAL
 SEE GENERAL - TYPICAL



SECOND FLOOR
 ALL FLOOR - TYPICAL
 SEE GENERAL - TYPICAL



THIRD FLOOR
 ALL FLOOR - TYPICAL
 SEE GENERAL - TYPICAL



THIRD FLOOR
 ALL FLOOR - TYPICAL
 SEE GENERAL - TYPICAL

SCALE: 1" = 10'



PORTICO CONDOMINIUMS
 A CONDOMINIUM PROJECT
 LYING WITHIN THE NORTHERN QUARTER OF SECTION 14,
 TOWNSHIP 3 SOUTH RANGE 4 EAST,
 SALLY LAKE BASIN AND MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH
 SHEET 4 OF 5

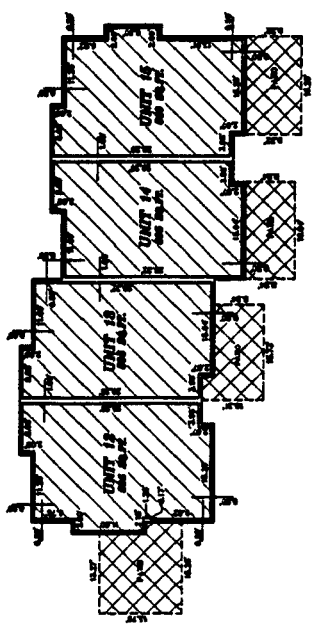
RECORDED
 STATE OF _____
 COUNTY OF _____
 RECORDED AND FILED AT THE REQUEST OF:

 COUNTY RECORDER

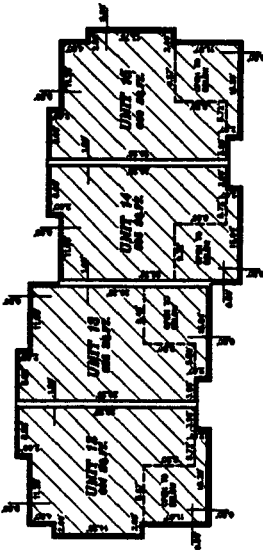
NOV 04 1999
 PARK CITY
 PLANNING DEPT.

THE JACK JOHNSON COMPANY
 1775 So Park Dr. • Park City, Utah 84302
 (407) 442-2000 • Fax (407) 442-8327

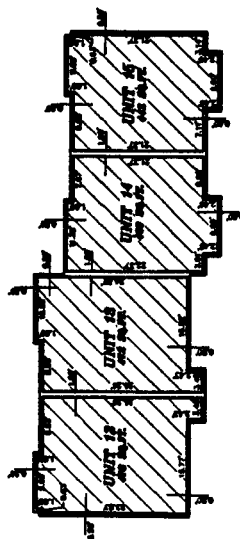
SEE THE GENERAL NOTES ON THIS PLAN FOR THE
 USE OF YELLOW TAPE SUPPORT WALL.



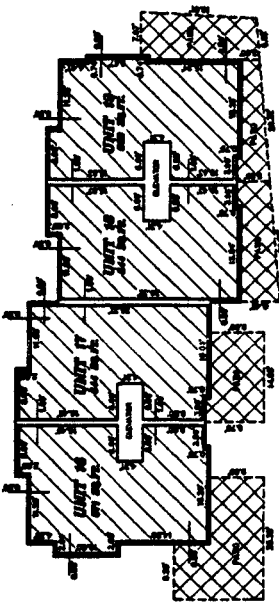
UNIT 12-15
SEE PLANS - TYPICAL
FOR COMMON - TYPICAL



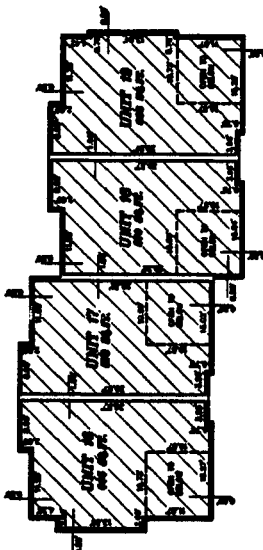
UNIT 16-19
SEE PLANS - TYPICAL
FOR COMMON - TYPICAL



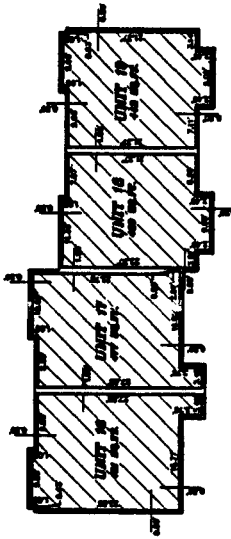
UNIT 20-23
SEE PLANS - TYPICAL
FOR COMMON - TYPICAL



UNIT 24-27
SEE PLANS - TYPICAL
FOR COMMON - TYPICAL



UNIT 28-31
SEE PLANS - TYPICAL
FOR COMMON - TYPICAL



UNIT 32-35
SEE PLANS - TYPICAL
FOR COMMON - TYPICAL

SCALE: 1" = 10'

- PRIVATE OWNERSHIP
- UNITS COMMON AREA
- COMMON AREA

PORTICO CONDOMINIUMS
A CONDOMINIUM PROJECT
LYING WITHIN THE UNINCORPORATED QUARTERS OF SECTION 16,
TOWNSHIP 3 NORTH RANGE 6 EAST,
SALT LAKE BASIN AND MOUNTAIN
PARK CITY, SHERIDAN COUNTY, UTAH
SHEET 6 OF 6

ALL TRADE DIMENSIONS ON THIS PLAN ARE TO
TOP OF CEILING UNLESS INDICATED OTHERWISE

UNIT 12 AND 13 / SEE PLANS - TYPICAL
UNIT 14 AND 15 / SEE PLANS - TYPICAL
UNIT 16 AND 17 / SEE PLANS - TYPICAL
UNIT 18 AND 19 / SEE PLANS - TYPICAL
UNIT 20 AND 21 / SEE PLANS - TYPICAL
UNIT 22 AND 23 / SEE PLANS - TYPICAL
UNIT 24 AND 25 / SEE PLANS - TYPICAL
UNIT 26 AND 27 / SEE PLANS - TYPICAL
UNIT 28 AND 29 / SEE PLANS - TYPICAL
UNIT 30 AND 31 / SEE PLANS - TYPICAL
UNIT 32 AND 33 / SEE PLANS - TYPICAL
UNIT 34 AND 35 / SEE PLANS - TYPICAL

RECORDED
STATE OF UTAH
COUNTY OF SHERIDAN
RECORDED AND FILED AT THE REQUEST OF:
COUNTY RECORDER

NOV 04 1999
PARK CITY
PLANNING DEPT.

THE JACK JOHNSON COMPANY
1771 Sun Park Dr. Park City, Utah 84302
(801) 644-3444 • Fax: (801) 644-4329



Ordinance No. 99-48

AN ORDINANCE REPEALING ORDINANCE 81-8, ORDINANCE 82-12(1) AND ORDINANCE 90-10 AND CREATING SECTION 2-6-2 WITHIN TITLE 2, CHAPTER 6, OF THE MUNICIPAL CODE OF PARK CITY, UTAH, ESTABLISHING AN EMPLOYEE TRANSFER and DISCHARGE APPEAL BOARD

WHEREAS, Utah state law requires that an Employee Transfer and Discharge Appeal Board (ETDAB) be created by ordinance and consist of five members, three of whom will be members chosen by and from the appointive officers and employees and two of whom shall be members of the governing body (Utah Code Annotated §10-3-1106); and

WHEREAS, in 1981, Park City created an ETDAB by enacting Ordinance No. 81-8, which ordinance was amended in 1986 by Ordinance Number 82-12(1) and Ordinance No. 90-10; and

WHEREAS, the Ordinances were never codified in the Municipal Code and the requirements of membership of the ETDAB have since changed; and

WHEREAS, it is in Park City's best interests to comply with state law and to establish an ETDAB for the benefit of its employees within the Municipal Code of Park City;

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

(A) EMPLOYEE TRANSFER and DISCHARGE APPEAL BOARD.

(1) The Employee Transfer and Discharge Appeal Board is hereby established, consisting of five members, three of whom will be members chosen by and from the appointive officers and employees and two of whom shall be members of the governing body.

(B) SELECTION AND TERM OF OFFICE OF MEMBERS OF THE EMPLOYEE TRANSFER and DISCHARGE APPEAL BOARD AMENDMENT.

SECTION 1. Chapter 6, Title 2 of the Municipal Code of Park City is hereby amended by adding a new Section 2 as follows:

Section 2-6-2 Employee Transfer and Discharge Appeal Board.

(1) Two members of the Park City Council shall be appointed by the Park City Council to serve on the ETDAB. The Park City Council shall also appoint one additional Council member to serve as an alternate on the ETDAB in the event one of the two designated Council members is unavailable to serve. Appointments shall be made at the first regular meeting of the Park City Council in January of each year.

(2) The selection of the three remaining members of the ETDAB shall be by city-wide general election. All appointive officers and employees shall be eligible to serve on the ETDAB. Nominations for service on the ETDAB shall be coordinated by the Human Resources Department. The City Recorder shall prepare a ballot containing the names of those employees nominated and a space for write-in candidates. The ballots shall be distributed to each appointive officer and employee of Park City Municipal Corporation with the first paycheck distributed in January of each year. Each appointive officer and employee of Park City Municipal Corporation shall be allowed to cast one vote. The three employees receiving the most votes will be appointed to the ETDAB. The employees receiving the fourth and fifth most votes will serve as alternates on the ETDAB in the event one or two of the elected employees is unavailable to serve.

(C) EMPLOYEE TRANSFER and DISCHARGE APPEAL BOARD RULES OF PROCEDURE.

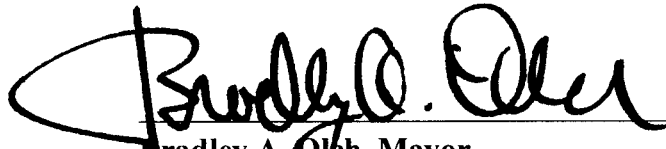
The Human Resources Department shall maintain a current copy of the rules governing the procedures of filing an appeal with the ETDAB. The rules shall at all times remain consistent with the state statute requiring the creation of an ETDAB.

SECTION 2. REPEALER. All ordinances or resolutions inconsistent with this ordinance are hereby repealed.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

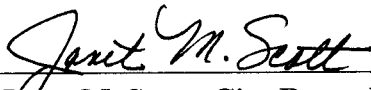
PASSED AND ADOPTED this 18th day of November, 1999.

PARK CITY MUNICIPAL CORPORATION



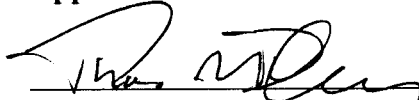
Bradley A. Olch, Mayor

Attest:



Janet M. Scott, City Recorder

Approved As To Form:



Thomas A. Daley, Assistant City Attorney





Ordinance No. 99-47

AN ORDINANCE APPROVING THE PEARL WEST CONDOMINIUM RECORD OF SURVEY AMENDMENT TO THE PEARL WEST SUBDIVISION LOCATED AT 599 AND 603 DEER VALLEY DRIVE, PARK CITY, UTAH

WHEREAS, the owner, Royce Hodge, of the property known as 599 and 603 Deer Valley Drive, have petitioned the City Council for approval of Record of Survey/Plat Amendment to the Peal West Subdivision; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on October 27, 1999 the Planning Commission held a public hearing to receive public input on the proposed Record of Survey/Plat Amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, a financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner; and

WHEREAS, on November 18, 1999, the City Council held a public hearing to receive input on the proposed Record of Survey/Plat Amendment; and

WHEREAS, the proposed plat changes the type of ownership of this property to condominium ownership; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey/plat amendment.

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The proposed plat changes the type of ownership of this property to condominium ownership.

2. The proposed plat changes allows the removal of a common lot line between Lots 3 and 4 to create one lot of record.
3. The proposal is consistent with both the Park City Land Management Code and the General Plan in that the RM zone allows duplex structures on approved lots, when all minimum code requirements are met.
4. An existing duplex exist on both lots 3 and 4.
5. Demand for snowplowing generally increases when a new dwelling(s) unit(s) and their driveway(s) are built.
6. The applicant has agreed to the conditions of approval.
7. Access to the units is off of a private driveway which is not maintained by the city.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for this condominium plat.
2. Neither the public nor any person will be materially injured by the proposed condominium plat.
3. The plat is consistent with the Park City Land Management Code and applicable State Law regarding condominium plats.

SECTION 3. CONDITIONS OF APPROVAL. The proposed plat amendment attached as Exhibit A is hereby adopted with the following Conditions of Approval:

1. The City Attorney and City Engineer's review and approval of the condominium plat, for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.
2. All standard project conditions shall apply.
3. A financial guarantee in an amount acceptable to the City Engineer for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
4. The final condominium plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year of City Council's

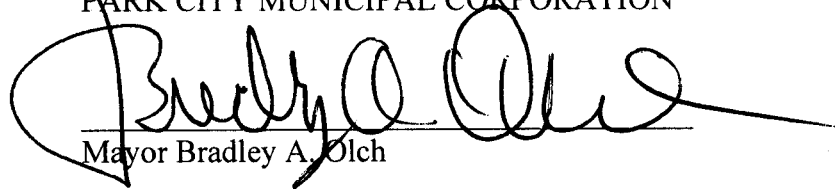
approval, this approval and the plat shall be considered void.

5. A ten - foot snow storage easement shall be shown on the plat adjacent to Deer Valley Loop.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

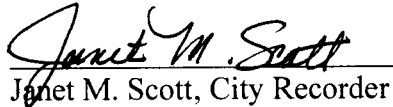
PASSED AND ADOPTED this 18 day of November, 1999

PARK CITY MUNICIPAL CORPORATION



Mayor Bradley A. Olch

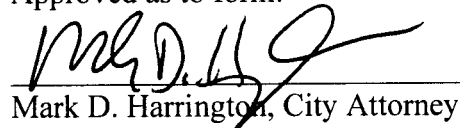
Attest:



Janet M. Scott, City Recorder

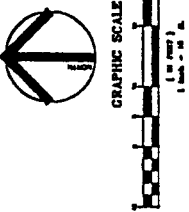


Approved as to form:

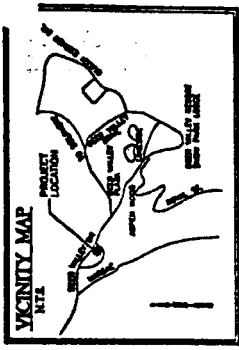
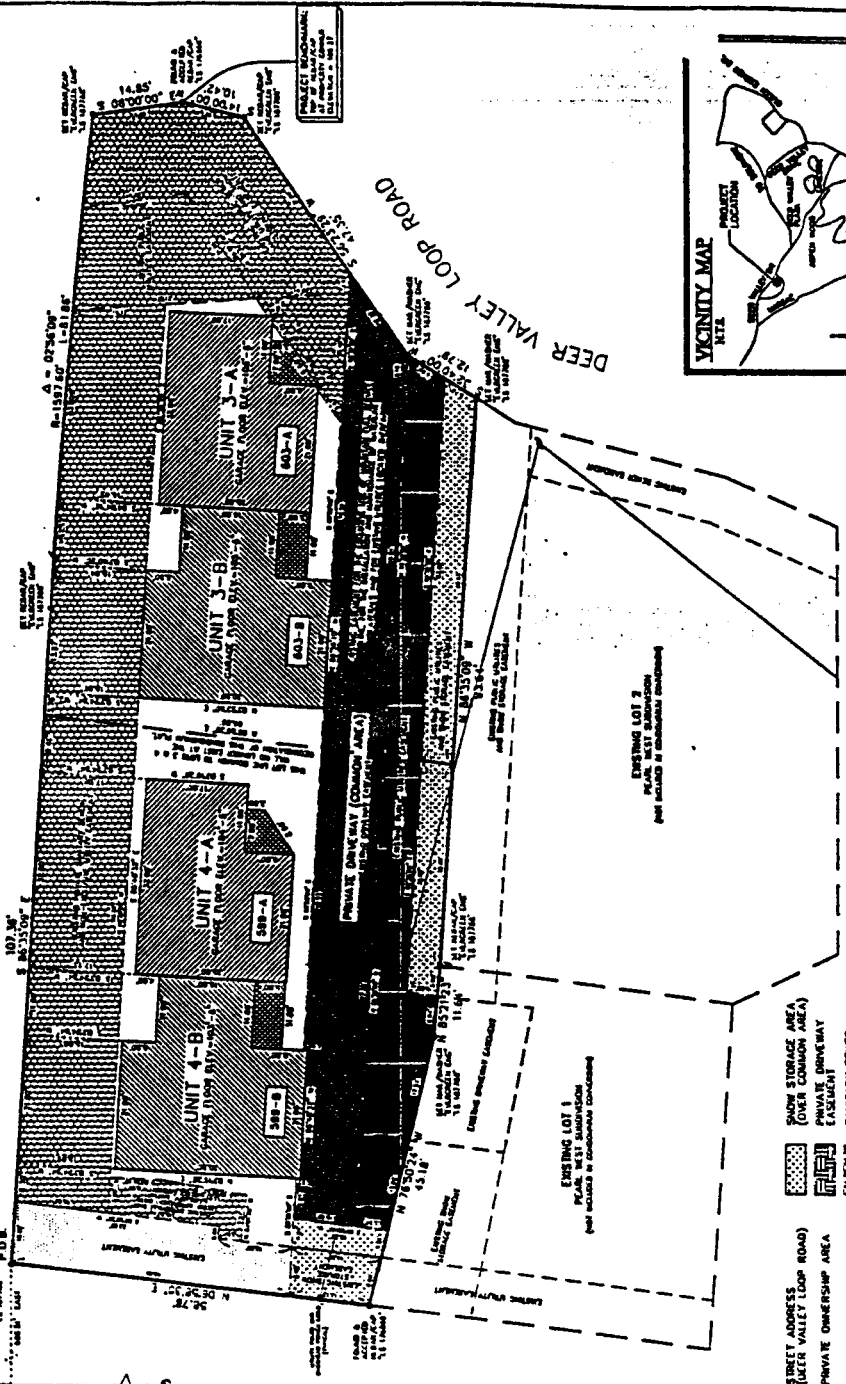


Mark D. Harrington, City Attorney

FINAL PLAT
PEARL WEST CONDOMINIUMS
 — A 4 UNIT CONDOMINIUM PROJECT —
 A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH,
 RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, UTAH.



DEER VALLEY DRIVE



- STREET ADDRESS (DEER VALLEY LOOP ROAD)
- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA
- SNOW STORAGE AREA (OVER COMMON AREA)
- PRIVATE DRIVEWAY EASEMENT
- SANITARY SEWER
- PUBLIC UTILITIES
- HORIZONTAL FUEL LINE
- PRIVATE WATER LATERALS AND EXISTING UTILITIES

LAND USE LIMITATION

UNIT 1-2	1.50 ACRES	1.50 ACRES
UNIT 1-3	1.50 ACRES	1.50 ACRES
UNIT 1-4	1.50 ACRES	1.50 ACRES

LEGAL DESCRIPTION:
 PARCEL 16, SOUTH 1/4, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, UTAH. BEING THE SAME PARCEL OF LAND AS DESCRIBED IN PLAT NO. 11,111, SALT LAKE COUNTY, UTAH, DATED AND RECORDED IN VOLUME 11, PAGE 111, OF THE PUBLIC RECORDS OF SALT LAKE COUNTY, UTAH, AND BEING THE SAME PARCEL OF LAND AS DESCRIBED IN PLAT NO. 11,111, SALT LAKE COUNTY, UTAH, DATED AND RECORDED IN VOLUME 11, PAGE 111, OF THE PUBLIC RECORDS OF SALT LAKE COUNTY, UTAH, AND BEING THE SAME PARCEL OF LAND AS DESCRIBED IN PLAT NO. 11,111, SALT LAKE COUNTY, UTAH, DATED AND RECORDED IN VOLUME 11, PAGE 111, OF THE PUBLIC RECORDS OF SALT LAKE COUNTY, UTAH.

NOTES:
 1. THE PLAT HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER.
 2. THE PLAT HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER.
 3. THE PLAT HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER.
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 11. THE PLAT HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER.
 12. THE PLAT HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER.
 13. THE PLAT HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER.
 14. THE PLAT HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER.

CONVEYANCE:
 TO THE CITY ENGINEER
 BY THE CITY ENGINEER
 DATE OF PLAT: _____
 COUNTY OF SALT LAKE, UTAH
 THE CITY ENGINEER HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT RECORDS AND THAT THE PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER.

CITY ENGINEER:
 APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT
 DATE OF PLAT: _____ A.D. 1999

CITY PLANNING COMMISSION:
 APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS DATE OF _____ A.D. 1999

CITY COUNCIL APPROVAL:
 RECEIVED TO THE BOARD OF CITY COUNCIL A.D. 1999 AT WHICH TIME THE RECORD OF SURVEY WAS APPROVED.

RECORDED:
 RECORDED AND FILED AT THE REQUEST OF _____ STATE OF _____ A.D. 1999

SNYDERVILLE BASIN S.I.D.:
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN S.I.D. STANDARDS AND FOUND TO BE IN ACCORDANCE WITH THE STANDARDS A.D. 1999

EXHIBIT A - PLAT/CONDOMINIUM CONVERSION

JUL 15 1999
 RECEIVED
 SNYDERVILLE BASIN S.I.D.



Ordinance No. 99-46

AN ORDINANCE APPROVING A PLAT AMENDMENT TO COMBINE LOT 4 AND THE SOUTH HALF OF LOT 5, INTO ONE LOT OF RECORD AT 915 NORFOLK AVENUE, SNYDERS ADDITION, BLOCK 15, PARK CITY, UTAH

WHEREAS, the owner, Arnold and Audrey Sprung, of the property known as 915 Norfolk Avenue, have petitioned the City Council for approval of an amendment to Block 15 of the Snyders addition; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on October 27, 1999 the Planning Commission held a public hearing to receive public input on the proposed final plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, a financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner; and

WHEREAS, the proposed plat amendment allows the property owner to consolidate lot 4 and the south half of lot 5 into one lot of record; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The property is located in the Historic Residential District (HR-1).
2. The amendment will combine Lot 4 and the south half of Lot 5 to bring the existing historic home into compliance with HR-1 district regulations.
3. An historic single family residence currently straddles lots 4 and 5.

4. Dedication of a ten (10) foot non-exclusive snow storage easement along a Norfolk Avenue is necessary to provide adequate snow removal services.
5. The lot line adjustment will neither increase nor decrease density of Norfolk Avenue.
6. This application was reviewed by Planning Commission on October 27, 1999. The Planning Commission forwarded a positive recommendation to the City Council on October 27, 1999.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.

SECTION 3. CONDITIONS OF APPROVAL. The proposed plat amendment attached as Exhibit A is hereby adopted with the following Conditions of Approval:

1. City Attorney and City Engineer review and approval of the lot line adjustment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recording.
2. Design of the proposed addition to the historic single family house requires review by the Community Development Department for compliance with the Historic District Design Guidelines.
3. This approval shall expire one year from the date of Planning Commission approval, unless this lot line adjustment is recorded prior to that date.
4. No remnant lot created will be separately developable as a result of this plat amendment.
5. Every tree, 6" caliper or more, removed during the time of construction shall be replaced by a tree of 2" in caliper, prior to the final certificate of occupancy.
6. All significant vegetation shall be preserved based on Section 15-2.2.12. A vegetation plan shall be submitted and approved prior to the issuance of a final building permit.. The Community Development Director shall determine the Limits of Disturbance of any development activity and may require mitigation for loss of significant vegetation consistent with Landscape Criteria in Chapter 15-2.9.

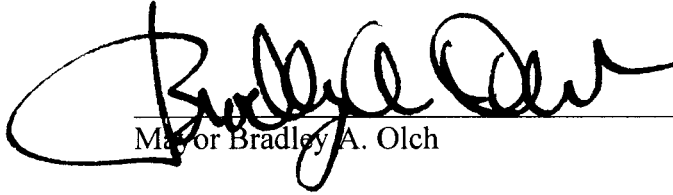
7. All Standard Project Conditions shall apply

8. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 18th day of November, 1999.

PARK CITY MUNICIPAL CORPORATION



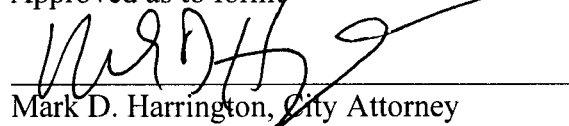
Mayor Bradley A. Olch

Attest:

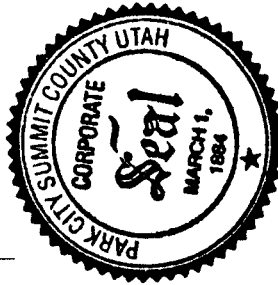


Janet M. Scott, City Recorder

Approved as to form:

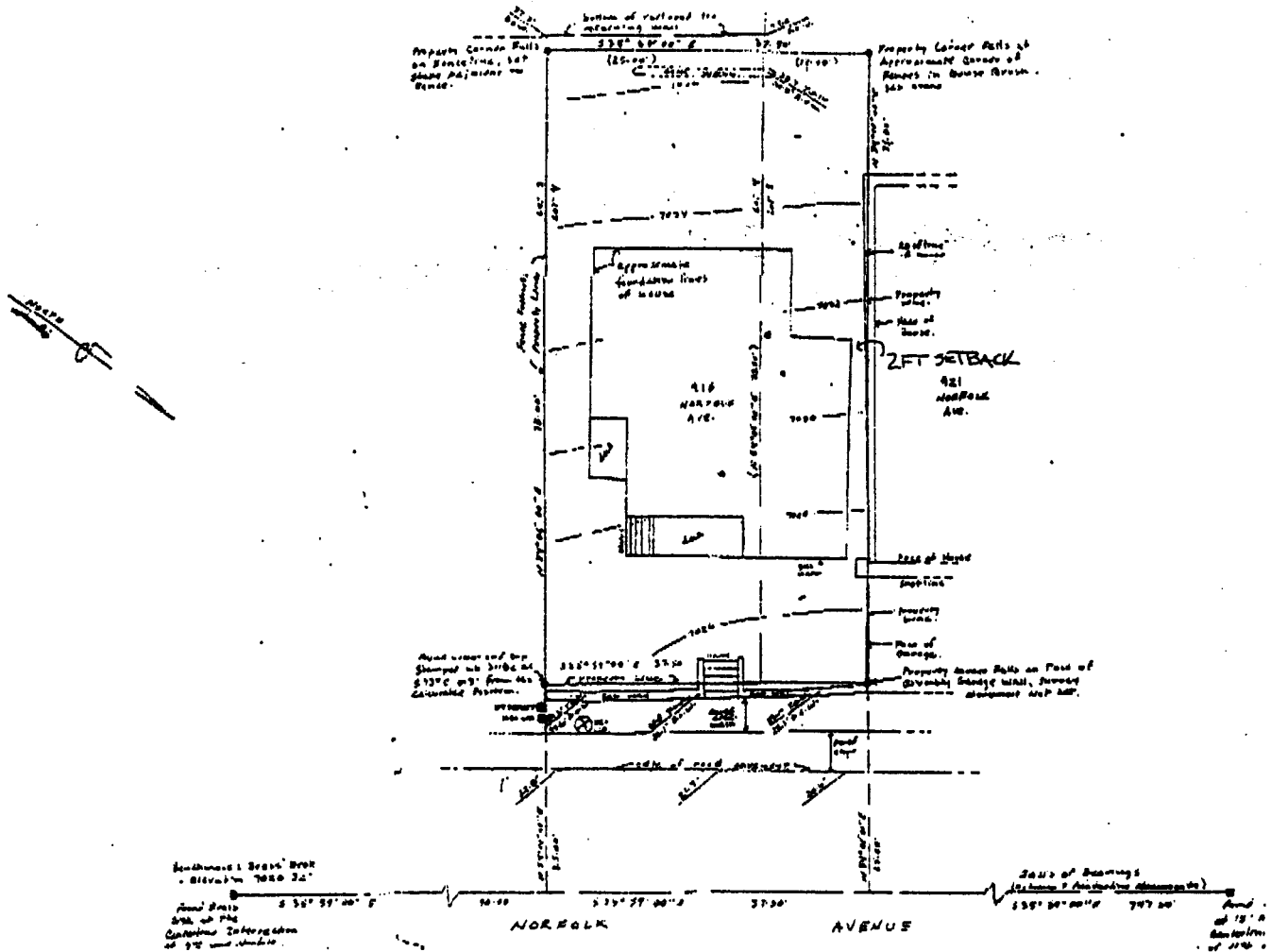


Mark D. Harrington, City Attorney



915 NORFOLK AVENUE RECORD OF SURVEY and TOPOGRAPHIC SURVEY

The Southerly one-half of Lot 5 and All of Lot 4 of Block 15, Snyder's Addition to Park City



SURVEYOR'S CERTIFICATION:

1. The Surveyor, hold license number 101821 as provided by the laws of the State of Utah, and certify that I have made a survey of the property shown herein and as delineated in the notes and 27 legal descriptions below.

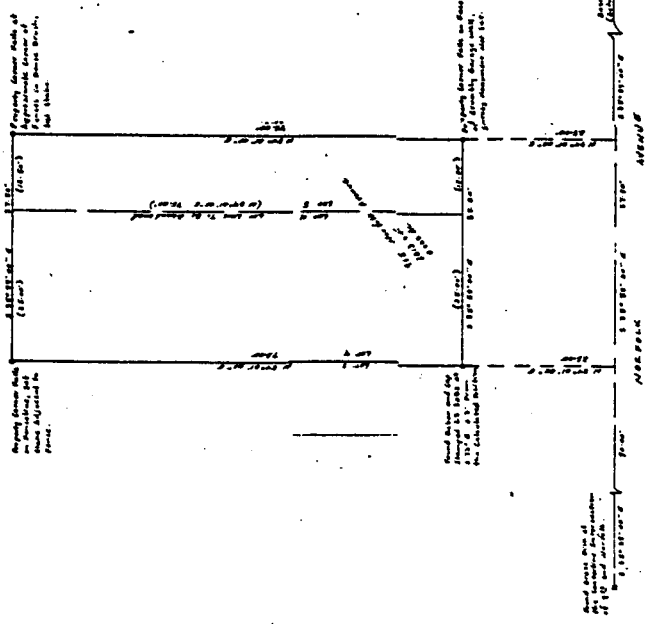
SURVEY NOTES:

- The basis of bearings is as shown.
- Survey measurements were found or set as shown.
- The purpose of this survey is for lot corners and topography.
- This survey was requested by Audrey Sprung.
- This survey was performed in June, 1999.
- All bearings and distances shown were measured and are equal to the bearings and distances on the attached maps of Park City.
- Alteration of any survey data without the Surveyor's consent makes this survey invalid.
- The western interval is this lot.
- The street at 921 Norfolk Avenue encroaches over the property line as shown.

The Southerly one-half of Lot 5 and all of Lot 4, Block 15, Snyder's Addition to the Park City Survey, also located in Section 10, Township 2 North, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah.



PLAT AMENDMENT
 915 NORFOLK AVENUE



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RECEIVED
 AUG - 2 1999
 PARK CITY
 PLANNING DEPT.



Ordinance No. 99-45

**AN ORDINANCE APPROVING A RECORD OF SURVEY PLAT
FOR THE COTTAGES ON THE PARK AT 1312 PARK AVENUE
PARK CITY, UTAH**

WHEREAS, the owners, I.S.W. Investment, L.L.C., of the property at 1312 Park Avenue, Park City, Utah and known as the Cottages on the Park, have petitioned the City Council for approval of a record of survey plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on October 13, 1999 the Planning Commission held a public hearing to receive public input on the proposed record of survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on October 21, 1999 the City Council reviewed the proposed record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey plat;

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

SECTION 1. FINDINGS OF FACT.

1. The proposed plat changes the type of ownership of this property to condominium ownership.
2. The proposal is consistent with both the Land Management Code and the General Plan in that the RM and HRM zone allows single family structures and condominium ownership on approved lots when all LMC code requirements are met.
3. An historic structure exists on the property.
4. On October 13, 1999 the Planning Commission held a public hearing on the final record of survey plat for the Cottages on the Park and voted to forward a positive recommendation to the City Council as conditioned herein.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned record of survey and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City

Land Management Code and applicable State law regarding record of survey plats.

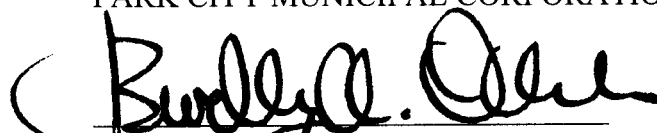
SECTION 3. PLAT APPROVAL. The record of survey plat, known as the Cottages on the Park condominium plat, at 1312 Park Avenue, is hereby approved as shown on Exhibit A, with the following conditions:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. All standard project conditions will apply.
3. The applicant will record the final condominium plat at the County within one year from the date of City Council approval. If recording has not occurred within the one year's time, this approval and the plat will be void.
4. No certificate of occupancy on any building in this subdivision shall be issued prior to completion of reconstruction of the historic structure and recording of a preservation facade easement agreement with City, for the historic structure at 1312 Park Avenue.
5. Prior to plat recording the applicant shall submit to the City for review and approval a final revised landscape plan, consistent with the construction mitigation plan and utility plan, showing how the site will be re-vegetated and landscaped.
6. A 4' wide public pedestrian path connecting Park Avenue to Sullivan Road and a sign indicating the public nature of the path, acceptable to the City, shall be provided on site and delineated on the plat and in the CC&R's.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

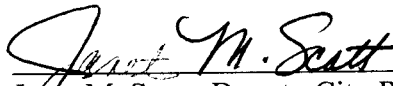
PASSED AND ADOPTED this 21st day of October, 1999.

PARK CITY MUNICIPAL CORPORATION

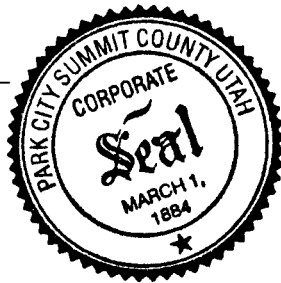


Mayor Bradley A. Olch

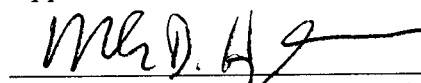
Attest:



Janet M. Scott, Deputy City Recorder



Approved as to form:



Mark D. Harrington, Interim City Attorney

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____

NOTES:

1. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE TAKEN FROM ARCHITECTURAL DRAWINGS PREPARED BY BRIGHTON ARCHITECTURAL GROUP.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL UNIT EXTERIOR WALLS ARE 0.5 FEET THICK. ALL GARAGE LEVEL WALLS ARE 1.5 FEET THICK.
4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
6. BENCHMARK SEE SHEET 1 OF 3 FOR LOCATION AND ELEVATION.
7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
8. UNLESS OTHERWISE INDICATED, ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
9. [REDACTED] INDICATES STREET ADDRESS.
10. THE COTTAGES ON THE PARK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL "COMMON" SANITARY SEWER LATERALS.

SURVEYOR'S CERTIFICATE

I, the said _____, hereby certify that the above plat and field books, certificates, No. 1373736, filed for the record in the office of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, the Record of Survey Map of "THE PARK COTTAGES", a Utah Condominium Project in accordance with the provisions of Section 57-8-1(1) of the Utah Condominium Ownership Act, I further certify the buildings and property are shown correctly.

DATE: _____
 TITLE: _____

BOUNDARY DESCRIPTION

Beginning of a point which is North 35°59'00" West a distance of 188.05 feet and North 94°01'00" East a distance of 11.10 feet and North 54°10'00" East a distance of 23.00 feet from the southeast corner of Block 24, Sylvan's Addition to the Park City Survey as located in Park City, Utah; thence South 35°59'00" East along the westerly most right of way of the Park City Survey a distance of 25.00 feet; thence South 35°59'00" East a distance of 55.00 feet; thence North 54°10'00" East a distance of 72.82 feet; thence North 35°59'00" West a distance of 55.00 feet; thence North 41°40'00" West a distance of 15.25 feet; thence North 35°59'00" West a distance of 55.00 feet; thence South 35°59'00" East a distance of 7.70 feet; thence South 37°00'00" West a distance of 70.00 feet to the point of beginning. Contains 0.2556 Acres or 11,875.39 Square Feet.

OWNER'S DECLARATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT we, the undersigned owners of the herein described tract of land, certify that we have read the above plat and field books, certificates, No. 1373736, filed for the record in the office of the State of Utah, and that we have caused to be made under our direction and by the authority of the owner, the Record of Survey Map of "THE PARK COTTAGES", a Utah Condominium Project in accordance with the provisions of Section 57-8-1(1) of the Utah Condominium Ownership Act, I further certify the buildings and property are shown correctly.

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____

ACKNOWLEDGMENT

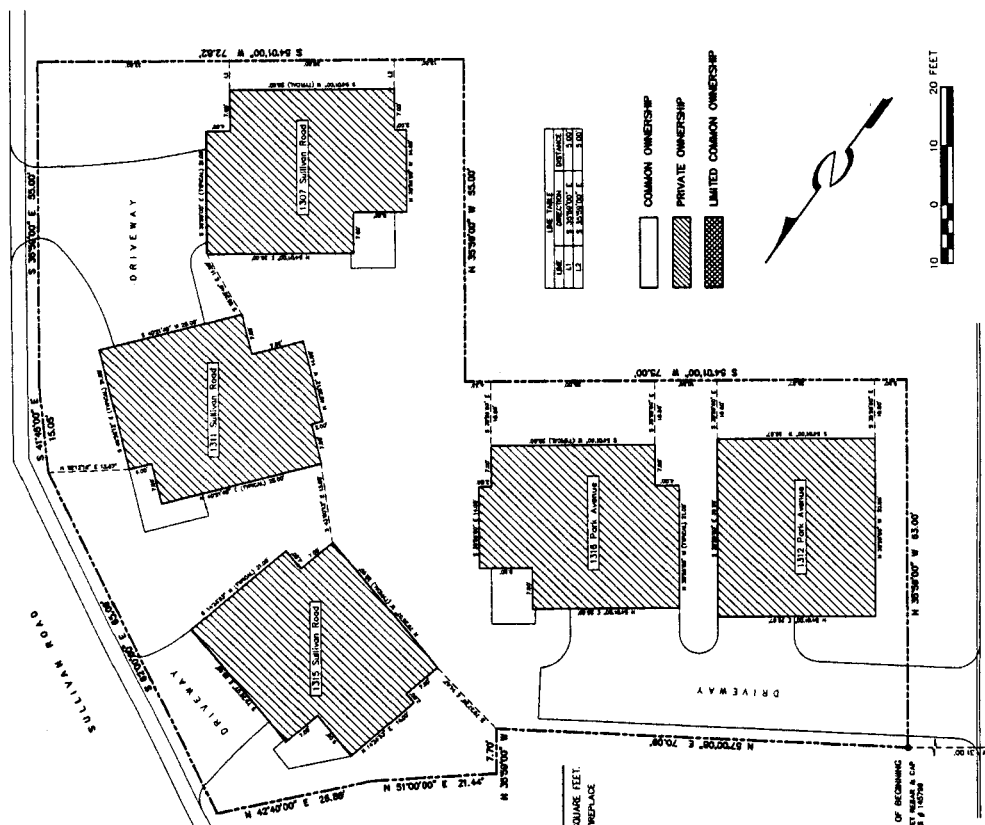
State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____

ACKNOWLEDGMENT

State of _____
 County of _____
 On this _____ day of _____, 1999, personally appeared before me the undersigned history Public in and for the said State and County, _____, who after being duly sworn, acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Declaration and Consent to Record freely and voluntarily.

History Public _____
 My commission expires _____



LEGEND
 SF REPRESENTS SQUARE FEET.
 PF REPRESENTS PERCENTAGE.

EXHIBIT A

RECEIVED
 JUL 20 1999
 PARK CITY
 PLANNING DEPT.

RECORD OF SURVEY MAP
THE COTTAGES ON THE PARK
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
 Recorded concurrently herewith is the Declaration of Condominium, "PARK CITY LODGE".

JOB NO. 3-7-99 FILE: VALLEY.D (COPY)

PARK CITY SURVEYING, INC.
 P.O. Box 3003
 PARK CITY, UTAH 84040
 (435) 648-2818

SYDNERVILLE BASIN SEWER IMPROVEMENT DISTRICT
 REVIEWED FOR CONFORMANCE TO SYDNERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS BY M.S. AND S.B.S.I.D.
 DATE OF _____, 1999 A.D.
 BY _____ CHAIRMAN

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 1999 A.D.
 BY _____ CHAIRMAN

ENGINEERS CERTIFICATE
 I FIND THIS PLAN TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 1999 A.D.
 BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
 I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 1999 A.D.
 BY _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
 I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 1999 A.D.
 BY _____ MAYOR

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 1999 A.D.

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

STATE OF UTAH
 COUNTY OF SUMMIT
 DEPARTMENT OF HERITAGE AND ARTS
 RECORDS SECTION



Ordinance No. 99-44

AN ORDINANCE APPROVING THE PLAT AMENDMENT TO COMBINE LOTS 17 AND 18, BLOCK 29, SNYDER'S ADDITION TO THE PARK CITY SURVEY, LOCATED AT 952 LOWELL AVENUE, PARK CITY, UTAH

WHEREAS, the owners of Lots 17 and 18, Block 29, Snyder's Addition to the Park City Survey, have petitioned the City Council for approval of a plat amendment to combine two lots into one lot for an existing house; and

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

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

WHEREAS, the Planning Commission held public hearings on December 16, 1998 and August 25, 1999 to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on August 25, 1999, forwarded a positive recommendation to the City Council on the proposed plat amendment and,

WHEREAS, on September 30, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and plat amendment.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The parcels are located in the HR-1 District.
2. The site currently contains a non-historic structure that straddles two lots.
3. The proposed plat amendment will combine two (2) lots to accommodate an existing single family residence. The new lot is 3,750 square feet in area.

4. Dedication of a ten (10) foot non-exclusive snow storage easement on Lowell Avenue is necessary to provide adequate snow removal services.
5. Future additions to 952 Lowell Avenue require review and approval by the Community Development Department with notice to the Historic District Commission.
6. Construction activity on this property will have impacts on Lowell Avenue and adjacent properties. A Construction Mitigation Plan (CMP) is necessary to mitigate any adverse impacts on neighboring properties and streets.
7. Access will continue off of Lowell Avenue, unless otherwise approved by the City.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The plat amendment to combine Lot 17 and 18, Block 29 of the Park City Survey known as 952 Lowell Avenue, is approved as shown on Exhibit A, with the following conditions:

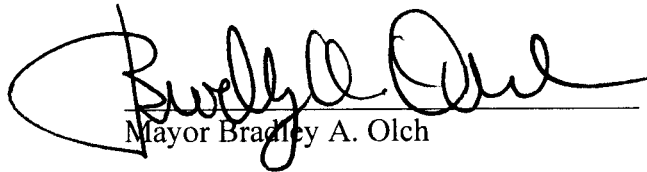
1. City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval is a condition precedent to plat recording.
2. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to plat recording. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
3. Any future additions to the existing house or any proposed garage shall be consistent with the Park City Historic District Design Guidelines in effect at the time of application and approved by the Planning Department or Historic District Commission prior to issuance of any building permits.
4. The final plat shall be recorded at the County within one year from the date of City Council approval. If recording has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
5. A Construction Mitigation Plan, submitted to and approved by the Community Development Department, will be required prior to any construction on the newly created lot.

6. The ten foot (10') non-exclusive utility and snow storage easement along the Lowell Avenue frontage shall be shown on the plat.
7. All standard project conditions apply.
8. The applicant stipulates to the conditions of approval.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.


PASSED AND ADOPTED this 30th day of September, 1999.

PARK CITY MUNICIPAL CORPORATION

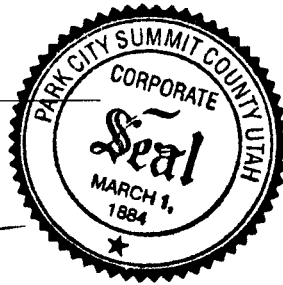


Mayor Bradley A. Olch

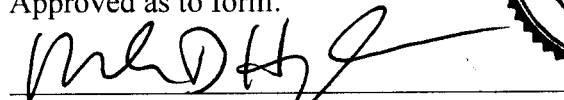
Attest:



Janet M. Scott, City Recorder



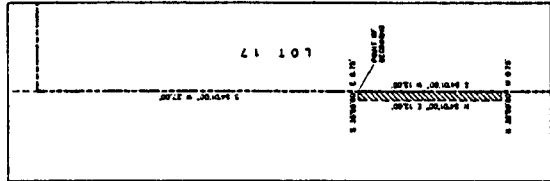
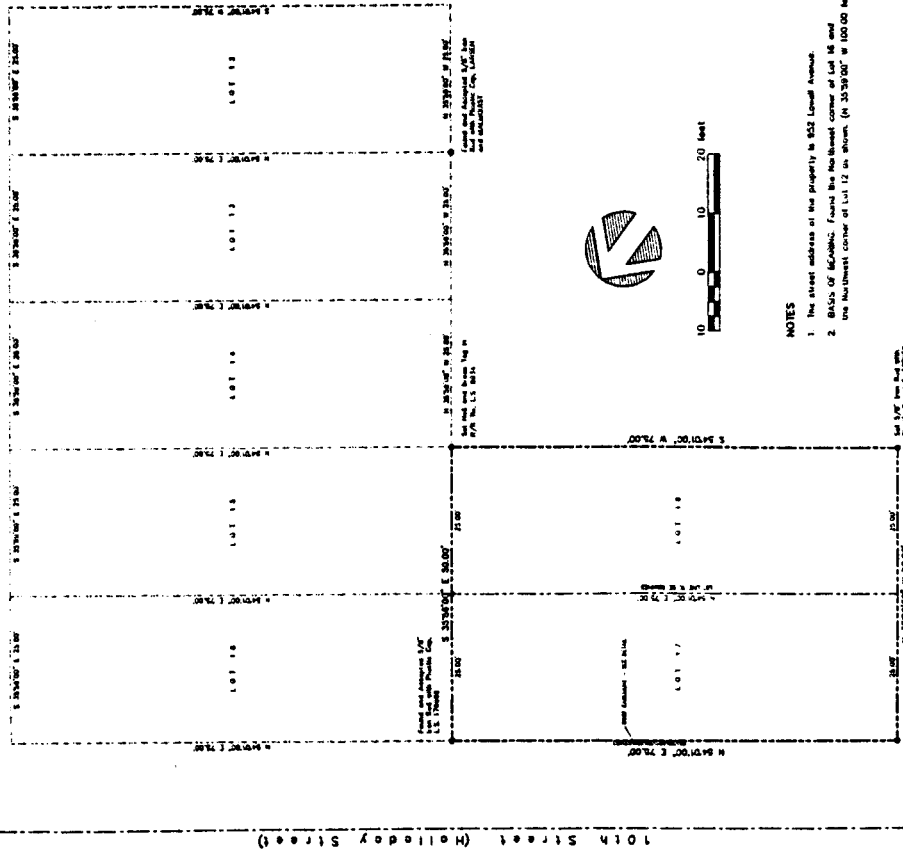
Approved as to form:



Mark D. Harrington, Interim City Attorney

EMPIRE AVENUE

LOWELL AVENUE



SURVEYORS CERTIFICATE

I, Jack Harmon, certify that I am a Registered Land Surveyor and that I hold Certificate No. 17888, as provided by the State of Utah, and that the Lot Line Adjustment Plat was prepared and approved in accordance with the provisions of the Utah City Municipal Corporation Act. I further certify that this plat is an accurate representation of the property.

Jack Harmon, L.S. _____ Date _____

952 LOWELL AVENUE BOUNDARY DESCRIPTION

Lot 17 and 18, Block 28, Street's Addition to the City, according to the official plat located on the west of record in the Summit County Recorder's Office.

Together with an easement for the widening of the east side of the building on constructed and improved streets, the following described tract of land being a part of "Industry Street" located in Park City, Summit County, Utah, more exactly described as follows:

Beginning at a point South 84°00' West 27.00 feet from the Northwest corner of Lot 17, Block 28, Industry Street, to the North 84°00' West 10.00 feet, thence South 84°00' West 27.00 feet to the point of beginning.

OWNER'S DEMONSTRATION AND CONSENT TO RECORD

STATE OF UTAH BY ERIC PERRY and LANCE L. TRACY, the undersigned owner of the herein described tract of land in the eastern portion of 952 LOWELL AVENUE, certifies that he has caused the Lot Line Adjustment Plat to be prepared, Lance L. Tracy being hereby constituted in the stead of the undersigned owner of the herein described tract of land in the eastern portion of 952 LOWELL AVENUE, and that he has caused the same to be recorded in the office of the County Recorder of Summit County, Utah, and consents to the same and to the construction thereof in accordance with the provisions of the said Act.

at WITNES HEREOF, the undersigned and he has signed this _____ day of _____ 1998.

Lance L. Tracy _____

ACKNOWLEDGMENT

Name of _____
County of _____
City of _____

On this _____ day of _____ 1998, personally appeared before me, the undersigned Notary Public for the State of Utah, _____, who is the owner of the herein described tract of land and who acknowledged to me that he is the owner of the herein described tract of land and who requested the above Certificate and Consent to Record be signed and submitted.

RECEIVED
SEP 22 1998
PARK CITY
PLANNING DEPT.

LOT LINE ADJUSTMENT PLAT
952 LOWELL AVENUE

LOCATED IN THE NORTH 1/2 OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

FOR NO. 01-09-98 FILE # 17000047-10000 PAGE 1 OF 1

<p>JACK HARMON LAND SURVEYOR 725 EAST RILKEN ROAD PARK CITY, UTAH 84305 (801) 499-8198</p>	<p>SNYDENVILLE BASIN SEWER IMPROVEMENT DISTRICT REQUESTED FOR COMPLIANCE TO SNYDENVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS DAY OF _____ 1998 A.D. BY _____ CHAIRMAN</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____ 1998 A.D. BY _____</p>	<p>ENGINEERS CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS DAY OF _____ 1998 A.D. BY _____ PARK CITY ENGINEER</p>	<p>APPROVAL AS TO FORM I APPROVE AS TO FORM THIS MAP AS APPROVED BY PARK CITY COUNCIL THIS DAY OF _____ 1998 A.D. BY _____ PARK CITY ATTORNEY</p>	<p>CERTIFICATE OF ATTEST I CERTIFY THE RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS DAY OF _____ 1998 A.D. OF _____ 1998 A.D. BY _____ PARK CITY RECORDER</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS DAY OF _____ 1998 A.D. BY _____ MAYOR</p>	<p>RECORDED STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____ PAGE _____ DATE _____ TIME _____ BOOK _____ RECORD _____</p>
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EXHIBIT A



Ordinance No. 99-43

AN ORDINANCE APPROVING A PLAT AMENDMENT TO COMBINE INTO ONE LOT, LOTS 14- 20, BLOCK 8, SNYDER'S ADDITION TO THE PARK CITY SURVEY, LOCATED AT 1167 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of Lots 14 - 20, Block 8, of the Snyder's Addition to the Park City Survey, have petitioned the City Council for approval of a plat amendment to combine seven lots into one lot for an existing historic bus barn structure and an associated garage and yard area; and

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

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

WHEREAS, the Planning Commission held a public hearing on September 8, 1999 to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on September 8, 1999, forwarded a positive recommendation to the City Council on the proposed plat amendment and,

WHEREAS, on September 30, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and plat amendment.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The property is located in the HR-1 District.

2. The site currently contains an historic bus barn structure, currently used as professional office space and storage, and a new accessory garage. Both structures straddle several lot lines.
3. The proposed plat amendment will combine seven (7) lots to accommodate a 4,500 square foot historic structure and a 1,150 square foot accessory garage. The property subject to this plat amendment contains approximately 13,125 square feet.
4. Dedication of a ten (10') foot non-exclusive snow storage easement on Norfolk Avenue is necessary to provide adequate snow removal services.
5. Historic structures are a valuable asset which contribute to the distinct character of the Park City community.
6. On August 1, 1995 the Board of Adjustment granted the owner of this property a change of non-conforming use from a bus barn to professional offices and storage subject to certain conditions of approval. Those conditions of approval remain in full force and effect unless amended by the Board of Adjustment according to provisions of the Land Management Code.
7. The applicant stipulates to the conditions of approval.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The plat amendment to combine Lots 14 - 20, Block 8 of the Snyder's Addition to the Park City Survey, known as 1167 Woodside Avenue, is approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recording.
2. A ten (10) foot non-exclusive snow storage easement along Norfolk Avenue shall be dedicated to the City on the plat.
3. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
4. All standard project conditions shall apply.

5. There shall be a note on the plat, and a Grant of Easement in a form approved by the City Attorney and Community Development Department, granting a facade easement for the historic structure at 1167 Woodside Avenue as a condition precedent to plat recording.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

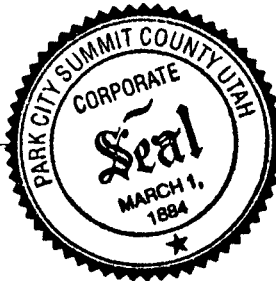
PASSED AND ADOPTED this 30th day of September, 1999.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Jane M. Scott
Jane M. Scott, City Recorder



Approved as to form:

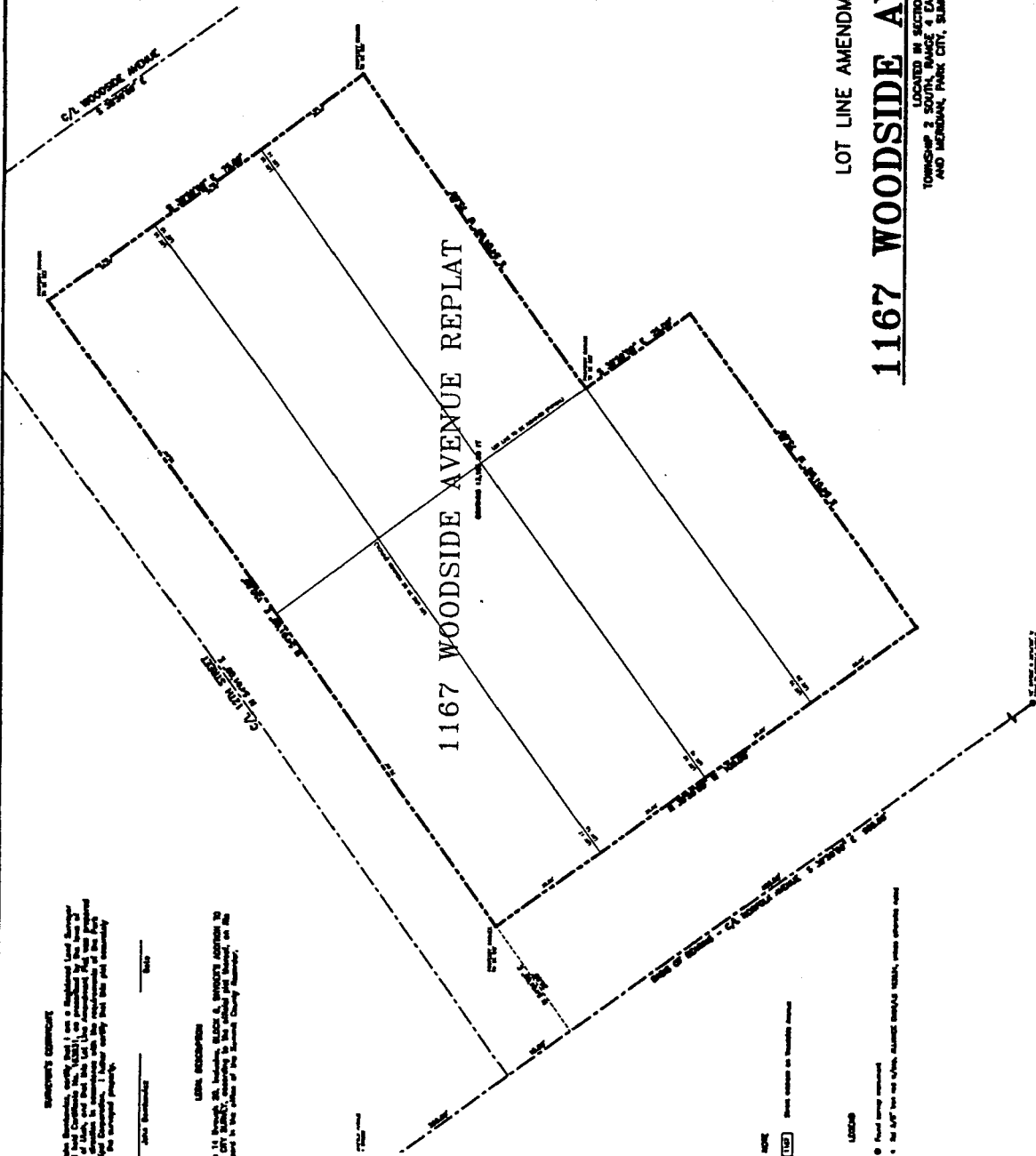
Mark D. Harrington
Mark D. Harrington, Interim City Attorney

OWNER'S CERTIFICATE
 I, the undersigned, hereby certify that I am the legal and beneficial owner of the property described in the attached plat and that I have read and understand the contents thereof, and that I have no objection to the same, and that I have executed this certificate of my own free will and without any duress, fraud, or coercion.

 Date: _____

LEGAL DESCRIPTION
 For all purposes, including the purpose of recording, the legal description of the property shown on this plat is as follows: _____

EXHIBIT A



OWNER'S DECLARATION AND CONSENT TO RECORD
 I, the undersigned, hereby certify that I am the legal and beneficial owner of the property described in the attached plat and that I have read and understand the contents thereof, and that I have no objection to the same, and that I have executed this certificate of my own free will and without any duress, fraud, or coercion.

 Date: _____

ACKNOWLEDGMENT

I, the undersigned, hereby certify that I am the legal and beneficial owner of the property described in the attached plat and that I have read and understand the contents thereof, and that I have no objection to the same, and that I have executed this certificate of my own free will and without any duress, fraud, or coercion.

 Date: _____

RECEIVED
 MAY 28 1999
 PARK CITY
 PLANNING DEPT.

LOT LINE AMENDMENT PLAT 1167 WOODSIDE AVENUE REPLAT

LOCATED IN SECTION 18
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN
 AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



<p>FILED FOR RECORD 1167 1167 WOODSIDE AVENUE REPLAT</p> <p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____ 1999 A.D. BY CHAIRMAN _____</p> <p>HYDROVILLE BASIN SEWER IMPROVEMENT DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THE DAY OF _____ 1999 A.D. BY S.E.S.I.D. _____</p> <p>ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON RECORD IN MY OFFICE THIS _____ DAY OF _____ 1999 A.D. BY PARK CITY ENGINEER _____</p> <p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 1999 A.D. BY PARK CITY ATTORNEY _____</p> <p>CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ 1999 A.D. BY PARK CITY RECORDER _____</p> <p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 1999 A.D. BY MAYOR _____</p> <p>STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ROOM _____ PAGE _____</p> <p>RECORDED FILED 1167 1167 WOODSIDE AVENUE REPLAT</p>	<p>RECORDED</p> <p>STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ROOM _____ PAGE _____</p>
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Ordinance No. 99-42

AN ORDINANCE APPROVING THE OLD TOWN TRANSIT CENTER SUBDIVISION TO COMBINE LOTS 10 THROUGH 14 IN BLOCK 56, PARK CITY SURVEY AND ONE (1) METES AND BOUNDS PARCEL BETWEEN THE MARSAC AVENUE AND SWEDE ALLEY RIGHT-OF-WAYS, INTO ONE (1) PLATTED LOT LOCATED AT 558 SWEDE ALLEY, PARK CITY, UTAH

WHEREAS, the owner of portions of several platted lots, and one (1) metes and bounds parcel between Marsac Avenue and Swede Alley, in Block 56, Park City Survey have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on June 16, 1999, to receive input on the proposed plat;

WHEREAS, the Planning Commission, on June 16, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 30, 1999, the City Council held a public hearing to receive input on the proposed subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and subdivision.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The property is located in the Historic Commercial Business (HCB) District.
2. The proposed subdivision plat will create one platted lot from the combination of Lots 10 through 14 in Block 56, Park City Survey, and a large parcel located between the Marsac and

Swede Alley right-of-ways for the purpose of redeveloping the site as a municipal transit center.

3. The lots are occupied by various landscaping elements, parking lots, drives, a historic masonry wall that was part of the old Marsac Mill, and an existing historic structure which currently houses the Park City Municipal offices.
4. On June 7, 1999, the Old Town Transit Center Design Review Task Force approved the proposed transit building for this site and forwarded a positive recommendation to the Planning Commission concerning site design alternatives.
5. On June 16, 1999, the Planning Commission conducted a public hearing and forwarded a positive recommendation to the City Council regarding this subdivision.
6. The project is located at or near the intersection of Deer Valley Drive, Heber Avenue, Marsac Avenue, and Swede Alley, one of Old Town's most heavily used vehicular and pedestrian areas.
7. Construction impacts on and near this site will create impacts to vegetation, and to the operations of normal vehicular and pedestrian business and activity in the immediate area.
8. The applicant stipulates to the conditions of approval.
9. Adding commercial uses to the lot would negatively impact the neighborhood by increasing traffic and parking demands.
10. The snow storage along Swede Alley is very important, as are utilities.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision, that neither the public nor any person will be materially injured by the proposed subdivision and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. SUBDIVISION APPROVAL. The subdivision to combine Lots 10 through 14 in Block 56, Park City Survey, and one (1) metes and bounds parcel located between the Marsac and Swede Alley right-of-ways, known as the Old Town Transit Center Subdivision, is approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the subdivision plat for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. Community Development Department approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
3. A note shall be added to the plat stating that no additional commercial uses shall be

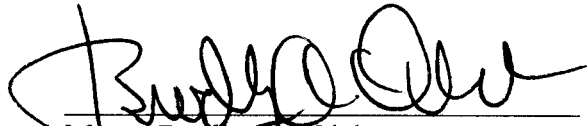
permitted as part of the proposed transit building, or on this newly created lot.

4. A ten foot (10') non-exclusive utility and snow storage easement shall be incorporated in the first ten feet off of Heber Avenue, Marsac Avenue, and Swede Alley.
5. All significant vegetation removed during this project, shall be replanted on the lot.
6. All Standard Project Conditions shall apply (Please see Exhibit B - Standard Project Conditions).
7. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred by September 30, 2000, this approval and the plat shall be considered null and void.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.


PASSED AND ADOPTED this 30th day of September, 1999.

PARK CITY MUNICIPAL CORPORATION

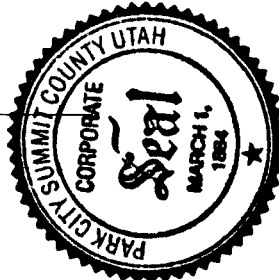


Mayor Bradley A. Olch


Attest:



Janet M. Scott, City Recorder



Approved as to form:



Mark D. Harrington, Interim City Attorney

SURVEYOR'S CERTIFICATE

I, John D. ... hereby certify that I am a Registered Land Surveyor and that I hold the certificate of the State of Utah, and that I have personally surveyed and laid out the plat hereon and that the same has been or will be transmitted to the ground as shown on the plat.

John D. ... Date

BOUNDARY DESCRIPTION

A parcel located in the southeast corner of Section 15, Township 2 South, Range 4 East, Salt Lake County, Utah, and was located in the original Park City Township plat, according to the original plat of the 18th and 19th Meridian, County of Summit, State of Utah, and is bounded as follows: ...

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that by virtue of a corporate resolution, Park City Municipal Corporation, of the Parish attached tract of land, to be known hereafter as the MARSAC TRANSIT CENTER, having caused a record of Survey Plat to be prepared, same hereby consent to the registration of this plat in accordance with Utah law.

In witness whereof, the undersigned and the board this _____ day of _____, 1988.

By: Bradley A. Oak, Mayor
Park City Municipal Corporation

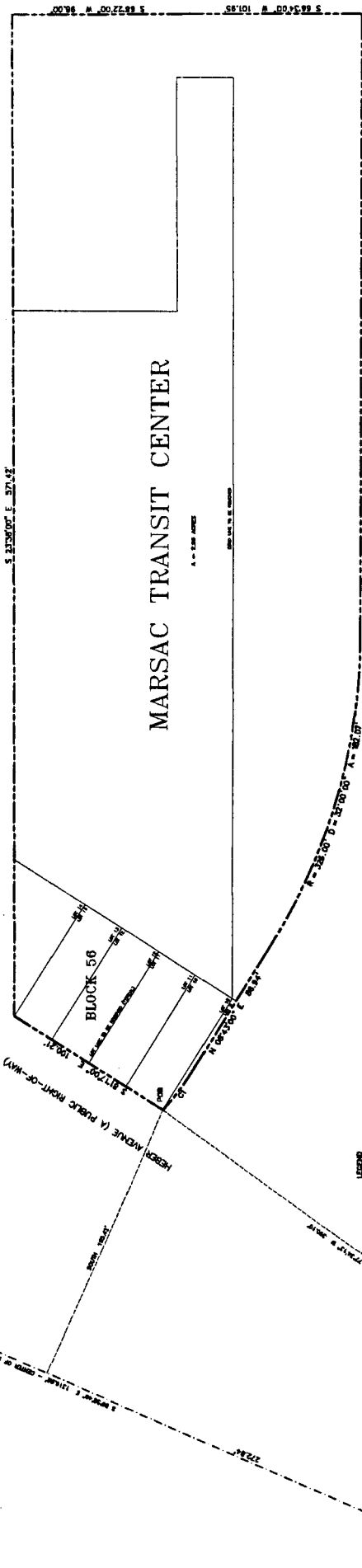
ACKNOWLEDGEMENT

State of Utah:

On this _____ day of _____, 1988, Bradley A. Oak, personally appeared before me, the undersigned, in and for said state and county, in the presence of _____, a duly qualified and authorized notary public, who is the Mayor of Park City Municipal Corporation, a Utah corporation, organized and existing under the laws of the State of Utah, and who is duly qualified and authorized to execute and attest to the validity of the above-stated Survey Plat and to sign the same. Owner's Dedication and Consent to Record hereby and voluntarily.

Notary Public: _____
My commission expires: _____

MARSAC AVENUE (A PUBLIC RIGHT-OF-WAY)



CURVE	ARC LENGTH	DELTA	RADIUS
CT	281.0	175.917	138.00

RECORD OF SURVEY PLAT

MARSAC TRANSIT CENTER

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

BASE OF BEARING - S 0.00° 00' 00\"

<p>SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS DAY OF _____, 1988 A.D. BY: _____ S.B.S.I.D.</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____, 1988 A.D. BY: _____ CHAIRMAN</p>	<p>ENGINEER'S CERTIFICATE FIND THIS PLAT TO BE IN ACCORDANCE WITH SECTION 16 OF THE UTAH PLAT ACT ON FILE IN MY OFFICE THIS DAY OF _____, 1988 A.D. BY: _____ PARK CITY ENGINEER</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS DAY OF _____, 1988 A.D. BY: _____ PARK CITY ATTORNEY</p>	<p>CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS RECORDED BY PARK CITY MAP RECORDERS THIS DAY OF _____, 1988 A.D. BY: _____ PARK CITY RECORDER</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS DAY OF _____, 1988 A.D. BY: _____ MAYOR</p>	<p>RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REGISTER'S OFFICE THIS DAY OF _____, 1988 A.D. BOOK _____ PAGE _____ DATE _____ FILE _____ RECORDER _____</p>
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Ordinance No. 99-41

AN ORDINANCE APPROVING A CONDOMINIUM CONVERSION TO THE PARK CENTENNIAL CONDOMINIUMS LOCATED AT 1821 SIDEWINDER DRIVE, PARK CITY, UTAH

WHEREAS, the owner, Centennial Development Partnership of the property known as 1821 Sidewinder Drive, have petitioned the City Council for approval of a Condominium Conversion to Park Centennial Condominium; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on August 5, 1999 the Planning Commission held a public hearing to receive public input on the proposed Condominium Conversion and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, a financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner; and

WHEREAS, on September 23, 1999, the City Council held a public hearing to receive input on the proposed Condominium Conversion; and

WHEREAS, the proposed plat changes the type of ownership of this property to condominium ownership; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Condominium Conversion.

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The property is within the General Commercial Zone.
2. The proposed plat changes the type of ownership of this property to condominium ownership.

3. Both the Park City Land Management Code and the General Plan allow condominium conversions to commercial buildings in the GC zone when all minimum code requirements are met.
4. Lot 9C has an existing office building. Platted Lot 9B is proposed as expandable property.
5. Lot 9B is shown as expandable property. Any addition to Lot9C would require a Plat Amendment.
6. Parking requirements for the existing building are satisfied by the existing common parking provided in the Prospector Square development.
7. The applicant has agreed to the conditions of approval.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for this condominium plat.
2. Neither the public nor any person will be materially injured by the proposed condominium plat.
3. The plat is consistent with the Park City Land Management Code and applicable State Law regarding condominiums plats.

SECTION 3. CONDITIONS OF APPROVAL. The proposed plat amendment attached as Exhibit A is hereby adopted with the following Conditions of Approval:

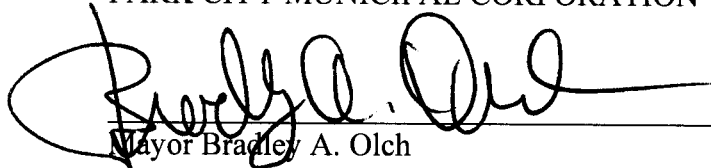
1. The City Attorney and City Engineer's review and approval of the condominium plat and CCR'S for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.
2. Any future building addition to the existing building on Lot 9C onto Lot9B shall require a plat amendment. No building shall cross property separating Lot 9C from Lot 9B.
3. This approval does not approve the proposed "future" improvements shown on the elevation.
4. All standard project conditions shall apply.
5. A financial guarantee in an amount acceptable to the City Engineer for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City Standards and accepted by the City Engineer prior to release of this guarantee.

6. The final condominium plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year of City Council's approval, this approval, this approval and the plat shall be considered void.


SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 23rd day of September, 1999.

PARK CITY MUNICIPAL CORPORATION

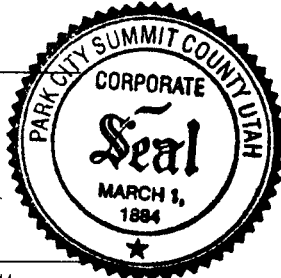

Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder

Approved as to form:

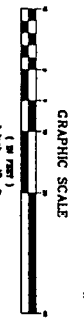

Mark D. Harrington, Interim City Attorney



RECEIVED

AUG 21 1988

RECORDS



SIDEWINDER DRIVE

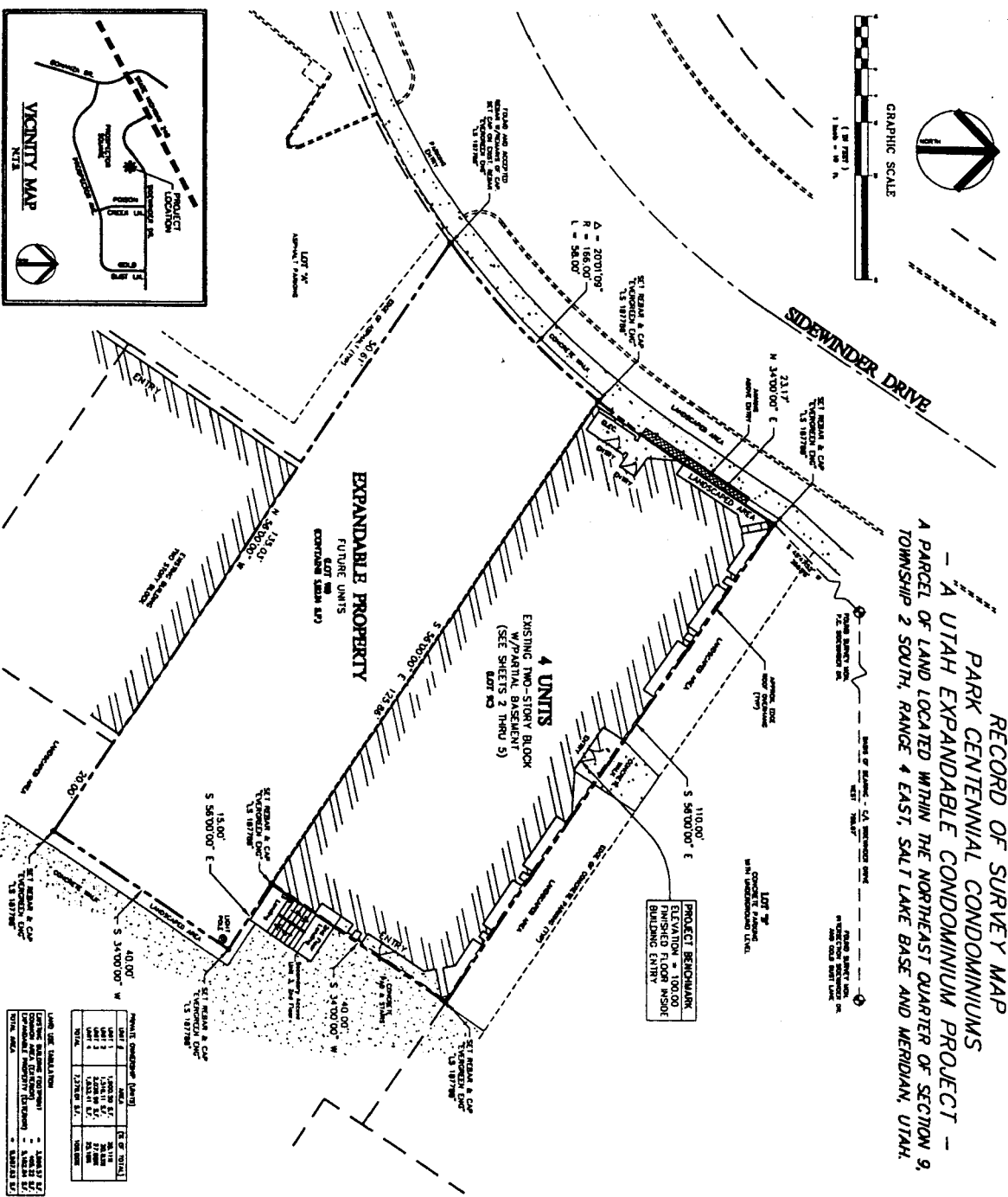


Table with 4 columns: UNIT #, AREA, TOTAL AREA, and NOTES. It lists units 1 through 4 and their corresponding areas and details.

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS DAY OF A.D. 1988

CITY ENGINEER
APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS DAY OF A.D.

CITY COUNCIL APPROVAL
PRESENTED TO THE BOARD OF

APPROVAL AS TO FORM

RECORDED

SNYDERVILLE BASIN S.I.D.

EVERGREEN ENGINEERING, INC.
1121 W. 1000 S. SALT LAKE CITY, U.T. 84143
(801) 466-3333

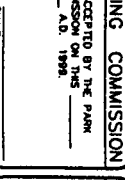


EXHIBIT A - PROPOSED CONDOMINIUM CONVERSION

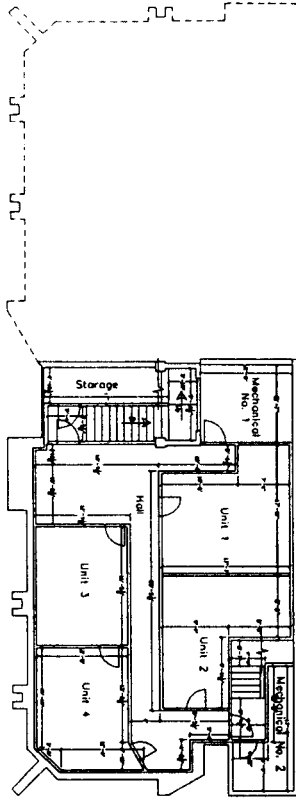
RECORD OF SURVEY MAP
PARK CENTENNIAL CONDOMINIUMS
EXPANDABLE CONDOMINIUM PROJECT -
A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, UTAH.

LEGAL DESCRIPTION
THE PARCEL OF LAND DESCRIBED AS FOLLOWS:
... (Detailed legal description of the property parcel) ...

GENERAL NOTES
1. THE SHOWN PROPERTY IS SUBJECT TO THE RIGHTS OF THE STATE OF UTAH AND THE UNITED STATES OF AMERICA... (List of notes and conditions regarding the survey and conversion)

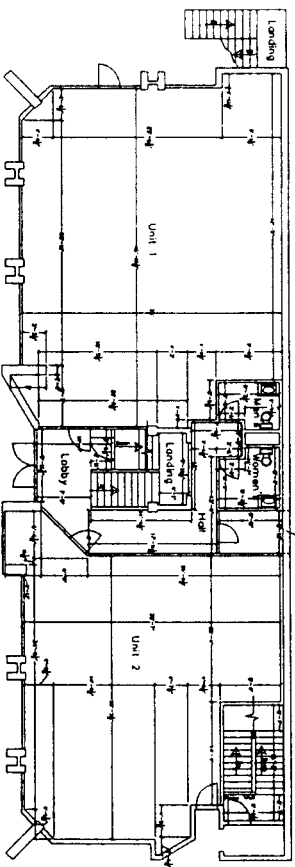


PREPARED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS DAY OF A.D. 1988
BY: S.S. SIO
ED FOR COMPLIANCE TO
TALLE BASIN SEWER IMPROVEMENT
STANDARDS ON THIS DAY
AD 1988
SNYDERVILLE BASIN S.I.D.



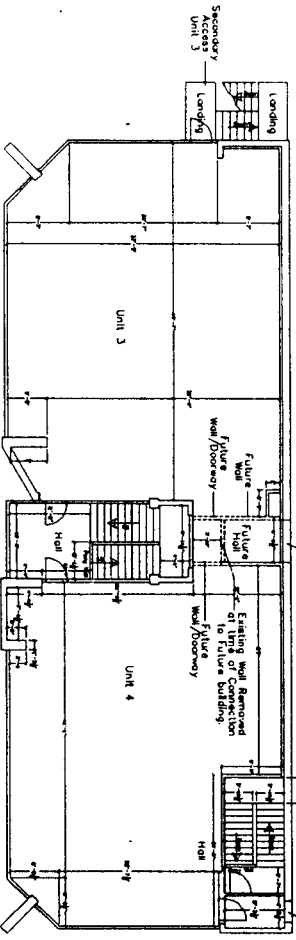
BASEMENT FLOOR PLAN

Scale 1" = 8'



MAIN FLOOR PLAN

Scale 1" = 8'



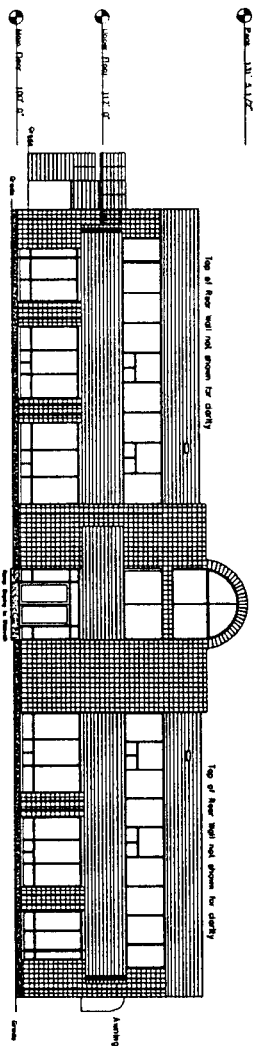
UPPER FLOOR PLAN

Scale 1" = 8'

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 JUN 17 1999
 PARK CITY
 PLANNING DEPT.

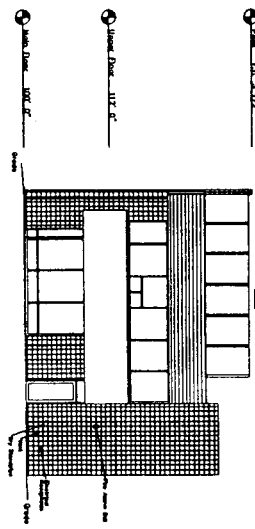
SHEET 1 OF 1	PARK CENTENNIAL CONDOMINIUMS FLOOR PLANS		DRAWN BY CMA/AL CHECKED BY M.L. DATE CMA	REVISIONS COMMENTS	
	ME LTD. & CENTENNIAL DEV. PARTNERSHIP	FLOORPLANNING			

214 S. Main St. • Suite 202 • P.O. Box 202 • Park City • UT • 84060
 (435) 644-8877 • Fax (435) 644-9074 • Email: info@evergreen.com



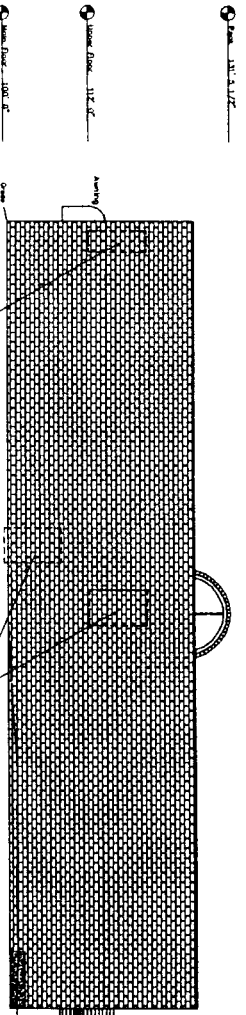
FRONT ELEVATION

Scale 1" = 8'



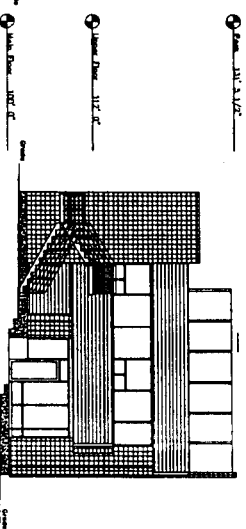
RIGHT ELEVATION

Scale 1" = 8'



REAR ELEVATION

Scale 1" = 8'



LEFT ELEVATION

Scale 1" = 8'

8" x 16" Cinder Block T & G Wood Siding 8" x 15" Block

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PARK CITY
PLANNING DEPT.

PARK CENTENNIAL CONDOMINIUMS ELEVATIONS

PK LTD. & CENTENNIAL DEV. PARTNERSHIP THE FLOORPLANNING CO. INC. 585

DATE: 05/14/99
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

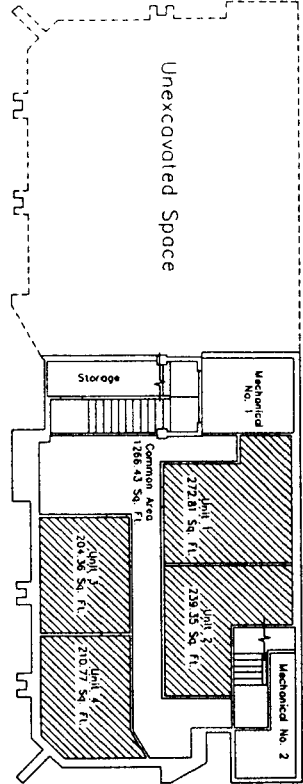
NO.	DATE	BY	REVISIONS

Evergreen Engineering, Inc.

340 Engineering • Land Surveys • Land Planning
 801 West 10th St. • Suite 200 • P.O. Box 200 • Park City, UT • 84302
 (435) 633-1007 • Fax (435) 633-2221 • Email: info@evergreeneng.com

BASEMENT FLOOR USE (AREAS)

Private Ownership Area
 1 = 272.81 Sq. Ft.
 2 = 238.35 Sq. Ft.
 3 = 210.77 Sq. Ft.
 4 = 210.77 Sq. Ft.
 Common Area
 1286.43 Sq. Ft.
Total Square Footage: 2,183.73 Sq. Ft.

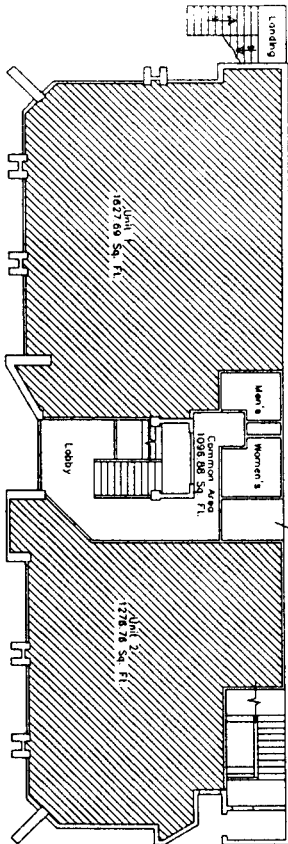


BASEMENT FLOOR PLAN

Scale 1" = 8'

MAIN FLOOR USE (AREAS)

Private Ownership Area
 Unit 1 = 1,827.58 Sq. Ft.
 Unit 2 = 1,278.78 Sq. Ft.
 Common Area
 1,086.88 Sq. Ft.
Total Square Footage: 4,193.24 Sq. Ft.

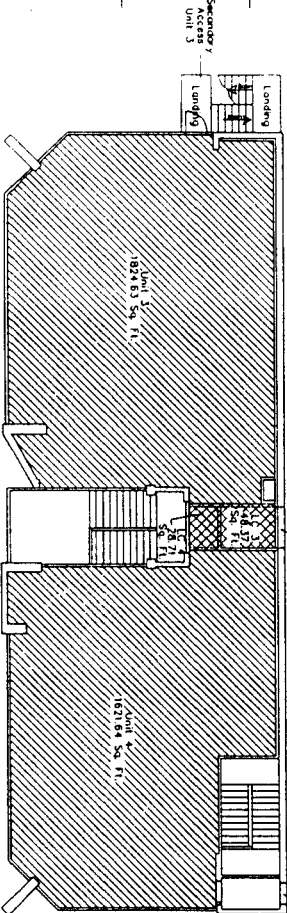


MAIN FLOOR PLAN

Scale 1" = 8'

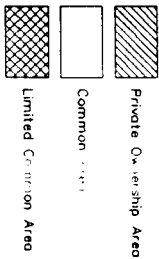
UPPER FLOOR USE (AREAS)

Private Ownership Area
 Unit 3 = 1,828.63 Sq. Ft.
 Unit 4 = 1,021.07 Sq. Ft.
 Limited Common Area
 LC 1 = 287.71 Sq. Ft.
 LC 2 = 287.71 Sq. Ft.
 Common Area
 1,473.96 Sq. Ft.
Total Square Footage: 4,277.31 Sq. Ft.



UPPER FLOOR PLAN

Scale 1" = 8'



Total Private Ownership Area
 7,278.01 Sq. Ft.
 Total Limited Common Area
 3,772.88 Sq. Ft.
 Total Common Area
 10,468.37 Sq. Ft.

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JUN 17 1999

PARK CITY PLANNING DEPT.

PARK CENTENNIAL CONDOMINIUMS AREA DELINEATION

BY: [Signature] DATE: [Date]

DESIGNED BY: [Signature]

DATE	BY	REVISIONS

Evergreen Engineering, Inc.

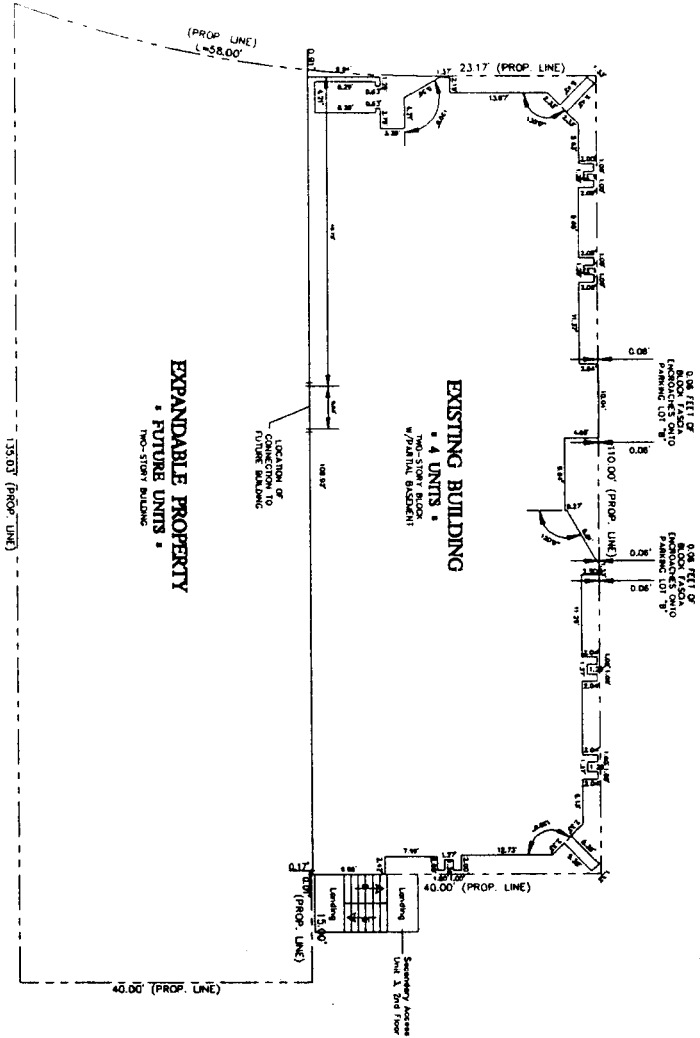


Old Company - Land Services - Land Planning
 814 South St. • Suite 204 • P.O. Box 998 • Park City • UT • 84002
 (435) 840-8417 • Fax: (435) 840-8417 • Email: info@evergreen.com

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DETAIL - EXISTING BUILDING

Scale 1" = 8'



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 PARK CITY
 PLANNING DEPT.

SHEET 1 OF 1	PARK CENTENNIAL CONDOMINIUMS BUILDING FOOTPRINT - DETAIL	DATE: BY: CHECKED: DESIGNED: DRAWN BY: SCALE: SHEET NO.	REVISIONS NO. DATE BY COMMENTS	Evergreen Engineering, Inc.
BK LTD. & CENTENNIAL DEV. PARTNERSHIP	PARKCEN-FT.DWG	205	© 1999 Evergreen Engineering, Inc.	2100 Engineering • Land Surveying • Land Planning 2100 North St., Suite 205 • P.O. Box 3001 • Park City, UT • 84002 (435) 636-0887 • Fax (435) 636-0210 • Email: info@evergreen.com

Ordinance No. 99-40

AN ORDINANCE APPROVING THE SECOND AMENDED RECORD OF SURVEY PLAT FOR UNITS F AND H OF THE MARSAC MILL MANOR AND SILVER MILLHOUSE CONDOMINIUMS LOCATED AT 1325 LOWELL AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property known as Units F and H of the Marsac Mill Manor and Silver Mill House Condominiums at 1325 Lowell Avenue have petitioned the City Council for approval of an amended record of survey plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on August 25, 1999, to receive input on the proposed amended record or survey;

WHEREAS, the Planning Commission, on August 25, 1999, forwarded a positive recommendation to the City Council; and

WHEREAS, on September 9, 1999, the City Council held a public hearing to receive input on the amended record of survey; and

WHEREAS, it is in the best interest of Park City, Utah, to approve the amended record of survey.

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

SECTION 1. APPROVAL. The amended record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The condominium project known as the Marsac Mill Manor and Silver Mill House Condominiums is located at 1325 Lowell Avenue and is zoned RC.
2. The proposed amended record of survey combines Units F and H on the third floor and eliminates the common ownership wall between the units.
3. The Condominium Association agrees to this change.
4. The building footprint does not increase in size.
5. The Planning Commission forwarded a positive recommendation to the City Council on August 25, 1999.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Amended Record of Survey for compliance with State Law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the Amended Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Marsac Mill Manor and Silver Mill House Condominiums project continue to apply.

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

PASSED AND ADOPTED THIS 9th day of September, 1999.

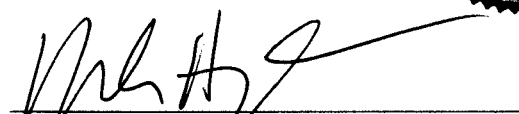
PARK CITY MUNICIPAL CORPORATION

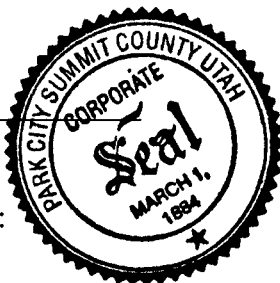

Bradley A. Olsen, MAYOR

ATTEST:


Jan Scott, City Recorder

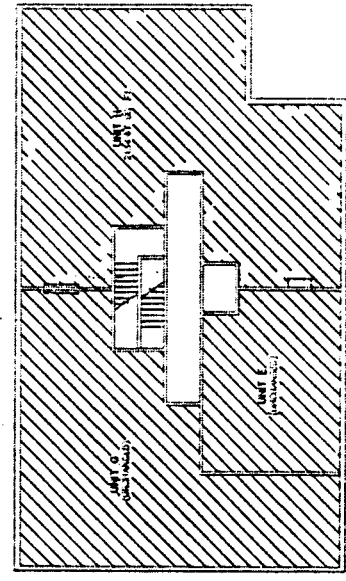
APPROVED AS TO FORM:


Mark Harrington, City Attorney



LEGEND:

- [Hatched box] PRIVATE GARAGE/SHOP
- [Empty box] COMMON GARAGE/SHOP



THIRD FLOOR PLAN
MARSAC HILL MANOR

MARSAC MILL MANOR & SILVER MILL HOUSE CONDOMINIUMS

SECOND ABSTRACTED RECORD OF SURVEY MAP
LOCKED IN THE NW 1/4 OF SECTION 16, T2S, R4E, S16 & 11

OWNER'S DECLARATION AND CONSENT TO RECORD

I, the undersigned, being the legal owner and holder of title to the property described in the foregoing plat, do hereby certify that the contents of the same are correct and that I have no objection to the recording thereof.

Recorded by: [Signature] Date: 10/21/99
 By: [Signature] Date: 10/21/99
 Title: [Signature] Date: 10/21/99
 Name: [Signature] Date: 10/21/99
 Title: [Signature] Date: 10/21/99
 Name: [Signature] Date: 10/21/99
 Title: [Signature] Date: 10/21/99
 Name: [Signature] Date: 10/21/99
 Title: [Signature] Date: 10/21/99

ACKNOWLEDGMENT

On this 21st day of October, 1999, at the City and County of Park County, South Dakota, before me, the undersigned, a Notary Public in and for the State of South Dakota, personally appeared [Signature], known to me to be the owner of the property described in the foregoing plat, and acknowledged to me that he executed the same for the purposes and contents therein expressed, and that he is the legal owner of the same.

ACKNOWLEDGMENT

On this 21st day of October, 1999, at the City and County of Park County, South Dakota, before me, the undersigned, a Notary Public in and for the State of South Dakota, personally appeared [Signature], known to me to be the owner of the property described in the foregoing plat, and acknowledged to me that he executed the same for the purposes and contents therein expressed, and that he is the legal owner of the same.

ACKNOWLEDGMENT

On this 21st day of October, 1999, at the City and County of Park County, South Dakota, before me, the undersigned, a Notary Public in and for the State of South Dakota, personally appeared [Signature], known to me to be the owner of the property described in the foregoing plat, and acknowledged to me that he executed the same for the purposes and contents therein expressed, and that he is the legal owner of the same.

SURVEYOR'S CERTIFICATE

I, John [Signature], being duly licensed as a Registered Land Surveyor under the laws of the State of South Dakota, do hereby certify that the foregoing plat is a correct and true copy of the original of the same, as the same was filed in my office for record, and that I have no objection to the recording thereof.

DESCRIPTION

That I, [Signature], being duly licensed as a Registered Land Surveyor under the laws of the State of South Dakota, do hereby certify that the foregoing plat is a correct and true copy of the original of the same, as the same was filed in my office for record, and that I have no objection to the recording thereof.

NOTES:

- 1. The record abstracted Record of Survey Map is a subdivision to be the 1st floor plan of the Marsac Mill Manor Building.
- 2. With the execution of the subdivision to the 1st floor plan of the Marsac Mill Manor Building, the Assessor's Office of Park County, South Dakota, is directed to update the Assessor's Office data base to reflect the subdivision.

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JUN 28 1999
PARK CITY
PLANNING DEPT.

															201/451	REG	RECORDED

1325 Lowell Avenue

EXHIBIT **A**

26

Ordinance No. 99-39

**AN ORDINANCE ADOPTING TEMPORARY ZONING REGULATIONS
FOR THE HISTORIC RESIDENTIAL DISTRICT (HR-1) AND
HISTORIC RESIDENTIAL LOW DENSITY DISTRICT (HR-L)
TO ESTABLISH INTERIM ZONING STANDARDS PENDING REVISIONS
OF THE LAND MANAGEMENT CODE OF PARK CITY, UTAH**

WHEREAS, the City is in the process of comprehensively re-writing the Land Management Code ("LMC") and the final adoption of amendments is delayed pending new recommendations from the Planning Commission;

WHEREAS, owners of property in HR-1 and HR-L have been subject to both the existing LMC and the pending provisions, including a new Conditional Use Permit process for development on steep slopes, during the re-write process;

WHEREAS, the Council does not wish to further burden property owners during the extended review of the proposed LMC revisions by the Planning Commission and City Council;

WHEREAS, these proposed regulations have undergone several public hearings before the Planning Commission and City Council;

WHEREAS, the state legislature has enabled cities to adopt Temporary Zoning Regulations, without a formal public hearing, for a period not to exceed six (6) months (Utah State Code, Section 10-9-404); and

WHEREAS, it is in the best interest of Park City and for the protection of health, safety and the general welfare of its citizens to allow property owners to proceed under the proposed regulations in the City's HR-1 and HR-L districts pending the final adoption of the LMC revisions;

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

SECTION 1. FINDINGS: The Council finds that:

1. The applicability of both the current and proposed LMC zoning regulations for the HR-1 and HR-L districts would result in the continued delay in the processing of building permit and CUP applications in those districts;
2. The City has provided notice and public hearings for the specific proposals included in these proposed temporary zoning regulations;
3. Without the full Planning Commission review of proposed changes to the LMC, it is premature to adopt permanent re-zoning within the HR-1 and HR-L districts;

4. The LMC Phase I re-write can be completed, with implementing zoning enacted, within six months;
5. Temporary zoning enacted hereby preserves a reasonable opportunity to develop within the HR-1 and HR-L districts while mitigating the impacts of such development;
6. The HR-1 and HR-L districts are vital to the economic health and general welfare of the community and its guests; and
7. There is a compelling, countervailing public interest in allowing property owners within the HR-1 and HR-L to proceed with building permit applications under the proposed regulations, pending the final adoption of the LMC re-write.

SECTION 2. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.1 is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.2 attached hereto as Exhibit A. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.1 shall be resolved by the Community Development Director. Defined terms in Title 15, Chapter 2.2 shall be defined in accordance with the pending revisions to the LMC, Title 15, Chapter 15.

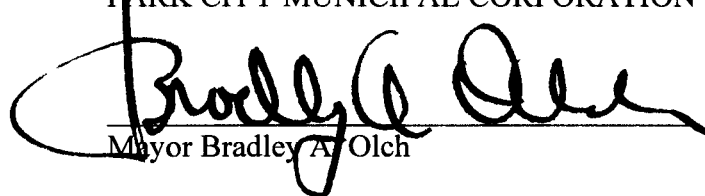
SECTION 3. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.14 is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.1 attached hereto as Exhibit B. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.14 shall be resolved by the Community Development Director. Defined terms in Title 15, Chapter 2.1 shall be defined in accordance with the pending revisions to the LMC, Title 15, Chapter 15.

SECTION 4. PERIOD OF LIMITED EFFECT. This temporary zoning ordinance shall be effective, pursuant to U.C.A. Section 10-9-404, for a period no longer than six months.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective upon adoption.

PASSED AND ADOPTED this 9th day of September, 1999

PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

Attest:

Cindy LoPiccolo
Cindy LoPiccolo, Deputy City Recorder



Approved as to form:

Mark D. Harrington
Mark D. Harrington, Interim City Attorney

Exhibit A



DRAFT

TITLE 15 - LAND MANAGEMENT CODE (LMC)
CHAPTER 2.2 - HISTORIC RESIDENTIAL (HR-1) DISTRICT

15-2.2.1. PURPOSE.

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

- (A) preserve present land uses and character of the Historic residential areas of Park City,
- (B) encourage the preservation of Historic Structures,
- (C) encourage construction of Historically Compatible Structures that contribute to the character and scale of the district and maintain existing residential neighborhoods,
- (D) encourage Single-Family Development on combinations of 25' x 75' Historic Lots,
- (E) define Development parameters that are consistent with the General Plan policies for the Historic Core, and
- (F) establish Development review criteria for new Development on Steep sites.

15-2.2.2. USES.

Uses in the HR-1 District are limited to the following:

(A) ALLOWED USES.

- (1) Single-Family Dwelling
- (2) Lockout Room¹
- (3) Nightly Rental
- (4) Home Occupation
- (5) Child Care, In-Home Babysitting
- (6) Child Care, Family.
- (7) Child Care, Family Group²
- (8) Accessory Building
- (9) Conservation Activity
- (10) Agriculture
- (11) Parking Area or Structure, with four (4) or fewer spaces
- (12) Recreation Facility, Private

(B) CONDITIONAL USES.

- (1) Duplex Dwelling
- (2) Parking Area or Structure, with four (4) or more spaces

¹Nightly rental requires a CUP
²See Chapt. 14 for Child Care Regulations

- (3) Accessory Apartment³
- (4) Group Care Facility
- (5) Child Care Center
- (6) Public and Quasi-Public Institution, church and school
- (7) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (8) Telecommunication Antenna, roof or wall mounted⁴
- (9) Satellite Dish, greater than thirty-nine inches (39") diameter⁵
- (10) Bed and Breakfast Inn
- (11) Boarding House, hostel
- (12) Hotel, Minor, fewer than sixteen (16) rooms
- (13) Temporary Improvement⁶
- (14) Passenger Tramway Station and Ski Base Facility
- (15) Ski Tow, Ski Lift, Ski Run, and Ski Bridge
- (16) Outdoor Events⁷

(C) **PROHIBITED USES.** Any use not listed above as an allowed or conditional use is a prohibited use.

³See Chapt. 8.19, Supplemental Regulations for Accessory Apartments

⁴See Chapt. 8.30, Supplemental Regs. for Telecommunication Facilities

⁵See Chapt. 8.25, Supplemental Regs. for Satellite Receiving Antennas

⁶Subject to Admin. CUP, see Section 8.

⁷Subject to Admin. CUP, see Section 8.

15-2.2.3. LOT SIZE AND COVERAGE REGULATIONS.

No Building Permit shall be issued for a Lot unless such Lot has area, width, and depth as required by the regulations for the zone in which the Lot is located, and the Lot has Frontage on a Street shown as a City Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

(A) **LOT SIZE.** The minimum Lot Area is 1,875 square feet for a Single Family Dwelling; 3,750 square feet for a Duplex or any other use. The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line.

(B) **BUILDING ENVELOPE (HR-1 DISTRICT).** The Building Pad, Building Footprint and Height Restrictions define the maximum Building volumetric within which all Development must occur.

(C) **BUILDING PAD (HR-1 DISTRICT).** The Lot Area minus the area required for Front, Rear and Side Yards.

(1) The Building Pad must be open and free of any Structure except:

(a) Porches or decks (with or without roofs);

(b) At Grade patios;

(c) Upper level decks (with or without roofs);

- (d) Bay Windows;
- (e) Sidewalks, pathways, and steps;
- (f) Screened hot tubs; and
- (g) Landscaping.

(2) Exceptions to the Building pad area are subject to Community Development Department approval based on a determination that the proposed exceptions result in a design that:

- (a) provides increased architectural interest consistent with the Historic District Guidelines;
- (b) maintains the intent of this section to provide horizontal and vertical Building articulation.

(D) **BUILDING FOOTPRINT (HR-1 DISTRICT)**. The maximum Building Footprint of any Structure is calculated as follows:

PARK CITY MUNICIPAL CODE - TITLE 15 LMC, Chapter 2.2 - HR-1 District

15-2.2-4

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

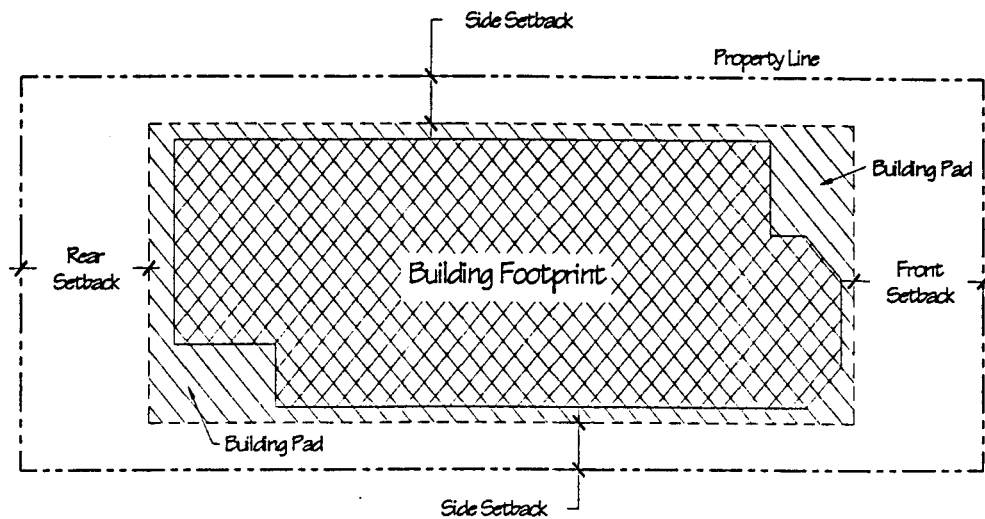
Where FP= maximum Building Footprint and A= Lot Area.

Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = \underline{1,518.75 \text{ sq. ft.}}$

See Table 15-2.2. below for a schedule equivalent of this formula.

TABLE 15-2.2.

Lot Depth, \leq ft.	Lot Width, ft. Up to:	Side Yards Min. Total, ft.		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max. Bldg. Footprint
75 ft.	37.5 ft.	3 ft.	6 ft.	1,875	1,045	844
75 ft.	50.0 ft.	5 ft.	10 ft.	2,812	1,513	1,200
75 ft.	62.5 ft.	5 ft.	14 ft.	3,750	1,980	1,519
75 ft.	75.0 ft.	5 ft.	18 ft.	4,688	2,723	1,801
75 ft.	87.5 ft.	10 ft.	24 ft.	5,625	2,805	2,050
75 ft.	100.0 ft.	10 ft.	30 ft.	6,563	2,805	2,050
75 ft.	Over 100.0 ft.	10 ft.	36 ft.	7,500	2,805	2,050



(E) **FRONT, REAR AND SIDE YARDS.**

(1) **FRONT AND REAR YARD SETBACKS** are:

Lot Depth	Min. Front/Rear Setback	Total of Setbacks
Up to 75 ft.	10 ft.	20 ft.
75-100 ft.	12 ft.	25 ft.
Over 100 ft.	15 ft.	30 ft.

(2) **FRONT YARD EXCEPTIONS.** The Front Yard must be open and free of any Structure except:

(a) A Fence or wall not more than four feet (4') in Height; Fences more than three feet (3') in Height are prohibited within twenty-five feet (25') of a Corner Lot intersection.

(b) Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in Height (not including any required handrail) and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection.

(c) A cantelevered deck, porch or Bay Window over a garage projecting not more than three feet (3') into the Front Yard.

(d) A roof overhang, eave or cornice extending not more than two feet (2') into the Front Yard.

(e) Sidewalks and pathways.

(f) A driveway leading to a garage or Parking Area. No portion of a Front Yard, except for driveways and/or allowed Parking Areas, may be Hard-Surfaced or graveled. Additional curb cuts or driveways except for entrance and exit driveways leading to approved Parking Areas are prohibited.

(3) **REAR YARD EXCEPTIONS.** The Rear Yard must be open and free of any Structure except:

(a) On a Corner Lot in which the Rear Yard abuts the Side Yard of an adjacent Lot, an Accessory Building may be located no closer than

five feet (5') from the Rear Yard Property Line.

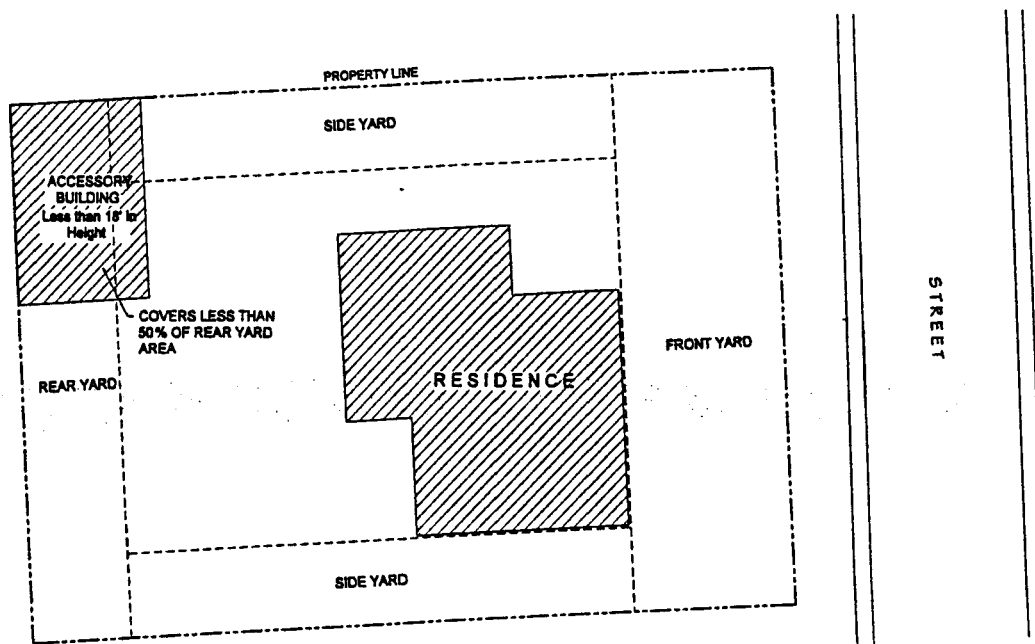
(b) A Bay Window not over ten feet (10') wide projecting not more than two feet (2') into the Rear Yard.

(c) A chimney not over five feet (5') wide projecting not more than two feet (2') into the Rear Yard.

(d) A window well extending not more than four feet (4') into the Rear Yard.

(e) A roof overhang, an eave or cornice projecting not more than two feet (2') into the Rear Yard.

(f) Detached Accessory Building less than eighteen feet (18') in Height and maintaining a minimum Rear Yard Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Yard. (See the following sample)



(g) Hard-Surfaced Parking Area subject to the same location requirements of a Detached Accessory Building, provided Parking Area does not cover over fifty percent (50%) of the Rear Yard.

(h) Screened mechanical equipment.

(i) A Fence not over six feet (6') in Height.⁸

(j) A hot tub, deck, or similar Structure not more than thirty inches (30") above Grade provided it is Screened from view of

adjacent properties and is located at least five feet (5') from the Rear Yard property line.

(4) SIDE YARD.

(a) Side Yard for any Structure is a minimum of three feet (3'). Side Yards must be increased for Lots greater than twenty-five feet (25') in Width, as per **Table 15-2.2.** above.

(b) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

(c) On Corner Lots, any Yard which faces a Street

⁸A Fence over six feet (6') in Height requires a Conditional Use Permit.

may not have a Setback less than five feet (5').

(5) SIDE YARD

EXCEPTIONS. The area of the required Side Yard must be open and free of any Structure except:

(a) Ordinary projection of window sill, belt course, cornice, and other ornamental feature not more than four inches (4") into the Side Yard.

(b) Projection of an eave not more than two feet (2') into the Side Yard.

(c) Steps not over thirty inches (30") in Height, provided there remains at least a one foot (1') Side Yard.

(d) Awning over a doorway and window projecting not more than three feet (3') into the Side Yard. This exception is prohibited for Lots with less than a five foot (5') Side Yard.

(e) A wall, retaining wall or Fence not more than six feet (6') in Height.⁹

⁹A Fence over six feet (6') in Height requires a Conditional Use Permit.

(f) Driveway leading to garage or Parking Area. The Side Yard cannot be Hard-Surfaced unless it is a driveway that leads to a garage or an approved Parking Area.

(g) Temporary Improvement.

(h) Detached Accessory Building provided said Structure meets all other requirements of this Chapter, and the requirements of the Building and Fire Codes for Buildings in close proximity to Lot Lines or other Structures. Said Structures shall maintain a minimum one foot (1') Setback.

15-2.2.4. EXISTING HISTORIC STRUCTURES.

Historic Structures which do not comply with Setbacks, Off-Street parking, and driveway location standards are valid Non-Conforming Structures. Additions to Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or an Accessory Apartment. Additions must comply with Building Setbacks, Building footprint, driveway location standards and Building Height. In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant conditional exceptions to the Building Setback and

driveway location standards for additions to Historic Buildings when the scale of the addition or driveway location is Compatible with the Historic Structure, and complies with all other provisions of this Chapter, the Building and the Fire Codes.

15-2.2.6. BUILDING HEIGHT.

No Structure shall be erected to a Height greater than twenty-seven feet (27'). In cases where due to excavation Final Grade is lower than Existing Grade, no exterior wall (Measured to the top of the plate) shall exceed a Height of twenty-two feet (22'). This limitation shall not include the wall area within a gable end or wall dormer approved by the Community Development Department and/or the Historic District Commission.

The following exceptions apply:

- (A) Antenna, chimney, flue, vent, or similar Structure, up to five feet (5') above the maximum Height.
- (B) Mechanical equipment up to five feet (5') above the maximum Height.
- (C) To accommodate a roof form consistent with the Historic District Design Guidelines, the Community Development Department may grant additional Building Height provided that no more than twenty percent (20%) of the ridgeline exceeds the Height requirement.

15-2.2.7. DEVELOPMENT ON STEEP SLOPES.

Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects to neighboring land and Improvements, and consistent with the Historic District Design Guidelines.

(A) **ALLOWED USE.** An allowed residential Structure and/or access to said Structure located upon an existing Slope of thirty percent (30%) or greater must not exceed a total square footage of one thousand square feet (1000 sq. ft.) including the garage.

(B) **CONDITIONAL USE.** A Conditional Use Permit is required for any Structure in excess of one thousand square feet (1000 sq. ft.) if said Structure and/or access is located upon any existing Slope of thirty percent (30%) or greater. The Community Development Department shall review all Conditional Use Permit applications and forward a recommendation to the Planning Commission. The Planning Commission shall review all Conditional Use Permit applications as Consent Calendar items, unless the Planning Commission removes the item from the Consent Agenda and sets the matter for a Public Hearing. Conditional Use Permit applications shall be subject to the following criteria:

- (1) **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.

(2) **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine the potential impacts of the proposed Access, Building mass and design, and to identify the potential for Screening, Slope stabilization, and erosion mitigation, vegetation protection, and other design opportunities.

(3) **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways and Parking Areas, and side Access to garages are strongly encouraged.

(4) **TERRACE.** The project must include terraced retaining Structures to regain Natural Grade.

(5) **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the site. The site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.

(6) **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be

stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.

(7) **SETBACKS.** The Community Development Department and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the rear Property Line. The Setback variation will be a function of the site constraints, proposed Building scale, and Setbacks on adjacent Structures.

(8) **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Community Development Department and/or Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

(9) **BUILDING HEIGHT (STEEP SLOPE).** The maximum

Building Height in the HR-1 District is twenty-seven feet (27'). The Community Development Department and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures.

(10) HEIGHT EXCEPTIONS (STEEP SLOPE). The Community Development Department and/or Planning Commission may grant a Building Height exception for a portion or portions of a proposed Structure if the Applicant proves compliance with each of the following criteria:

- (a) The Height exception does not result in a Height in excess of forty feet (40').
- (b) The Lot width is greater than twenty-five feet (25').
- (c) The proposed Building includes horizontal and vertical step backs to achieve increased Building articulation and Compatibility. The Planning Commission may refer the proposal to the Historic District Commission, prior to taking action, for a recommendation on the

extent to which the proposed articulation and design are consistent with the Historic District Design Guidelines.

(d) The proposed design and articulation of the Building mass mitigates the project's visual impacts and differences in scale between the proposed Structure and nearby residential Structures.

(e) Snow release issues are resolved to the satisfaction of the Chief Building Official.

(f) A Height reduction in other portions of the Building and/or increased Setbacks are incorporated.

(g) The Height exception is not granted primarily to create additional Building area.

(h) The Height exception enhances the Building's Compatibility with residential Structures by adding architectural interest to the garage element, front facade, porch, or other Building element.

(i) The Height exception is Compatible with good planning practices and good site design.

(j) The Height increase will result in a superior plan and project.

(k) Chapter 15-1.13 Criteria. The project conforms with Chapter 15-1.13.

15-2.2.8. PARKING REGULATIONS.

(A) Tandem Parking is allowed for Dwellings in the Historic District.

(B) Common driveways are allowed along shared Side Yards to provide Access to parking in the rear of the Main Building if both properties are deed restricted to allow for the perpetual use of the shared drive.

(C) Common parking facilities are allowed where such a grouping facilitates:

(1) the Development of individual Buildings that more closely conform to the scale of Historic Structures in the zone; and

(2) the reduction, mitigation or elimination of garage doors at the Street edge.

(D) Parking Structures may occupy below Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common parking facilities are subject to a Conditional Use review (Chapter 15-1.13.)

(E) A portion of the length of Code-required parking stall may be placed within the City Right-of-Way, if the City Engineer determines that the likelihood of future roadway changes, utilities, and any other health/safety considerations would not render parking in the Right-of-Way, contrary to the public interest.

(F) Driveways between Structures are allowed to eliminate garage doors facing a Street, to remove cars from on-Street parking, and to reduce paved areas.

15-2.2.9. CRITERIA FOR BED AND BREAKFAST INNS.

A Bed and Breakfast Inn is a Conditional Use. The Applicant must prove:

(A) The use is in a Historical Structure, or an addition thereto.

(B) The Applicant will make every attempt to rehabilitate the Historic portion of the Structure to its original condition.

(C) The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.

(D) The size and configuration of the rooms are Compatible with the Historic character of the Building.

(E) Nightly Rental only.

(F) An Owner/manager living on-site, or at a minimum have twenty-four (24) hour on-site management and check in.¹⁰

(G) Food service for the benefit of overnight guests only.

(H) No Kitchen within rental room(s).

(I) Parking on-site at a rate of one (1) space per rentable room. If no on-site parking is possible, the Applicant must provide parking in close proximity to the Inn. The Planning Commission may waive the parking requirement if the Applicant proves that:

(1) no on-site parking is possible and all alternatives for proximate parking have been explored and exhausted; and

(2) the Structure is not economically feasible to restore or maintain without the adaptive use.

(J) The use complies with Chapter 15.1: Conditional Use Review Process.

15-2.2.10. OUTDOOR EVENTS AND MUSIC.

An Applicant must submit a site plan and written description of the event, addressing the following:

¹⁰ The check-in facility may be Off-Site if it is within close proximity of the Bed and Breakfast Inn.

(A) Notification of adjacent property Owners.

(B) No violation of the Noise Ordinance.

(C) Impacts on adjacent residential uses.

(D) Proposed music, lighting, Structures, electrical, signs, etc needs.

(E) Parking demand and impacts on neighboring Properties.

(F) Duration and hours of operation.

15-2.2.11. ARCHITECTURAL REVIEW.

Prior to the issuance of a Building Permit (including footing and foundation) for any Conditional or Allowed Use within this zone, the Community Development Department shall review the proposed plans for compliance with Historic District Design Guidelines.

When the Community Development Department determines that the proposed plans comply with the Historic District Design Guidelines, the Community Development Department shall post the Property and provide written notice to Owners immediately adjacent to the property (directly abutting and across Public Streets and/or Rights-of-Way). The notice shall state that the Community Development Department staff has determined that the proposed plans comply with the Historic District Design Guidelines. The posting and notice shall include the location and description of the project and shall state that

interested parties have ten (10) days to appeal the staff determination to the Historic District Commission. Appeals shall be by letter or petition and shall contain the name, address, and telephone number of the petitioner, his or her relationship to the project and the Code provisions violated by the staff determination.

15-2.2.12. VEGETATION PROTECTION.

The Property Owner must protect significant vegetation during any Development Activity. Significant vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an area fifty square feet (50 sq. ft.) or more measured at the drip line. Development plans must show all such trees within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Community Development Director shall determine the Limits of Disturbance of any Development Activity and may require mitigation for loss of significant vegetation consistent with Landscape Criteria in Chapter 15-2.9.

15-2.2.13. SIGNS.

Signs are allowed as provided in the Park City Sign Code (Title 12).

15-2.2.14. RELATED PROVISIONS.

- Fences and Walls. Chapter 8-7.

- Accessory Apartment. Chapter 8.19.
- Satellite Receiving Antenna. Chapter 8.25.
- Telecommunication Facility. Chapter 8.30.
- Parking. See Chapter 15-3.
- Landscaping. Title 14; Chapter 15-3.3.(D).
- Lighting. Chapter 15-3.3.(C).
- Historic District Commission. Chapter 4.
- Park City Sign Code. Title 12.
- Architectural Design. Chapter 9.6.
- Snow Storage. Chapter 15-3.3.(E)
- Parking Ratio Requirements. Chapter 15-3.6.(A)(B).

Exhibit B



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TITLE 15 - LAND MANAGEMENT CODE (LMC)
CHAPTER 2.1 - HISTORIC RESIDENTIAL-LOW INTENSITY (HRL) DISTRICT

15-2.1.1. PURPOSE.

The purpose of the Historic Residential Low-Density (HRL) District is to:

- (A) reduce density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity,
- (B) provide an area of lower density residential use within the old portion of Park City,
- (C) preserve the character of Historic residential Development in Park City,
- (D) encourage the preservation of Historic Structures,
- (E) encourage construction of Historically Compatible Structures which contribute to the character of the Historic District,
- (F) establish development review criteria for new Development on Steep Slopes,
- (G) define Development parameters that are consistent with the General Plan policies for the Historic core,

15-2.1.2. USES.

(A) **ALLOWED USES.**

- (1) Single-Family Dwelling
- (2) Home Occupation
- (3) Child Care, In-Home Babysitting
- (4) Child Care, Family
- (5) Child Care, Family Group¹
- (6) Accessory Building
- (7) Conservation Activity
- (8) Agriculture
- (9) Parking Area or Structure with four (4) or fewer spaces
- (10) Recreation Facility, Private

(B) **CONDITIONAL USES.**

- (1) Nightly Rentals
- (2) Lockout Room
- (3) Accessory Apartment²
- (4) Child Care Center
- (5) Essential Municipal and Public Utility use, facility, service, and Building

¹See Chapter 15-14, Child Care Regulations

²See Chapter 15-8, Supplementary Regulations for Accessory Apartments

- (6) Telecommunication Antenna, roof or wall mounted³
- (7) Satellite dish greater than thirty-nine inches (39") in diameter⁴
- (8) Parking Area or Structure five (5) or more spaces
- (9) Temporary Improvement⁵
- (10) Passenger Tramway Station and Ski Base Facility
- (11) Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge
- (12) Outdoor Events⁶

(C) **PROHIBITED USES.** Any use not listed above as an allowed or conditional use is a prohibited use.

15-2.1.3. LOT REGULATIONS.

Minimum Lot regulations are as follows:

- (A) **LOT SIZE.** The minimum Lot size is 3,750 square feet. Minimum Lot Frontage is thirty-five feet (35').
- (B) **BUILDING ENVELOPE (HRL DISTRICT).** The Building Pad, Building Footprint, and Height restrictions define the maximum Building Envelope in which all Development must occur.

³See Chapter 8.30, Telecommunications Facilities

⁴See Chapter 8.25, Satellite Receiving Antennas

⁵Subject to Admin. CUP, see Sect. 8.

⁶Subject to Admin. CUP, see Sect. 8.

(C) **BUILDING PAD (HRL DISTRICT).** The Building Pad is Lot Area minus required Front, Rear and Side Yard.

(1) The Building Pad must be open and free of any Structure except:

- (a) Porches or decks (with or without roofs);
- (b) At Grade patios;
- (c) Upper level decks (with or without roofs);
- (d) Bay Windows;
- (e) Sidewalks, pathways, and steps;
- (f) Screened hot tubs; and
- (g) Landscaping.

(2) Exceptions to the Building pad area are subject to Community Development Department approval based on a determination that the proposed exceptions result in a design that:

- (a) provides increased architectural interest consistent with the Historic District Guidelines;
- (b) maintains the intent of this section to provide

horizontal and vertical
Building articulation.

- (D) **BUILDING FOOTPRINT (HRL DISTRICT)**. The maximum Building Footprint of any Structure shall be calculated as follows:

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP= maximum Building Footprint and A= Lot Area.

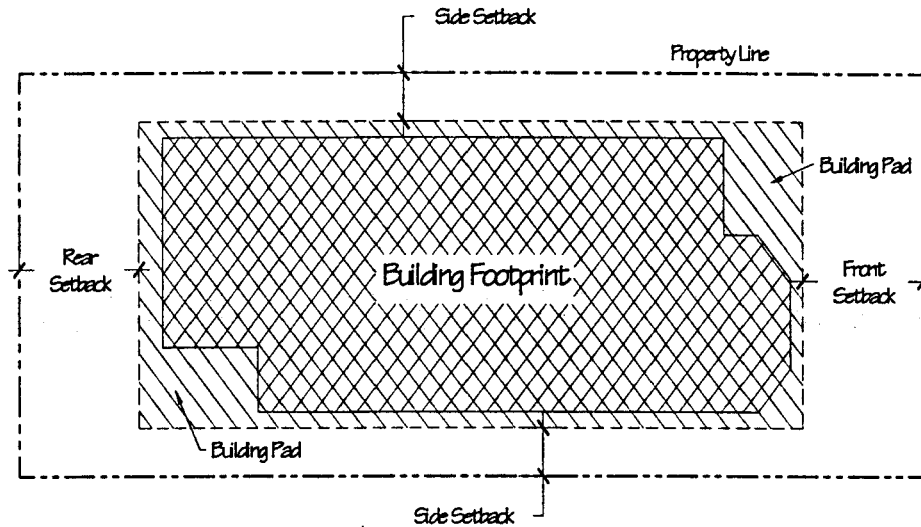
Example: 3,750 sq. ft. Lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = \underline{1,518.75 \text{ sq. ft.}}$

See Table 15-2.1. below for a schedule equivalent of this formula.

TABLE 15-2.1.

Lot Depth ≤ ft.	Lot Width, ft. Up to:	Side Yards Min. Total		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max. Bldg. Footprint
75 ft.	37.5*	3 ft.	6 ft.	1,875	1,045	844
75 ft.	50.0	5 ft.	10 ft.	2,812	1,513	1,200
75 ft.	62.5	5 ft.	14 ft.	3,750	1,980	1,519
75 ft.	75.0	5 ft.	18 ft.	4,688	2,723	1,801
75 ft.	87.5	10 ft.	24 ft.	5,625	2,805	2,050
75 ft.	100.0	10 ft.	30 ft.	6,563	2,805	2,050
75 ft.	Over 100.0	10 ft.	36 ft.	7,500	2,805	2,050

* for existing 25' wide lots



(E) FRONT, REAR AND SIDE YARDS.

(1) FRONT AND REAR YARD SETBACKS are:

Lot Depth	Min. Front/Rear Setback	Total of Setbacks
Up to 75 ft.	10 ft.	20 ft.
75-100 ft.	12 ft.	25 ft.
Over 100 ft.	15 ft.	30 ft.

(2) FRONT YARD EXCEPTIONS. The Front Yard must be open and free of any Structure except:

(a) A Fence or wall not more than four feet (4') in Height; Fences more than three feet (3') in Height are prohibited within twenty-five feet (25') of the intersection on any Corner Lot.

(b) Uncovered steps leading to the Main Building; provided, however, that they are not more than four feet (4') in Height (not including any required handrail) and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection.

(c) A cantelevered deck, porch or Bay Window over a

garage projecting not more than three feet (3') into the Front Yard.

(d) A roof overhang, eaves or cornice extending not more than two feet (2') into the Front Yard.

(e) Sidewalks and pathways.

(f) A driveway leading to a garage or Parking Area. No portion of a Front Yard, except for driveways and/or allowed Parking Areas, may be Hard-Surfaced or graveled. Additional curb cuts or driveways except for entrance and exit driveways leading to approved Parking Areas are prohibited.

(3) **REAR YARD EXCEPTIONS.** The Rear Yard must be open and free of any Structure except:

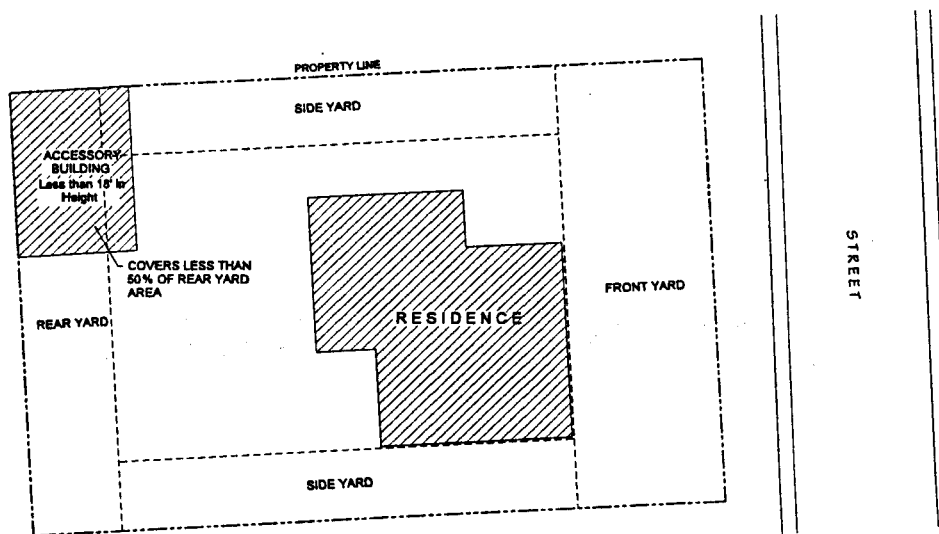
(a) A Bay Window or chimney not over ten feet (10') wide projecting not more than two feet (2') into the required Rear Yard.

(b) A chimney not over five feet (5') wide projecting not more than two feet (2') into the Rear Yard.

(c) A window well extending not more than four feet (4') into the Rear Yard.

(d) A roof overhang, eave, or cornice not more than two feet (2') into the Rear Yard.

(e) Detached Accessory Building less than eighteen feet (18') in Height and maintaining a minimum Rear Yard Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Yard.



(f) Hard-Surfaced Parking Area subject to the same location requirements of a garage.

(g) Screened mechanical equipment.

(h) Fence not over six feet (6') in Height.⁷

(i) A hot tub, deck or similar Structure provided it is Screened and located at least five feet (5') from the Rear Yard Property Line.

(4) **SIDE YARDS.**

(a) The minimum Side Yard is three feet (3') but increases for Lots greater

than twenty-five feet (25') in Width, per Table 15-2.1. above.

(b) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

(c) On Corner Lots, any yard which faces on a Street may not have a Side Yard less than ten feet (10').

(5) **SIDE YARD EXCEPTIONS.** The area of the required Side Yard must be open and free of any Structure except:

(a) Ordinary projection of a window sill, belt course, cornice, and other ornamental feature not more than four inches (4").

⁷A Fence over six feet (6') in Height requires a Conditional Use Permit.

(b) Projection of an eave not more than two feet (2') into the Side Yard.

(c) Projection of steps not over thirty inches (30") in Height, provided there is at least a one foot (1') Side Yard.

(d) Awning projecting over a doorway and window not more than three feet (3') into the Side Yard.

(e) Wall, retaining wall or Fence not more than six feet (6') in Height.⁸

(f) Driveway leading to a garage or Parking Area. The Side Yard cannot be Hard-Surfaced unless it is a Driveway that leads to a garage or an approved Parking Area.

(g) Detached garage provided all requirements of this Code and Building and Fire Codes are met.

15-2.1.4. EXISTING HISTORIC BUILDINGS.

Historic Structures that do not comply with Building Setback, Off-Street parking, and driveway location standards are valid Non-

⁸A Fence over six feet (6') in Height requires a Conditional Use Permit.

Conforming Structures. Additions to Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Room or Accessory Apartment. Additions must comply with Building Setbacks, Building footprint, driveway location standards and Building Height. In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant the exception to the Building Setback and driveway location standards for additions to a Historic Building upon approval of a Conditional Use Permit. The Planning Commission may not grant an exception to the Setback and driveway standards for an addition to an Historic Structure unless the scale of the addition is Compatible with the Historic Structure.

15-2.1.5. BUILDING HEIGHT.

No Structure shall be erected to a Height greater than twenty-seven feet (27'). In cases where due to excavation, Final Grade is lower than the Existing Grade, no exterior wall (Measured to the top of the plate) shall exceed a Height of twenty-two feet (22'). This limitation shall not include the wall area within a gable end or wall dormer approved by the Community Development Department and/or the Historic District Commission.

The following exceptions apply:

- (A) Antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the maximum Height.

(B) Water tower and mechanical equipment may extend up to five feet (5') above the maximum Height.

(C) To accommodate a roof form consistent with the Historic District Design Guidelines, the Community Development Department may grant additional Building Height provided that no more than twenty percent (20%) of the ridgeline exceeds the Height requirement.

15-2.1.6. DEVELOPMENT ON STEEP SLOPES.

Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects to neighboring land and Improvements, and consistent with the Historic District Design Guidelines.

(A) **ALLOWED USE.** An allowed residential Structure and/or access to said Structure located upon an existing Slope of thirty percent (30%) or greater must not exceed a total square footage of one thousand square feet (1000 sq. ft.) including the garage.

(B) **CONDITIONAL USE.** A Conditional Use Permit is required for any Structure in excess of one thousand square feet (1000 sq. ft.) if said Structure and/or access is located upon any existing Slope of thirty percent (30%) or greater. The Community Development Department shall review all Conditional Use Permit applications and forward a recommendation to the Planning Commission. The Planning Commission shall review all Conditional

Use Permit applications as Consent Calendar items, unless the Planning Commission removes the item from the Consent Agenda and sets the matter for a Public Hearing. Conditional Use Permit applications shall be subject to the following criteria:

(1) **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.

(2) **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine the potential impacts of the proposed Access, Building mass and design, and to identify the potential for Screening, Slope stabilization, and erosion mitigation, vegetation protection, and other design opportunities.

(3) **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways and Parking Areas, and side Access to garages are strongly encouraged.

(4) **TERRACE.** The project must include terraced retaining Structures to regain Natural Grade.

(5) **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill

that would alter the perceived natural topography of the site. The site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.

(6) BUILDING FORM AND SCALE. Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged.. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.

(7) SETBACKS. The Community Development Department and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the rear Property Line. The Setback variation will be a function of the site constraints, proposed Building scale, and Setbacks on adjacent Structures.

(8) DWELLING VOLUME. The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Community Development Department and/or Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

(9) BUILDING HEIGHT (STEEP SLOPE). The maximum Building Height in the HR-1 District is twenty-seven feet (27'). The Community Development Department and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures.

(10) HEIGHT EXCEPTIONS (STEEP SLOPE). The Community Development Department and/or Planning Commission may grant a Building Height exception for a portion or portions of a proposed Structure if the Applicant proves compliance with each of the following criteria:

(a) The Height exception does not result in a Height in excess of forty feet (40').

(b) The Lot width is greater than twenty-five feet (25').

(c) The proposed Building includes horizontal and vertical step backs to achieve increased Building articulation and Compatibility. The Planning Commission may refer the proposal to the Historic District Commission, prior to taking action, for a recommendation on the extent to which the proposed articulation and design are consistent with the Historic District Design Guidelines.

(d) The proposed design and articulation of the Building mass mitigates the project's visual impacts and differences in scale between the proposed Structure and nearby residential Structures.

(e) Snow release issues are resolved to the satisfaction of the Chief Building Official.

(f) A Height reduction in other portions of the Building and/or increased Setbacks are incorporated.

(g) The Height exception is not granted primarily to

create additional Building area.

(h) The Height exception enhances the Building's Compatibility with residential Structures by adding architectural interest to the garage element, front facade, porch, or other Building element.

(i) The Height exception is Compatible with good planning practices and good site design.

(j) The Height increase will result in a superior plan and project.

(k) Chapter 15-1.13 Criteria. The project conforms with Chapter 15-1.13.

15-2.1.7. PARKING REGULATIONS.

(A) Tandem Parking is allowed for Dwellings in the Historic District.

(B) Common driveways are allowed along shared Side Yard Property Lines to provide Access to parking in the rear of the Main Building or below Grade if both properties are deed restricted to preserve the shared drive.

(C) Common Parking Structure is allowed where it facilitates:

(1) development of individual Buildings that more closely conform to the scale of Historic Structures in the district; and

(2) reduction, mitigation or elimination of garage doors at the Street edge.

A Parking Structure may be allowed, provided that the Structure maintains all Yard Setbacks above Grade or occupies Side Yards below Grade between participating Developments. A common Parking Structure requires a Conditional Use Permit.

(D) A portion of the length of a Code required parking stall may be placed within the City Right-of-Way, if the City Engineer determines future roadway utilities and changes are unlikely and the proposed parking is safe.

(E) Driveways between Structures are allowed to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved areas.

(F) The minimum width for a driveway is twelve feet (12').

15-2.1.8. OUTDOOR EVENTS AND MUSIC.

An Applicant must submit a site plan and written description of the event, addressing the following:

(A) Notification of adjacent property Owners.

(B) No violation of the Noise Ordinance.

(C) Impacts on adjacent residential uses.

(D) Proposed music, lighting, Structures, electrical, signs, etc needs.

(E) Parking demand and impacts on neighboring Properties.

(F) Duration and hours of operation.

15-2.1.9. ARCHITECTURAL REVIEW.

The Community Development Department review proposed plans for compliance with Historic District Design Guidelines prior to the issuance of a Building Permit.

When the Community Development Department determines that proposed plans for new residential construction and/or exterior remodeling comply with the Historic District Design Guidelines, it will post the property and send written notice to Owners immediately adjacent to the Property (Properties directly abutting and across Public Streets and/or Rights-of-Way).

The notice shall state that the Community Development Department staff has made a preliminary determination finding the proposed plans in compliance with the Historic District Design Guidelines.

The posting and notice shall include the location and description of the proposed project and shall establish a ten (10) day period to appeal the staff's determination of compliance to the Historic District

Commission. Appeals must be written and contain the name, address, and telephone number of the petitioner, his or her relationship to the project and his or her Code justified reason for requesting the review.

15-2.1.10. VEGETATION PROTECTION.

The Property Owner must protect significant vegetation during any Development Activity. Significant vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an area fifty square feet (50 sq. ft.) or more measured at the drip line. Development plans must show all such trees within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Community Development Director shall determine the Limits of Disturbance and may require mitigation for loss of significant vegetation consistent with Landscape Criteria in Chapter 15-9.

15-2.1.11. SIGNS.

Signs are allowed within the HRL District as provided in the Park City Sign Code (Title 12).

15-2.1.12. RELATED PROVISIONS.

- Fences and Walls. Chapter 8-7.
- Accessory Apartment. Chapter 8.19.
- Satellite Receiving Antenna. Chapter 8.25.
- Telecommunication Facility. Chapter 8.30.
- Parking. See Chapter 15-3.
- Landscaping. Title 14; Chapter 15-3.3.(D).
- Lighting. Chapter 15-3.3.(C).
- Historic District Commission. Chapter 4.
- Park City Sign Code. Title 12.
- Architectural Design. Chapter 9.6.
- Snow Storage. Chapter 15-3.3.(E)
- Parking Ratio Requirements. Chapter 15-3.6.(A)(B).



Ordinance No. 99-38

AN ORDINANCE APPROVING THE FIRST AMENDED RECORD OF SURVEY PLAT FOR UNITS 204 AND 304 OF THE LIFT LINE CONDOMINIUMS LOCATED AT 1403 PARK AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property known as Units 204 and 304 of the Lift Line Condominiums at 1403 Park Avenue have petitioned the City Council for approval of an amended record of survey plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on July 28, 1999, to receive input on the proposed amended record of survey;

WHEREAS, the Planning Commission, on July 28, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 2, 1999, the City Council held a public hearing to receive input on the amended record of survey; and

WHEREAS, it is in the best interest of Park City, Utah to approve the amended record of survey.

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

SECTION 1. APPROVAL. The amended record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The condominium project known as Lift Line Condominiums Phase I is located at 1403 Park Avenue and is zoned RM.
2. The proposed amended record of survey combines Units 204 and 304 and creates a private ownership entry in a previous limited common garage parking space.
3. The building footprint does not increase in size.
4. Approval has been granted by the Lift Line Condominium Owner's Association for these improvements.
5. The project complies with the parking requirements of Chapter 13 of the Land Management Code.
6. The Planning Commission forwards a positive recommendation from its July 28, 1999 regular meeting.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Amended Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. All unit owners must sign a Consent to Record or other instrument acceptable to the County Recorder.
3. The applicant will record the Amended Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
4. All other conditions of approval of the Lift Line condominium project continue to apply.

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

PASSED AND ADOPTED this 2nd day of September 1999.

PARK CITY MUNICIPAL CORPORATION

Bradley A. O'Leary, MAYOR

ATTEST:

Janet M. Scott
Janet M. Scott, City Recorder



APPROVED AS TO FORM:

Mark D. Harrington
Mark D. Harrington, Interim City Attorney

LEGAL DESCRIPTION

All of Unit No. 204, Amended Plat, Lift Line Condominiums, a Utah Condominium Conversion project located in Block 22, Snyder's Addition in Park City.

OWNER'S CERTIFICATE

JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 11738 AS RECORDED UNDER THE SEAL OF THE STATE OF UTAH. I HAVE CONDUCTED A VISUAL SURVEY OF THE PROPERTY DESCRIBED IN THE SAID AMENDED PLAT, AND I HAVE FOUND THAT THE SAID AMENDED PLAT IS IN ACCORDANCE WITH THE CONDOMINIUM ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF UTAH AND THE CONDOMINIUM ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF UTAH. I HAVE ALSO FOUND THAT THE SAID AMENDED PLAT IS IN ACCORDANCE WITH THE CONDOMINIUM ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF UTAH AND THE CONDOMINIUM ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF UTAH. I HAVE ALSO FOUND THAT THE SAID AMENDED PLAT IS IN ACCORDANCE WITH THE CONDOMINIUM ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF UTAH AND THE CONDOMINIUM ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF UTAH. I HAVE ALSO FOUND THAT THE SAID AMENDED PLAT IS IN ACCORDANCE WITH THE CONDOMINIUM ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF UTAH AND THE CONDOMINIUM ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF UTAH.

Jack J. Johnson
Date

CONSENT TO RECORD

The undersigned The Lift Line Condominium Homeowners Association consents to the Recording of the Amended Plat of Lift Line Condominiums.

President _____
Secretary _____
My Commission expires _____
Residing at _____ County of _____ Utah

ACKNOWLEDGEMENT

On this _____ Day of _____ 1999, I, _____, Secretary of the Lift Line Condominium Homeowners Association, do hereby certify that the Amended Plat of Lift Line Condominiums was prepared by me or under my supervision and that the Lift Line Condominium Homeowners Association has approved the same.

Secretary Public _____ My Commission expires _____
Residing at _____ County of _____ Utah

OWNER'S CONSENT TO RECORD

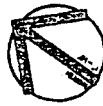
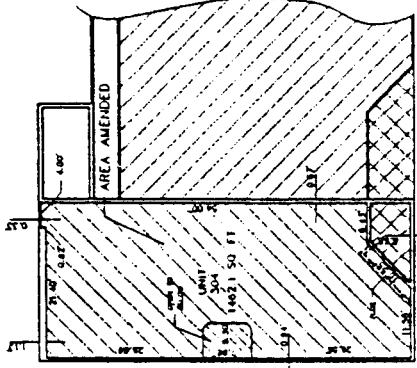
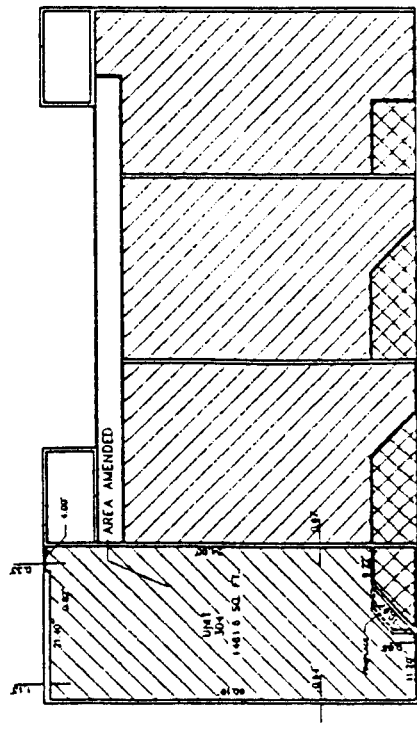
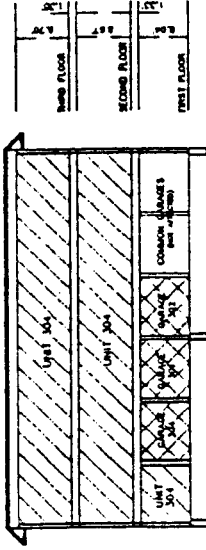
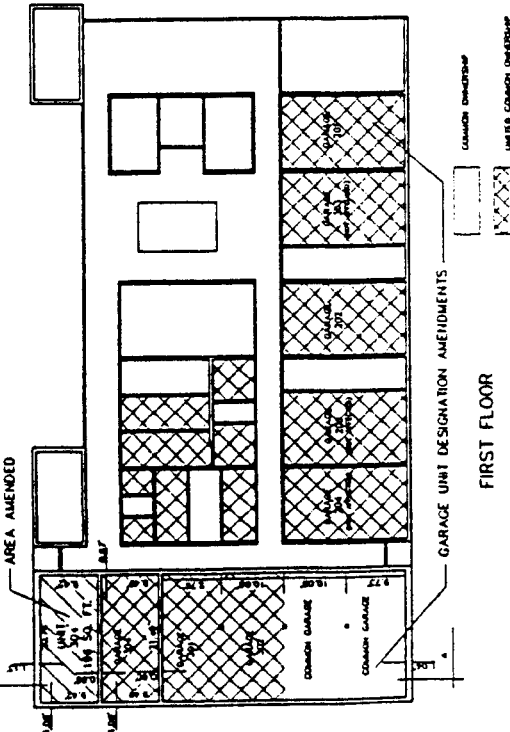
The undersigned owners of units 204 and 204 consent to the Amended Plat of Lift Line Condominiums.

Owner, Unit 204 _____
Owner, Unit 204 _____
My Commission expires _____
Residing at _____ County of _____ Utah

ACKNOWLEDGEMENT

On this _____ Day of _____ 1999, I, _____, Secretary of the Lift Line Condominium Homeowners Association, do hereby certify that the Amended Plat of Lift Line Condominiums was prepared by me or under my supervision and that the Lift Line Condominium Homeowners Association has approved the same.

Secretary Public _____ My Commission expires _____
Residing at _____ County of _____ Utah



AMENDED PLAT
LIFT LINE CONDOMINIUMS
A UTAH EXPANDABLE CONDOMINIUM PROJECT
IN BLOCK 22, SNYDER'S ADDITION TO PARK CITY
PARK CITY, SUMMIT COUNTY, UTAH
AMENDING UNITS 204 & 304

CITY COUNCIL APPROVAL
PRESENTED TO THE BOARD OF CITY COUNCIL THIS _____ DAY OF _____ 1999.
RECORDED IN SUMMIT COUNTY, UTAH ON _____ DAY OF _____ 1999.

MAYOR: _____
CITY CLERK: _____
CITY ENGINEER: _____
CITY PLANNING COMMISSION: _____

CITY ENGINEER
APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ 1999.

CITY ENGINEER: _____

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ 1999.

CITY PLANNING COMMISSION: _____

SEWER DISTRICT APPROVAL
APPROVED FOR CONFORMANCE TO SNYDERVILLE DASH SEWER IMPROVEMENT DISTRICT STANDARDS THIS _____ DAY OF _____ 1999.

SEWER DISTRICT APPROVAL: _____

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS _____ DAY OF _____ 1999.

APPROVAL AS TO FORM: _____

RECORDED
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF: _____

COURT RECORDER: _____

THE JACK JOHNSON COMPANY

1777 Ave. Park Dr. • Park City, Utah 84302
(408) 512-1000 • Fax: (408) 508-1870



Ordinance No. 99-37

AN ORDINANCE APPROVING THE SUBDIVISION OF THE COVE AT EAGLE MOUNTAIN PHASE TWO LOCATED AT MEADOWS DRIVE AND GALLIVAN LOOP, PARK CITY, UTAH

WHEREAS, the owners of the property known as The Cove at Eagle Mountain II have petitioned the City Council for approval of a subdivision plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on July 28, 1999, to receive input on the proposed subdivision plat;

WHEREAS, the Planning Commission, on July 28, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 2, 1999, the City Council held a public hearing to receive input on the subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the subdivision plat.

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

SECTION 1. APPROVAL. The subdivision plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The subdivision project known as the Cove at Eagle Mountain Phase II is located on the east side of Meadows Drive across from Gallivan Loop and is zoned RD-MPD.
2. The proposed subdivision consists of 42 units in a twin home arrangement and is consistent

with the Quarry Mountain MPD.

3. New development creates a need for water and other utilities, and trail connections.
4. The units will be served by private streets.
5. The maximum floor area per dwelling unit is 4500 square feet plus 600 square feet for a garage.
6. The MPD approval included a requirement for a trails Master Plan.
7. The Planning Commission forwarded a positive recommendation on July 28, 1999.

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code, the Quarry Mountain MPD and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. Approval of the subdivision, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

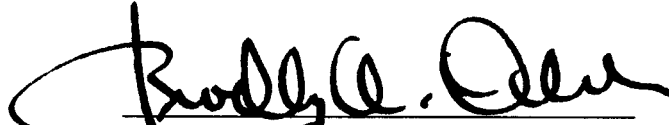
Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the subdivision for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. Trail easements dedicated to the City must be approved by staff and shown on the plat prior to recordation.
3. A water line easement (30 feet permanent, 50 feet for temporary construction) must be approved by staff and shown on the plat prior to recordation.
4. A professional engineer must certify the as-built adequacy of construction upon completion.
5. A landscape irrigation and under drain system must be approved prior to construction.
6. A note must be added to the plat, subject to review by the City Attorney, City Engineer and Community Development Department and agreeable to the applicant, stating that hazards exist due to soil instability. The City Attorney will create a letter stating that this is sufficient notice of hazards.
7. Phase II will be incorporated into the Phase I HOA with amended CC&R's.
8. The applicant will record the subdivision at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
9. All other conditions of approval of the Quarry Mountain MPD are in full force and effect.
10. The trail from the open space near Round Valley to Meadows Drive remain open during construction.
11. Meadows Drive will be completed as per the approval of Phase III, known as Eagle Pointe.
12. Rock sorting operations within Gallivan Loop will be discontinued.

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

PASSED AND ADOPTED this 2nd day of September 1999.

PARK CITY MUNICIPAL CORPORATION



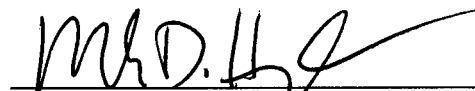
Bradley A. Oich, MAYOR

ATTEST:



Janet M. Scott, City Recorder

APPROVED AS TO FORM:



Mark D. Harrington, Interim City Attorney



PLANNING AND ZONING COMMISSION

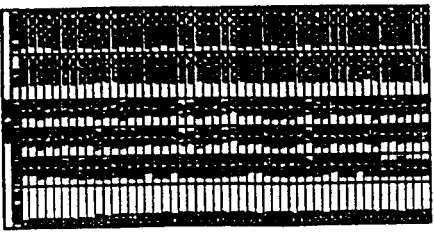
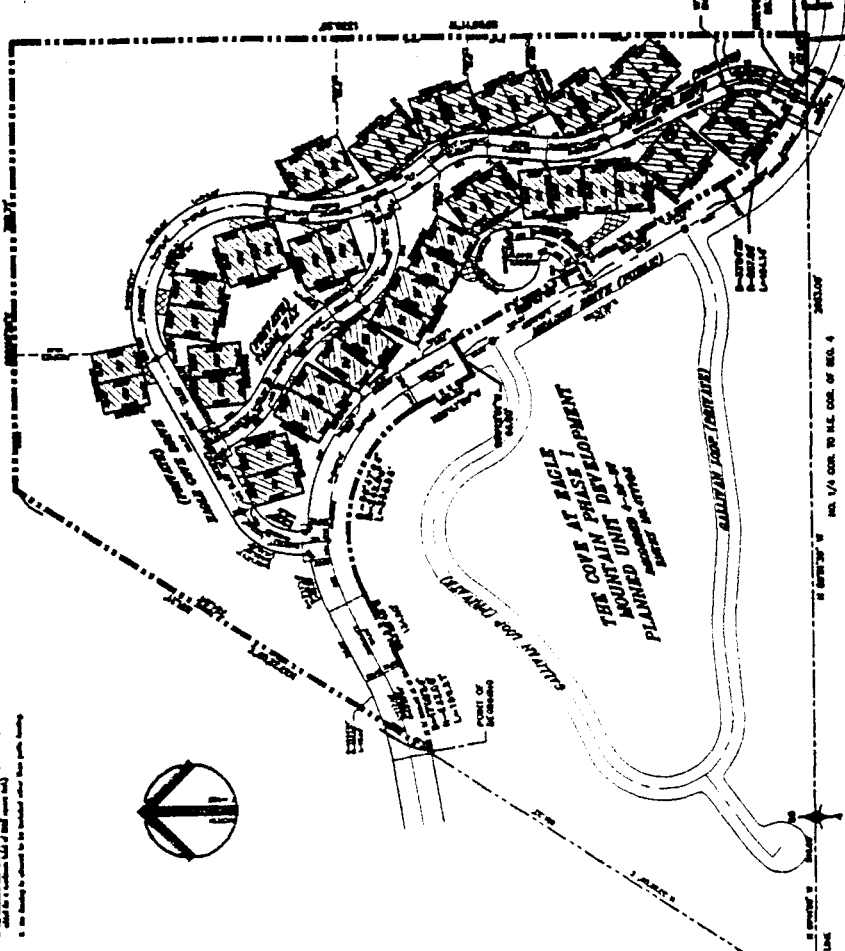
1. The Planning and Zoning Commission has reviewed the application for a Planned Unit Development (PUD) for the development of the Cove at Eagle Mountain, Phase II, located in the Park City, Utah. The development consists of approximately 150 residential units, including single-family homes, townhomes, and condominiums. The development is situated on a 150-acre site located on the east side of Park City, Utah, near the intersection of Highway 12 and the proposed Eagle Mountain Parkway. The development is proposed to be developed in accordance with the Park City Comprehensive Zoning Ordinance, specifically the Planned Unit Development (PUD) Ordinance. The Planning and Zoning Commission has reviewed the application and the site plan, and has determined that the development is consistent with the Comprehensive Zoning Ordinance and the Park City Comprehensive Plan. The Commission has approved the application for a PUD for the development of the Cove at Eagle Mountain, Phase II, subject to the conditions set forth in the attached report. The Commission's approval is based on the following findings:

PLANNING AND ZONING COMMISSION

2. The Planning and Zoning Commission has reviewed the application for a Planned Unit Development (PUD) for the development of the Cove at Eagle Mountain, Phase II, located in the Park City, Utah. The development consists of approximately 150 residential units, including single-family homes, townhomes, and condominiums. The development is situated on a 150-acre site located on the east side of Park City, Utah, near the intersection of Highway 12 and the proposed Eagle Mountain Parkway. The development is proposed to be developed in accordance with the Park City Comprehensive Zoning Ordinance, specifically the Planned Unit Development (PUD) Ordinance. The Planning and Zoning Commission has reviewed the application and the site plan, and has determined that the development is consistent with the Comprehensive Zoning Ordinance and the Park City Comprehensive Plan. The Commission has approved the application for a PUD for the development of the Cove at Eagle Mountain, Phase II, subject to the conditions set forth in the attached report. The Commission's approval is based on the following findings:

PLANNING AND ZONING COMMISSION

3. The Planning and Zoning Commission has reviewed the application for a Planned Unit Development (PUD) for the development of the Cove at Eagle Mountain, Phase II, located in the Park City, Utah. The development consists of approximately 150 residential units, including single-family homes, townhomes, and condominiums. The development is situated on a 150-acre site located on the east side of Park City, Utah, near the intersection of Highway 12 and the proposed Eagle Mountain Parkway. The development is proposed to be developed in accordance with the Park City Comprehensive Zoning Ordinance, specifically the Planned Unit Development (PUD) Ordinance. The Planning and Zoning Commission has reviewed the application and the site plan, and has determined that the development is consistent with the Comprehensive Zoning Ordinance and the Park City Comprehensive Plan. The Commission has approved the application for a PUD for the development of the Cove at Eagle Mountain, Phase II, subject to the conditions set forth in the attached report. The Commission's approval is based on the following findings:



LEGEND

- PROPOSED PAVED DRIVE
- PROPOSED UNPAVED DRIVE
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED UTILITY LINE
- PROPOSED FENCE LINE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING BIKEWAY
- EXISTING UTILITY LINE
- EXISTING FENCE LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY

THE COVE AT EAGLE MOUNTAIN PHASE II
A PLANNED UNIT DEVELOPMENT
 LIES WITHIN THE NORTH HALF OF SECTION 16
 TOWNSHIP 1 NORTH, RANGE 4 EAST,
 SALT LAKE BASIN AND MERIDIAN
 PARK CITY, JEFFERSON COUNTY, UTAH

RECEIVED
 MAY 24 1999

PLANNING AND ZONING COMMISSION

PLANNING AND ZONING COMMISSION

APPROVED AS TO FORM BY _____
 DATE OF _____ 19__

SEWER DISTRICT

REVIEWED FOR COMPLIANCE TO BRIDGEMANVILLE
 SEWER DISTRICT ORDINANCE NO. 10
 ON THIS DAY OF _____ 19__

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK
 CITY PLANNING COMMISSION ON THIS
 DAY OF _____ 19__

CITY ENGINEER

APPROVED AND ACCEPTED BY THE
 PARK CITY ENGINEERING DEPARTMENT
 ON THIS DAY OF _____ 19__

CITY COUNCIL

APPROVED AND ACCEPTED BY THE
 PARK CITY COUNCIL ON THIS
 DAY OF _____ 19__

CITY ATTORNEY

APPROVED AS TO FORM BY _____
 DATE OF _____ 19__

THE JACK JOHNSON COMPANY
 1775 East Park Blvd., Park City, Utah 84302
 (408) 241-1111 • Fax (408) 241-1112



Ordinance No. 99-36

**AN ORDINANCE APPROVING THE FINAL PLAT
FOR THE EAGLE POINTE SUBDIVISION, PHASE III
LOCATED IN THE QUARRY MOUNTAIN MPD,
PARK CITY, UTAH**

WHEREAS, the owners of the property known as Eagle Pointe Subdivision (aka Quarry Mountain South Slope) have applied for a final plat for the third phase; and

WHEREAS, a properly noticed public hearing was held before the Planning Commission on July 28, 1999 and forwarded a positive recommendation to the City Council; and

WHEREAS, it is in the best interest of the City to approve the requested Final Plat; and

WHEREAS, the final plat is consistent with the Quarry Mountain MPD and Preliminary Plat approval;

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

SECTION 1. The final plat for Eagle Point Phase I is approved as shown on the attached Exhibit and subject to the following findings of fact, conclusions of law and conditions of approval:

FINDINGS OF FACT.

1. The Quarry Mountain MPD and Preliminary Plat were approved by the Planning Commission and the proposed final plat, as conditioned, is consistent with those approvals, except that it proposes fewer lots to be created.
2. The subdivision is located on a visually sensitive hillside and analysis has been done to minimize the negative visual impacts as required by the Park City Sensitive Lands Ordinance. The existing soil is in many areas solid bedrock which may dictate special utility design and the use of explosives during construction.

3. The applicant has offered to accommodate the relocation of certain water lines necessary to maintain private water service to the Mountain Top Subdivision and to dedicate trails consistent with the Trails Master Plan, as amended by the Planning Commission.
4. Water consumption is a growing concern in Park City and conservation measures are vital to address those concerns.
5. The project is located in an area which contains unusual grade conditions resulting from past quarrying activities.
6. The current access to the Mountain Top subdivision runs through the proposed project and the project is adjacent to existing residential subdivisions.
7. Quarrying and stockpiling of material has been occurring on the site. There are existing quarry areas on the site which can be further used to dispose of fill material generated from the Cove and from construction at Eagle Pointe.
8. Meadows Drive has a reduced width to mitigate environmental and visual impacts.
9. The use of the quarry area for deposition of fill material will decrease truck traffic in existing neighborhoods.

CONCLUSIONS OF LAW.

1. The final plat, as conditioned, is consistent with the Park City Land Management Code.
2. The size and configuration of parcels are consistent with adjacent developments.
3. House size limitations, limits of disturbance and building height restrictions are necessary for compliance with the Park City Sensitive Lands Ordinance.
4. The final plat, as conditioned, will not be detrimental to the health, safety, and general welfare of the citizens of Park City.

CONDITIONS OF APPROVAL. The Final Plat for Phase II of the Eagle Pointe Subdivision, attached as Exhibit A, is hereby approved subject to the following conditions of approval:

1. The Plat shall contain the following notes:
 - a. A non-exclusive 15 foot front yard and 5 foot side and rear yard public utility and drainage easement is hereby dedicated along all lot lines, unless otherwise noted.
 - b. A 10 foot public utility and snow storage easement along American Eagle Court is hereby dedicated.
 - c. Park City will only assume responsibility for snow plowing upon completion of, and

- legal occupation of, structures on at least 50% of the lots. Interim snow removal costs will occur to lot owners prior to 50% buildout.
- d. External fire sprinklers and a 13-d type interior fire sprinkling system are required for all residences constructed in Eagle Pointe Subdivision. Wood roofs are prohibited.
 - e. The maximum square footage (as defined by the Park City Land Management Code) allowed shall be 3,900 sq ft for lots less than 1/3 acre (14,520 sq ft) in size; 4,500 sq ft for lots 1/3 to 1/2 acre (21,780 sq ft) in size; 6,000 sq ft for lots 1/2 to 1 acre; and 7,000 sq ft for lots exceeding 1 acre in size. The maximum unpenalized garage size is 600 sq ft; garage footage over 600 sq ft shall be deducted from the maximum house square footage to determine the new adjusted maximum house square footage. (See chart on the plat for each lot maximum).
 - f. Each lot shall be provided with a minimum of 40 psi at the meter for water pressure in accordance with the municipal specifications for Park City. Developer recommends investigation of a system to augment water pressure by installation of a booster pump at homeowner's option.
 - g. The maximum area of each lot which can be irrigated is 10,000 sq ft of which a maximum of 7,000 sq ft of sod will be allowed.
 - h. Limits of disturbance (Zone of NO Construction, Excavation or Vegetation removal) will be required on all site plans with areas of disturbance restricted to 15 feet on side yards, 20 feet on rear yards and 25 feet on front yards. Limits of disturbance may be directly on the property lines if building zone is within 15 feet of the property lines. Some exceptions to this standard may be given by the Park City Community Development Department if necessary due to unique characteristics of the site and if the exception does not result in more disturbed area than would otherwise be allowed.
 - i. Grade for purposes of determining building heights on lots 42-46 of the Eagle Pointe Subdivision, Phase III which contain piles of rock shall be measured as if the piles were not there.
 - j. Access to the Mountain Top Subdivision shall be maintained through this subdivision, including during construction.
 - k. Park City Municipal Corporation has adopted Ordinance 98-7, which requires lighting standards for residential uses. All lots in Eagle Pointe Subdivision, Phase III will be required to use these regulations in the lot and house design.

2. The plat shall be required to show public trail easements consistent with the Planning Commission Preliminary Plat approval. A 4 foot wide, concrete sidewalk shall be provided along Meadows Drive and a 25 foot wide trail easement for a soft surface trail to the north of the parcels which will connect to Eagle Pointe Court. The construction drawings shall reflect the trails. Final location of the soft surface trail within a 25 foot easement shall be approved by the City staff prior to plat recordation.

3. The City Engineer shall review and approve construction drawings prior to plat recordation. The construction documents shall include a construction mitigation and staging plan to minimize construction impact on adjacent neighborhoods to the extent possible. The applicant will be

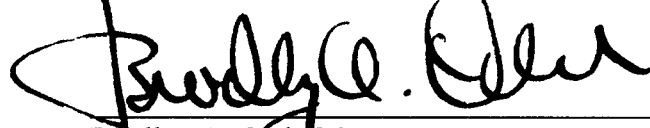
required to post a security for all public improvements prior to plat recordation. A 15 foot non-exclusive utility easement shall be dedicated to Park City along the entire frontage of both sides of Meadows Drive.

4. The City Engineer, City Attorney and Community Development Staff must review and approve the final plat, CC&R's and Design Guidelines as a condition precedent to plat recordation.
5. This approval shall be null and void if the plat is not recorded within 1 year of City Council approval.
6. Meadows Drive between Eagle Pointe and The Cove will be required to be completed concurrent with this phase. The construction drawings and security shall include this connection.
7. The areas within Eagle Pointe Phase III which have been used for stockpiling of material and quarrying shall be completely restored, topsoiled and seeded prior to October 15, 1999.
8. Other quarry areas on the property may be allowed to receive fill dirt if a site restoration plan and security is first approved by the Community Development Department. This plan must include the following provisions:
 - Access to the quarry areas will be from the east, following the extended Meadows Drive alignment and the existing water tank access road.
 - Access shall be gated as necessary to insure that material comes only from the Cove and Eagle Pointe.
 - The area shall be regraded to blend with the adjacent topography, topsoiled, and reseeded with indigenous species by October 15, 2000, with an extension option until October 15, 2001. The request for extension to 2001 will be issued by the Community Development staff unless there are unresolved complaints or violations on the site. If there are unresolved issues, the extension request will be considered by the Planning Commission.
 - The site is for deposition of dirt only from adjacent construction sites and shall not be operated as a land fill.
9. Trail access will be maintained during construction.

SECTION 2. This ordinance shall take effect upon publication.

PASSED AND ADOPTED this 2nd day of September, 1999.

PARK CITY MUNICIPAL CORPORATION



Bradley A. Olson Mayor

ATTEST:

Janet M. Scott
Janet M. Scott, City Recorder



APPROVED AS TO FORM:

Mark D. Harrington
Mark D. Harrington, Interim City Attorney

RECEIVED
AUG 30 1999
PARK CITY
PLANNING DEPT.

SANDSTONE COVE SUBDIVISION

EAGLE POINTE SUBDIVISION

PHASE III

PLANNING DEPARTMENT APPROVAL

The above plan, when combined with the approved and recorded plat for Sandstone Cove Subdivision, Phase I, and Eagle Pointe Subdivision, Phase I, and Eagle Pointe Subdivision, Phase II, will result in the subdivision of the land shown on the above plan into lots, blocks, and other units of land.

The above plan is submitted for approval by the Planning Department of the City of Park City, Utah, and is subject to the approval of the City Council.

APPROVED AS TO FORM

DATE OF APPROVAL: _____

CITY ATTORNEY: _____

RECORDED

DATE OF RECORDING: _____

RECORDING NUMBER: _____

THE JACK JOHNSON COMPANY

1772 N. 1000 E., SUITE 200, PARK CITY, UTAH 84302

CITY COUNCIL

APPROVED TO THE PARK CITY COUNCIL, THIS _____ DAY OF _____, 19____.

AT WASHCOTT, UTAH, THIS PLAT BEING APPROVED.

DATE: _____

CITY COUNCIL: _____

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY ENGINEER, THIS _____ DAY OF _____, 19____.

CITY ENGINEER: _____

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 19____.

COMMISSIONER: _____

SEWER DISTRICT

APPROVED FOR CONFORMANCE TO DEVELOPMENTAL SEWER SYSTEM IMPROVEMENT DISTRICT ORDINANCE NO. _____, THIS _____ DAY OF _____, 19____.

SEWER: _____

APPROVAL AS TO FORM

DATE OF APPROVAL: _____

CITY ATTORNEY: _____

RECORDED

DATE OF RECORDING: _____

RECORDING NUMBER: _____

THE JACK JOHNSON COMPANY

1772 N. 1000 E., SUITE 200, PARK CITY, UTAH 84302



Ordinance No. 99-35

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT
FOR 1372 WOODSIDE AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of the property known as 1372 Woodside Avenue has petitioned the City Council for approval of a final subdivision plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on August 11, 1999 to receive input on the proposed subdivision; and

WHEREAS, on August 26, 1999 the City Council reviewed the proposed subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the final subdivision plat for 1372 Woodside Avenue.

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

SECTION 1. FINDINGS. The following findings are hereby adopted:

1. The property is located in the RM, Residential Medium Density, zoning district.
2. The December 31, 1998 Land Management Code revisions recommend that 1372 Woodside Avenue be rezoned to HRM, Historic Residential Medium Density, zoning district.
3. Significant vegetation does not exist on this site.
4. The proposed subdivision plat creates one platted lot for the purpose of allowing building permits to be issued at this site. The site is approximately 4,500 square feet in area.

5. The project is located on Woodside Avenue with high intensity residential uses and with minimal construction staging area.
6. Dedication of a ten (10) foot non-exclusive snow storage easement along Woodside is necessary to provide adequate snow removal services. The City Engineer will determine requirements for additional utility easements prior to recording of the plat.
7. A financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
8. The applicant stipulates to the conditions of approval.
9. On August 11, 1999 the Planning Commission held a public hearing and voted to forward to the City Council a positive recommendation to approve the proposed subdivision plat.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision plat, that neither the public nor any person will be materially injured by the proposed amendment. The final plat is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The final subdivision plat for 1372 Woodside Avenue is approved as shown on Exhibit A, with the following conditions:

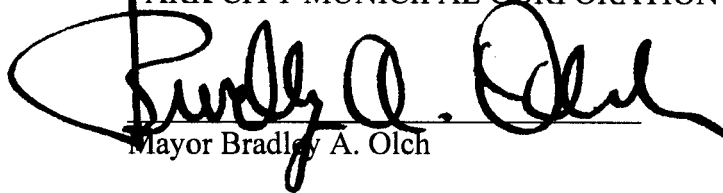
1. City Attorney and City Engineer review and approval of the subdivision plat for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. A ten (10) foot non-exclusive snow storage easement along the Woodside Avenue frontage shall be dedicated to the City on the plat.
3. All Standard Project Conditions shall apply.
4. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
5. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to final plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

6. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
7. City Engineer review and approval of all appropriate grading, utility, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance. Any additional utility easements, as required by the City Engineer, shall be shown on the plat prior to recordation.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 26 th day of August, 1999.

PARK CITY MUNICIPAL CORPORATION

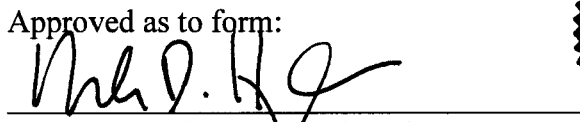


Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Interim City Attorney



SURVEYOR'S CERTIFICATE

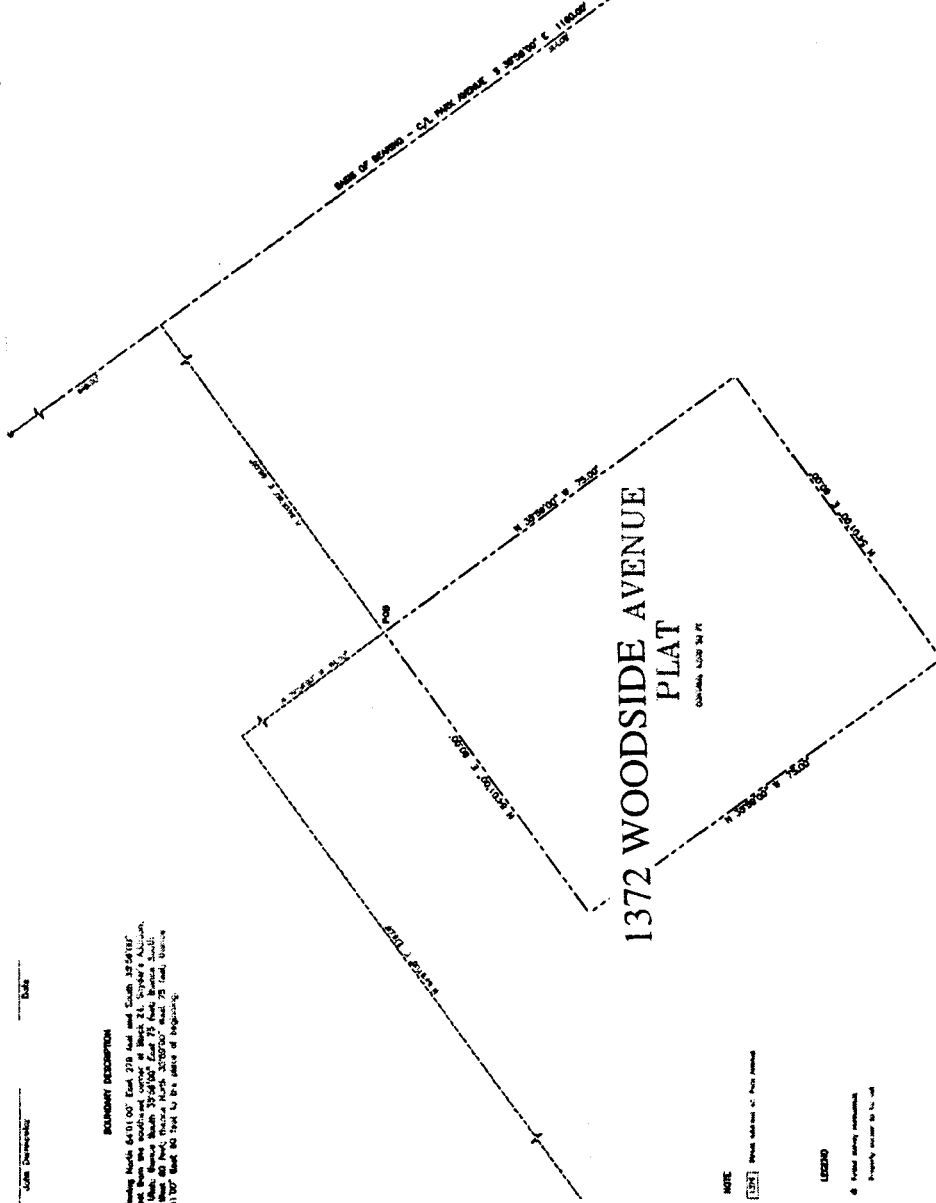
I, John D. ...

DATE

BOUNDARY DESCRIPTION

Beginning ...

EXHIBIT A



1372 WOODSIDE AVENUE PLAT

CONTAINS 1.00 AC. OF LAND

NOTE

1. This plat was prepared in accordance with the provisions of the Utah Platting Act, Chapter 10, Utah Code, 1953, and the rules and regulations of the Utah State Surveyor General.

LEGEND

• Survey station monument
Property boundary as shown

1372 WOODSIDE AVENUE PLAT

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

OWNER'S DECISION AND DESIRE TO RECORD

WHEREAS ALL OF THE INTERESTS ...

By: [Signature]

By: [Signature]

By: [Signature]

ACKNOWLEDGMENT

State of Utah,
County of Summit.

On this ... day of ... 1966, I, the undersigned Surveyor ...

Surveyor Public

My commission expires: _____

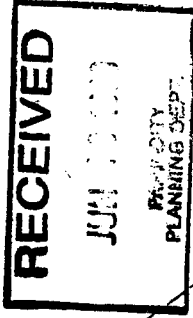
ACKNOWLEDGMENT

State of Utah,
County of Summit.

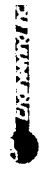
On this ... day of ... 1966, I, the undersigned Surveyor Public ...

Surveyor Public

My commission expires: _____



RECORDING COMMISSION	APPROVAL AS TO FORM	CERTIFICATE OF AYES	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
----------------------	---------------------	---------------------	---------------------------------	----------





Ordinance No. 99-34

**AN ORDINANCE APPROVING A RECORD OF SURVEY MAP
FOR THE LODGES AT DEER VALLEY PHASE TWO
PARK CITY, UTAH**

WHEREAS, the Lodge Development Company, LLC, owner of the property located at 2900 Deer Valley Drive, Park City, Utah, has petitioned the City Council for approval of record of survey for the Lodges at Deer Valley Phase Two; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on August 11, 1999 the Planning Commission held a public hearing to receive public input on the record of survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on August 26, 1999 the City Council reviewed the proposed record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey plat;

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

SECTION 1. FINDINGS OF FACT.

1. The property is located in the RD-MPD District.
2. The proposed plat will record 32 units in Building E.

SECTION 2. CONCLUSIONS OF LAW

1. There is good cause for the Record of Survey approval as it is a previous Planning Commission action.
2. Neither the public nor any person will be materially injured by the proposed Record of Survey.

3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and 15 and the State Condominium Ownership Act.

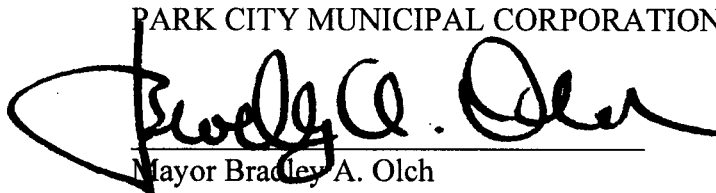
SECTION 4. CONDITIONS OF APPROVAL

1. City Attorney and City Engineer review and approval of the plat for compliance with the Land Management Code, State law, and these conditions of approval is a condition precedent to the plat recordation.
2. The proposed building will be reviewed for compliance with the park City Land management Code and the Conditional Use Permit under the building permit process.
3. All conditions of approval established in the original CUP, dated, aril 10, 1996, and as modified on August 11, 1999 for the current buildings are in full force and shall be referenced on the plat.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 26 th day of August, 1999.

PARK CITY MUNICIPAL CORPORATION



Mayor Bradley A. Olch

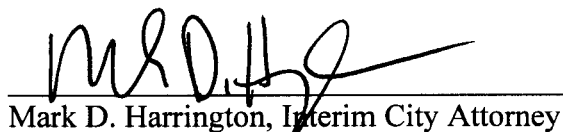
Attest:



Janet M. Scott, Deputy City Recorder



Approved as to form:



Mark D. Harrington, Interim City Attorney



Ordinance No. 99-33

**AN ORDINANCE APPROVING AN AMENDED RECORD OF SURVEY PLAT
FOR THE CHATEAUX AT SILVER LAKE CONDOMINIUMS
AT 7815 ROYAL STREET EAST,
DESCRIBED AS LOT 23 OF THE AMENDED DEER VALLEY CLUB ESTATES,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owners, Silver Lake Associates L.L.C, of the property at 7815 Royal Street East, located in the Northwest Quarter of Section 27, Township 2 South, Range 4 East, Park City, Utah and known as the Chateaux at Silver Lake Condominiums, have petitioned the City Council for approval of an amended record of survey plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on August 26, 1999 the City Council reviewed the proposed record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey plat;

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

SECTION 1. FINDINGS OF FACT.

1. The property is located in the RD-MPD zoning district.
2. The property is subject to the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit of April 14, 1993.
3. The property is subject to the March 12, 1997 Chateaux at Silver Lake MPD approval.
4. A financial guarantee for all public improvements, including all public trails and sidewalks,

is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

5. Under state law, convertible land expires after 5 years. A five year expiration for the convertible land for Phase III is consistent with the expiration of the Chateaux at Silver Lake MPD to ensure future development complies with contemporary LMC regulations.
6. The proposed changes are minor housekeeping items that do not impact unit size, parking needs, exterior architectural changes, or other planning related concerns.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned amended record of survey and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law regarding record of survey plats. The plat is consistent with the Planning Commission approval of the Chateaux at Silver Lake, a Small Scale Master Planned Development.

SECTION 3. PLAT APPROVAL. The amended record of survey plat, known as the Chateaux at Silver Lake condominium plat, at 7815 Royal Street East, is hereby approved as shown on Exhibit A, with the following conditions:

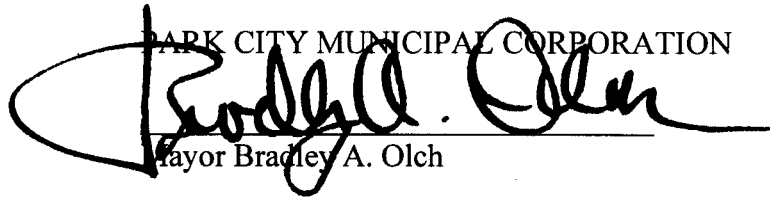
Conditions of Approval

1. City Attorney and City Engineer review and approval of the final form and content of the amended record of survey and the amended Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and these conditions of approval, is a condition precedent to recording the amended record of survey.
2. All conditions of approval for the Chateaux at Silver Lake MPD, approved by the Planning Commission on March 12, 1997, shall apply.
3. All Park City Standard Project Conditions shall apply.
4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to record of survey recordation. All public improvements, including public trails and sidewalks, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. All convertible land shown on this record of survey shall expire 5 years from the date of City Council approval and shall thereafter exist as common area, unless building permits have been issued for construction.

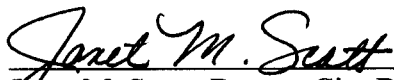
6. The amended record of survey plat shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the amended record of survey shall be considered null and void.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 26 th day of August 26, 1999.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:


Janet M. Scott, Deputy City Recorder



Approved as to form:


Mark D. Harrington, Interim City Attorney

RECEIVED
JUL 2 2 0000
PARK CITY PLANNING DEPT.



DIRECTOR'S CERTIFICATE

I, **DAVID L. WILSON**, DIRECTOR OF THE CITY OF PARK CITY, UTAH, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROJECT HAS BEEN REVIEWED AND APPROVED BY THE CITY PLANNING DEPARTMENT AND THE CITY ENGINEER, AND THAT THE PROJECT IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21-1-10 OF THE UTAH CONDOMINIUM ACT.

DATE: **JULY 2, 2000**
 BY: **DAVID L. WILSON**
 CITY ENGINEER

LEGAL DESCRIPTION

ALL OF LOT 23 KNOLL ESTATES, PARCEL 10, BEING A CITY MULTI-UNIT RESIDENTIAL DEVELOPMENT, SITUATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERRIAM, PARK CITY, SUMMIT COUNTY, UTAH, CONTAINS 3.14 ACRES.

OWNER'S DECLARATION AND CONSENT TO RECORD

WE, THE UNDERSIGNED, THE MEMBERS OF THE BOARD OF DIRECTORS OF **BLDG. 'C' CONVERTIBLE SPACE UNIT CS #8**, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THAT WE HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT. WE HEREBY AGREE TO RECORD THIS INSTRUMENT AND TO WAIVE ANY OBJECTION TO THE RECORDING OF THIS INSTRUMENT. WE HEREBY AGREE TO WAIVE ANY OBJECTION TO THE RECORDING OF THIS INSTRUMENT. WE HEREBY AGREE TO WAIVE ANY OBJECTION TO THE RECORDING OF THIS INSTRUMENT.

RECORDED BY: **DAVID L. WILSON**
 CITY ENGINEER

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SUMMIT, SS, I, **DAVID L. WILSON**, CITY ENGINEER, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROJECT HAS BEEN REVIEWED AND APPROVED BY THE CITY PLANNING DEPARTMENT AND THE CITY ENGINEER, AND THAT THE PROJECT IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21-1-10 OF THE UTAH CONDOMINIUM ACT.

ON THIS **2** DAY OF **JULY**, 2000, PERSONALLY APPEARED BEFORE ME, **DAVID L. WILSON**, CITY ENGINEER, THE ABOVE DESCRIBED PROJECT HAS BEEN REVIEWED AND APPROVED BY THE CITY PLANNING DEPARTMENT AND THE CITY ENGINEER, AND THAT THE PROJECT IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21-1-10 OF THE UTAH CONDOMINIUM ACT.

CONSENT TO RECORD

THE UNDERSIGNED **BLDG. 'C' CONVERTIBLE SPACE UNIT CS #8**, A UTAH CONDOMINIUM PROJECT, DO HEREBY AGREE TO RECORD THIS INSTRUMENT AND TO WAIVE ANY OBJECTION TO THE RECORDING OF THIS INSTRUMENT. WE HEREBY AGREE TO WAIVE ANY OBJECTION TO THE RECORDING OF THIS INSTRUMENT.

DATE OF UTAH: **JULY 2, 2000**
 COUNTY OF: **SUMMIT**

BY: **DAVID L. WILSON**
 CITY ENGINEER

BY: **DAVID L. WILSON**
 CITY ENGINEER

BY: **DAVID L. WILSON**
 CITY ENGINEER

BY: **DAVID L. WILSON**
 CITY ENGINEER

BY: **DAVID L. WILSON**
 CITY ENGINEER

BY: **DAVID L. WILSON**
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BY: **DAVID L. WILSON**
 CITY ENGINEER

BY: **DAVID L. WILSON**
 CITY ENGINEER

BY: **DAVID L. WILSON**
 CITY ENGINEER

- NOTES:**
1. ALL CLAYWORK AND BRICK TO MATCH SURFACE.
 2. ALL EXTERIOR WALL FINISHES AND SKIN FINISHES TO MATCH SURFACE.
 3. ALL INTERIOR WALL FINISHES AND SKIN FINISHES TO MATCH SURFACE.
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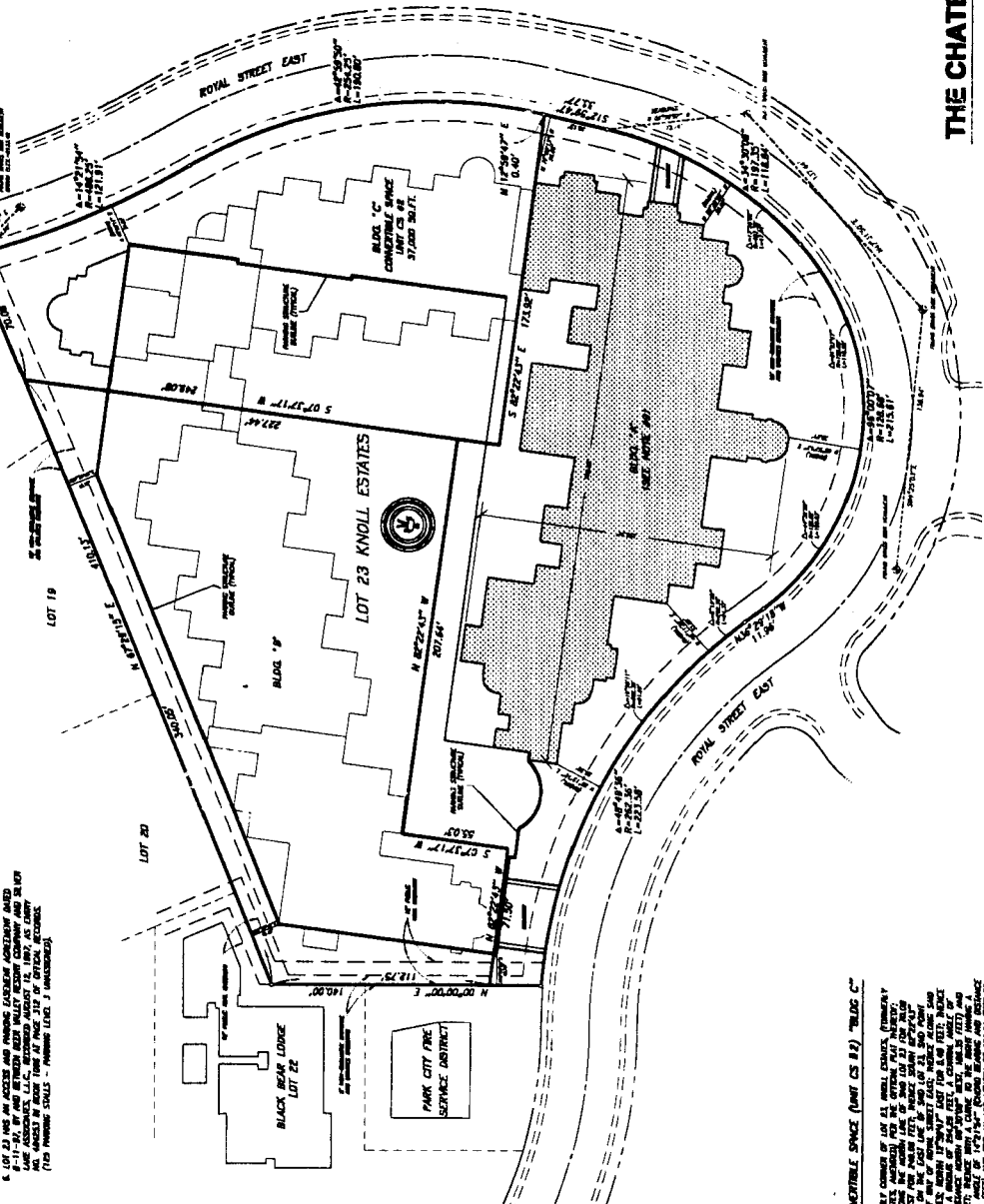


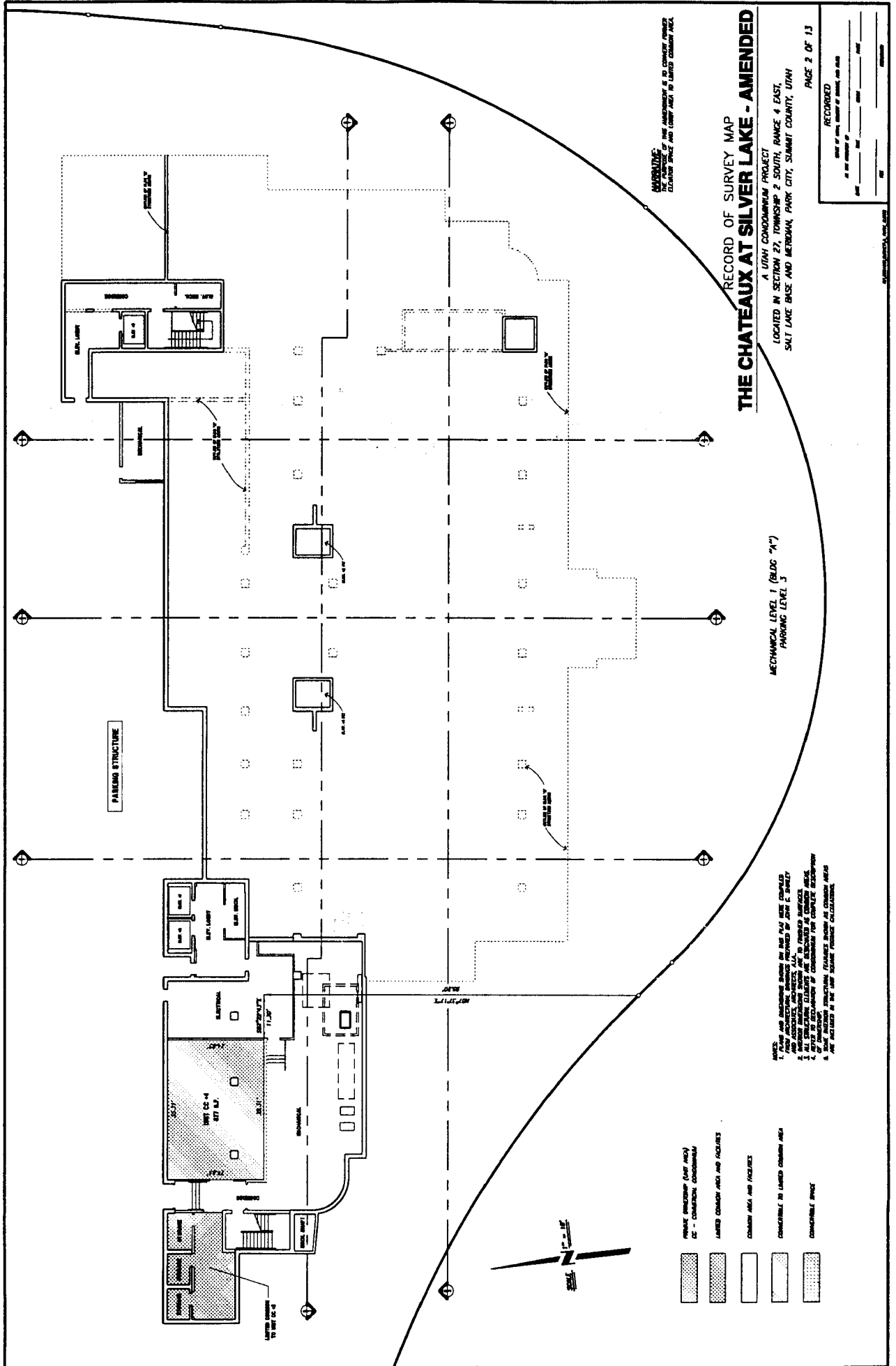
EXHIBIT A

RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE - AMENDED

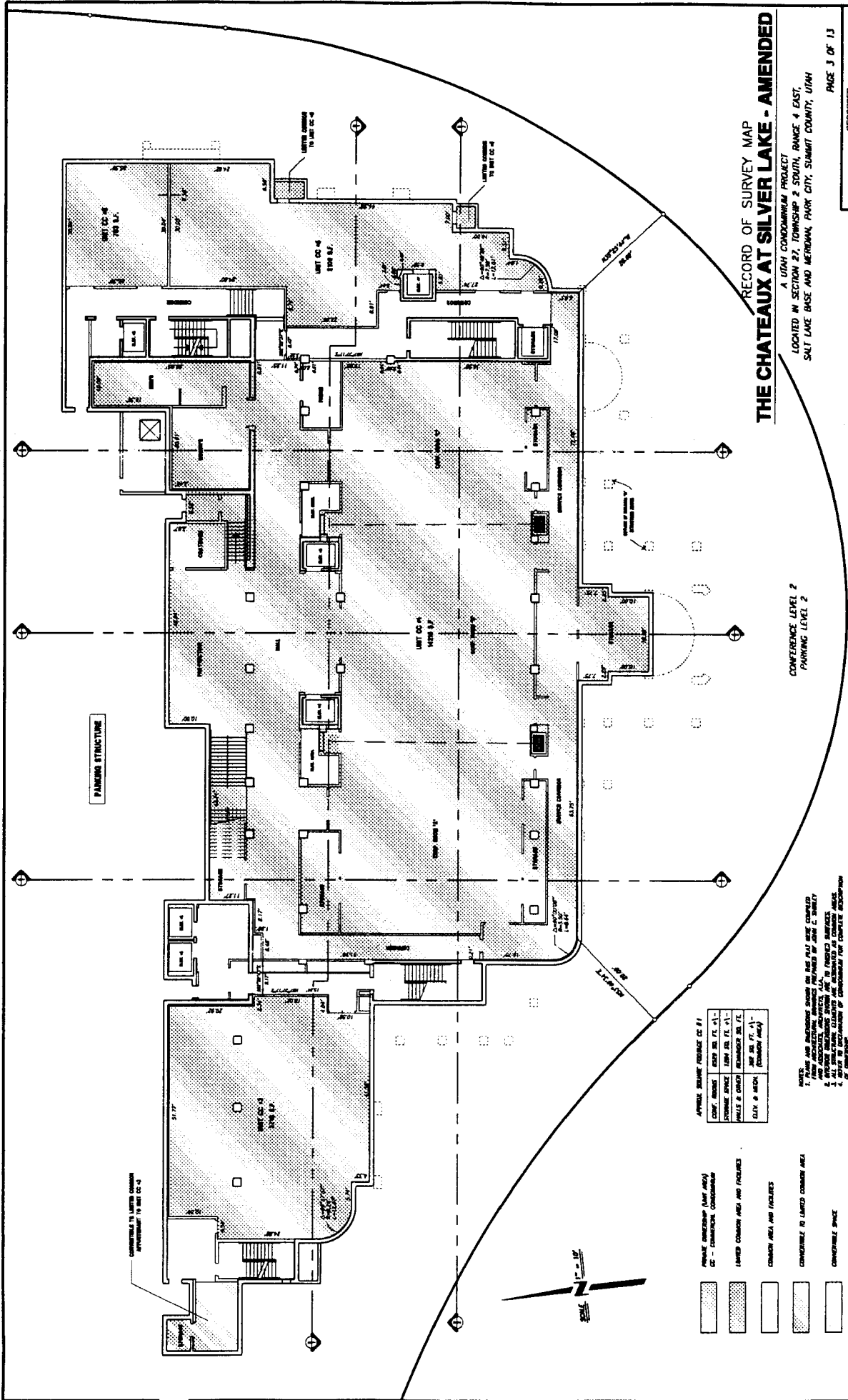
A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASIN AND MERRIAM, PARK CITY, SUMMIT COUNTY, UTAH

<p>THOMPSON-HYSELL ENGINEERS 1000 SOUTH MAIN STREET, SUITE 200, PARK CITY, UTAH 84301</p>	<p>CITY ENGINEER APPROVED AND CERTIFIED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2000.</p>	<p>CITY PLANNING COMMISSION APPROVED AND CERTIFIED BY THE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2000.</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2000.</p>	<p>RECORDED RECORDED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2000.</p>
<p>SEWER DISTRICT APPROVAL APPROVED BY THE SEWER DISTRICT ON THIS _____ DAY OF _____, 2000.</p>	<p>CITY COUNCIL APPROVAL APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2000.</p>	<p>CERTIFICATE OF ATTEST I, _____, CITY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROJECT HAS BEEN REVIEWED AND APPROVED BY THE CITY PLANNING DEPARTMENT AND THE CITY ENGINEER, AND THAT THE PROJECT IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21-1-10 OF THE UTAH CONDOMINIUM ACT.</p>	<p>CITY ENGINEER APPROVED AND CERTIFIED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2000.</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2000.</p>

RECEIVED
JUL 23 1983
PARK CITY
PLANNING DEPT.



RECORDED
 BOOK OF RECORDS, COUNTY OF SUMMIT, UTAH
 PAGE 2 OF 13



RECORD OF SURVEY MAP

THE CHATEAUX AT SILVER LAKE - AMENDED

A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERRIAM, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 3 OF 13

RECORDED
 IN THE OFFICE OF THE COUNTY CLERK
 SUMMIT COUNTY, UTAH
 DATE _____ TIME _____

CONFERENCE LEVEL 2
 PARKING LEVEL 2

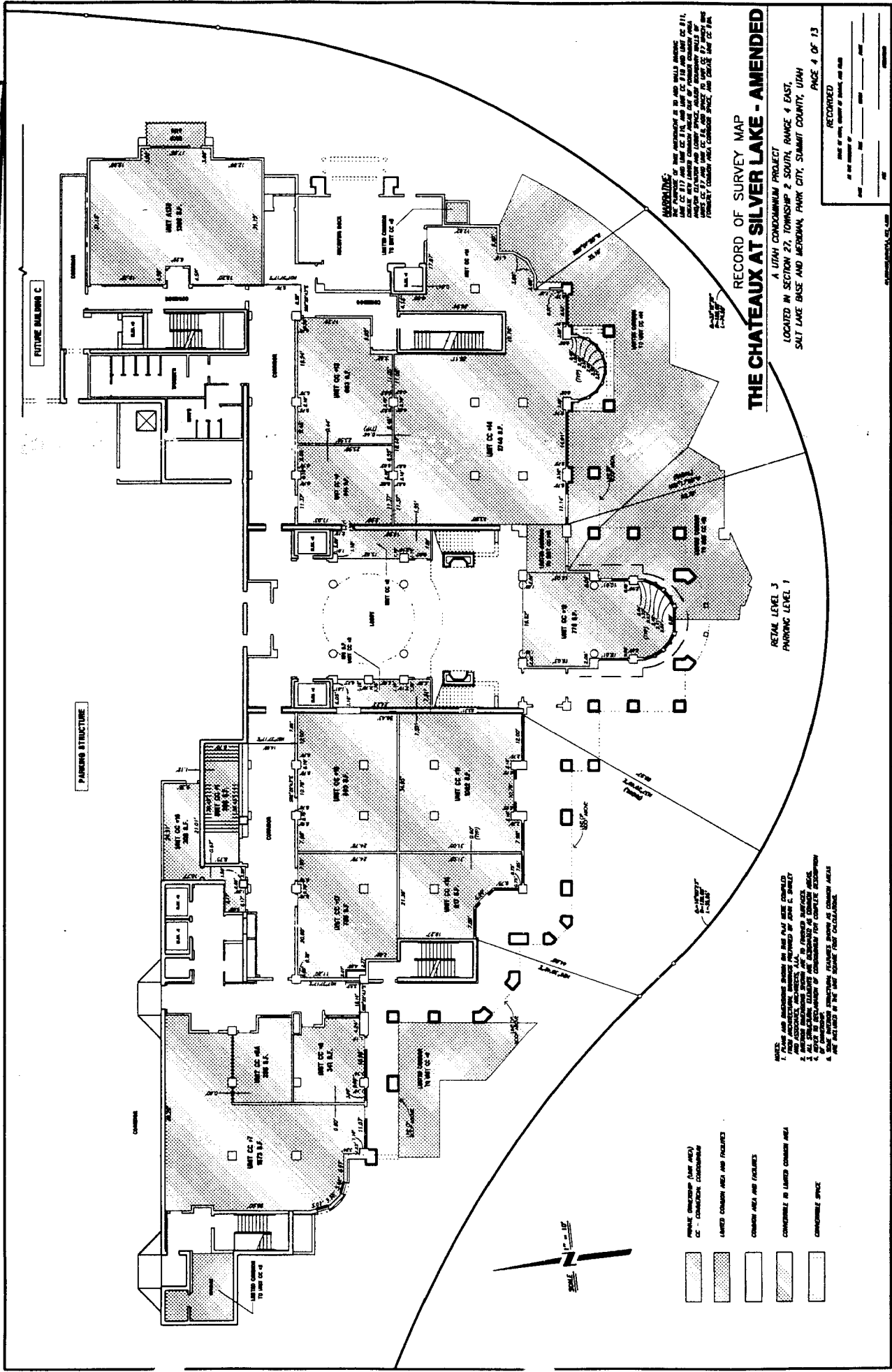
SPECIAL SYMBOLS (SEE PAGE 1)

CONF. ROOMS	UNIT CC-4 (A)
STORAGE SPACE	UNIT CC-4 (B)
PAINTERS STRUCTURE	UNIT CC-4 (C)
CLUB & MEET.	UNIT CC-4 (D)

NOTES:
 1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED BY JOHN C. SMITH, ARCHITECT, P.C., BASED UPON THE ORIGINAL RECORD DRAWINGS AND SURVEY DATA PROVIDED BY JOHN C. SMITH AND ASSOCIATES, ARCHITECTS, P.C., BASED UPON THE ORIGINAL RECORD DRAWINGS AND SURVEY DATA PROVIDED BY JOHN C. SMITH AND ASSOCIATES, ARCHITECTS, P.C.
 2. DIMENSIONS SHOWN ARE TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
 3. DIMENSIONS OF COMMON AREAS FOR COMPLETE ACCURACY ARE SHOWN IN THE UNIT FORMS PACKAGE CALCULATIONS.
 4. DIMENSIONS SHOWN ARE COMMON AREAS UNLESS OTHERWISE NOTED.

- ◆ PRIVATE AMENITIES (UNIT AREA)
- ◆ CC - COMMON CONDOMINIUM
- ◆ LIMITED COMMON AREAS AND FACILITIES
- ◆ COMMON AREAS AND FACILITIES
- ◆ CONFORMANCE TO LIMITED COMMON AREAS
- ◆ CONFORMANCE SPACE

RECEIVED
 JUL 20 1999
 PARK CITY
 PLANNING DEPT.



WARNING:
 THIS CONDOMINIUM PROJECT IS SUBJECT TO THE FOLLOWING:
 1. THE CITY OF PARK CITY, UTAH, HAS ADOPTED ORDINANCE 1999-011, WHICH REQUIRES THAT ALL CONDOMINIUM PROJECTS BE REGISTERED WITH THE CITY OF PARK CITY, UTAH, AND THAT THE PROJECT BE SUBJECT TO THE CITY OF PARK CITY'S CONDOMINIUM ACT.
 2. THE CITY OF PARK CITY, UTAH, HAS ADOPTED ORDINANCE 1999-011, WHICH REQUIRES THAT ALL CONDOMINIUM PROJECTS BE REGISTERED WITH THE CITY OF PARK CITY, UTAH, AND THAT THE PROJECT BE SUBJECT TO THE CITY OF PARK CITY'S CONDOMINIUM ACT.
 3. THE CITY OF PARK CITY, UTAH, HAS ADOPTED ORDINANCE 1999-011, WHICH REQUIRES THAT ALL CONDOMINIUM PROJECTS BE REGISTERED WITH THE CITY OF PARK CITY, UTAH, AND THAT THE PROJECT BE SUBJECT TO THE CITY OF PARK CITY'S CONDOMINIUM ACT.

RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE - AMENDED
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASIN AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
 PAGE 4 OF 13

RETAIL LEVEL 3
 PARKING LEVEL 1

NOTES:
 1. THIS ARCHITECTURAL DRAWING IS THE PLAN SET FOR THE PROJECT.
 2. ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES.
 4. ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES.
 5. ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES.

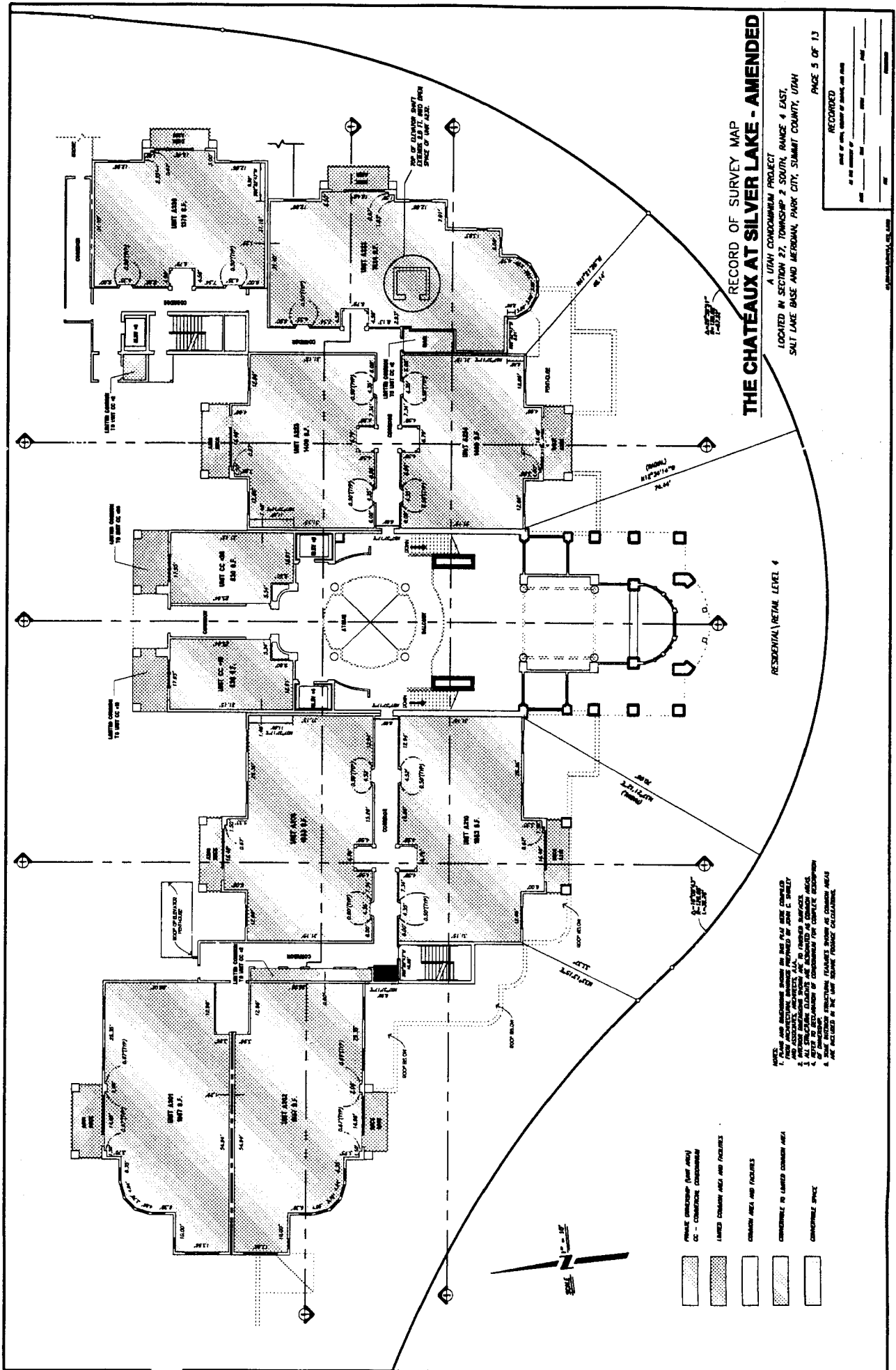
- PRIVATE CONDOMINIUM (UNIT AREA)
- CC - COMMON AREA
- LIMITED COMMON AREA AND FACILITIES
- COMMON AREA AND FACILITIES
- CONDOMINIUM IN LIMITED COMMON AREA
- CONDOMINIUM SPACE

RECORDED
 BY _____
 DATE _____

RECEIVED

JUL 20 1993

PARK CITY
PLANNING DEPT.



RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE - AMENDED

A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

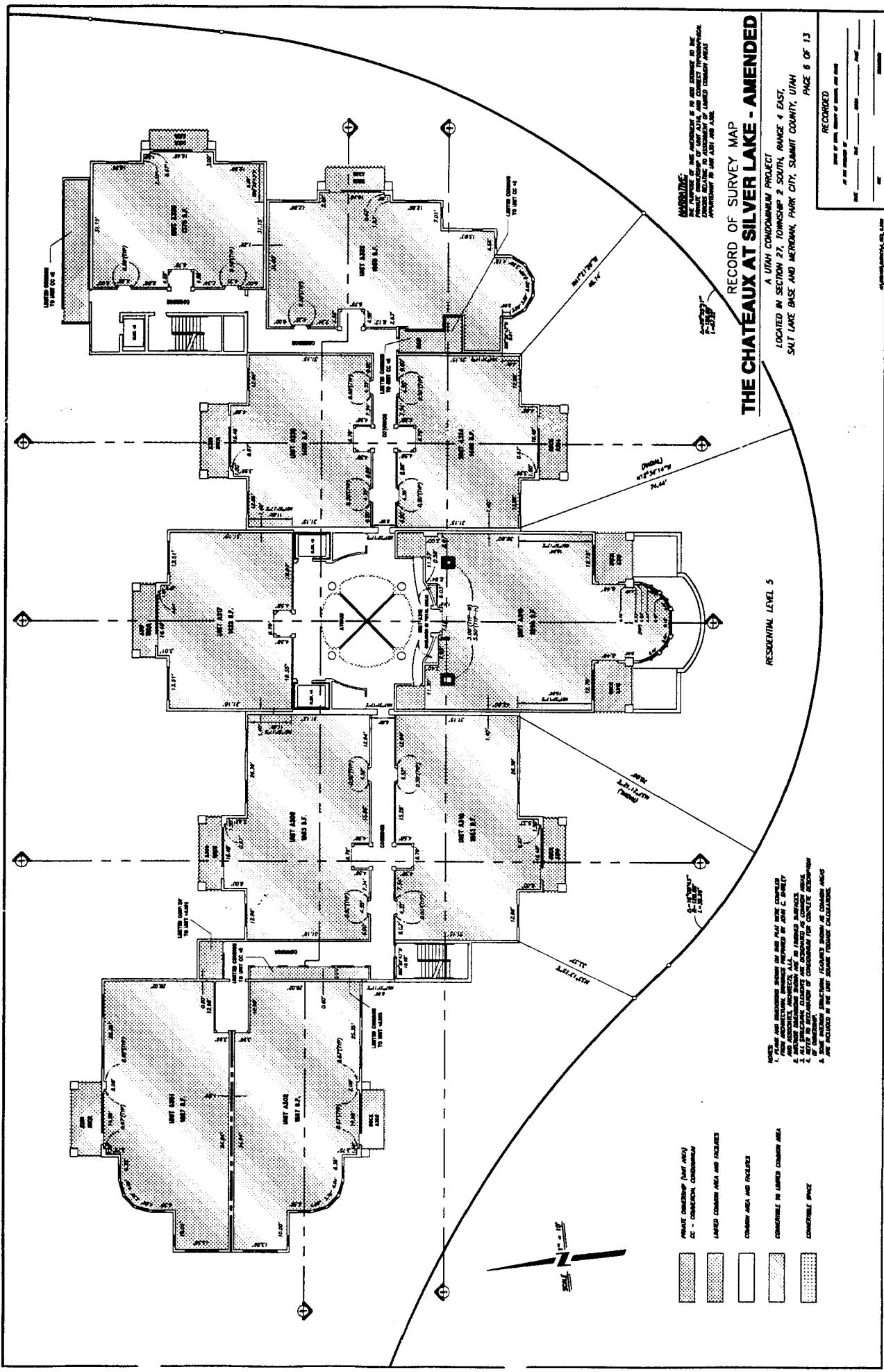
PAGE 5 OF 13

RECORDED
 BOOK _____ PAGE _____
 FILE _____

- PRIVATE CONDOMINIUM (UNIT AREA)
- COMMON AREA AND FACILITIES
- CONDOMINIUM AREA AND FACILITIES
- CONVERTIBLE TO LIMITED COMMON AREA
- CONVERTIBLE SPACE

NOTES:
 1. PLAN AND DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN CHECKED
 AND FOUND TO BE CORRECT.
 2. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
 3. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
 4. REFER TO EXISTING RECORDS FOR COMPLETE DESCRIPTION
 OF ALL DIMENSIONS.
 5. ALL DIMENSIONS SHOWN ARE APPROXIMATE.

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 PARK CITY
 PLANNING DEPT.



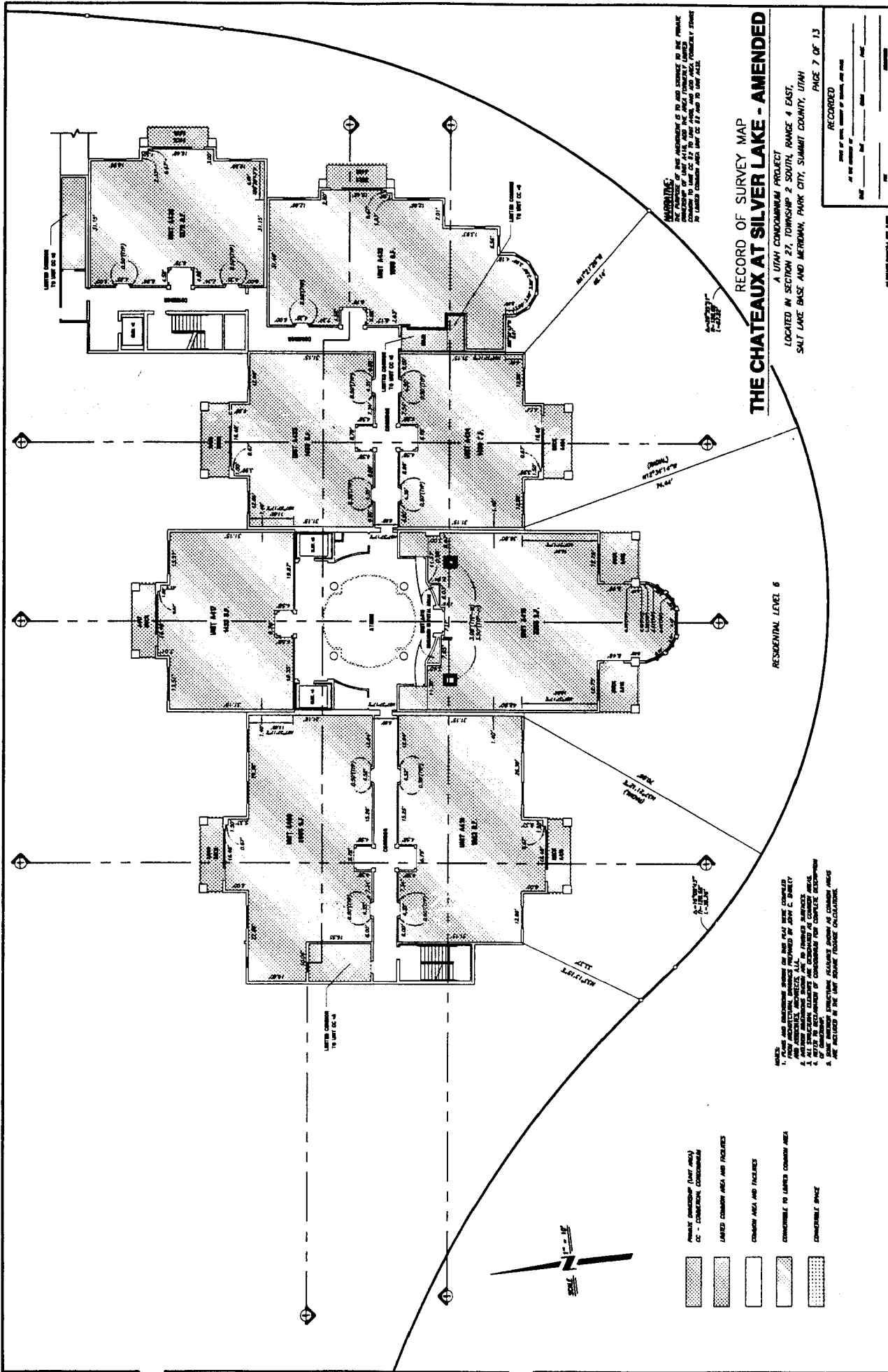
- PRIVATE OWNERSHIP (UNIT AREA)
- CC - COMMERCIAL CONDOMINIUM
- UNITED COMMON AREA AND FACILITIES
- COMMON AREA AND FACILITIES
- CONVERTIBLE IN LIMITED COMMON AREA
- CONVERTIBLE SPACE

NOTES:
 1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL RECORDS AND FIELD SURVEY DATA AND ARE APPROXIMATE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL RECORDS AND THE FIELD SURVEY DATA.
 2. THE ARCHITECT HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING STRUCTURE AND HAS FOUND NO MAJOR DEFECTS OR DAMAGE TO THE STRUCTURE.
 3. THE ARCHITECT HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING STRUCTURE AND HAS FOUND NO MAJOR DEFECTS OR DAMAGE TO THE STRUCTURE.
 4. THE ARCHITECT HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING STRUCTURE AND HAS FOUND NO MAJOR DEFECTS OR DAMAGE TO THE STRUCTURE.

THE CHATEAUX AT SILVER LAKE - AMENDED
 RECORD OF SURVEY MAP
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
 PAGE 6 OF 13

RECORDED
 DATE OF RECORDING: _____
 BY: _____
 COUNTY: _____

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 PLANNING DEPT.








THE CHATEAUX AT SILVER LAKE - AMENDED
 RECORD OF SURVEY MAP
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

RESIDENTIAL LEVEL 6

WARNING:
 THIS MAP IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND PURPOSES SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

- NOTES:
1. ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN HAVE BEEN CHECKED AND FOUND TO BE CORRECT.
 2. ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN HAVE BEEN CHECKED AND FOUND TO BE CORRECT.
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-  FINISH SCHEDULE (NOT SHOWN)
 OR - CONSTRUCTION CONDOMINIUM
-  LIMITED COMMON AREA AND FACILITIES
-  COMMON AREA AND FACILITIES
-  CONVEYABLE TO LIMITED COMMON AREA
-  CONVEYABLE SPACE

RECORDED

DATE OF THIS RECORD: _____

BY: _____

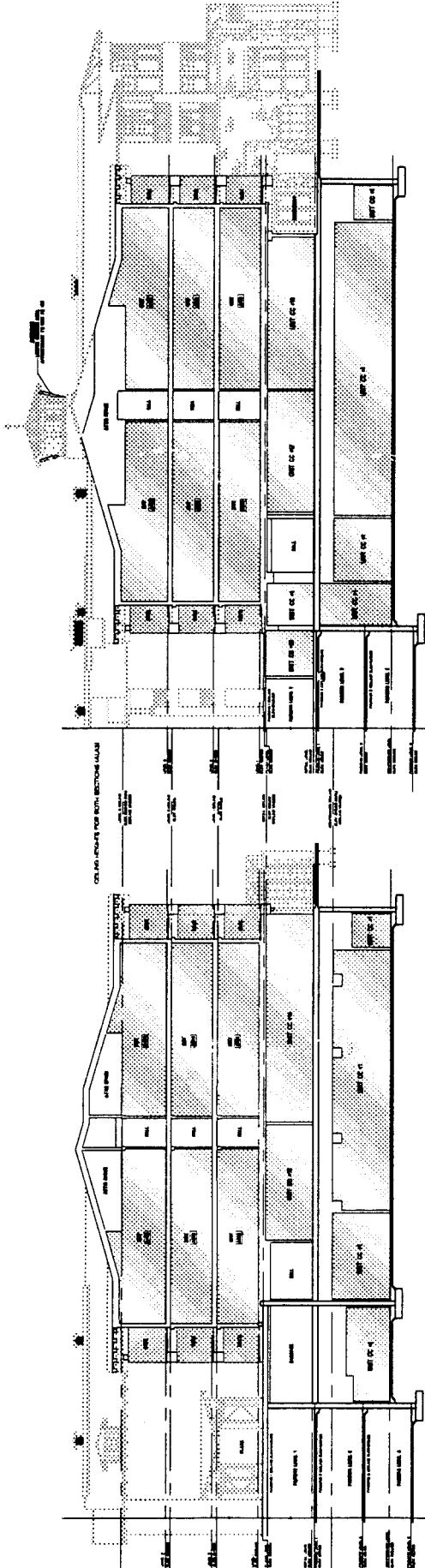
BOOK: _____ PAGE: _____

FILE: _____

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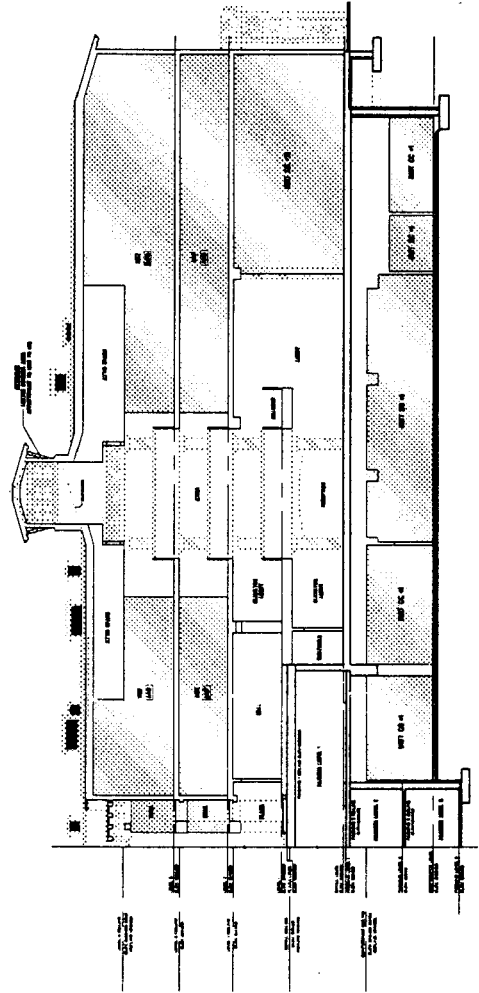
JUL 20 1999

PARK CITY
PLANNING DEPT.



SECTION A1

SECTION A2



SECTION A2

WARNING: THIS MAP IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.

SCALE 1"=10'

RECORD OF SURVEY MAP THE CHATEAUX AT SILVER LAKE - AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND METROPOLITAN PARK CITY, SUMMIT COUNTY, UTAH

- PRIVATE OWNERSHIP (UNIT AREA)
- LIMITED COMMON AREA AND FACILITIES
- COMMON AREA AND FACILITIES
- CONSTRUCTIBLE TO LIMITED COMMON AREA
- CONSTRUCTIBLE SPACE

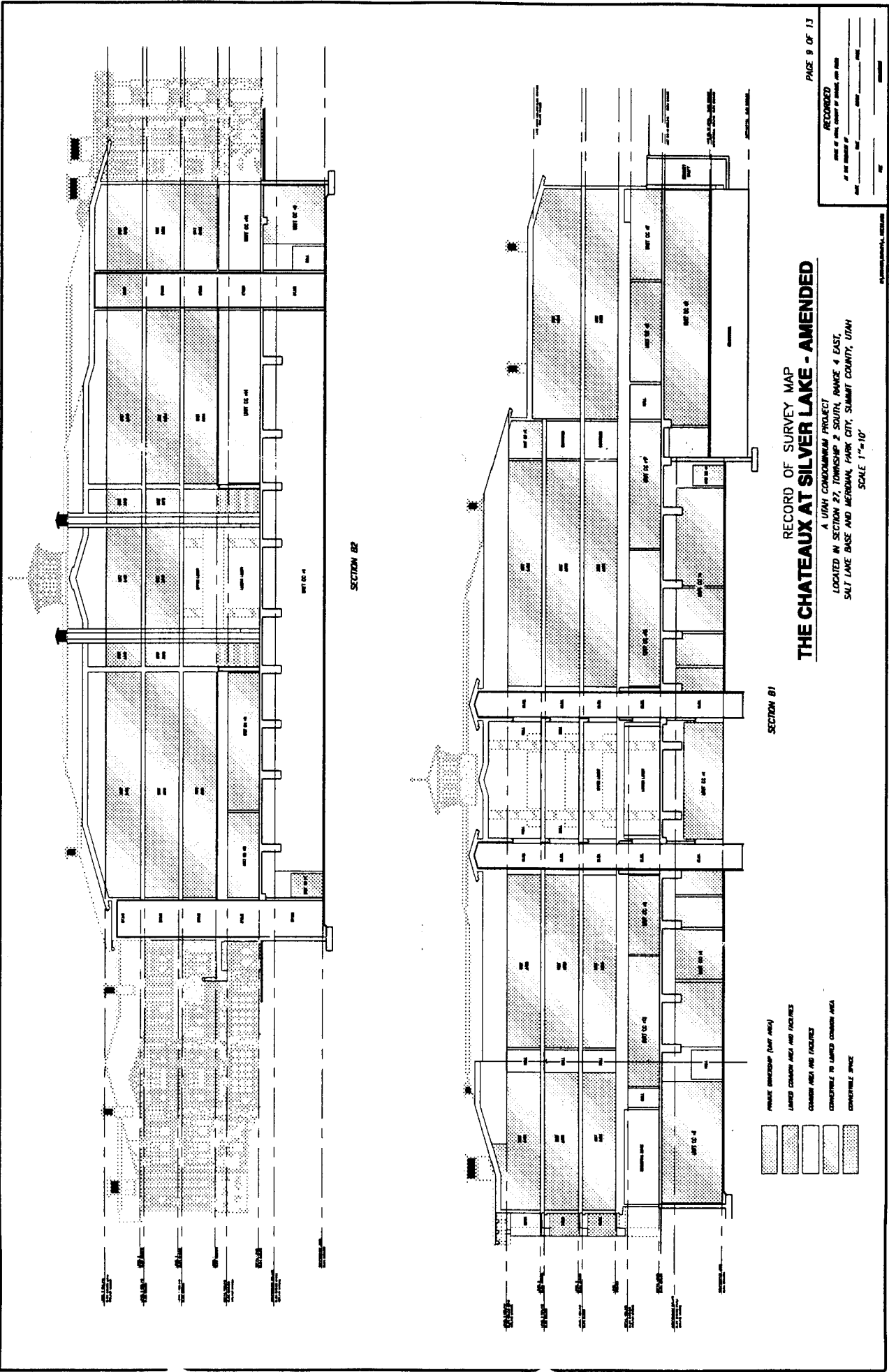
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DATE OF REVISION BY: _____
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DATE: _____

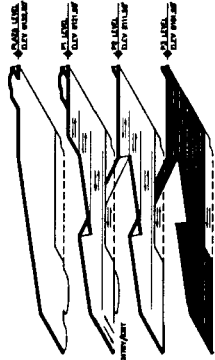
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PARK CITY
PLANNING DEPT.



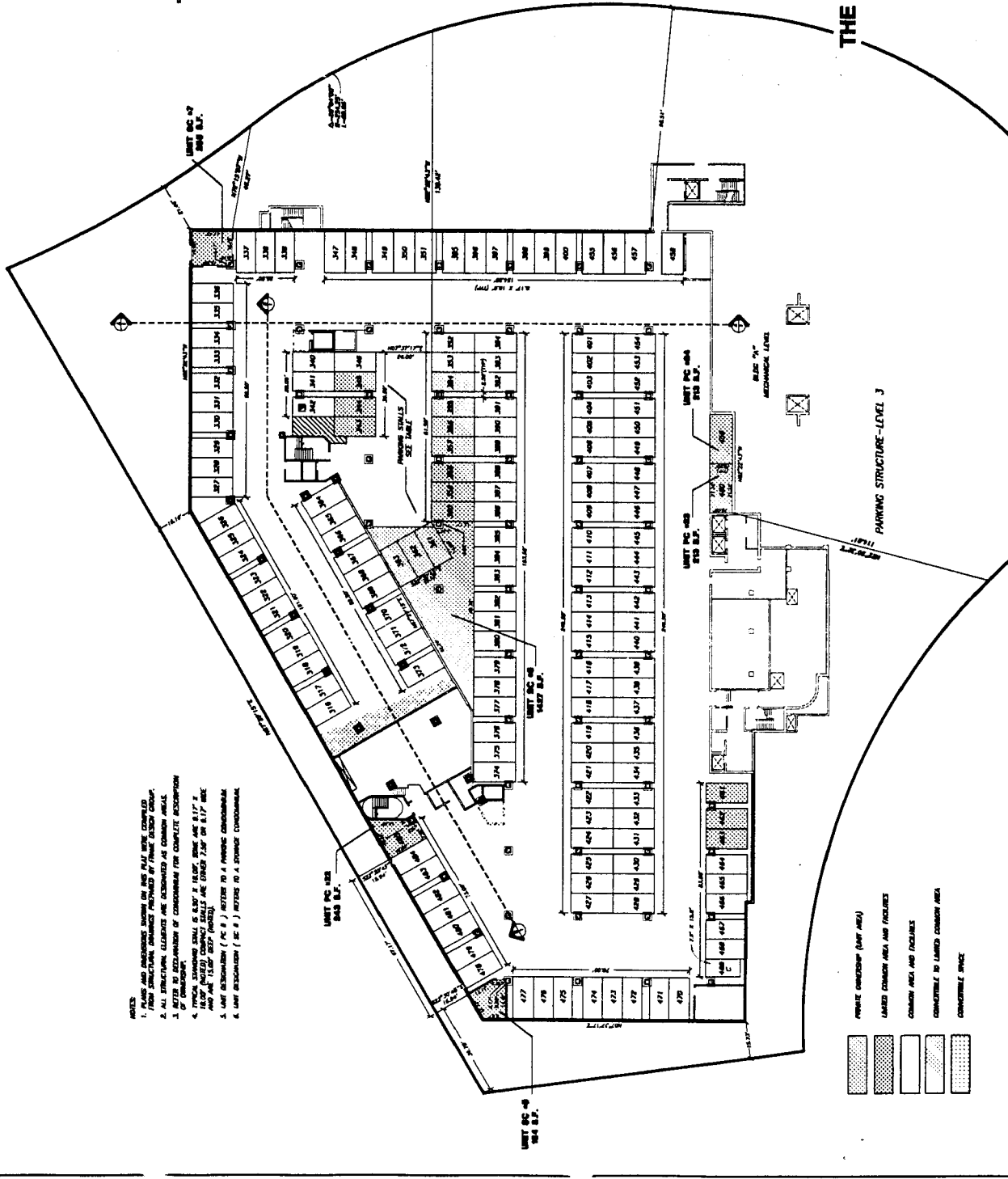
RECEIVED
JUL 20 1999
PARK CITY PLANNING DEPT.



TABLE

STAKE #	PC #	S.F.
343	25	151.00
344	26	151.00
345	27	151.00
346	28	151.00
347	29	151.00
348	30	151.00
349	31	151.00
350	32	151.00
351	33	151.00
352	34	151.00
353	35	151.00
354	36	151.00
355	37	151.00
356	38	151.00
357	39	151.00
358	40	151.00
359	41	151.00
360	42	151.00
361	43	151.00
362	44	151.00
363	45	151.00

NOTE: THE PC STAKE IS SHOWN AT 1/4" SCALE.
 INFORMATION: THIS AMENDMENT IS TO CORRECT THE PLAN OF THIS AMENDMENT TO CORRECT THE PLAN TO SHOW THE CORRECT SPACING OF THE STAKES AND TO CORRECT THE PLAN TO SHOW THE CORRECT SPACING OF THE STAKES AND TO CORRECT THE PLAN TO SHOW THE CORRECT SPACING OF THE STAKES.



- NOTES:
1. ALL UNITS AND COMMON AREAS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PARK CITY ZONING ORDINANCES AND THE CITY OF PARK CITY SUBDIVISION ORDINANCES AS APPLICABLE.
 2. ALL STRUCTURAL ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PARK CITY ZONING ORDINANCES AND THE CITY OF PARK CITY SUBDIVISION ORDINANCES AS APPLICABLE.
 3. REFER TO EXHIBIT A FOR A COMPLETE LIST OF COMMON AREAS.
 4. REFER TO EXHIBIT B FOR A COMPLETE LIST OF COMMON AREAS.
 5. REFER TO EXHIBIT C FOR A COMPLETE LIST OF COMMON AREAS.
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 95. REFER TO EXHIBIT CO FOR A COMPLETE LIST OF COMMON AREAS.
 96. REFER TO EXHIBIT CP FOR A COMPLETE LIST OF COMMON AREAS.
 97. REFER TO EXHIBIT CQ FOR A COMPLETE LIST OF COMMON AREAS.
 98. REFER TO EXHIBIT CR FOR A COMPLETE LIST OF COMMON AREAS.
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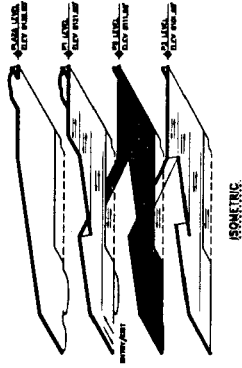
RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE - AMENDED
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASIN AND MERRIAM, PARK CITY, SUMMIT COUNTY, UTAH

RECORDED
 BOOK _____ PAGE _____
 FILED _____

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JUL 20 1999

PARK CITY
PLANNING DEPT.



CONCRETE



STALL #	P.C. #	S.F.
171	5	15,000
172	6	15,000
201	7	15,000
202	8	15,000
203	9	15,000
181	10	15,000
182	11	15,000
183	12	15,000
184	13	15,000
185	14	15,000
186	15	15,000
187	16	15,000
188	17	15,000
189	18	15,000
190	19	15,000
191	20	15,000
192	21	15,000

NOTE: THE P.C. STALL IS 8.50' X 16.00'.

AMOUNTING TO THE PURCHASE OF THE AMOUNTING IS TO THE AMOUNTING AMOUNTING SPACE AND UNIT OF S.F.

RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE - AMENDED

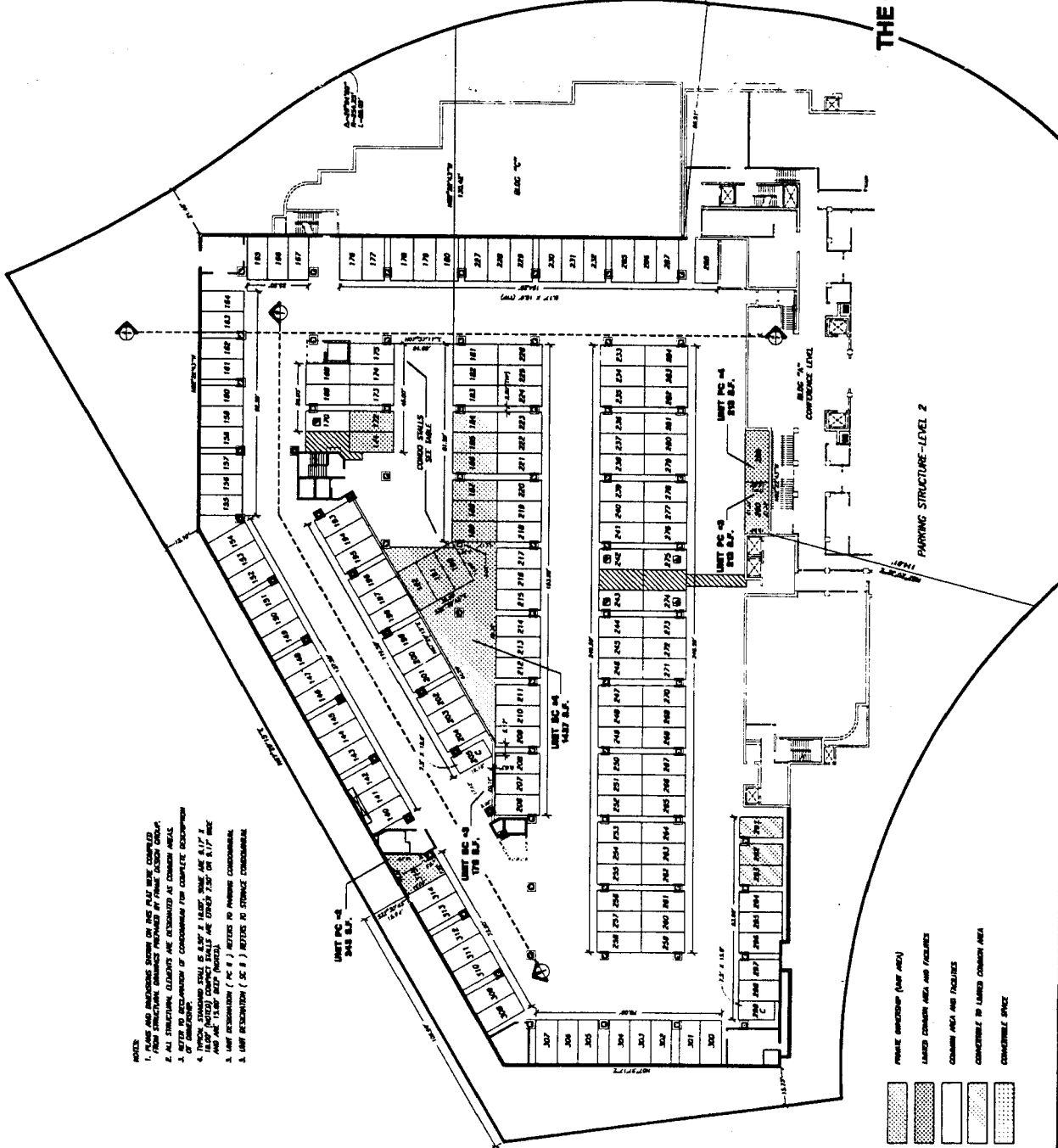
A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 11 OF 13

RECORDED

DATE OF SURVEY: _____

BY: _____



- NOTES:
1. PLANS AND DIMENSIONS SHOWN ON THIS SET HAVE BEEN CHECKED FOR CONFORMANCE WITH THE UTAH CONDOMINIUM ACT.
 2. ALL STRUCTURAL DIMENSIONS PROVIDED BY FRAME DESIGN GROUP.
 3. REFER TO REVISIONS FOR CHANGES TO COMPLETE DESCRIPTION.
 4. TYPICAL STANDARD STALL IS 8.50' X 16.00'. STALLS ARE 8.17' X 16.00' (UNITED STATES) STALLS ARE 8.50' X 16.00' (METRIC).
 5. UNIT EXTENSION (S.E.) REFER TO PARKING CONFORMANCE.
 6. UNIT EXTENSION (S.W.) REFER TO STORAGE CONFORMANCE.

- PRIVATE OWNERSHIP (SEE PLAN)
- LIMITED COMMON AREA AND FACILITIES
- COMMON AREA AND FACILITIES
- CONVERTIBLE TO LIMITED COMMON AREA
- CONVERTIBLE SPACE

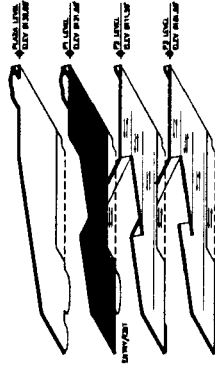
DATE OF SURVEY: _____

BY: _____

RECEIVED

JUL 20 1999

PARK CITY
PLANNING DEPT.



STALL #	PC #	S.F.
33	27	15,000
34	27	15,000
35	27	15,000

NOTE: TRP. PC SHALL BE ALSO # 18,007.

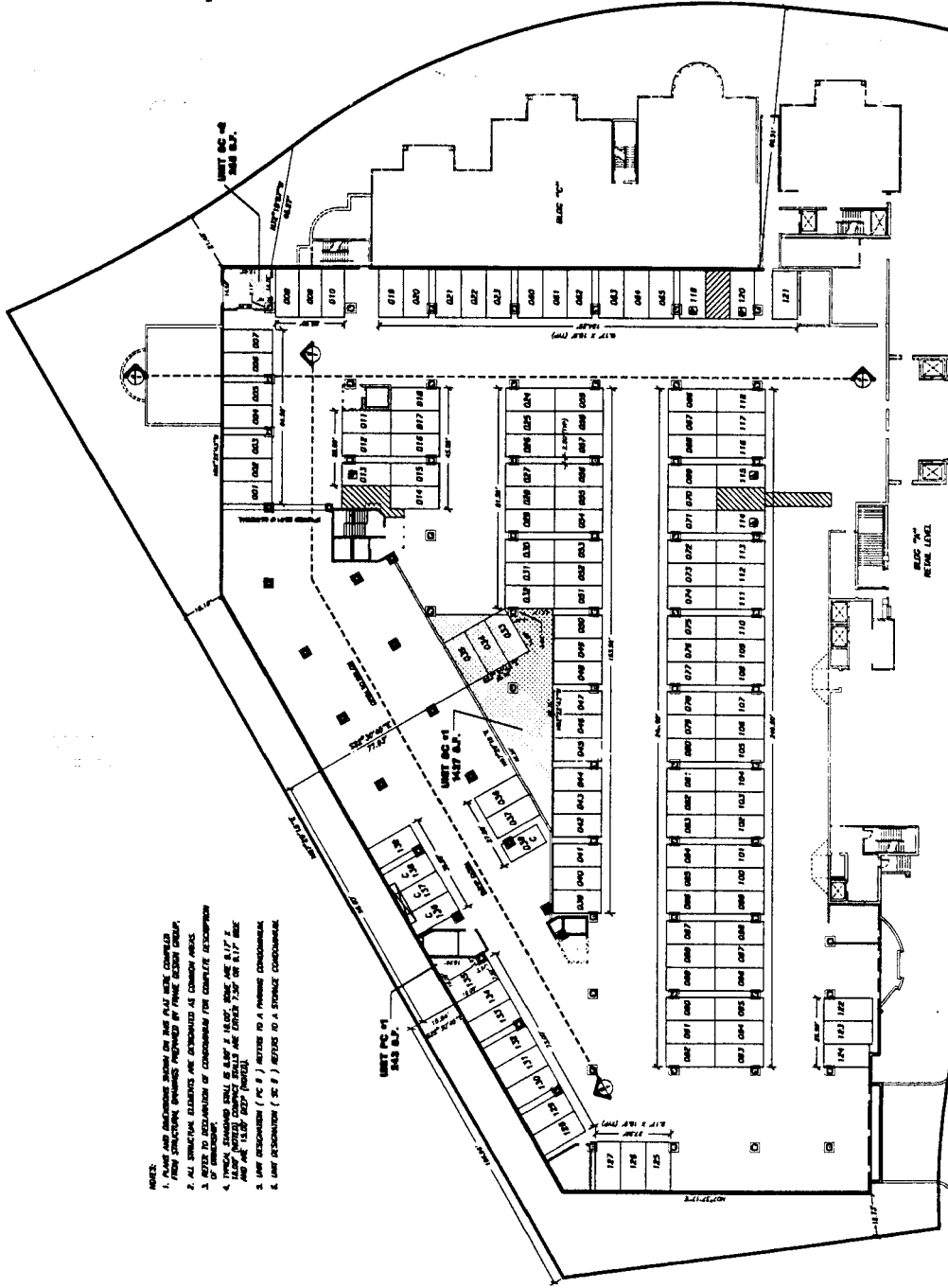
MODIFIED
THE AMENDMENT IS TO ADD AMENDMENT
NUMBER 27 SINCE INTO UNIT 33, 34, 35.

RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE - AMENDED
 A UTAH CONDOMINIUM PROJECT

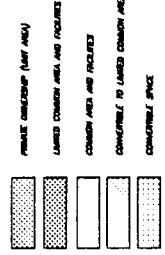
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 12 OF 13

RECORDED
 BOOK OF RECORDS OF PLANS AND MAPS
 AT THE OFFICE OF THE CLERK OF THE COUNTY OF SUMMIT, UTAH
 DATE _____ TIME _____ FILE NO. _____



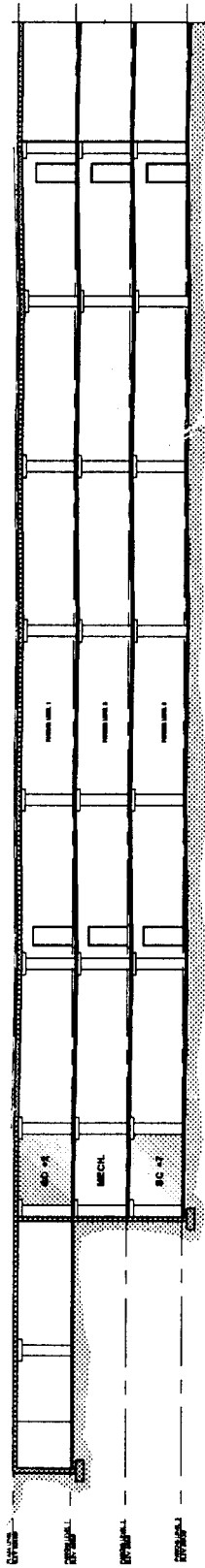
- NOTES:
1. UNIT RESERVATION SYMBOLS ON THIS PLAN HAVE BEEN COMPLETED FOR CONSTRUCTION AND SHALL BE CONSIDERED AS COMPLETED.
 2. ALL STRUCTURAL ELEMENTS ARE IDENTIFIED AS SHOWN HEREIN.
 3. REFER TO EXPLANATION OF CONVENTIONS FOR COMPLETE DESCRIPTION OF INSTRUMENT.
 4. UNITS SHOWN SHALL BE ALSO # 18,007, 18,008, AND 18,009 AND ARE 15,000 SQ. FT. EACH.
 5. UNIT RESERVATION (PC #) REFERS TO A PARKING CONDOMINIUM.
 6. UNIT RESERVATION (SC #) REFERS TO A STORAGE CONDOMINIUM.



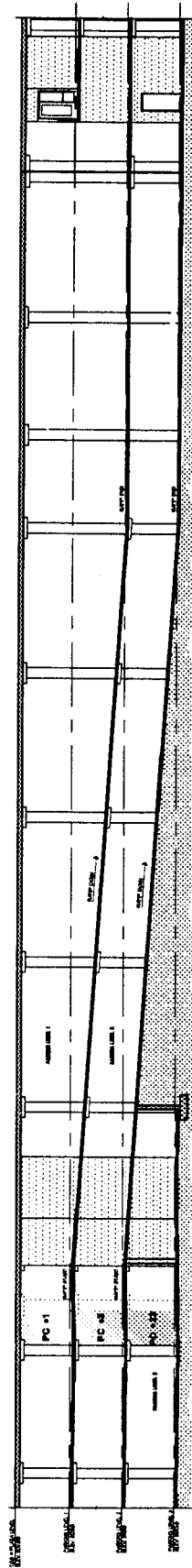
PARKING STRUCTURE-LEVEL 1

RECEIVED
JUL 20 1999
PARK CITY
PLANNING DEPT.

NOTES:
 1. THIS AND ALL OTHERS SHOWN ON THIS MAP ARE CONTROLLED BY THE PLANNING DEPARTMENT OF PARK CITY, UTAH.
 2. ALL STRUCTURAL ELEMENTS ARE DESIGNED AS COMMON AREAS.
 3. REFER TO RECORDATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF DEVELOPMENT.



PARKING STRUCTURE SECTION - A1



PARKING STRUCTURE SECTION - B1

- PRIVATE CONDOMINIUM (UNIT AREA)
- LIMITED COMMON AREA AND FACILITIES
- COMMON AREA AND FACILITIES
- CONVEYABLE TO LIMITED COMMON AREA
- CONVEYABLE SPACE

SCALE 1"=10'
RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE - AMENDED
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

RECORDED

DATE OF RECORDING: _____

BY: _____

FILE NO.: _____



Ordinance No. 99-32

AN ORDINANCE APPROVING THE PLAT AMENDMENT TO COMBINE ONE PLATTED LOT AND TWO FRAGMENTS IN THE PARK CITY SURVEY, A PORTION OF LOT 31 , ALL OF LOT 2 AND A SMALL PORTION OF LOT 1, BLOCK 11 KNOWN AS 305 MAIN STREET, PARK CITY, UTAH

WHEREAS, the owners of 1 platted lots and two fragments in the Park City Survey, a portion of Lot 31, all of Lot 2 and a small portion of Lot 1, Block 11 have petitioned the City Council for approval of an amended plat; and

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

WHEREAS, proper legal notice was sent to all affected property owners within 300 feet ; and

WHEREAS, the Planning Commission held a public hearing on July 14, 1999 to receive input on the proposed plat;

WHEREAS, the Planning Commission, on July 14, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 29, 1999 , the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. FINDINGS, CONCLUSIONS OF LAW, AND CONDITIONS. The following findings are hereby adopted.
Findings:

1. The property is located in the Historic Residential District (HR-1), the Historic Commercial Business, (HCB) and the Historic Transition Overlay (HTO) districts.
2. The property consists of one 25 x 75 and one 25 x 25 platted lot. A historic building exists on the

25x 75 lot. The 25 x 25 lot is vacant. There is also an encroachment onto Lot 1 which is also included in the proposal.

3. The owner proposes to combine the two lots into one parcels. An addition could occur on the newly created lot subject to Historic District and Planning Commission approval. Access to the HR-1 parcel is limited.

Conclusions of Law:

1. There is good cause for the revision as the combination will create one parcel under the same ownership.
2. Neither the public nor any person will be materially injured by the proposed plat revision.

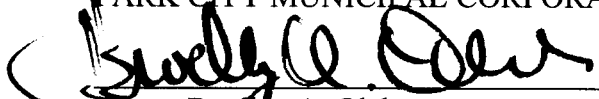
Conditions:

1. City Attorney and City Engineer review and approval of the amended plat for compliance with Land Management Code, Utah State Code and these final conditions of approval is a condition precedent to plat recordation.
2. This approval shall expire within one year from the date of City Council approval if the plat has not been recorded.
3. A construction mitigation plan will be required with any building permit submittal.

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

PASSED AND ADOPTED this 29th day of July, 1999.

PARK CITY MUNICIPAL CORPORATION



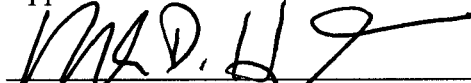
Mayor Bradley A. Olch

Attest:

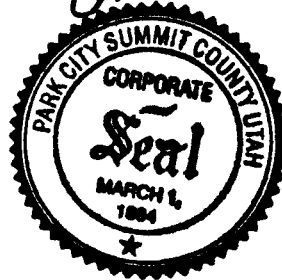


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney



RECEIVED
 JUL - 7 1999
 PARK CITY
 PLANNING DEPT.

SUBMITTER'S CERTIFICATE

I, John B. Sanderson, certify that I am a Registered Land Surveyor and that I hold Certificate No. 14331, as provided by the State of Utah, and that by authority of the certificate I have the State of Utah, and that I have personally examined the plat and the same has been or will be transmitted on the ground as shown on the plat.

John B. Sanderson _____ Date _____

BOUNDARY DESCRIPTION
 LOTS 1, SANDERSON, according to the official plat thereof, recorded May 29, 1980, as Entry No. 000000 of the official records in the office of the Summit County Recorder.

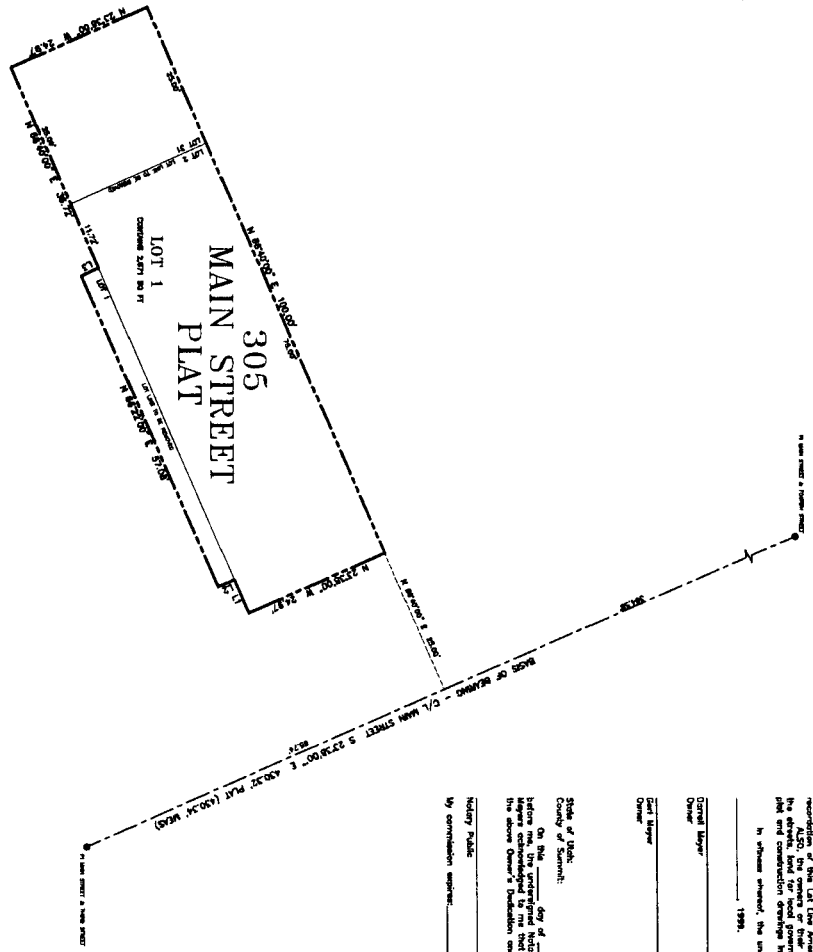


EXHIBIT A

NOTE:
 [] Street address on this Plat

- LEGEND**
- Final survey monument
 - Survey corner to be set for every 100' from corner survey of 1999.
 - 3/4" x 3/4" Iron and W/iron ALUMINUM BRASS/23 19201
 - Round Iron nail 4" long

305 MAIN STREET PLAT

LOCATED IN SECTION 16
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASIN
 AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

LINE	BEARING	DISTANCE
1	N 89°00'00" E	81.0
2	N 85°00'00" E	130.0
3	N 89°15'00" E	130.0



OWNER'S DEMONSTRATION AND CONSENT TO RECORD

NOTE: ALL LOTS BY THESE PRESENTS had the unimproved corners of the parcels identified hereof of land to be hereon hereafter as the 305 MAIN STREET PLAT, as hereby certified, and we have caused the Lot Line Agreement and Plat to be prepared and filed, Daniel Mayer and Carl Meyer, husband and wife as Joint Tenants, hereby consent to the recording of this plat and the same has been or will be transmitted on the ground as shown on the plat. ALSO, the owners of their respective parcels, previously offer for dedication to the City of Park City of the streets, have been duly approved by the City Council in accordance with an Ordinance of the City of Park City, Utah, and the same has been or will be transmitted on the ground as shown on the plat. In witness whereof, the undersigned set their hands this _____ day of _____ 1999.

_____ Daniel Mayer
 Owner

_____ Carl Meyer
 Owner

ACKNOWLEDGEMENT

State of Utah,
 County of Summit:
 On this _____ day of _____ 1999, Daniel Mayer and Carl Meyer personally appeared before me, the undersigned Notary Public, in and for said state and county, being duly sworn, Mayer and Meyer acknowledged to me that they are the owners of the herein described tract of land and that they agree and consent to the recording of this plat and the same has been or will be transmitted on the ground as shown on the plat. In witness whereof, the undersigned set their hands and seals this _____ day of _____ 1999.

Notary Public
 by commission number _____

(305) 464-1427

SNOWBOWL BASIN SEWER DEPARTMENT DISTRICT
 REQUESTED FOR CONFORMANCE TO SNOWBOWL BASIN SEWER DEPARTMENT DISTRICT STANDARDS ON THIS _____ DAY OF _____ 1999 A.D.
 BY _____ S.E.S.T.I.O.

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 1999 A.D.
 BY _____ CHAIRMAN

ENGINEER'S CERTIFICATE
 I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILED IN OFFICE THIS _____ DAY OF _____ 1999 A.D.
 BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____ 1999 A.D.
 BY _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
 I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ 1999 A.D.
 BY _____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 1999 A.D.
 BY _____ MAYOR

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ CLERK _____ MADE _____ DATE _____

RECORDED
 BOOK _____ PAGE _____

FILED _____ RECORDER _____

COM NO. 19-06-98 FILE: 33, Park City, Utah, 84099, 1998-99



Ordinance 99-31

AN ORDINANCE AMENDING TITLE 9, "PARKING CODE", OF THE MUNICIPAL CODE OF PARK CITY TO ADD PROVISIONS REGARDING ENFORCEMENT OF PAID PARKING TO INCLUDE USE OF IMMOBILIZATION (BOOT)

WHEREAS, the City instituted a paid parking program in 1997; and

WHEREAS, changes to the Municipal Code are necessary to implement new enforcement program changes; and

WHEREAS, use of immobilization of vehicles (booting) shall only be used on egregious violators after proper notice has been given; and

WHEREAS, clear and current code provisions are a priority of the City Council;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARK CITY, UTAH THAT:

SECTION I. AMENDMENT. The following definition is hereby added to Title 9, Chapter 1 of the Municipal Code of Park City and the definitions re-numbered accordingly:

(C) **IMMOBILIZATION.** Prohibiting the movement of a Vehicle by attaching a "boot" or other device approved by the Parking Manager to the Vehicle. The City does not guard, assume care or accept liability for any Vehicle, its occupants or its contents, nor does it assume responsibility for damage while the Vehicle is immobilized.

SECTION II. AMENDMENT. Title 9, Chapter 9 of the Municipal Code of Park City is hereby amended as follows:

CHAPTER 9 - COMPLIANCE REQUIRED/FINES, IMPOUNDMENT

9- 9- 1. COMPLIANCE REQUIRED.

Compliance with this Title is required when proper signs are posted or when the regulation is such that no sign is required under this Title. It shall be unlawful to Park any Vehicle in violation of the regulations established by this Title or in violation of regulations contained on posted signs.

9- 9- 2. OBLIGATION OF OWNER TO MOVE VEHICLE.

It is the obligation of the owner or operator of a Vehicle to remove that Vehicle when it is illegally Parked. When an officer finds an illegally Parked Vehicle that is impeding traffic or snow removal, the officer is authorized to move the Vehicle to the extent necessary to remove the obstruction, including towing the Vehicle to the City impound yard.

9- 9- 3. NATURE OF VIOLATION.

Violations of this Title are infractions, punishable by a fine, fee or civil penalty (including Immobilization and/or towing) but not imprisonment.

9- 9- 4. PENALTIES FOR ILLEGAL PARKING.

The owner or operator of a Vehicle cited for illegal Parking under this Title shall be required to pay the penalty in the amount set forth in the Fee Resolution for the violation, and if the illegal Parking is not contested, shall pay the fee according to the schedule set forth by resolution in lieu of trial administrative hearing on the infraction. In addition to the fee imposed for illegal Parking, the owner of the Vehicle is responsible for paying Immobilization, towing fees and impound fees for the release of the Vehicle. Immobilization and Towing fees may be levied against the violator or the owner of the Vehicle, or both.

9- 9- 5. ENFORCEMENT; PAYMENT.

The City may employ private enforcement officer(s) to enforce this Title and issue Parking citations for violations thereof, including Parking illegally in handicapped spaces. All fees and penalties imposed pursuant to this Title shall be paid to Park City Municipal Corporation in the manner and by the means specified on the reverse side of the Parking citation.

9- 9- 6. IMMOBILIZATION OF REPEAT VIOLATORS.

Any Vehicle with an aggregate balance of \$300 or more due for Parking citations, including all late fees and penalties, shall be subject to Immobilization. The Vehicle does not have to be parked illegally at the time the Immobilization device is attached, so long as proper notice procedures have been followed. Immobilization may be removed upon payment of \$35 and the total balance due to the City for all outstanding Parking citations. If the payment for the removal of the Immobilization device has not been received nor provided for within 24 hours of deployment, the Vehicle may be immediately towed and Impounded.

9-9-76. RELEASE OF IMPOUNDED VEHICLES.

Impounded Vehicles will only be released to the owner thereof or the person legally entitled to possession under a rental or lease agreement. Impounded Vehicles shall be released under the regulations established by the Police Department or by ordinance for release and inventory of impounded Vehicles, and upon payment of the impound fees and towing fees, and any outstanding Parking citations.


SECTION III. EFFECTIVE DATE. This ordinance shall become effective upon adoption to allow immediate implementation of vehicle immobilization given the public interest in prompt and efficient enforcement of vehicle and traffic regulations.

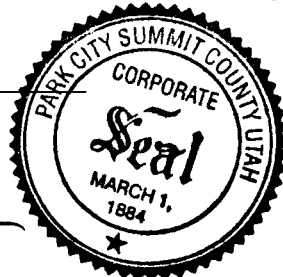
PASSED AND ADOPTED this 5th day of August, 1999.

PARK CITY MUNICIPAL CORPORATION

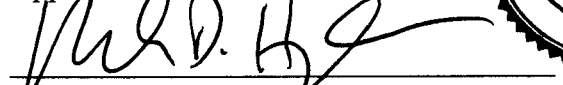

Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder



Approved as to Form:


Mark D. Harrington, Deputy City Attorney

Recorded at the request of and return
to: Park City Municipal Corp.
Attn: City Recorder
P. O. Box 1480, Park City, UT 84068

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



00545109 Bk01277 Pg00553-00555

Ordinance No. 99-30

ALAN SPRIGGS, SUMMIT CO RECORDER
1999 JUL 28 13:11 PM FEE \$.00 BY NAT
REQUEST: PARK CITY MUNICIPAL CORP

**AN ORDINANCE ANNEXING APPROXIMATELY
1750 ACRES KNOWN AS FLAGSTAFF MOUNTAIN
INTO THE CORPORATE LIMITS OF
PARK CITY, UTAH AND
AMENDING THE OFFICIAL ZONING MAP
OF PARK CITY TO INCLUDE THE ANNEXED AREA**

WHEREAS, on May 17, 1994, United Park City Mines Company (UPCM) filed an application for annexation to Park City of certain UPCM holdings within the Ontario and Daly Canyons, along with property held by several other mining companies and/or families; and

WHEREAS, the Planning Commission reviewed the proposal several times throughout 1994 and 1995, provided feedback, and based on Planning Commission feedback, the applicant submitted a revised annexation plan on June 14, 1995; and

WHEREAS, the Planning Commission and a special Flagstaff Task Force held several meetings on the revised plan throughout the remainder of 1995 and the balance of 1996 and held public hearings on the revised plan on October 25, 1995 and November 13, 1996; and

WHEREAS, on March 26, 1997, the Planning Commission recommended annexation of the Flagstaff area, with certain development parameters; and

WHEREAS, the Council began its consideration of the Planning Commission recommendations on April 17, 1997 and continued to take staff, applicant, and public input on April 24, 25, 28 and 29 and May 1, 6, and 8, 1997; and

WHEREAS, on April 24, 1997, the Council opened a public hearing for over 350 attendees, and took testimony from 46 participants. The public sentiment revealed support for annexation, but concerns regarding the development parameters; and

WHEREAS, the City mailed and published notice of the proposed annexation and annexation policy declaration to all affected entities and received no protest to the annexation; and

WHEREAS, on May 10, 1997, the Council concluded in Resolution No. 10-97 that annexation was appropriate and that many, but not all, of the proposed development parameters could be accommodated in the Flagstaff area; and

WHEREAS, without withdrawing its annexation petition, the applicant rejected the Council's 1997 development parameters, and began to pursue development in unincorporated Summit and Wasatch Counties; and

WHEREAS, on July 8, 1998, the applicant approached the Council with a renewed desire to annex and with additional offers of on and off-site transportation facilities, utilities, enhancements, and recreation amenities; and

WHEREAS, the Council convened several work sessions, an additional public meeting, and facilitated interest group meetings to consider new development parameters; and

WHEREAS, on August 27, 1998, approximately 100 people attended, and over 20 individuals commented on new draft development parameters; and

WHEREAS, based on public input, Council further negotiated improved development parameters; and

WHEREAS, on September 10, 1998, the Council unanimously adopted a resolution to rescind Resolution No. 10-97 and to adopt new development parameters for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20-Acre Quinn's Junction Parcel, and the Iron Mountain Parcels; and

WHEREAS, a Development Agreement has been negotiated between the City and the Developer setting forth the terms of the September 10, 1998 resolution and further terms and conditions; and

WHEREAS, the City Council has held several public meetings on the proposed Development Agreement and has taken public input at those meetings; and

WHEREAS, the Property is not included within any other municipal jurisdiction and there have been no protests filed by any other jurisdictions;

00545109 Bk01277 Pg00554

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

SECTION 1. ANNEXATION. The property is hereby annexed to the corporate limits of Park City, UT according to the annexation plat executed in substantially the same form as it is attached hereto as Exhibit A. The property so annexed shall enjoy the privileges of Park City and shall be subject to all City levies and assessments including those described in the Development Agreement, attached hereto as Exhibit B. The property shall be subject to all City laws, rules, and regulations.

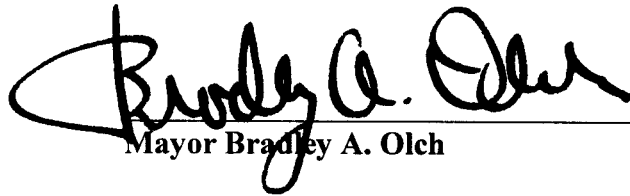
SECTION 2. COMPLIANCE WITH STATE LAW AND THE PARK CITY GENERAL PLAN. The annexation meets the standards for annexation set forth in Title 10, Chapter 2, of the Utah Code and the Park City General Plan.

SECTION 3. ZONING MAP AMENDMENT. The Official Zoning Map of Park City, as adopted by Section 1.9 of the Park City Land Management Code, is hereby amended to include the Flagstaff Annexation as depicted in Exhibit A.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon recordation of the annexation plat.

PASSED AND ADOPTED this 24th day of June, 1999.

PARK CITY MUNICIPAL CORPORATION



Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder



Approved as to form:



Jodi Hoffman, City Attorney

00545109 Bk01277 Pg00555

FLAGSTAFF MOUNTAIN AT DEER VALLEY

Boundary Description

Beginning at a point identified as County Line Monument Number 2343, said point on the line common to Summit and Wasatch counties and also on the demarcation line between the Park City Ski Area and the Deer Valley Resort, said point lying on the ridge and hilltop above the Anchor Mine Shaft and also being North 04°39'13" East 1303.92 feet, more or less, from the Southwest corner of Section 29, Township 2 South Range, 4 East, Salt Lake Base and Meridian and running Northeasterly along said demarcation and ridge line :

North 44°09'00" East 1236.63 feet; thence North 35°07'44" East 548.54 feet; thence North 37°33'27" East 779.84 feet; thence North 49°33'13" East 616.72 feet; thence North 71°34'40" East 644.26 feet; thence North 30°09'00" East 354.14 feet; thence North 20°48'44" East 698.015 feet; thence North 10°48'36" East 569.75 feet; thence North 23°55'00" East 604.00 feet; thence North 87°35'00" East 778.00 feet; thence North 77°17'18" East 735.40 feet; thence North 82°14' East 672.44 feet more or less to a point on the Westerly boundary line of the "Anchor Tunnel Portal Mining Reservation", said point being North 39°17'38" East 942.39 feet more or less from the Southwest corner of Section 21 Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also lying along the ridge line between Empire Canyon and Walker and Webster Gulch; thence along said ridgeline the following eight courses: thence North 64°44'13" East 136.79 feet; thence North 67°45'58" East 149.28 feet; thence North 81°11'10" East 122.88 feet; thence North 77°19'44" East 85.84 feet; thence North 77°48'30" East 79.25 feet; thence North 86°11'16" East 94.42 feet; thence South 72°54'27" East 85.42 feet; thence South 71°42'35" East 163.49 feet more or less to a point on the westerly right -of-way line of the Judge Tunnel/Empire Canyon Water Tank Supply Line Easement, said point lying North 79°18'06" West 5.00 feet more or less, from Map Point A-1 as described in that certain Reservoir Easement dated April 19, 1978 and Recorded as Entry No. 147912 in the Records of the of the Recorder for Summit County, Utah; thence along said westerly right-of-way the following fifteen (15) courses: North 10°41'54" East 76.70 feet; thence North 15°21'41" East 116.20 feet; thence North 56°44'38" East 142.80 feet; thence North 46°47'25" East 123.00 feet; thence North 35°09'16" East 88.70 feet; thence North 32°14'53" East 101.60 feet; thence North 32°00'03" East 159.20 feet; thence North 33°26'55" East 136.00 feet; thence North 38° 27'54" East 138.00 feet; thence North 27°54'51" East 126.00 feet; thence North 31°30'07" East 96.20 feet; thence North 40°35'50" East 110.80 feet; thence North 50°15'25" East 92.50 feet; thence North 56°00'00" East 94.90 feet; thence North 50°23'25" East 105.09 feet; thence North 47°29'30" East 405.07 feet more or less to a point on the westerly edge of Daly Avenue; thence along said Daly Avenue the following three courses: North 32°04'00" East 296.25 feet; thence North 29°09'57" East 315.97 feet; thence North 28°18'45" East 186.56 feet, more or less, to the East-West center line of Section 21 Township 2 South, Range 4 East, Salt Lake Base and Meridian, said Section Line also being the southerly

boundary line for the corporate limits of Park City, Utah; thence South 89°59'59" East 940.12 feet, more or less, along said Section line 940.12 feet to a point on the easterly right-of-way line for Utah State Highway 224 as located in Ontario Canyon; thence along said highway the following 12 courses; South 00°15'34" West 115.59 feet to a point on a 1,482.39 foot radius curve to the left; thence Southwesterly along the arc of said curve through a central angle of 15°23'33" 398.24 feet more or less; thence South 15°39'07" West 559.69 feet to a point on a 5,679.58 foot radius curve to the left; thence Southwesterly along the arc of said curve, through a central angle of 06°11'23", a distance of 613.57 feet; thence South 09°27'44" West 368.77 feet to a point on a 1,382.39 foot radius curve to the left; thence southerly along the arc of said curve, through a central angle of 16°06'55", a distance of 388.82 feet; thence South 6°39'11" East 217.32 feet to a point on a 586.62 foot radius curve to the left; thence southeasterly along the arc of said curve, through a central angle of 48°51'38", a distance of 500.26 feet; thence South 55°30'59" East 87.30 feet to a point on a 686.62 foot radius curve to the right; thence along the arc of said curve, through a central angle of 30°23'53", a distance of 364.28 feet; thence South 25°06'53" East 397.14 feet to a point on a 508.37 foot radius curve to the right; thence along the arc of said curve, through a central angle of 21°36'53", a distance of 191.78 feet; thence South 3°30'00" East 63.08 feet to a point on a 220.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 55°51'14", a distance of 214.46 feet; thence South 31°30'00" West 68.20 feet; thence South 79°38'18" West 45.49 feet to a point on the southeasterly boundary of the Ontario Number 3 Shaft Mining Reservation; thence South 79°59'46" West 300.78 feet more or less along the southeastern edge of said Mining Reservation; thence South 17°09'45" East 88.76 feet more or less to a point on a piece of property that is the subject of Entry Number 158551 of the Summit County Records; thence along said parcel the following five courses: South 955.96 feet; thence North 69° East 360.00 Feet; thence South 29°20' West 117.60 feet; thence North 78°10' East 714.30 feet; thence East 1,106.71 feet more or less to a point the Wasatch-Summit County line: thence along said Wasatch – Summit County line. The following thirty courses: South 04°15'00" East 1,028.07 feet; thence South 25°30'30" East 2,521.90 feet to County Line Point 51; thence South 29°50'00" West 1,398.30 Feet to County Line Point 55; thence South 4°19'00" West 1,320.70 feet to County Line Point 58; thence South 47°05'00" West 369.50 feet to a County Line Point; thence South 83°34'00" West 69.10 feet to County Line Point 59; thence South 47°42'00" West 1,207.40 feet to County Line Point 62A; thence North 39°53'30" West 1,352.50 feet to County Line Point 64; thence North 72°50'00" West 317.30 feet to County Line Point 65; thence North 46°45'00" West 87.90 feet to County Line Point 66; thence North 70°57'00" West 502.00 feet to County Line Point 67; thence North 51°56'00" West 481.90 feet to County Line Point 68; thence North 55°53'00" West 466.80 feet to County Line Point 69 feet; thence North 21°49'00" West 317.40 feet to County Line Point 70; thence North 59°57'00" West 360.50 feet to County Line Point and Triangulation Point; thence North 33°22'30" West 467.10 feet to County Line Point 71; thence South 85°10'30" West 492.30 feet to County Line Point 72; thence South 54°42'30" West 453.20 feet to County Line Point 73; thence South 88°55'30" West 344.00 feet to County Line Point 74; thence North 82°52'30" West 1,132.30 feet to

County Line Point 77; thence North $59^{\circ}43'30''$ West 1,074.55 feet to County Line Point 2338; thence North $79^{\circ}07'30''$ West 494.73 feet to County Line Point 80; thence North $70^{\circ}28'30''$ West 339.90 feet to County Line Point 81; thence North $60^{\circ}14'30''$ West 550.10 feet to County Line Point 82 and Triangulation Point 2339; thence North $64^{\circ}07'00''$ West 727.60 feet to County Line Point 83; thence South $77^{\circ}44'00''$ West 966.80 feet to County Line Point 85; thence North $77^{\circ}28'00''$ West 161.00 feet to a County Line Point and Triangulation Point 2340 which is also Judge Triangulation Point Q; thence South $85^{\circ}36'00''$ West 219.10 feet to County Line Point 86; thence North $46^{\circ}44'00''$ West 384.70 feet to County Line Point 87; thence North $34^{\circ}37'00''$ West 1,077.30 feet, more or less to county Line Point 2343 the point of beginning. Said Parcel contains 1,655.4 acres more or less.

EXHIBIT B

Refer to Recorder File 99-

EXHIBIT B

Refer to Recorder File 99-



Ordinance No. 99-29

**AN ORDINANCE APPROVING AN AMENDMENT
TO THE RECORD OF SURVEY PLAT
FOR THE KNOLL AT SILVER LAKE PHASE I,
PARK CITY, UTAH**

WHEREAS, the Knoll at Silver Lake Phase I Owner's Association and the owner of Unit 3, Martin and Nancy Edelman, located at 7905 Royal Street in Street, Park City, Utah, have petitioned the City Council for approval of record of survey amendment for the Knoll at Silver Lake Phase I; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on June 16, 1999 the Planning Commission held a public hearing to receive public input on the record of survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on June 24, 1999 the City Council reviewed the proposed record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey plat;

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

SECTION 1. FINDINGS OF FACT.

1. The condominium project known as The Knoll at Silver Lake, Phase I is located at the intersection of Royal Street East and Aster Lane. Unit #3 is addressed as 7905 Royal Street and is zoned RD-MPD.
2. The proposed amended record of survey converts 340 sf of common area to private ownership for the purpose of constructing an approximately 700 sf addition to Unit #3.
3. The building footprint increases by 340 sf. Floor area of Unit #3 increases by approximately 700 sf.

4. Approval has been granted by the Knoll Condominium Association for these improvements.
5. The project complies with the parking requirements of Chapter 13 of the Land Management Code.
6. The addition area is currently a paved patio area. There are several large trees within 15' to 20' of the proposed addition.
7. On June 16, 1999 the Planning Commission conducted a public hearing and voted to forward to the City Council a positive recommendation.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned record of survey amendment and that neither the public nor any person will be materially injured by the proposed amendment. The plat is consistent with the Park City Land Management Code and applicable State law regarding record of survey plats.

SECTION 3. PLAT APPROVAL. The amended record of survey plat for the Knoll at Silver Lake Phase I is hereby approved as shown on Exhibit A, with the following conditions:


Conditions of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the Amended Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. All unit owners must sign a Consent to Record or other instrument acceptable to the County Recorder.
3. The applicant will record the Amended Record of Survey at the County within one year from the date of City Council approval. If recording has not occurred within one year's time, this approval and the plat will be void.
4. All other conditions of approval of the Knoll at Silver Lake, Phase I condominium project continue to apply.
5. A Construction Mitigation Plan (CMP) shall be approved by the City prior to issuing any building permits for the addition to unit #3. In addition to standard City requirements for CMP, the CMP shall specifically address how the addition area will be accessed for construction, how excavation will occur in the vicinity of large trees on this site, where building supplies and excavated materials will be stored, and how any disturbed areas will be restored.
6. Prior to issuance of building permit a financial guarantee shall be provided to the City for any public improvements, landscaping, and tree protection measures as determined by the Community Development Department.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 24 th day of June, 1999.

PARK CITY MUNICIPAL CORPORATION



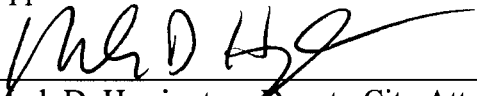
Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney

SURVEYOR'S CERTIFICATE

I, John B. ... do hereby certify that I am a Registered Land Surveyor in the State of Utah, and that the foregoing map of the ... of Silver Lake is in accordance with Utah Code Section 17-1-1.

THE COMMISSIONER'S FILE NUMBER _____ DATE _____

BOUNDARY DESCRIPTION

THE KNOLL AT SILVER LAKE PHASE 1, a Utah Condominium Project, is located in the ... County, Utah, and is bounded by the ... County, Utah, Section No. 22, T4N, R10E, April 9, 1982.

OWNER'S DEDICATION AND CONSENT TO RECORD

The Board of Silver Lake Condominium Owners Association hereby consents to the recording of this Second Amended Record of Survey Map for the Silver Lake Condominium Project. The owner of the land described herein and the subdivision is recorded in and authorized by the execution of the Amended Declaration of Condominium, which is recorded with the Record of Survey Map.

Dated this _____ day of _____, 1982
 Rodd G. Silver Lake
 Condominium Owners Association

By: Robert W. Newton, President

ACKNOWLEDGMENT

STATE OF _____
 COUNTY OF _____

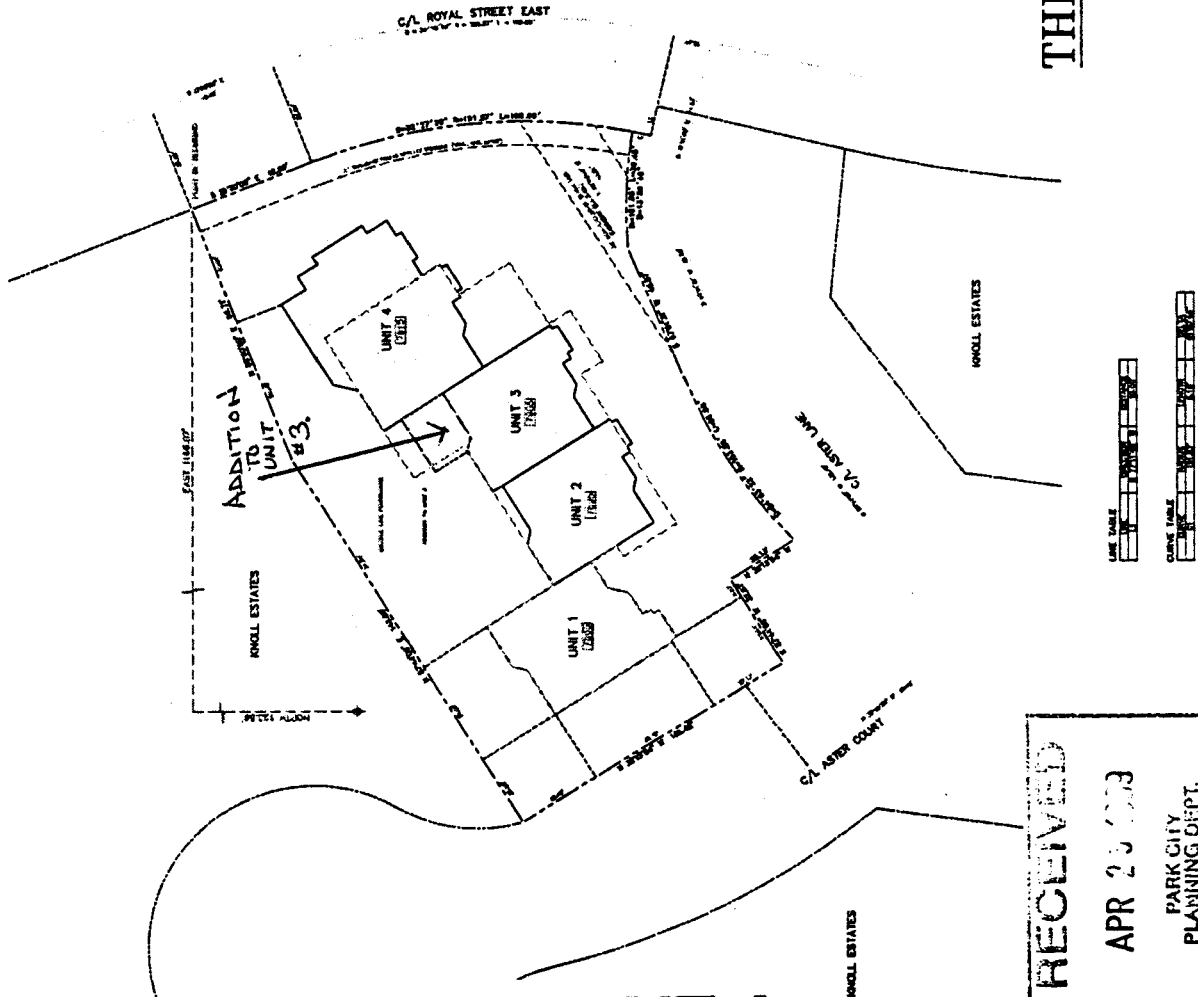
I, the County Clerk, do hereby certify that the foregoing map of the ... of Silver Lake, County of _____, Utah, which is the subject of this map, has been recorded in the office of the County Clerk of said county on the date and at the place indicated on the map.

My Comm. Expires _____
 My Comm. Expires _____

- NOTES:**
- THIS AMENDED RECORD OF SURVEY MAP IS SUBJECT TO THE EXPANSION OF THE CONDOMINIUM PROJECT AND TO THE OTHER CHANGES TO THE CONDOMINIUM PROJECT AND MAPS MADE BY THE BOARD OF SILVER LAKE CONDOMINIUM OWNERS ASSOCIATION.
 - FOR COMPLETE DESCRIPTION AND DIMENSIONS OF UNITS 1-5 AND THE CHANGE SPACES, REFER TO THE RECORD OF SURVEY MAP OF THE KNOLL AT SILVER LAKE PHASE 1, RECORDED IN 1980 IN THE SUMMIT COUNTY RECORDERS OFFICE.

- LEGEND**
- UNIT (PRIVATE OWNERSHIP)
 - LIMITED COMMON AREAS AND FACILITIES ALLOCATED TO DESIGNATED UNIT
 - COMMON AREAS AND FACILITIES

ADDRESS ON ASTER LAKE



RECEIVED
 APR 25 1983
 PARK CITY
 PLANNING DEPT.

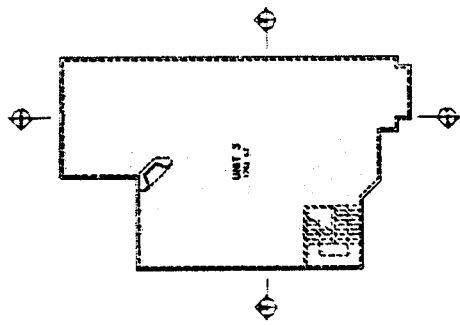
EXHIBIT A

**SECOND AMENDED RECORD OF SURVEY MAP
 THE KNOLL AT SILVER LAKE PHASE 1**

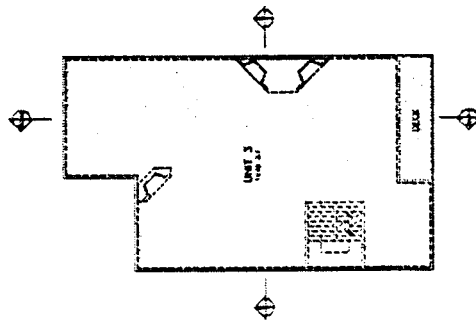
A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

RECORDED	FILED	APR 25 1983	PLANNING COMMISSION	RECORDED'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE
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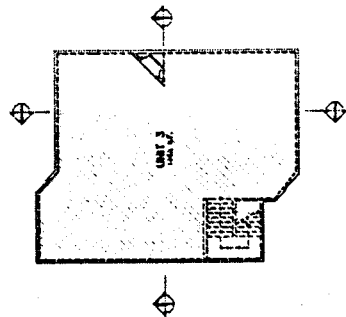




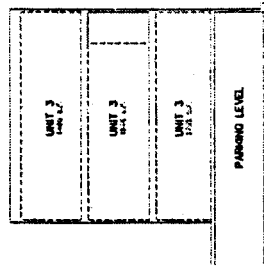
LOWER LEVEL



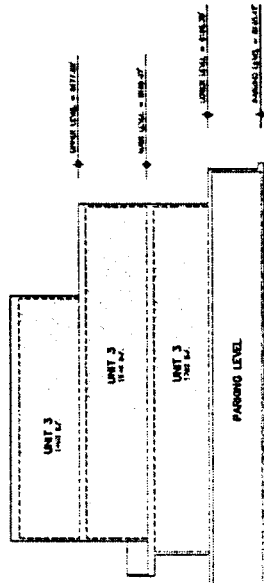
MAIN LEVEL



UPPER LEVEL



SECTION "S-1"



SECTION "S-2"



RECEIVED
 APR 23 2009
 PARK CITY
 PLANNING DEPT.

**SECOND AMENDED RECORD OF SURVEY MAP
 THE KNOLL AT SILVER LAKE PHASE 1**

A UTAH COMMONWEALTH PROJECT LOCATED IN SECTION 14,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE COUNTY,
 AND MAGNOLIA, PARK CITY, SALT LAKE COUNTY, UTAH

- LEGEND**
- UNIT (PRIVATE OWNERSHIP)
 - LIMITED COMMON AREAS AND FACILITIES ALLOCATED TO DESIGNATED UNIT
 - COMMON AREAS AND FACILITIES

FP. REPRESENTS FIREPLACE
 S.F. REPRESENTS SQUARE FEET

- NOTE:**
1. EXISTING PLANS AND DIMENSIONS SHOWN ON THIS PLAN SHALL CONTROL OVER ALL PREVIOUS PLANS.
 2. DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL DIMENSIONAL ELEMENTS ARE TO BE SHOWN AS COMMON AREAS.
 4. THERE IS NO GARAGE OR UTILITY ROOMS FOR CLARITY IN THIS PLAN.



Ordinance No. 99-28

AN ORDINANCE APPROVING THE LECLERC SUBDIVISION TO COMBINE PORTIONS OF SEVERAL PLATTED LOTS, AND PORTIONS OF THE VACATED ANCHOR AVENUE AND SEVENTH STREET IN BLOCK 74, OF THE PARK CITY SURVEY, INTO ONE (1) PLATTED LOT LOCATED AT 33 KING ROAD, PARK CITY, UTAH

WHEREAS, the owner of portions of several platted lots, and portions of the vacated Anchor Avenue and Seventh Street, in Block 74, Park City Survey have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on June 16, 1999, to receive input on the proposed plat;

WHEREAS, the Planning Commission, on June 16, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 24, 1999, the City Council held a public hearing to receive input on the proposed subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and subdivision.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The property is located in the Historic Residential District (HR-1).
2. The amendment will combine portions of several platted lots, and portions of the vacated

Anchor Avenue and Seventh Street, in Block 74, Park City Survey to allow for necessary foundation repairs and the improvement of the existing non-conforming historic dwelling.

3. Platted Seventh and Anchor Streets (shown within the proposed lot area) were vacated by the City and are currently owned by the applicant.
4. The lots are occupied by an existing historic dwelling and accessory buildings which currently have non-conforming setbacks.
5. Adding an accessory unit to the lot would negatively impact the neighborhood by increasing traffic and parking demands.
6. The plat amendment will not increase density on the lot.
7. The snow storage along King Road is very important, as are utilities.
8. The applicant received a 1999 Historic District Landmark Grant to be used towards the incorporation of a foundation and necessary repairs for the existing historic house.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision, that neither the public nor any person will be materially injured by the proposed subdivision and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. SUBDIVISION APPROVAL. The subdivision to combine portions of several platted lots, and portions of the vacated Anchor Avenue and Seventh Street, in Block 74, Park City Survey, known as the LeClerc Subdivision, is approved as shown on Exhibit A, with the following conditions:

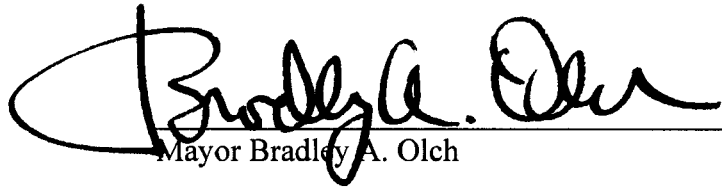
1. City Attorney and City Engineer review and approval of the subdivision for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. Because the applicant is a 1999 Historic District Grant recipient, the proposed exterior repairs and construction of the proposed basement/foundation will require review and approval by the Historic District Commission for compliance with the Historic District Design Guidelines.
3. A note shall be added to the plat stating that no accessory apartment and/or lockout shall be permitted as part of this structure, or on this newly created lot. The lot shall only contain one (1) single-family home.

4. A ten foot (10') non-exclusive utility and snow storage easement shall be incorporated in the first ten feet off of King Road.
5. No remnant lot created is separately developable.
6. All significant vegetation removed during this project, shall be replanted on the lot.
7. All Standard Project Conditions shall apply (Please see Exhibit B - Standard Project Conditions).
8. This approval shall expire one year from the date of Planning Commission approval, unless this subdivision is recorded prior to that date.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

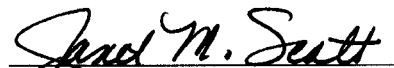
PASSED AND ADOPTED this 24th day of June, 1999.

PARK CITY MUNICIPAL CORPORATION

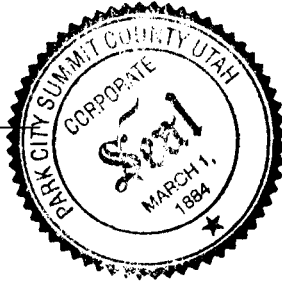


Mayor Bradley A. Olch

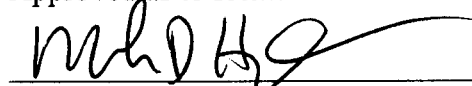
Attest:



Janet M. Scott, City Recorder



Approved as to form:



Mark D. Harrington, Deputy City Attorney

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes; the Park City Design Standards, Construction Specifications, and Standard Drawings; and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
2. All modifications to plans as specified by conditions, and all final design details, such as material and color samples, shall be submitted to and approved by the Community Development Department prior to issuance of any building permits.
3. The applicant is responsible for compliance with all conditions of project approval.
4. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
5. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof.
6. Construction staging areas shall also be clearly defined and approved by the Community Development Department, and shall be placed so as to minimize site disturbance. The landscape plans shall include plans for revegetation of all areas disturbed during construction.
7. Final grading, drainage, utility, erosion control and revegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
8. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.
9. All construction shall be completed according to the approved plans on which building permits are issued. The approved plans include all site improvements shown on the site plan. "Site improvements" shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grades, walls, landscaping, lighting, planting, paving, paths, and trails, and similar improvements, as shown on the set of plans on which final approval and building permits are based.
10. Any desired modifications to approved plans, after the issuance of a building permit, must be specifically requested and approved in writing prior to execution.
11. Plans shall conform to all design standards for persons with disabilities as required by any applicable federal, state and local laws.
12. Access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
13. The required utility easements along street frontages shall include language to allow for these areas to be used for snow storage. Typically, a 10-foot snow storage easement is required above Deer Valley Drive (approximate elevation of 7,200 feet). A five foot easement is necessary below this elevation.
14. Lockout units are not permitted unless specifically approved.
15. 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.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or termination of the permit as specifically conditioned.
17. The name of a master planned development, plat, record of survey, subdivision, condominium project, or other approved project may not be changed without review and approval by the Community Development Department, said approval is not to be unreasonably withheld. The Community Development Department's review shall be limited to prevent confusion of the project with others in terms of emergency and delivery services and project identification.



Ordinance No. 99-27

**ORDINANCE ESTABLISHING COMPENSATION FOR
FOR THE MAYOR AND CITY COUNCIL FOR FISCAL YEAR 1999-2000
IN PARK CITY, UTAH**

WHEREAS, the City Council has the power to establish compensation schedules pursuant to UCA Section 10-3-818; and

WHEREAS, the number of duties for the Mayor and City Council is significant and each elected officer is required to devote considerable time and expense to public service and community affairs; and

WHEREAS, according to state law, a public hearing was duly advertised and held on June 17, 1999;

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

SECTION 1. COMPENSATION FOR MAYOR AND CITY COUNCIL

ADOPTED: The following salary levels are hereby adopted:

	<u>FY 1999-2000</u>
Mayor	\$1,481.60 per month
City Council	872.71 per month

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 17th day of June, 1999.

PARK CITY MUNICIPAL CORPORATION



Mayor Bradley A. Olch

Attest:

Janet M. Scott
Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington
Mark D. Harrington, Deputy City Attorney





Ordinance No. 99-26

**AN ORDINANCE APPROVING A RECORD OF SURVEY PLAT
FOR 875 MAIN STREET, PARK CITY, UTAH**

WHEREAS, the owners, McIntosh Mill Ltd., of the property at 875 Main Street, Park City, Utah, have petitioned the City Council for approval of a record of survey plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on May 26, 1999 the Planning Commission held a public hearing to receive public input on the record of survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on June 3, 1999 the City Council reviewed the proposed record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey plat;

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

SECTION 1. FINDINGS OF FACT.

1. The property is located in the HRC-MPD (contract HCB) zoning district.
2. The property is subject to the June 11, 1997 McIntosh Mill CUP approval.
3. The proposed plat changes the type of ownership of this property to condominium ownership.
4. A financial guarantee, if not already posted, for all public improvements, including all public trails, sidewalks and landscaping, is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned record of survey and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law regarding record of survey plats. The plat is consistent with the June 11, 1997 Planning Commission approval of and May 26, 1999 modifications to the McIntosh Mill CUP.

SECTION 3. PLAT APPROVAL. The record of survey plat for 875 Main Street is hereby approved as shown on Exhibit A, with the following conditions:

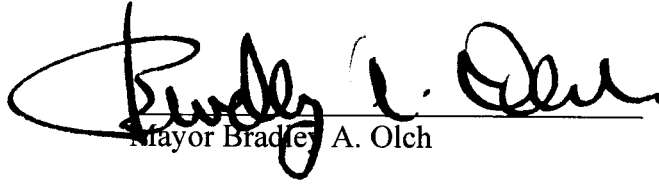
Conditions of Approval

1. City Attorney and City Engineer review and approval of the final form and content of the record of survey and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the record of survey.
2. All conditions of approval for the McIntosh Mill CUP, approved by the Planning Commission on June 11, 1997, shall apply.
3. All Park City Standard Project Conditions shall apply.
4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to record of survey recording, if not already provided. All public improvements, including landscaping, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. All conditions of approval from the March 4, 1999 City Council record of survey approval shall continue to apply.
6. As a condition precedent to recording this plat, the cross access agreements for the parking garage and plaza shall be signed and recorded at the County.
7. The final condominium record of survey shall be recorded at the County within one year of the date of City Council approval. If recording has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.


SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

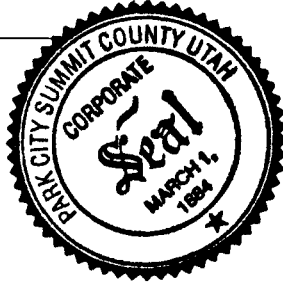
PASSED AND ADOPTED this 3 rd day of June, 1999.

PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

Attest:


Janet M. Scott, Deputy City Recorder

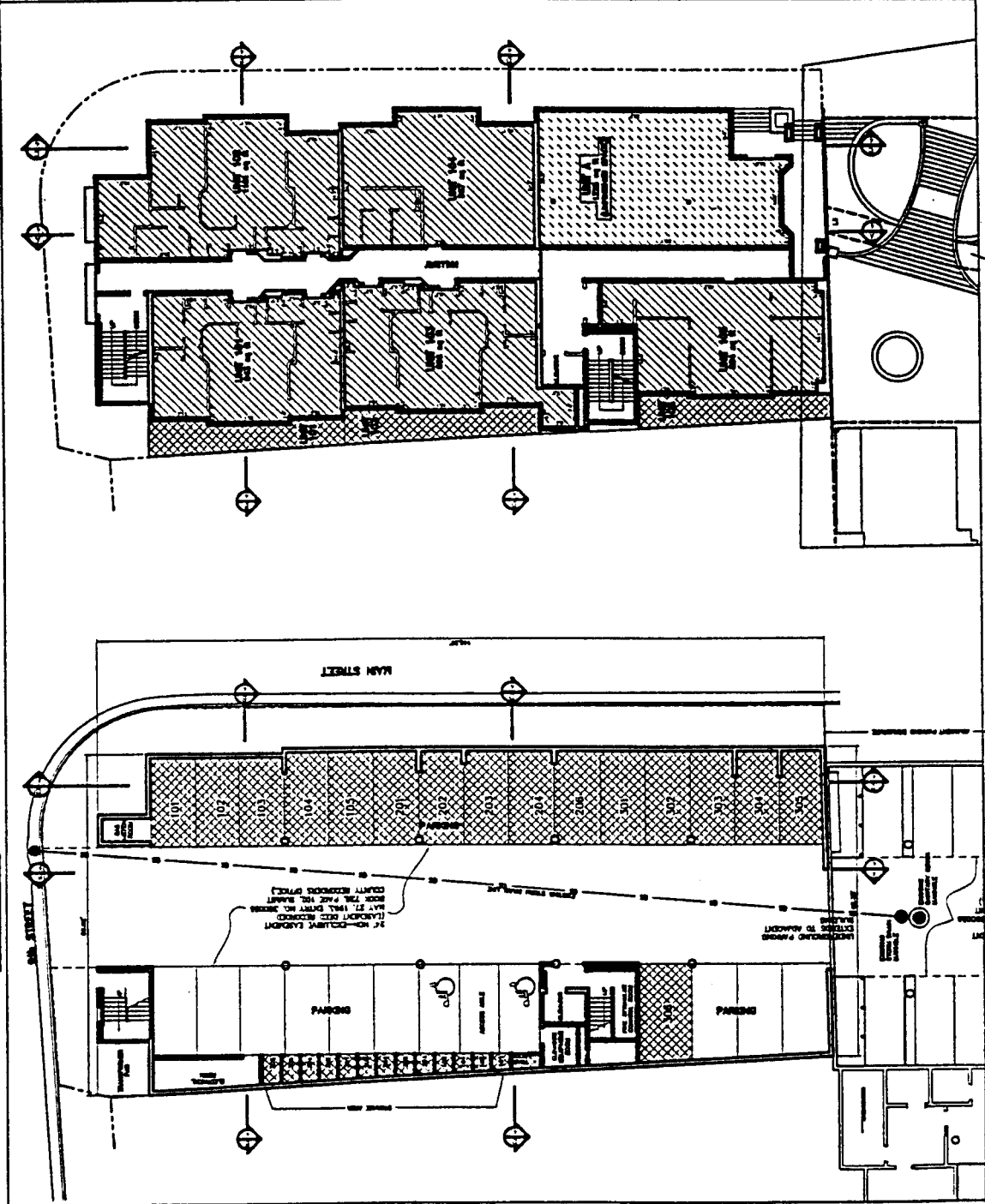


Approved as to form:


Mark D. Harrington, Deputy City Attorney

FIRST FLOOR

PARKING LEVEL

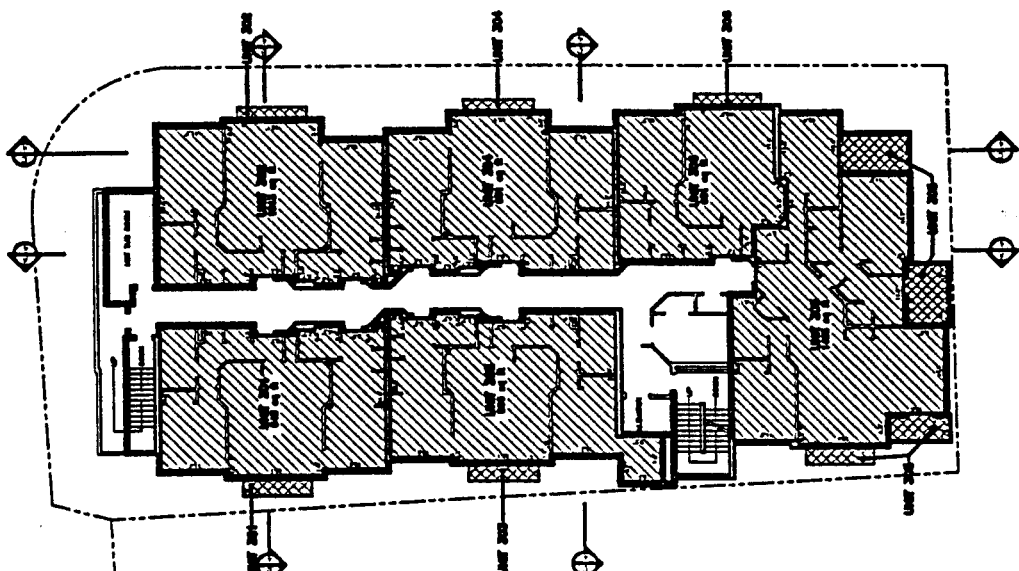


- LEGEND
- CONCRETE WALLS AND FLOORS
- PRECAST CONCRETE
- WOOD WALLS AND FLOORS
- PRECAST CONCRETE

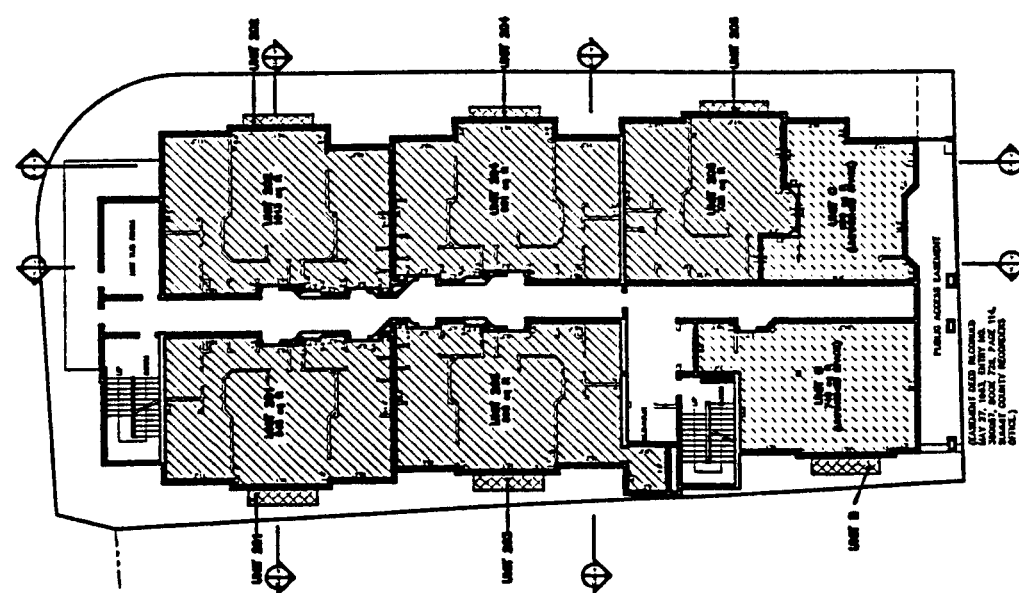


RECORDED
 STATE OF UTAH COUNTY OF SALT LAKE AND FILED
 AT THE REQUEST OF _____ PAGE _____
 DATE _____ TIME _____ BOOK _____
 RECORDER _____

THE LIFT LODGE
 A LEASE CONDOMINIUM PROJECT LOCATED IN SECTION 13
 TOWNSHIP 3 SOUTH RANGE 4 EAST SALT LAKE BASE
 AND MERIDIAN, PARK CITY, SALT LAKE COUNTY, UTAH



THIRD FLOOR



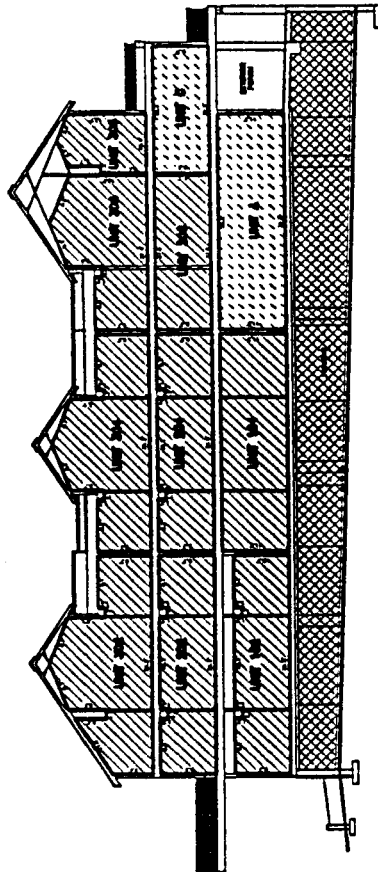
SECOND FLOOR

- LEGEND
- COMMON AREAS AND POULETS
- FRANCE RESIDENTIAL CONDOMINIUM
- UNITED COMMON AREAS
- FRANCE COMMERCIAL CONDOMINIUM

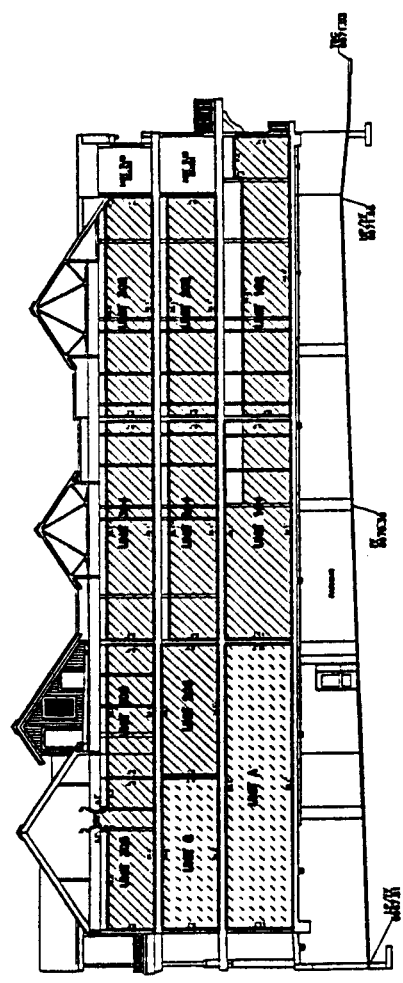


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 AT THE RECORDS OF THE BOOK PAGE
 DATE 11-1-2008 11:11 AM 2008

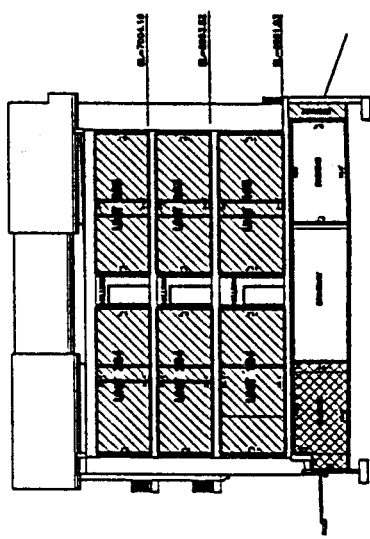
THE LIFT LODGE
 A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 18
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASIN
 AND MERIDIAN, PARK CITY, SMIITH COUNTY, UTAH



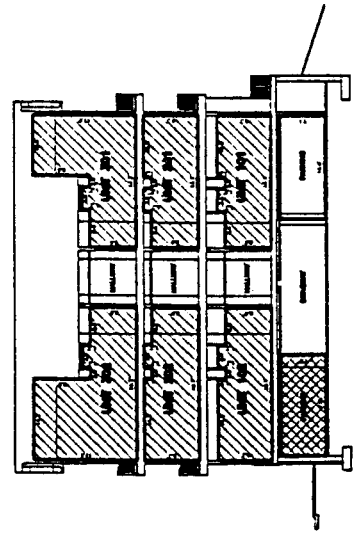
SECTION 'C'



SECTION 'A'



SECTION 'D'



SECTION 'E'

- LEGEND
- CONCRETE FLOORS AND WALLS
 - PRECAST CONCRETE CONCRETE
 - MASS CONCRETE FLOORS
 - PRECAST CONCRETE CONCRETE



THE LEFT LODGE
 A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
 TOWNSHIP 2 SOUTH, RANGE 11 EAST, COUNTY OF GARFIELD
 AND MENDOTA, PARK CITY, SUMMIT COUNTY, UTAH

RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF _____ BOOK _____ PAGE _____
 DATE _____ TIME _____ RECORDY _____



Ordinance No. 99-25

**AN ORDINANCE APPROVING AN AMENDMENT TO THE WILLOW RANCH
SUBDIVISION PLAT FOR LOT 2, PARK CITY, UTAH**

WHEREAS, the owners of the property known as Lot 2 Willow Ranch Subdivision, located at 2750 Meadow Creek Drive, have petitioned the City Council for approval of a plat amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on May 12, 1999, to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on May 26, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 3, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. APPROVAL. The Willow Ranch subdivision plat is hereby amended as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. Lot 2 of the Willow Ranch Subdivision is located within the E, Estate, zoning district. Lot 2 is currently vacant and is 7.50 acres in area. Lot 2 is 2.5 times larger than the minimum lot size in the Estate zone, which is 3 acres. The street address for this lot is 2750 Meadow Creek Drive.

2. The proposed house building pad is located a minimum of 200' from the nearest residence to the east in Park Meadows Subdivision and a minimum of 400' from the nearest residence to the north in Ridgeview Subdivision. The barn building pad is located 117' from the nearest residence to the east and 600' from the nearest residence to the north, therefore building the barn to the maximum allowed floor area has a greater impact on neighbors to the east.
3. The Willow Ranch subdivision consists of 7 lots on 40 acres and is adjacent to an 11 acre City owned open space parcel (Huntsman Parkway).
4. Lot 2 is a flat lot lower in elevation than lots to the north and is not visible from any major public road, except at the curve of Meadows Drive. Lot 2 is not visible from any Sensitive Lands visual vantage point. The size and elevation of the lot mitigates the increase in proposed building size and disturbed area.
5. The plat amendment proposes to extend the limits of disturbance/building pad for Lot 2 approximately 8' to the south and 10' to the west for a total increase of approximately 3,000 sf of area. The north and east lines will maintain their original distance from the platted wildlife corridor. The proposed driveway will maintain a minimum distance of 50' from the platted wildlife corridor and wetlands areas.
6. The proposed plat amendment transfers 1,300 sf of floor area allocated for the barn to the main house on Lot 2 of Willow Ranch Subdivision. Building height is restricted to 28' to the peak of roof for the house and 18' to the peak of roof for the barn. These heights are 5' and 15', respectively, less than permitted in the Estate zoning district. The barn is limited by this plat amendment to 500 sf in floor area. There is no net increase in platted building floor area for this lot as a result of this plat amendment.
7. The proposed house fits within the existing platted building pad but can not be constructed without disturbance outside the platted limits. Additional limits of disturbance area of 3,000 sf are required to meet the City's requirements for a minimum 12' separation between building wall and limits of disturbance fence.
8. An Army Corps of Engineering (Corps) permit (# 199250275) was issued in 1992 for the entire subdivision. The Corps have been notified of the proposed changes. In a letter to the City dated May 20, 1999, the Corps states that they have no objections to the above described plat amendments.
9. The Willow Ranch Homeowner's Association has discussed and voted to approve the requested plat amendments as documented in an attached letter.
10. Designated wetlands and wildlife corridors are located on Lot 2.

Conclusions of Law:

1. The amended plat is consistent with the Park City Land Management Code, the Park City Sensitive Lands Ordinance, and applicable State law regarding subdivision plats.
2. There is good cause for this plat amendment in that a reduction in the mass and height of the future barn is a benefit to the adjacent neighborhood, the proposed house fits within the existing building pad, and neither the public nor any person will be materially injured by the proposed amended plat. Any adverse impacts have been mitigated by conditions of approval.
3. Approval of the plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the amended plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording of the plat.
2. The applicant will record the amended plat at the County within one year from the date of City Council approval. If recording has not occurred within one year's time, this approval and the amended plat will be void.
3. All other conditions of approval of the Willow Ranch subdivision continue to apply.
4. As part of the requirement for a Construction Management Plan, associated with any building permit issued for this property, a plan shall be submitted that specifically addresses temporary and permanent runoff control on Lot 2 to prevent degradation of the existing wetlands and sensitive lands.
5. The amended plat document shall include the following (italics is new language):
Note # 2 : On Lot 1 the total impacted area, including building footprint and additional fill, shall not exceed 14, 000 square feet and *on Lot 2 the total impacted area, including building footprint and additional fill, shall not exceed 17,000 square feet.*

Note #9: Home square footage will be limited to a maximum of 8,000 square feet on Lots 1, 6, and 7; *9,300 square feet on Lot 2*, and 4400 square feet on Lots 3, 4, and 5.

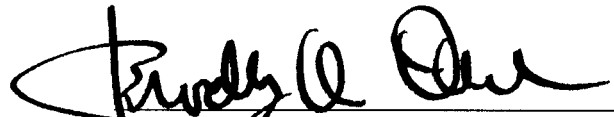
Note #10: Barn square footage *on Lots 1, 6, and 7* will be limited to a maximum of 1,800 square feet with no human occupancy. *Barn square footage on Lot 2 is limited to 500 square feet with no human occupancy.*

Note #11: Building heights of homes and barns will be limited to 23 feet to the midpoint of roof and 28 feet to the peak of roof, *except for the barn on Lot 2 where building height is limited to 18' to the peak of the roof. The barn shall not have a flat roof.*

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

PASSED AND ADOPTED this 3rd day of June 1999 .

PARK CITY MUNICIPAL CORPORATION



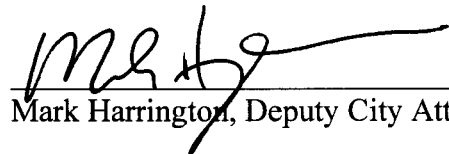
Mayor Bradley A. Olch

Attest:

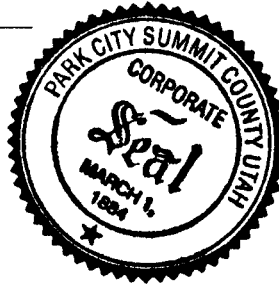


Janet M. Scott, City Recorder

Approved as to form:

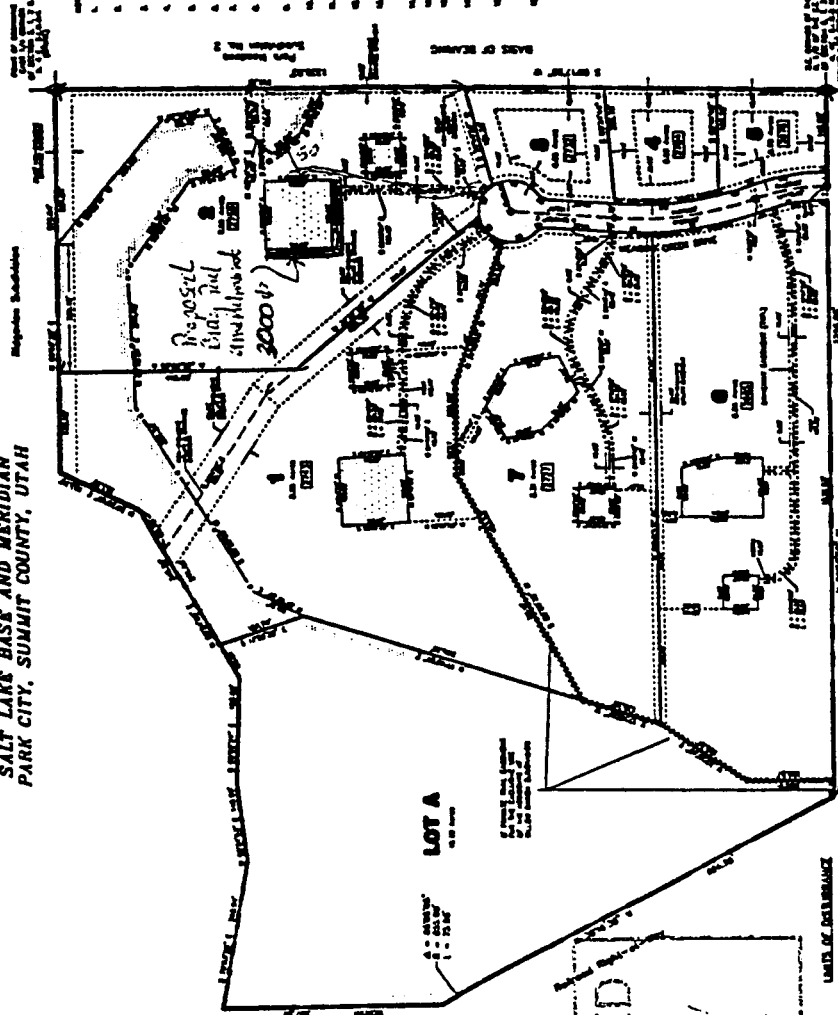


Mark Harrington, Deputy City Attorney

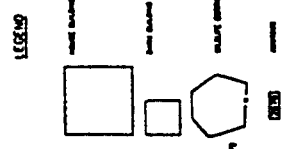


NEW

**FIRST AMENDED
WILLOW RANCH SUBDIVISION**
A PART OF THE NORTH HALF OF SOUTHEAST QUARTER
OF SECTION 5, T. 25, R. 4E,
SALT LAKE BASIN AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



- 1. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY ZONING ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS.
- 2. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY PLANNING DEPARTMENT'S REQUIREMENTS.
- 3. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY PUBLIC UTILITIES DEPARTMENT'S REQUIREMENTS.
- 4. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY FIRE DEPARTMENT'S REQUIREMENTS.
- 5. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY POLICE DEPARTMENT'S REQUIREMENTS.
- 6. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY HEALTH DEPARTMENT'S REQUIREMENTS.
- 7. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY ENVIRONMENTAL HEALTH DEPARTMENT'S REQUIREMENTS.
- 8. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY COMMUNITY DEVELOPMENT DEPARTMENT'S REQUIREMENTS.
- 9. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY HISTORIC PRESERVATION DEPARTMENT'S REQUIREMENTS.
- 10. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY LANDmarks DEPARTMENT'S REQUIREMENTS.
- 11. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY PLANNING DEPARTMENT'S REQUIREMENTS.
- 12. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY PUBLIC UTILITIES DEPARTMENT'S REQUIREMENTS.
- 13. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY FIRE DEPARTMENT'S REQUIREMENTS.
- 14. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY POLICE DEPARTMENT'S REQUIREMENTS.
- 15. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY HEALTH DEPARTMENT'S REQUIREMENTS.
- 16. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY ENVIRONMENTAL HEALTH DEPARTMENT'S REQUIREMENTS.
- 17. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY COMMUNITY DEVELOPMENT DEPARTMENT'S REQUIREMENTS.
- 18. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY HISTORIC PRESERVATION DEPARTMENT'S REQUIREMENTS.
- 19. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY LANDmarks DEPARTMENT'S REQUIREMENTS.
- 20. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF PARK CITY PLANNING DEPARTMENT'S REQUIREMENTS.



Lot	Area	Volume
1	1.2	1.2
2	1.2	1.2
3	1.2	1.2
4	1.2	1.2
5	1.2	1.2
6	1.2	1.2
7	1.2	1.2
8	1.2	1.2
9	1.2	1.2
10	1.2	1.2
11	1.2	1.2
12	1.2	1.2
13	1.2	1.2
14	1.2	1.2
15	1.2	1.2
16	1.2	1.2
17	1.2	1.2
18	1.2	1.2
19	1.2	1.2
20	1.2	1.2

Lot	Area	Volume
1	1.2	1.2
2	1.2	1.2
3	1.2	1.2
4	1.2	1.2
5	1.2	1.2
6	1.2	1.2
7	1.2	1.2
8	1.2	1.2
9	1.2	1.2
10	1.2	1.2
11	1.2	1.2
12	1.2	1.2
13	1.2	1.2
14	1.2	1.2
15	1.2	1.2
16	1.2	1.2
17	1.2	1.2
18	1.2	1.2
19	1.2	1.2
20	1.2	1.2

LEGAL DESCRIPTION
The following is a legal description of the land shown on the attached map, to-wit: The North Half of the Southeast Quarter of Section 5, Township 25 North, Range 4 East, Salt Lake Basin and Meridian, Park City, Summit County, Utah, containing approximately 20.00 acres, more or less, as shown on the attached map.

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SEP 10 1997
PARK CITY
PLANNING DEPT

Lot	Area	Volume
1	1.2	1.2
2	1.2	1.2
3	1.2	1.2
4	1.2	1.2
5	1.2	1.2
6	1.2	1.2
7	1.2	1.2
8	1.2	1.2
9	1.2	1.2
10	1.2	1.2
11	1.2	1.2
12	1.2	1.2
13	1.2	1.2
14	1.2	1.2
15	1.2	1.2
16	1.2	1.2
17	1.2	1.2
18	1.2	1.2
19	1.2	1.2
20	1.2	1.2

APPROVED AND ACCEPTED BY THE CITY ENGINEER
PARK CITY ENGINEERING DEPARTMENT
DATE: _____ DAY OF _____ A.D. 19__

CITY COUNCIL APPROVAL
PRESENTED TO THE BOARD OF PARK CITY COUNCIL, THIS _____ DAY OF _____ A.D. 19__, AT WHICH TIME THE RECORDS OF SAID CITY WERE APPROVED.

CITY ENGINEER
APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT
DATE: _____ DAY OF _____ A.D. 19__

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 19__

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 19__

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



48



Ordinance No. 99-24

AN ORDINANCE APPROVING A PLAT AMENDMENT TO ADD A METES AND BOUNDS PARCEL TO 2976 ESTATES DRIVE (LOT 33) AND AMEND THE MEADOWS ESTATES #1A SUBDIVISION, PARK CITY, UTAH

WHEREAS, the owners of the property known as lot 33 of the Meadows Estates #1A subdivision have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 14, 1999, to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on April 14, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 27, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment and addition to the Meadows Estates #1A subdivision.

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

SECTION 1. APPROVAL. The Meadows Estates #1A subdivision plat is hereby amended as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The lot is located at 2976 Estates Drive, also known as lot 33 of the Meadows Estates #1A subdivision, and is zoned Residential Development - RD.
2. Lot 33 and parcel 2 are currently vacant and owned by Brian and Evonne Strait.

3. The proposed Strait re-plat removes the rear lot line of existing lot 33 and adds 6285 square feet (parcel 2) to the lot.
4. The existing utility easement will remain and become the rear setback for the house. This setback is approximately 87 feet from the angle point of the rear parcel.

Conclusions of Law:

1. There is good cause for this re-plat as a metes and bounds parcel becomes part of a legal subdivision.
2. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed amended plat.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Meadows Estates #1A subdivision continue to apply.
4. The plat will show a rear setback line on the western edge of the existing utility easement, 87 feet from the rear angle point. This setback shall remain even if the utility easement is extinguished or relocated.

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

PASSED AND ADOPTED this 27th day of May, 1999.


PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney





Ordinance No. 99-23

AN ORDINANCE APPROVING THE PLAT AMENDMENT TO COMBINE THE NORTH ½ OF LOT 14 AND ALL OF LOT 15, BLOCK 29, OF THE PARK CITY SURVEY, LOCATED AT 475 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owner of the north ½ of Lot 14 and all of Lot 15, Block 29, Park City Survey have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 28, 1999, to receive input on the proposed plat;

WHEREAS, the Planning Commission, on April 28, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 13, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and plat amendment.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The property is located in the Historic Residential District (HR-1).
2. The amendment will combine the north ½ of Lot 14 and all of Lot 15 to allow for necessary foundation repairs and the improvement of the existing non-conforming parking situation.
3. The lots are occupied by an existing non-historic dwelling which currently has a non-

conforming setback.

4. The lot line adjustment will not increase density on the lot.
5. Adding an accessory unit to the lot would negatively impact the neighborhood by increasing traffic and parking demands.
6. Dedication of a ten (10) foot non-exclusive snow storage easement along Woodside Avenue is necessary to provide adequate snow removal services.
7. Remnant portion of Lot 14 is not owned by the applicant.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The plat amendment to combine the north ½ of Lot 14 and all of Lot 15, Block 29, of the Park City Survey, known as 475 Woodside Avenue Plat Amendment, is approved as shown on Exhibit A, with the following conditions:

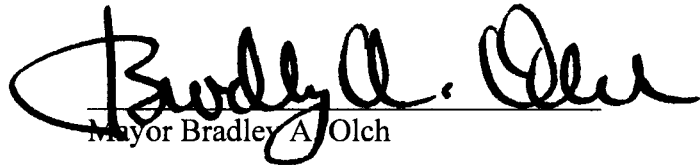
1. City Attorney and City Engineer review and approval of the lot line adjustment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. No remnant lot created is separately developable.
3. A ten (10) foot non-exclusive snow storage easement along Woodside Avenue shall be dedicated to the City on the plat.
4. Design of the proposed retaining walls, along with any proposed modifications to the existing structure require review and approval for compliance with the Historic District Design Guidelines pursuant to Chapter 4 of the Land Management Code. The front facade shall be designed to minimize large, unbroken expanses of wall area beneath the front deck on the dwelling.
5. All significant vegetation removed during this project, shall be replanted on the lot.
6. A note shall be added to the Plat stating that no accessory apartments and lockout units shall be permitted as part of this existing structure on this newly created lot. The lot shall only contain one (1) single-family home.
7. Building Permits for Lot A may not be issued until the plat is recorded.

8. All Standard Project Conditions shall apply (Please see Exhibit B - Standard Project Conditions).
9. This approval shall expire one year from the date of Planning Commission approval, unless this Plat Amendment is recorded prior to that date.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 13th day of May, 1999.

PARK CITY MUNICIPAL CORPORATION

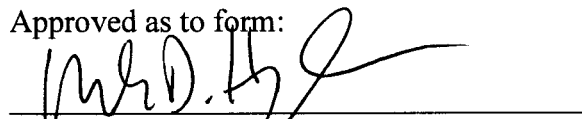


Mayor Bradley A. Olch

Attest:



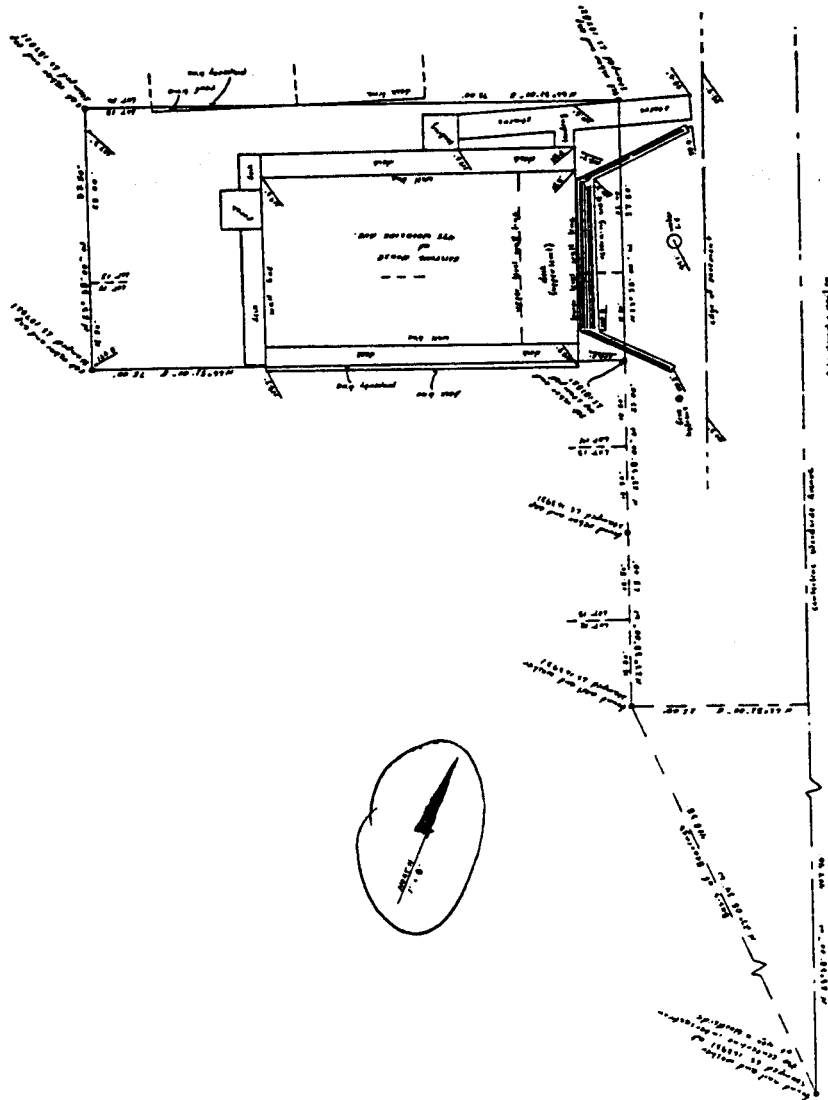
Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney



RECORD OF SURVEY and SITE SURVEY,
 The North 1/4 of Sec 14 and All of Sec 15, Block 25, Park City Survey.



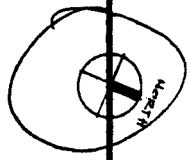
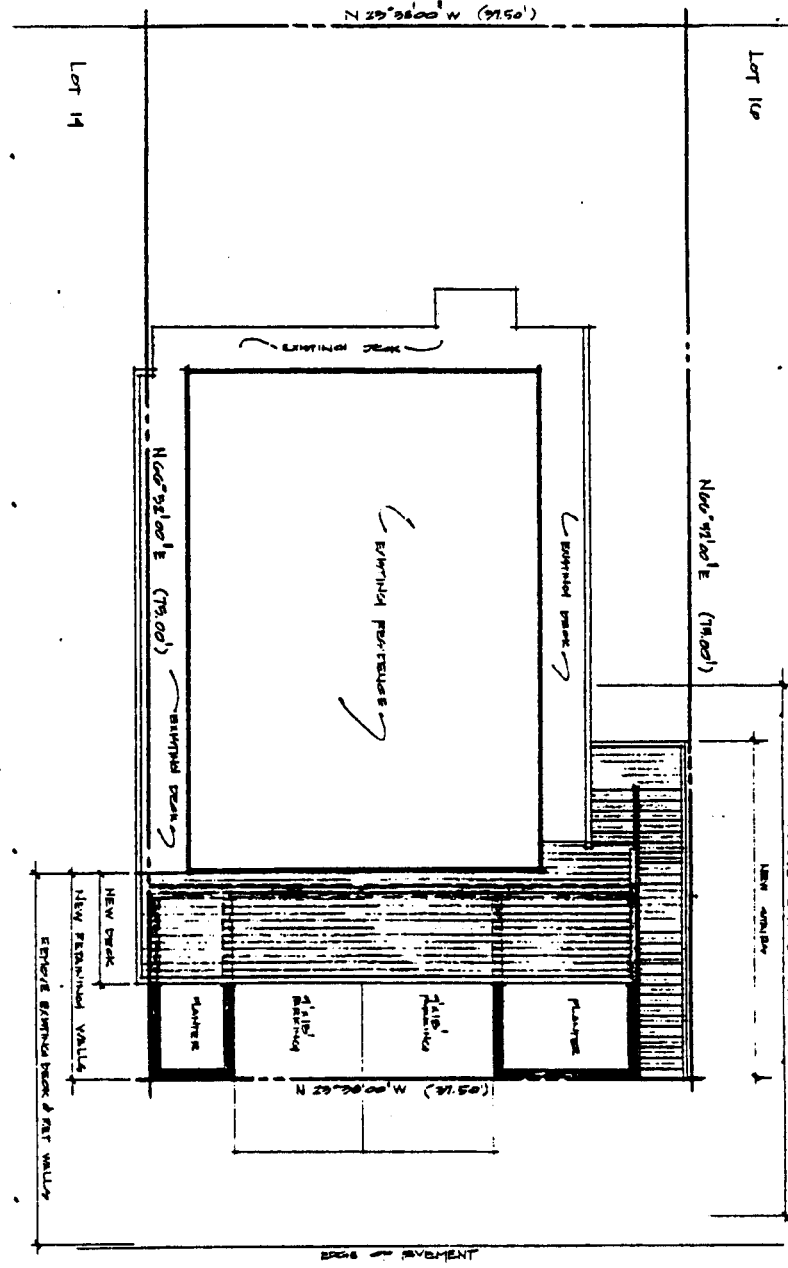
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APR 08 1999
PARK CITY
PLANNING DEPT.

(Faint, mostly illegible text, likely a survey description or notes.)



WOODSIDE AVE.

SITE PLAN
1/4" = 1'-0"



CENTRELINE OF WOODSIDE AVENUE
WOODSIDE AVENUE

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APR 03 1999
PARK CITY
PLANNING DEPT.

ALL DIMENSIONS AND NOTES ON THIS PLAN ARE SUBJECT TO THE CITY OF PARK CITY ZONING ORDINANCES AND THE CITY OF PARK CITY PLANNING DEPARTMENT. THE CITY OF PARK CITY PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT OR ENGINEER. THE CITY OF PARK CITY PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT OR ENGINEER.

LANGTON RESIDENCE
A REMODEL AND ADDITION FOR ADELE LANGTON
175 WOODSIDE AVENUE, PARK CITY, UT

STOKER ARCHITECTURE

FRANZ J. STOKER, AIA - ARCHITECT
KAREN BACKROCK, AIA - ARCHITECT



SP-1
DATE: 1/14/99
DRAWN BY: JLS
CHECKED BY: JLS

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes; the Park City Design Standards, Construction Specifications, and Standard Drawings; and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
2. All modifications to plans as specified by conditions, and all final design details, such as material and color samples, shall be submitted to and approved by the Community Development Department prior to issuance of any building permits.
3. The applicant is responsible for compliance with all conditions of project approval.
4. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
5. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof.
6. Construction staging areas shall also be clearly defined and approved by the Community Development Department, and shall be placed so as to minimize site disturbance. The landscape plans shall include plans for revegetation of all areas disturbed during construction.
7. Final grading, drainage, utility, erosion control and revegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
8. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.



Ordinance No. 99-22

AN ORDINANCE TO APPROVE THE FINAL SUBDIVISION AND RECORD OF SURVEY FOR THE CONDOMINIUM CONVERSION OF THE EXISTING DUPLEX AT 510/512 ONTARIO AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property known as 510/512 Ontario Avenue have petitioned the City Council for approval of a subdivision and record of survey for the condominium conversion; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 14, 1999, to receive input on the proposed subdivision and record of survey for the condominium conversion;

WHEREAS, the Planning Commission, on April 14, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the subdivision and record of survey for the condominium conversion.

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

SECTION 1. APPROVAL. The condominium conversion and record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The two parcels and duplex building are located at 510/512 Ontario Avenue and are zoned R-1 Residential.
2. The proposed plat changes the ownership of this property to condominium ownership.
3. A duplex structure is located on the lot and is nonconforming to the sideyard setbacks.
4. The parking area is also nonconforming and spills over onto adjacent land owned by Deer Valley and Park City Municipal Corporation.

Conclusions of Law:

1. There is good cause for this condominium plat as the units can be sold separately.
2. The subdivision is consistent with Chapter 15 of the Land Management Code.
3. The condominium conversion and subdivision plat is consistent with the Park City Land Management Code and applicable State law regarding condominiums.
4. Neither the public nor any person will be materially injured by the proposed condominium conversion and subdivision plat.
5. Approval of the plat, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the condominium record of survey and CC &Rs for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. A parking and landscape plan complying with all applicable R-1 zone and LMC requirements must be approved by the Community Development Department and implemented prior to recordation of the plat.
4. The Building Department must inspect the premises for compliance to Building Code and to ensure that there are only two units prior to recordation of the plat.

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

PASSED AND ADOPTED this 20th day of May 1999.


PARK CITY MUNICIPAL CORPORATION

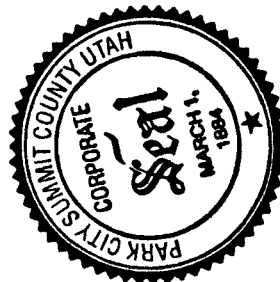
Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney



OWNER'S DESCRIPTION AND CONSENT TO RECORD

After all the above information has been reviewed and approved by the Planning Commission, the City Council, and the Mayor, the City of Park City, Utah, hereby certifies that the above information is true and correct to the best of its knowledge and belief, and that the same is being recorded for the purpose of creating a record of the same in the public records of the State of Utah.

By _____ Mayor

By _____ City Clerk

ACKNOWLEDGMENT

I, _____, the owner of the above described property, do hereby acknowledge that I have read and understand the contents of the foregoing plat, and that I consent to the recording of the same in the public records of the State of Utah.

By _____

OWNER'S DESCRIPTION AND CONSENT TO RECORD

After all the above information has been reviewed and approved by the Planning Commission, the City Council, and the Mayor, the City of Park City, Utah, hereby certifies that the above information is true and correct to the best of its knowledge and belief, and that the same is being recorded for the purpose of creating a record of the same in the public records of the State of Utah.

By _____ Mayor

By _____ City Clerk

ACKNOWLEDGMENT

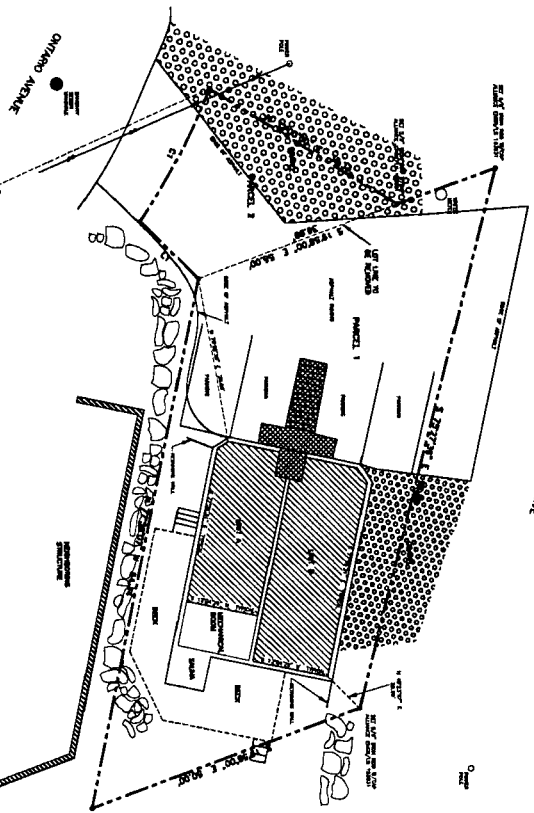
I, _____, the owner of the above described property, do hereby acknowledge that I have read and understand the contents of the foregoing plat, and that I consent to the recording of the same in the public records of the State of Utah.

By _____

ACKNOWLEDGMENT

I, _____, the owner of the above described property, do hereby acknowledge that I have read and understand the contents of the foregoing plat, and that I consent to the recording of the same in the public records of the State of Utah.

By _____



CHAIN	AREA (SQ. FEET)	LENGTH	WIDTH	PERCENT
1	17,111.50	171.115	100.00	100.00
2	17,111.50	171.115	100.00	100.00

LINE	BEARING	DISTANCE
1	S 89° 29' 30" W	171.115
2	S 89° 29' 30" W	171.115

- LEGEND**
- ▭ Common Area
 - ▨ Unit (Private Ownership)
 - ▩ Limited Common Area

RECEIVED

AUG 18 1998

PARK CITY
PLANNING DEPT.

ONTARIO AVENUE CONDOMINIUMS

PLAT AMENDMENT TO BLOCK 57, PARK CITY SURVEY

LOCATED IN SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 12 EAST, T11N R12E W11E,
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

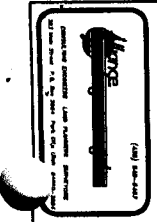
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH REGULATION ON MAPS AND SURVEYS, UTAH A.C. 1988 A.D.
BY _____ PARK CITY ENGINEER

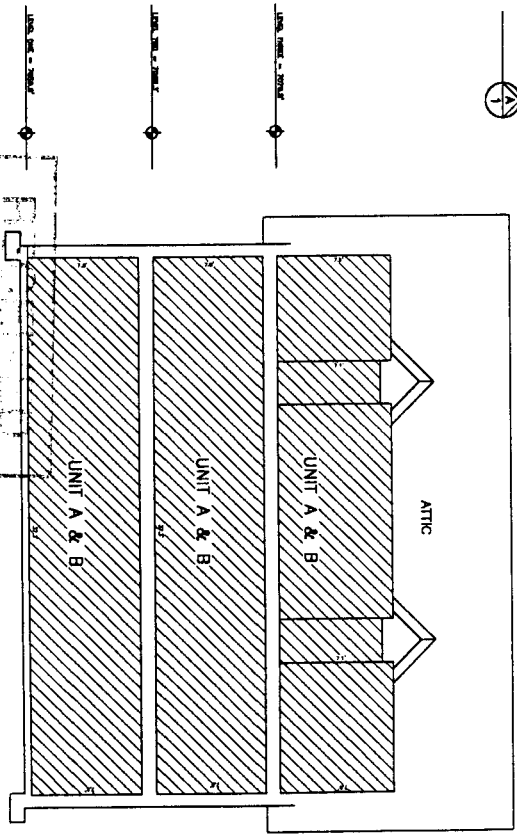
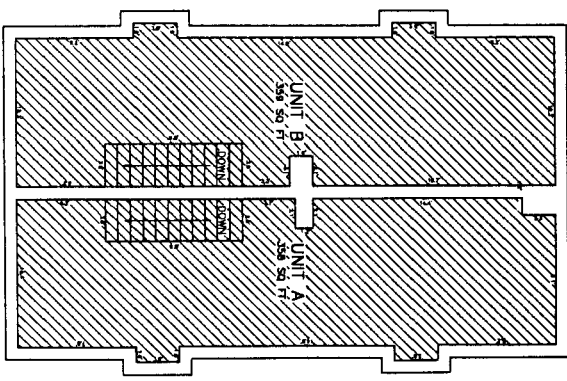
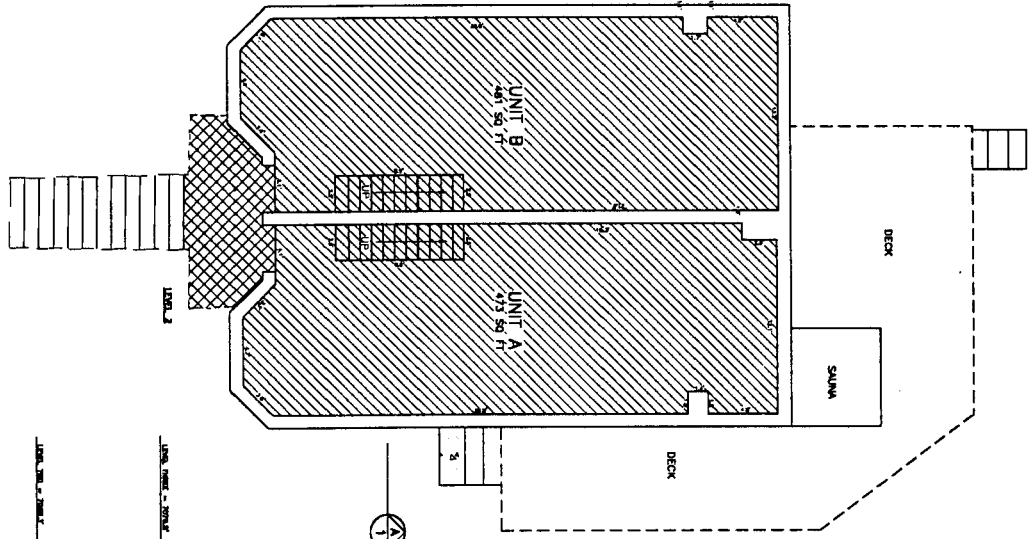
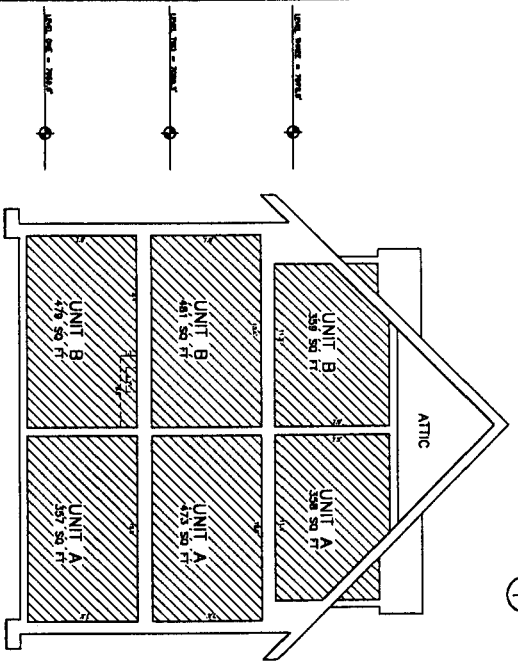
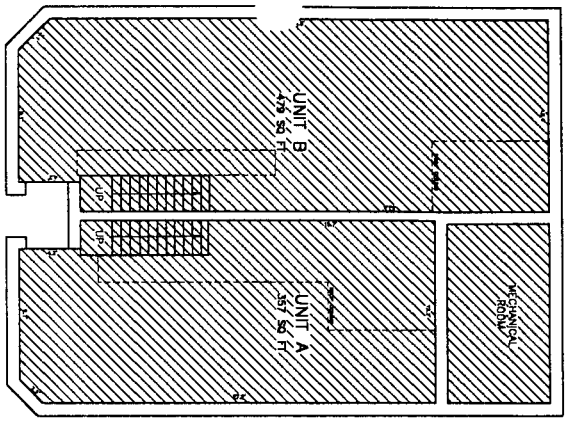
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ 1988 A.D.
BY _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP AND SURVEY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
BY _____ PARK CITY RECORDER

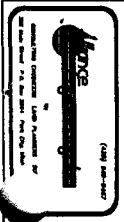
PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ 1988 A.D.
BY _____ CHAIRMAN

STATE OF UTAH COUNTY OF SUMMIT, AND FILED
DATE _____ 1988 A.D. BOOK _____ PAGE _____





- COMMON AREA
- UNIT (PRIVATE OWNERSHIP)
- LIMITED COMMON AREA



AUG 13 1998
 PLAT CITY
 PLAT 1000-001

PLAT 1000-001 FILED IN PLAT 1000-001
 STATE OF UTAH COUNTY OF SUMMIT, AND FIELD
 OFFICE AT THE REQUEST OF
 BOOK PAGE
 RECORDER



Ordinance No. 99-21

AN ORDINANCE APPROVING A RECORD OF SURVEY TO STEIN ERIKSEN LODGE PHASE III LOCATED AT 7700 STEIN WAY, PARK CITY, UTAH

WHEREAS, the owner, Stein Eriksen Lodge, of the property known as 7700 Stein Way, have petitioned the City Council for approval of Record of Survey to Stein Eriksen Lodge; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on May 12, 1999 the Planning Commission held a public hearing to receive public input on the proposed Record of Survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, a financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner; and

WHEREAS, the proposed plat changes the type of ownership of this property to condominium ownership; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey.

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The property is within the Residential Development District Zone.
2. The proposed plat changes the type of ownership of this property to condominium ownership.

ownership.

3. The proposal is consistent with both the Park City Land Management Code and the General Plan in that the RD zone allows condominium units when all minimum code requirements are met.
4. The Plat is consistent with the Planning Commission approval of March 25, 1998 for the Stein Eriksen Lodge MPD.
5. A financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
6. The applicant stipulates to all conditions of approval.
7. Utility easements are necessary to provide adequate long-term utility maintenance.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for this condominium plat.
2. Neither the public nor any person will be materially injured by the proposed condominium plat.
3. The plat is consistent with the Park City Land Management Code and applicable State Law regarding condominiums plats.

SECTION 3. CONDITIONS OF APPROVAL. The proposed plat amendment attached as Exhibit A is hereby adopted with the following Conditions of Approval:

1. The City Attorney and City Engineer's review and approval of the condominium plat and CCR'S for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.
2. All standard project conditions shall apply.
3. A financial guarantee in an amount acceptable to the City Engineer for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City Standards and accepted by the City Engineer prior to release of this guarantee.

4. All Conditions of Approval under the MPD approved March 25, 1998 are in effect.
5. The final Record of Survey plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year of City Council's approval, this approval, this approval and the plat shall be considered void.
6. Sewer, water, and various non-exclusive utility easements shall be shown on the plat to accommodate existing and future utilities.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 20th day of May, 1999.


PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder

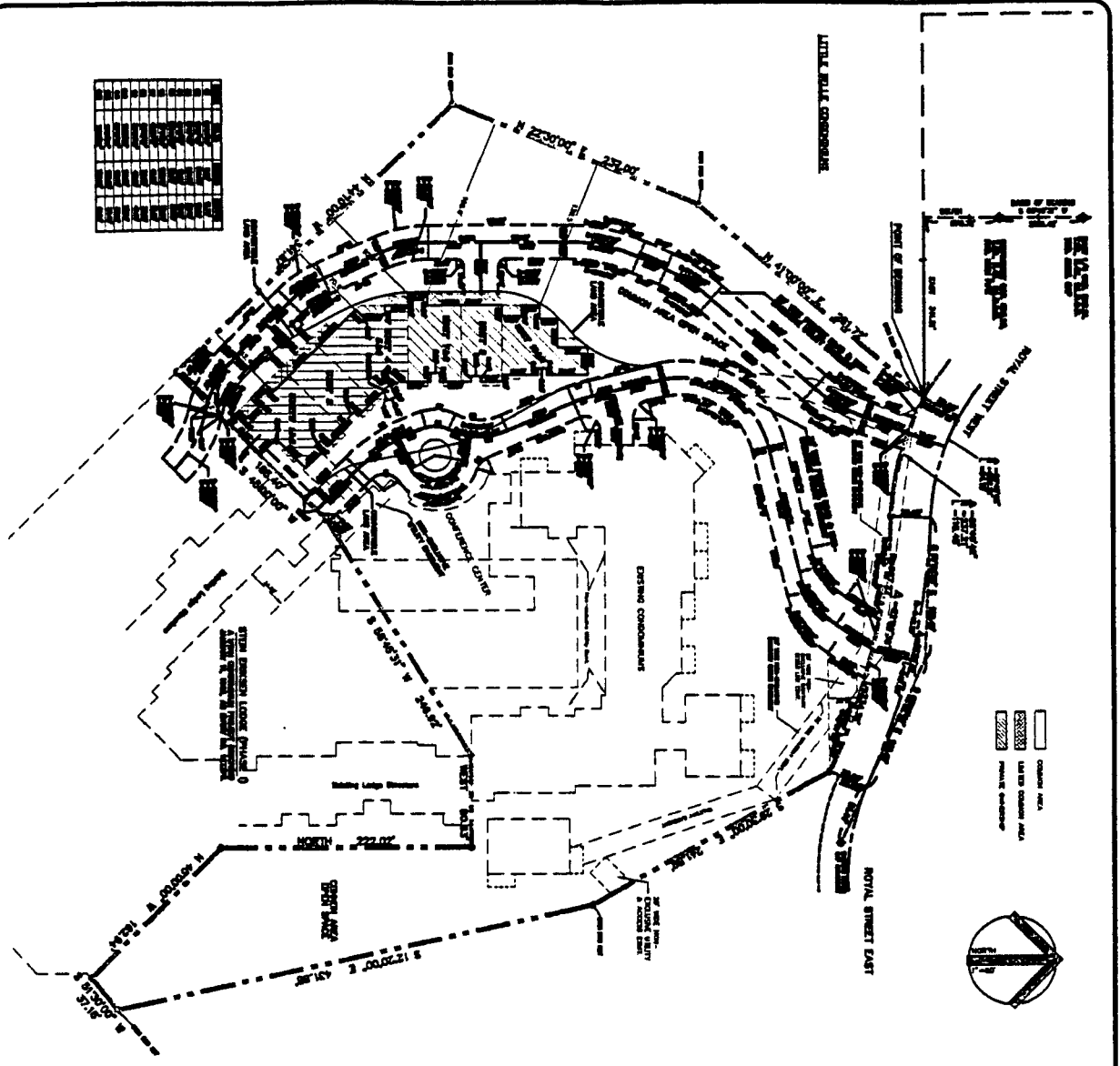
Approved as to form:


Mark D. Harrington, Deputy City Attorney



RECEIVED

MAR 24 1989
PARK CITY
PLANNING DEPT.



NOTES

1. All of the area within the boundary shown herein is contained within the boundaries of the City of Park City, Utah, and shall be subject to all applicable laws, ordinances, rules and regulations of the City of Park City, Utah.

2. The project is subject to the approval of the City of Park City, Utah, and the project shall be subject to all applicable laws, ordinances, rules and regulations of the City of Park City, Utah.

3. The project is subject to the approval of the State of Utah, and the project shall be subject to all applicable laws, ordinances, rules and regulations of the State of Utah.

4. The project is subject to the approval of the County of Summit, Utah, and the project shall be subject to all applicable laws, ordinances, rules and regulations of the County of Summit, Utah.

5. The project is subject to the approval of the State of Colorado, and the project shall be subject to all applicable laws, ordinances, rules and regulations of the State of Colorado.

PROPOSED DEVELOPMENT

The proposed development consists of a total of 100 units, including 50 units of one-bedroom, 30 units of two-bedroom, and 20 units of three-bedroom. The units are to be constructed on a total area of 100,000 square feet. The project is to be completed within 18 months of the start of construction.

APPROVED CERTIFICATE

I, the undersigned, being duly qualified, do hereby certify that the above described project is in accordance with the applicable laws, ordinances, rules and regulations of the City of Park City, Utah, and the State of Utah, and the County of Summit, Utah, and the State of Colorado.

CONSENT TO RECORD

I, the undersigned, do hereby consent to the recording of the above described project in the public records of the County of Summit, Utah, and the State of Colorado, and the City of Park City, Utah.

ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge that I have read and understand the contents of the above described project, and I consent to the recording of the same in the public records of the County of Summit, Utah, and the State of Colorado, and the City of Park City, Utah.

THIRD SUPPLEMENTAL RECORD OF SURVEY MAP OF STEIN ERIKSEN LODGE
A UTILITY CONDOMINIUM PROJECT ESTABLISHED PURSUANT TO THE RECORD OF SURVEY MAP RECORDED JANUARY 18, 1982, AS ENTER NO. 1018790, IN THE OFFICIAL REAL PROPERTY RECORDS OF SUMMIT COUNTY, UTAH, AS SUCH RECORD OF SURVEY MAP HAS BEEN SUPPLEMENTED, AMENDED, AND CORRECTED.

SHEET 1 OF 4

CITY COUNCIL

PRESENTED TO THE PARK CITY COUNCIL
THIS _____ DAY OF _____ 19____
AT WHICH THE RES PLAT WAS APPROVED.

APPROVED

EXHIBIT A - PROPOSED CONDOMINIUM PLAT

RECORDED

STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDS

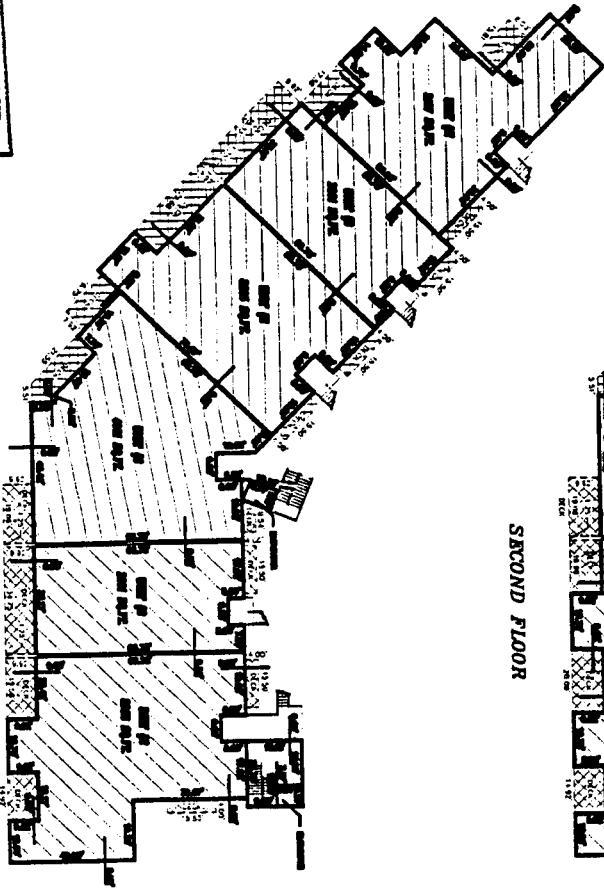
THE JACK JOHNSON COMPANY
1777 Sun Peak Dr. • Park City, Utah 84302
(408) 945-3000 • Fax (408) 945-4100

RECEIVED

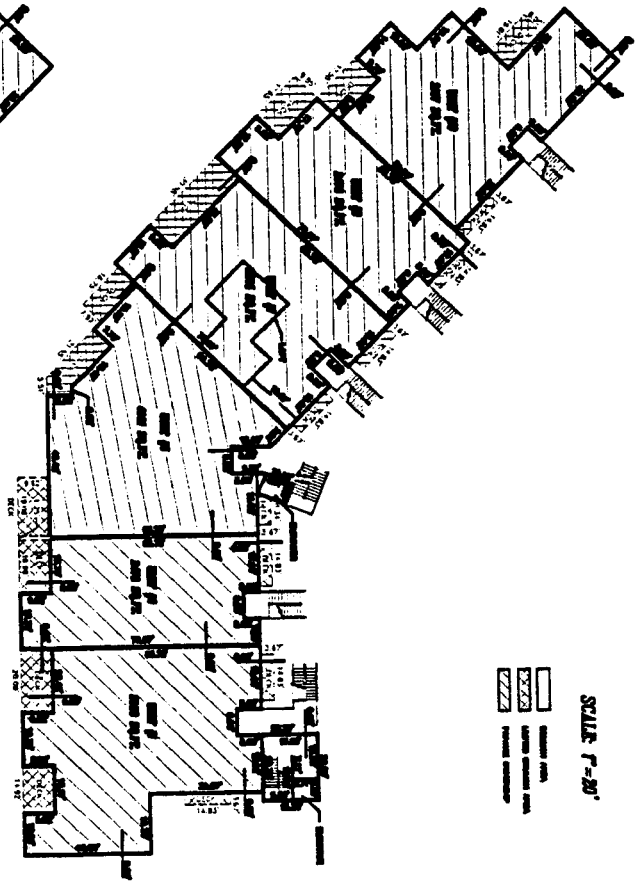
MAR 24 1999

PARK CITY
PLANNING DEPT

FIRST FLOOR

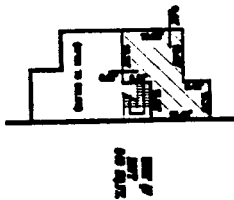
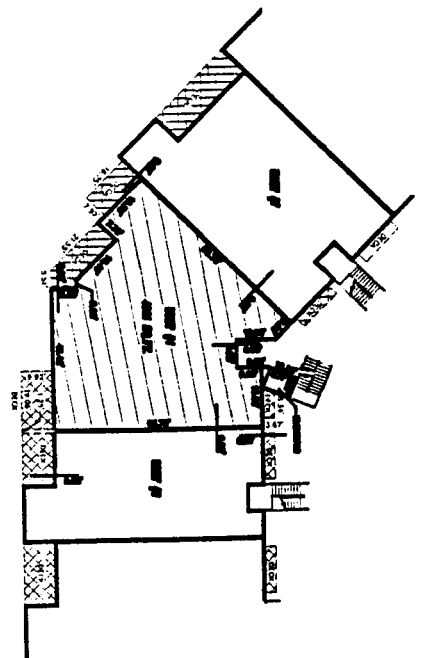


SECOND FLOOR



SCALE 1/8"

THIRD FLOOR



THIRD SUPPLEMENTAL
RECORD OF SURVEY MAP OF
STEIN ERIKSEN LODGE
A UTAH CONDOMINIUM PROJECT ESTABLISHED
PURSUANT TO THE RECORD OF SURVEY MAP
RECORDED JANUARY 14, 1984, AS ENTRY NO. 187370,
IN THE OFFICIAL REAL PROPERTY RECORDS OF SUIAVIT
COUNTY UTAH, AS SUCH RECORD OF SURVEY MAP HAS
BEEN SUPPLEMENTED, AMENDED, AND CORRECTED.
SHEET 2 OF 4

RECORDED

STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF _____
COUNTY RECORDER



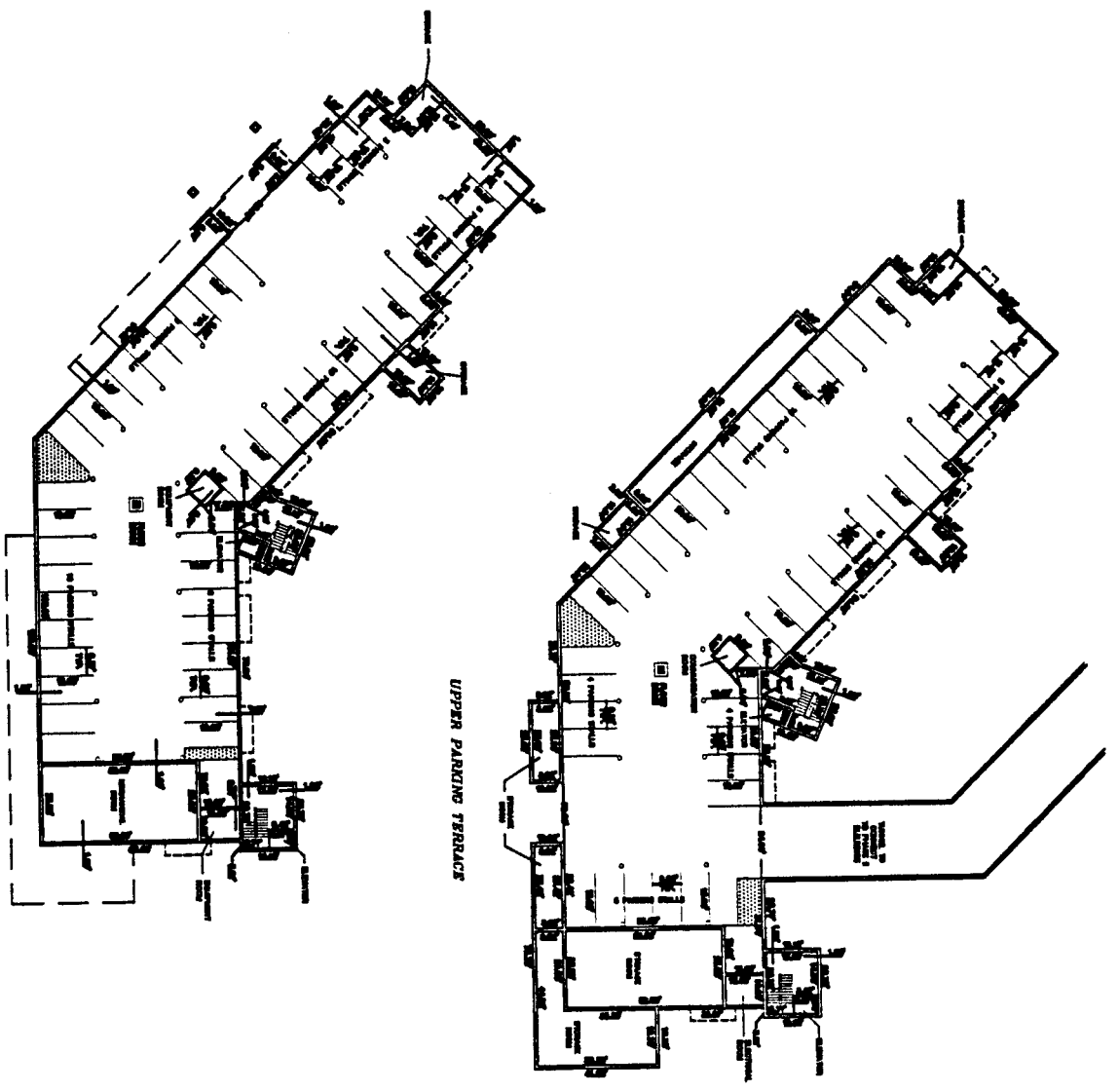
**THE JACK
JOHNSON
COMPANY**

1777 Sun Park Dr. • Park City, Utah 84306
(801) 944-5000 • Fax (801) 944-4420

RECEIVED

MAR 24 1999

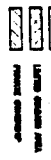
PARK CITY
PLANNING DEPT.



UPPER PARKING TERRACE

LOWER PARKING TERRACE

SCALE: 1" = 20'



THIRD SUPPLEMENTAL
 RECORD OF SURVEY MAP OF
 STEIN ERIKSEN LODGE
 A UTAH CONDOMINIUM PROJECT ESTABLISHED
 PURSUANT TO THE RECORD OF SURVEY MAP
 RECORDED JANUARY 14, 1988, AS SET FORTH HEREIN,
 IN THE OFFICIAL REAL PROPERTY RECORDS OF SUMMIT
 COUNTY, UTAH, AS SUCH RECORD OF SURVEY MAP HAS
 BEEN SUPPLEMENTED, AMENDED, AND CORRECTED.
 SHEET 3 OF 4

RECORDED

FILE NO. _____

COUNTY OF _____

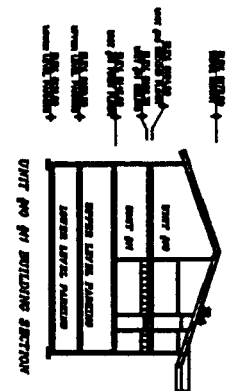
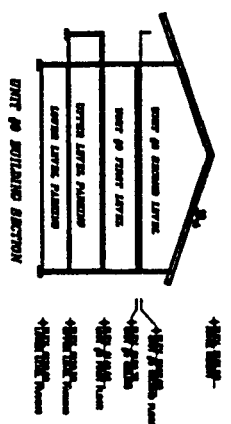
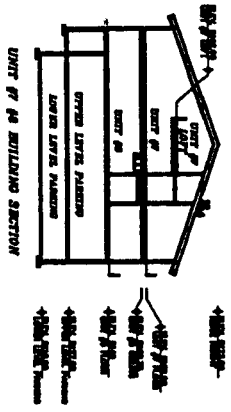
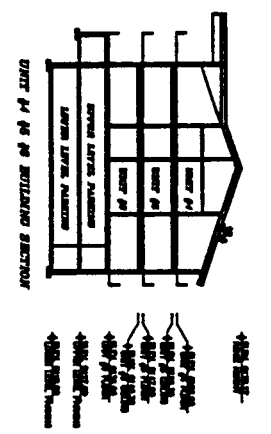
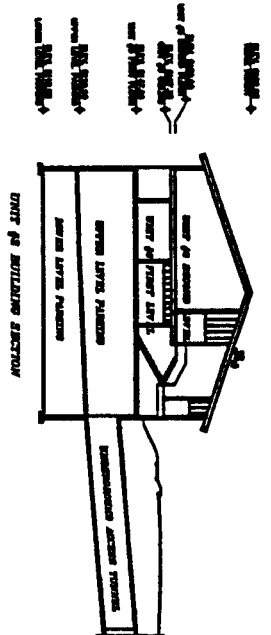
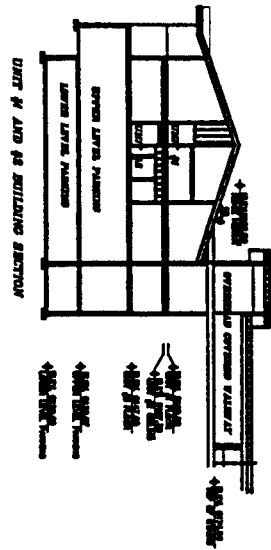
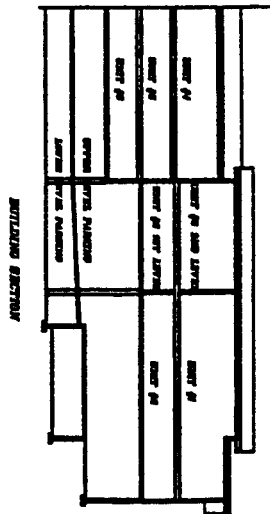
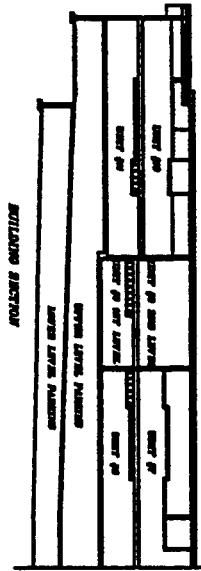
RECORDED AND FILED AT THE REQUEST OF:

COUNTY RECORDER

THE JACK
 JOHNSON
 COMPANY

1775 So. Red Bl. • Park City, Utah 84302
 (801) 441-9000 • Fax (801) 944-4330

SCALE: 1" = 20'



RECEIVED

MAR 24 1999

PARK CITY
PLAN
DEPT.

THIRD SUPPLEMENTAL
RECORD OF SURVEY MAP OF
STEIN ERIKSEN LODGE
A UTAH CONDOMINIUM PROJECT ESTABLISHED
PURSUANT TO THE RECORD OF SURVEY MAP
RECORDED JANUARY 14, 1992, AS ENTRY NO. 187370,
IN THE OFFICIAL REAL PROPERTY RECORDS OF SUMMIT
COUNTY, UTAH, AS SUCH RECORD OF SURVEY MAP HAS
BEEN SUPPLEMENTED, AMENDED AND CORRECTED.

SHEET 4 OF 4

RECORDED
DATE OF _____
BY _____
RECORD AND FILED AT THE OFFICE OF:
COUNTY RECORDER _____

THE JACK
JOHNSON
COMPANY
1775 Sun Peak Dr. • Park City, Utah 84098
(801) 945-8000 • Fax: (801) 945-4510



Ordinance No. 99-20

AN ORDINANCE APPROVING THE CONDOMINIUM CONVERSION OF THE DUPLEX LOCATED AT 556 DEER VALLEY LOOP DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property known as 556 Deer Valley Loop Drive have petitioned the City Council for approval of a condominium conversion and final record of survey plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on May 12, 1999, to receive input on the proposed condominium conversion and record of survey;

WHEREAS, the Planning Commission, on May 12, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 13, 1999, the City Council held a public hearing to receive input on the proposed condominium conversion and record of survey; and

WHEREAS, it is in the best interest of Park City, Utah to approve the condominium conversion and record of survey.

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

SECTION 1. APPROVAL. The condominium conversion and record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The proposed plat changes the type of ownership of this property to condominium ownership.
2. The proposal is consistent with both the Land Management Code and the General Plan in that the RM zone allows duplex structures on approved lots when all minimum code requirements are met.

Conclusions of Law:

1. There is good cause for this condominium plat as the units can be sold separately.
2. The plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed condominium plat.
4. Approval of the plat, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. All standard project conditions will apply.
3. The applicant will record the final condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within the one year's time, this approval and the plat will be void.
4. The defined parking spaces associated with each condominium unit shall be designated on the plat.

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

PASSED AND ADOPTED this 13th day of May 1999 .

PARK CITY MUNICIPAL CORPORATION



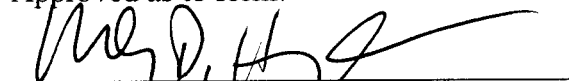
Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney

SURVEYOR'S CERTIFICATE

I, Bob Paul, do hereby certify that I am a Registered Land Surveyor and that I have carefully checked the 12/2/98 plat and the data thereon and that I have caused to be made under my direction and by the authority of the owner, this Record of Survey Map of 556 DEER VALLEY LOOP ROAD CONDOMINIUM, on Utah Condominium Project in accordance with the provisions of Section 57-8-1(4) of the Utah Condominium Ownership Act.

Bob Paul L.S. 113736 _____ Date _____

BOUNDARY DESCRIPTION

Beginning at a point South 718.15 feet (South 020°11' West 721.235 feet measured) and East 326.61 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said corner being identified on an iron pipe set in the ground stamped 1/4 S 16, U.P.C.M.C., and continuing South 718.15 feet (South 020°11' West 721.235 feet measured) to a point on the old fence line 45.36 feet, thence North 17°22' East 89.07 feet, thence South 51°03'36" East along an old fence line 48.27 feet, to the point of beginning. Description contains 3750 square feet, more or less.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, G1 Land Development, L.L.C., a Utah limited liability company, is the fee simple owner of the herein described tract of land and consents to the recreation of this Record of Survey Map in accordance with Utah Code Sections 57-8-11, authorizing the use hereinto herein, to be known as 556 DEER VALLEY LOOP ROAD CONDOMINIUM, upon the understanding that Park City, Utah, shall have the right to use the easement shown on this Record of Survey Map for the purpose of providing utility service to the property, and the installation, use, maintenance, and eventual replacement of utilities. G1 Land Development, L.L.C. is a Utah Limited Liability Company.

By _____
Title _____

ACKNOWLEDGMENT

State of _____
County of _____

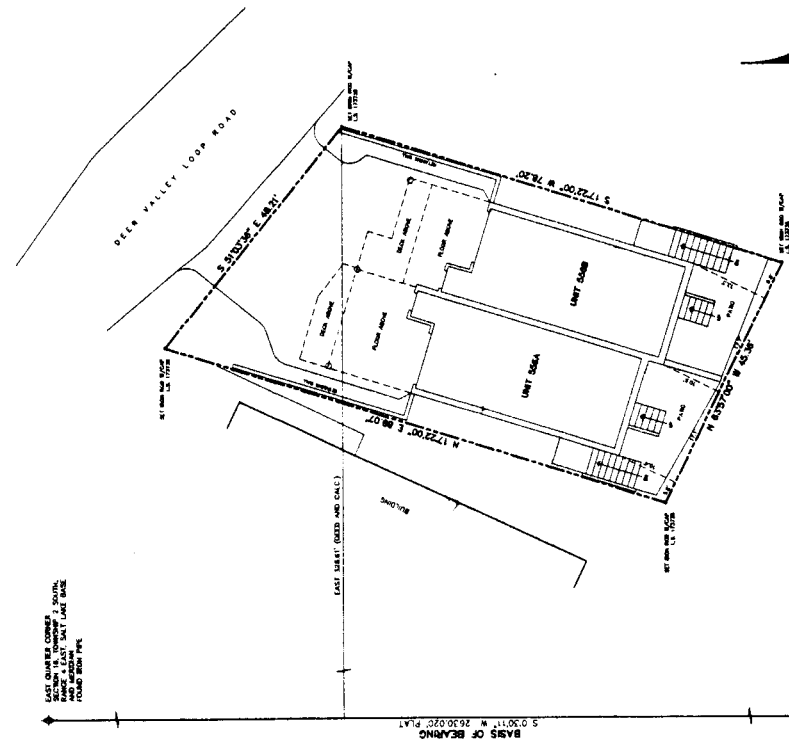
On this _____ day of _____, 1998, personally appeared before me _____, a Notary Public, who being by me duly sworn, did depose and testify that she is the owner of the herein described property, and that the undersigned, G1 Land Development, L.L.C., a Utah limited liability company, and she, as the sole and managing Owner's Designation and Consent to Record was signed on behalf of the limited liability company, and she, as the managing Owner's Designation and Consent to Record, is the same as heretofore stated. The owner, or its representative, hereby irrevocably offers for dedication to the City of Park City, Utah, the easement shown on this Record of Survey Map for the purpose of providing utility service to the property, and the installation, use, maintenance, and eventual replacement of utilities.

Notary Public _____
My commission expires: _____

- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP

NOTES:

1. ALL COMMON DIMENSIONS SHOWN ON THIS PLAT HAVE BEEN OBTAINED FROM ARCHITECTURAL DRAWINGS PREPARED BY DESIGN WEST, INC. A.L.A. AND FIELD VERIFIED.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS OF OWNERSHIP.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. BENCHMARK: SEE SHEET 1 OF 2 FOR LOCATION AND ELEVATION.
6. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
7. ALL BUILDING TIES TO PROPERTY LINES ARE PERPENDICULAR.



LEGEND
 □ REPRESENTS SQUARE FEET.
 □ REPRESENTS INDIVIDUAL UNIT.
 □ REPRESENTS COMMON AREAS.

RECORD OF SURVEY MAP
556 DEER VALLEY LOOP ROAD
CONDOMINIUM
 A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.
 Recorded concurrently herewith is the Declaration of Condominium, Conditions, and Restrictions of the 556 Deer Valley Loop Road Condominium Owners Association.

JOB NO. 5-3-98 LAURENCE VAUGHN/RESI.DWG PAGE 1 OF 2

<p>PARK CITY SURVEYING, INC. P.O. Box 3003 PARK (435) 448-7818</p>	<p>BY _____ S.B.S.I.D.</p>	<p>REVIEWED FOR CONFORMANCE TO SNOOKVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS DAY OF _____ 1999 A.D.</p>	<p>BY _____ CHAIRMAN</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____ 1999 A.D.</p>	<p>ENGINEERS CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH CONDOMINIUM ACT FILED IN MY OFFICE THIS DAY OF _____ 1999 A.D.</p>	<p>BY _____ PARK CITY ATTORNEY</p>	<p>APPROVAL AS TO FORM THIS RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY COUNCIL THIS DAY OF _____ 1999 A.D.</p>	<p>CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY COUNCIL THIS DAY OF _____ 1999 A.D.</p>	<p>RECORDED STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____ PAGE _____ BOOK _____</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS DAY OF _____ 1999 A.D.</p>	<p>BY _____ MAYOR</p>
--	---	---	---------------------------------------	--	--	---	--	--	--	---	-----------------------

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

JOB NO. S-3-99 UNBREVISED RESPONSE DWG

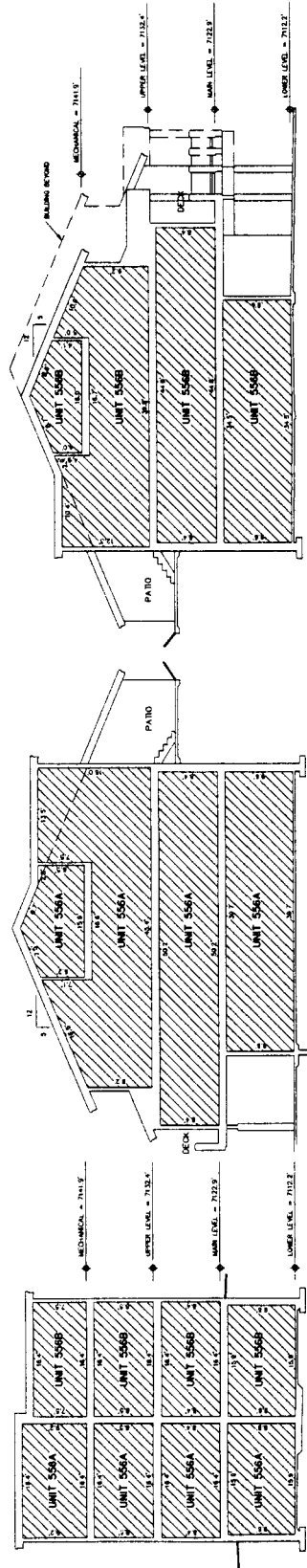
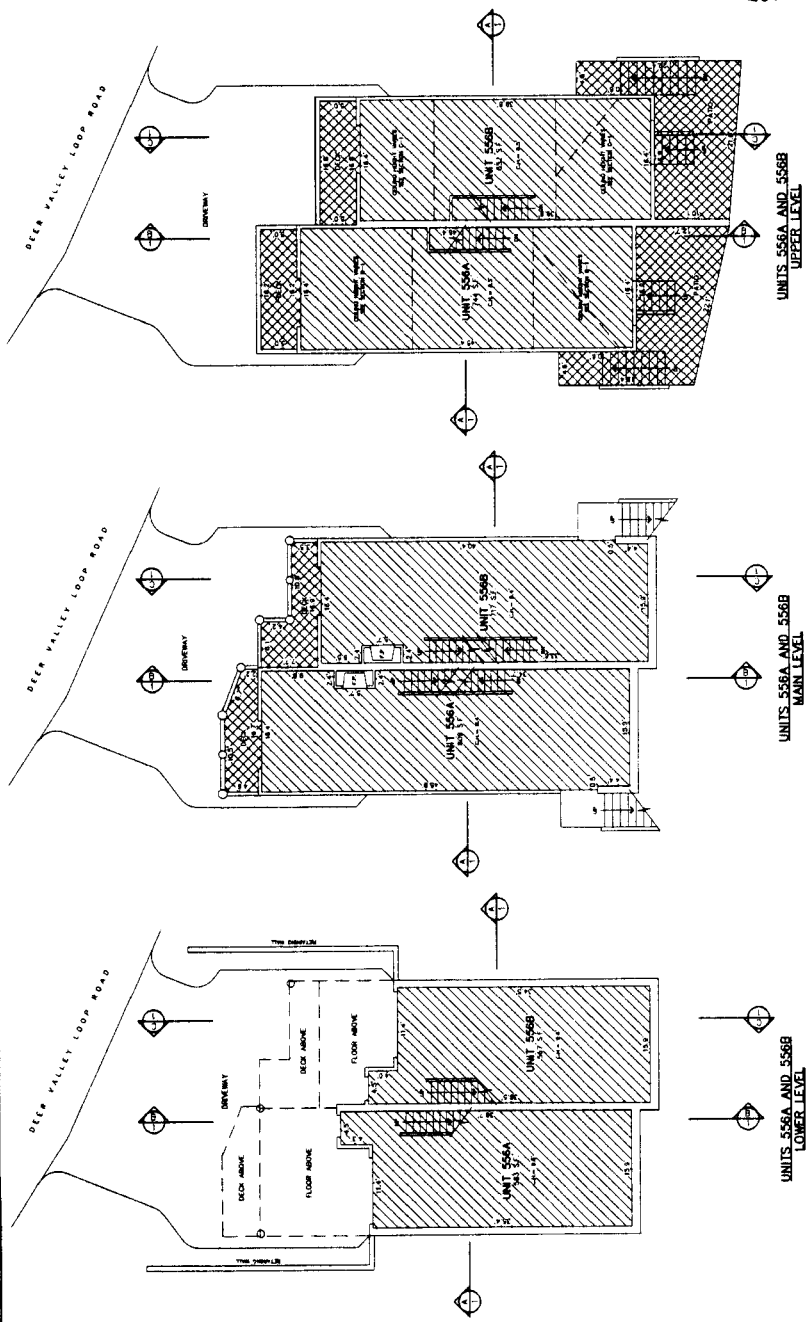
- LEGEND**
- S.F. REPRESENTS SQUARE FEET.
 - F.P. REPRESENTS SQUARE FEET.
 - C.H. REPRESENTS CEILING HEIGHT.
- COMMON OWNERSHIP
 - PRIVATE OWNERSHIP
 - UNITED COMMON OWNERSHIP



- NOTES:**
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM THE RECORD DRAWINGS PREPARED BY DEBRA WELCH, INC. A.P.A. AND FIELD VERIFIED.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
 4. BENCHMARK: SEE SHEET 1 OF 2 FOR LOCATION AND ELEVATION.
 5. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
 6. ALL BALCONY DECKS TO PROPERTY LINE ARE PERPENDICULAR.

RECORD OF SURVEY MAP
556 DEER VALLEY LOOP ROAD
CONDOMINIUM

A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASIN AND NEIGHBORHOOD OF CITY AND COUNTY OF SUMMIT,
 BEING THE 556 Deer Valley Loop Road Condominium Owners Association.



SECTION "C"-1

SECTION "B"-1

SECTION "A"-1



Ordinance No. 99-19

AN ORDINANCE APPROVING THE 1024 EMPIRE AVENUE PLAT AMENDMENT TO COMBINE PORTIONS OF LOT 21 AND LOT 22, BLOCK 16, OF THE SNYDER'S ADDITION TO THE PARK CITY SURVEY, LOCATED AT 1024 EMPIRE AVENUE, PARK CITY, UTAH

WHEREAS, the owner of portions of Lots 21 and 22, Block 16, Snyder's Addition to the Park City Survey have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 28, 1999, to receive input on the proposed plat;

WHEREAS, the Planning Commission, on April 28, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 13, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and plat amendment.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The property is located in the HR-1 District.
2. The site currently is vacant.
3. The proposed Plat Amendment will combine two (2) substandard parcels into one (1) legal lot to accommodate one single family residence.
4. Adding an accessory unit to the lot would negatively impact the neighborhood by increasing traffic and parking demands.

5. Dedication of a ten (10) foot non-exclusive snow storage easement along Empire Avenue is necessary to provide adequate snow removal services.
6. The lot contains significant lilac clumps.
7. Remnant portions of Lots 21 and 22 are not owned by the applicant.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

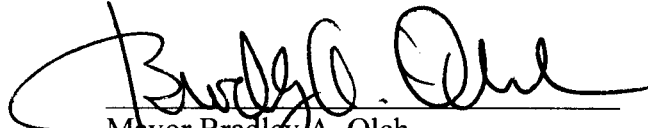
SECTION 3. PLAT APPROVAL. The plat amendment to combine portions of Lot 21 and Lot 22, Block 16, of the Snyder's Addition to the Park City Survey, known as 1024 Empire Avenue Plat Amendment, is approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recording
2. A ten (10) foot non-exclusive snow storage easement along Empire Avenue shall be dedicated to the City on the plat.
3. The lilacs if removed, shall be replanted on the lot.
4. Accessory apartments and lockout units are prohibited on this newly created lot. The lot shall only contain one (1) single-family home.
5. Design of any proposed structures require review and approval for compliance with the Historic District Design Guidelines pursuant to Chapter 4 of the Land Management Code.
6. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
7. Building Permits for Lot A may not be issued until the plat is recorded.
8. All Standard Project Conditions shall apply (Please see Exhibit B - Standard Project Conditions).
9. No remnant lot created by this amendment is separately developable.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 13th day of May, 1999.

PARK CITY MUNICIPAL CORPORATION



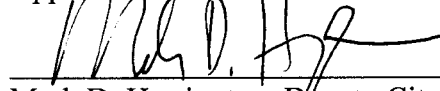
Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

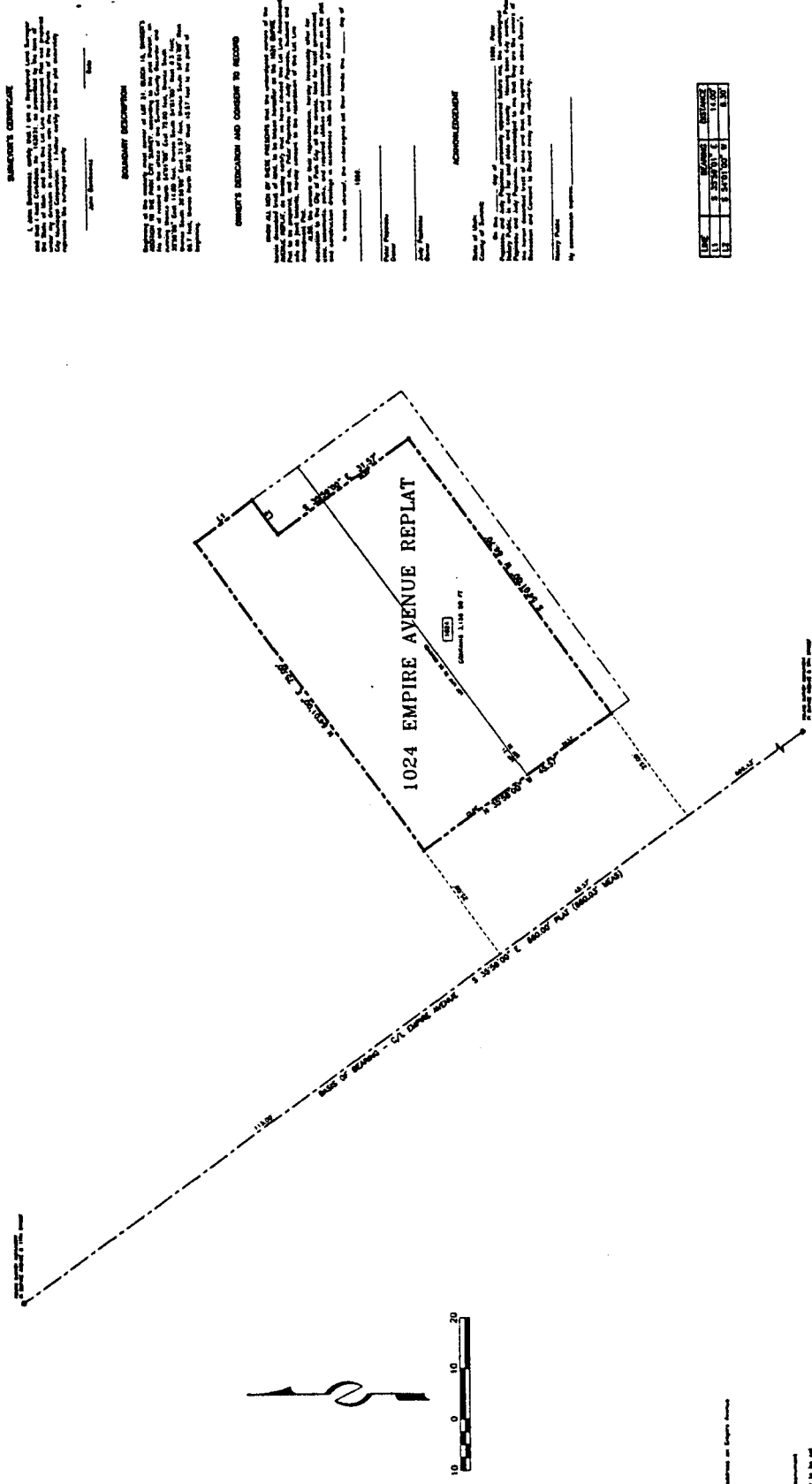
Approved as to form:



Mark D. Harrington, Deputy City Attorney



Exhibit A
Proposed Plat



LOT LINE AMENDMENT PLAT
1024 EMPIRE AVENUE REPLAT

LOCATED IN SECTION 15
TOWNSHIP 2 SOUTH, RANGE 10 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

ENGINEER'S CERTIFICATE

I, the undersigned, being duly qualified in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey and plat on file in my office.

SURVEY DESCRIPTION

The above described plat was prepared by me or under my direct supervision and to the best of my knowledge and belief it is a true and correct copy of the original survey and plat on file in my office.

OWNER'S ENDORSEMENT AND CONSENT TO RECORD

I, the undersigned, being duly qualified in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey and plat on file in my office.

ACKNOWLEDGMENT

I, the undersigned, being duly qualified in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey and plat on file in my office.

LINE	BEARING	DISTANCE
11	S 89°50'15" E	11.00'
12	S 89°50'15" E	11.00'

RECEIVED
MAR 23 1999
PARK CITY
PLANNING DEPT.

FOR NO. 1-2-99 - SEE ENCL. FOR RECORDING INFO

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE OFFICE OF THE CLERK OF THE COUNTY CLERK
DATE _____ TIME _____ BOOK _____ PAGE _____
FILE _____ RECORD # _____

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____
1999 A.D.
BY _____ MAYOR

CERTIFICATE OF ATTEST
I, CLERK OF THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING MAP WAS APPROVED BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____
1999 A.D.
BY _____ PARK CITY RECORDER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
DATE OF _____ 1999 A.D.
BY _____ PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE
ACCORDING TO THE INFORMATION ON
FILE IN MY OFFICE THIS
DATE OF _____ 1999 A.D.
BY _____ PARK CITY ENGINEER

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS
DATE OF _____ 1999 A.D.
BY _____ CHAIRMAN

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER
IMPROVEMENT DISTRICT STANDARDS ON THIS
DATE OF _____ 1999 A.D.
BY _____

NOTICE
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE _____ BY _____

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes; the Park City Design Standards, Construction Specifications, and Standard Drawings; and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
2. All modifications to plans as specified by conditions, and all final design details, such as material and color samples, shall be submitted to and approved by the Community Development Department prior to issuance of any building permits.
3. The applicant is responsible for compliance with all conditions of project approval.
4. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
5. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof.
6. Construction staging areas shall also be clearly defined and approved by the Community Development Department, and shall be placed so as to minimize site disturbance. The landscape plans shall include plans for revegetation of all areas disturbed during construction.
7. Final grading, drainage, utility, erosion control and revegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
8. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.
9. All construction shall be completed according to the approved plans on which building permits are issued. The approved plans include all site improvements shown on the site plan. "Site improvements" shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grades, walls, landscaping, lighting, planting, paving, paths, and trails, and similar improvements, as shown on the set of plans on which final approval and building permits are based.
10. Any desired modifications to approved plans, after the issuance of a building permit, must be specifically requested and approved in writing prior to execution.
11. Plans shall conform to all design standards for persons with disabilities as required by any applicable federal, state and local laws.
12. Access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
13. The required utility easements along street frontages shall include language to allow for these areas to be used for snow storage. Typically, a 10-foot snow storage easement is required above Deer Valley Drive (approximate elevation of 7,200 feet). A five foot easement is necessary below this elevation.
14. Lockout units are not permitted unless specifically approved.
15. 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.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or termination of the permit as specifically conditioned.
17. The name of a master planned development, plat, record of survey, subdivision, condominium project, or other approved project may not be changed without review and approval by the Community Development Department, said approval is not to be unreasonably withheld. The Community Development Department's review shall be limited to prevent confusion of the project with others in terms of emergency and delivery services and project identification.



ORDINANCE NO. 99-18

AN ORDINANCE APPROVING THE POISON CREEK MERCANTILE RECORD OF SURVEY PLAT FOR ONE PARCEL IN BLOCK 50 OF THE PARK CITY SURVEY, KNOWN AS 255 HEBER AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as Poison Creek Mercantile at 255 Heber Avenue petitioned the City Council for approval of a record of survey plat; and

WHEREAS, proper notice was sent and the City Council and Planning Commission held a public hearing to receive input on the proposed amendment on May 13 and April 28, 1999; and

WHEREAS, it is in the best interest of Park City to approve the amendment, and

WHEREAS, there is good cause for the amendment as it clarifies property lines, and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat revision.

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

SECTION 1. Poison Creek Mercantile at 255 Heber Avenue, Block 50 is approved as shown on the attached Exhibit A with the following findings, conclusions and conditions:

Findings:

1. The property is located in the Historic Recreation Commercial District HRC with the Heber Avenue Sub Zone overlay.
2. The property consist of one platted lot. A mixed use building is under construction on the site.
3. The owner proposes to record six residential units and seven commercial units.

Conclusions of Law:

1. There is good cause for the revision as the plat will allow the units to be individually sold.
2. Neither the public nor any person will be materially injured by the proposed plat.
3. The plat complies with the Land Management Code and State law regarding condominium conversion.


Conditions:

1. City Attorney and City Engineer review and approval of Record of Survey plat for compliance with Land Management Code, Utah State Code and these final conditions of approval is a condition precedent to plat recordation.

SECTION 2. This ordinance shall take effect upon publication.

PASSED AND ADOPTED this the 13th day of May, 1999.

PARK CITY MUNICIPAL CORPORATION

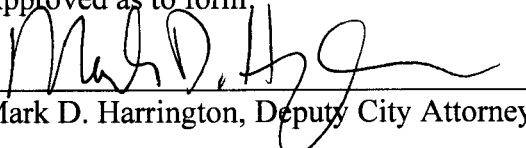


Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney



By Order of the Board of Health, City of Park City, Utah, this Certificate is hereby issued to the applicant, the name of whom is _____, for the purpose of _____.

Date: _____

City of Park City, Utah

THE BOARD OF HEALTH, CITY OF PARK CITY, UTAH
 DO HEREBY CERTIFY THAT THE ABOVE NAMED _____ HAS BEEN LICENSED TO _____

IN WITNESS WHEREOF, the undersigned at the hour of _____ of _____ A.D. 1939.

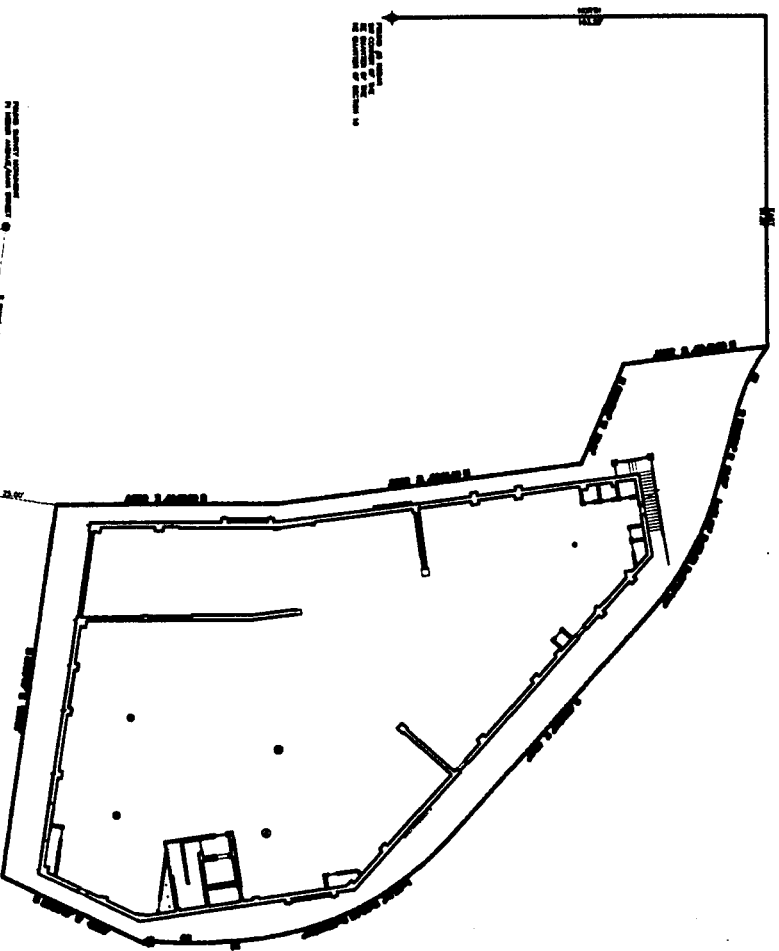
Planning Commission
 Approved by the _____ of the _____ of the _____ of _____ A.D. 1939.

Engineer's Certificate
 Approved by the _____ of the _____ of the _____ of _____ A.D. 1939.

Approval as to Form
 Approved by the _____ of the _____ of the _____ of _____ A.D. 1939.

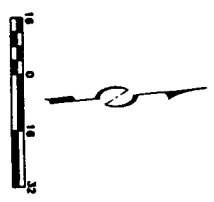
Certificate of Attest
 I certify that the above is a true and correct copy of the _____ of the _____ of the _____ of _____ A.D. 1939.

Council Approval and Acceptance
 Approved by the _____ of the _____ of the _____ of _____ A.D. 1939.



POISON CREEK MERCANTILE

A PLAN OF THE POISON CREEK MERCANTILE BUILDING
 IN THE CITY OF PARK CITY, UTAH



ENGINEER'S CERTIFICATE
 I have this plan as it is shown on the face hereof and find it in accordance with the provisions of the laws of the State of Utah in that behalf made.
 DAY OF _____ 1939 A.D.
 BY _____

PLANNING COMMISSION
 Approved by the _____ of the _____ of the _____ of _____ A.D. 1939.
 DAY OF _____ 1939 A.D.
 BY _____

APPROVAL AS TO FORM
 Approved as to form by the _____ of the _____ of the _____ of _____ A.D. 1939.
 DAY OF _____ 1939 A.D.
 BY _____

CERTIFICATE OF ATTEST
 I certify that this is a true and correct copy of the _____ of the _____ of the _____ of _____ A.D. 1939.
 DAY OF _____ 1939 A.D.
 BY _____

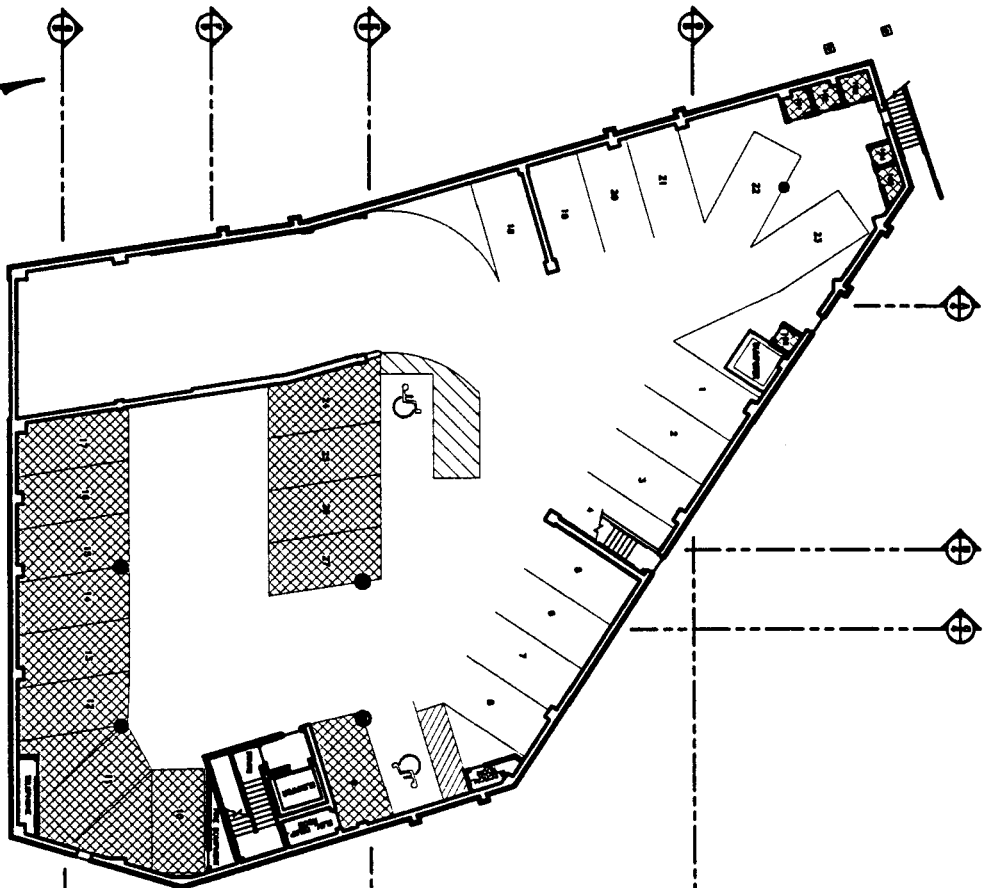
COUNCIL APPROVAL AND ACCEPTANCE
 Approved by the _____ of the _____ of the _____ of _____ A.D. 1939.
 DAY OF _____ 1939 A.D.
 BY _____

RECORDED
 FILED IN _____ OF _____ COUNTY OF _____ UTAH
 DATE _____ A.D. 1939
 BY _____

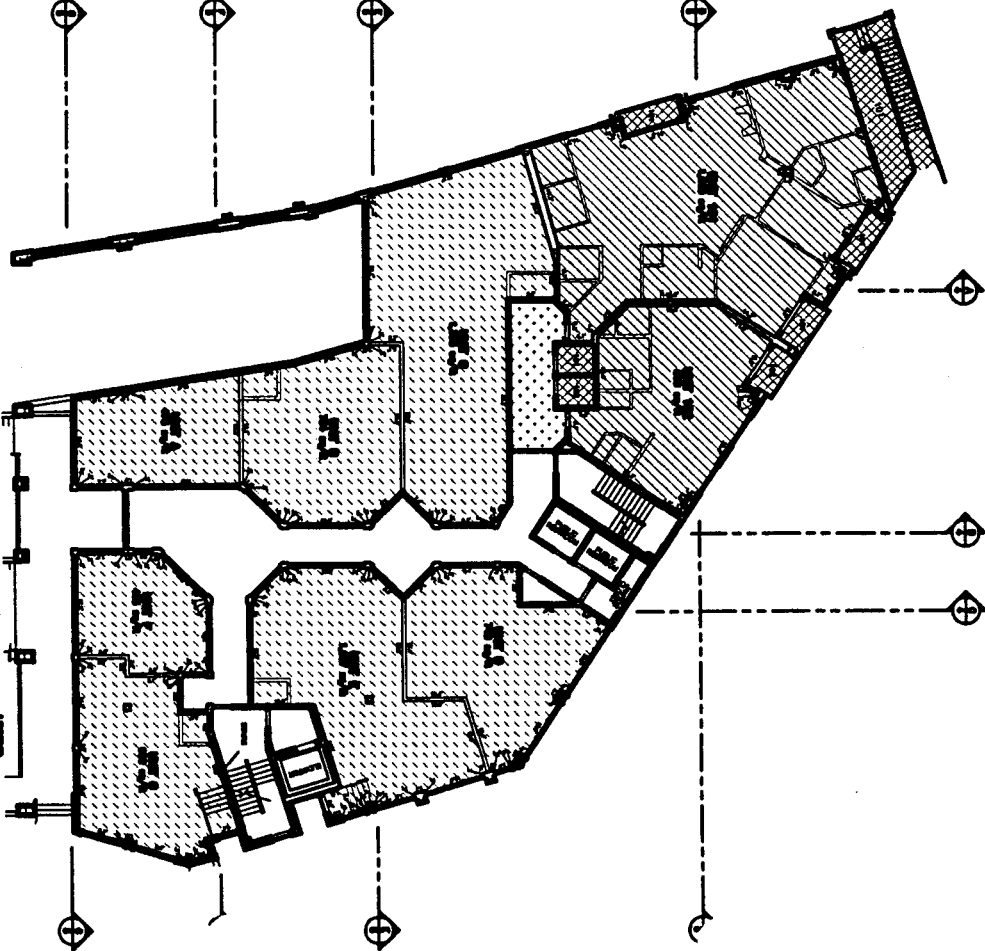
4-5-99



PARKING LEVEL



MAIN LEVEL



POISON CREEK MERCANTILE

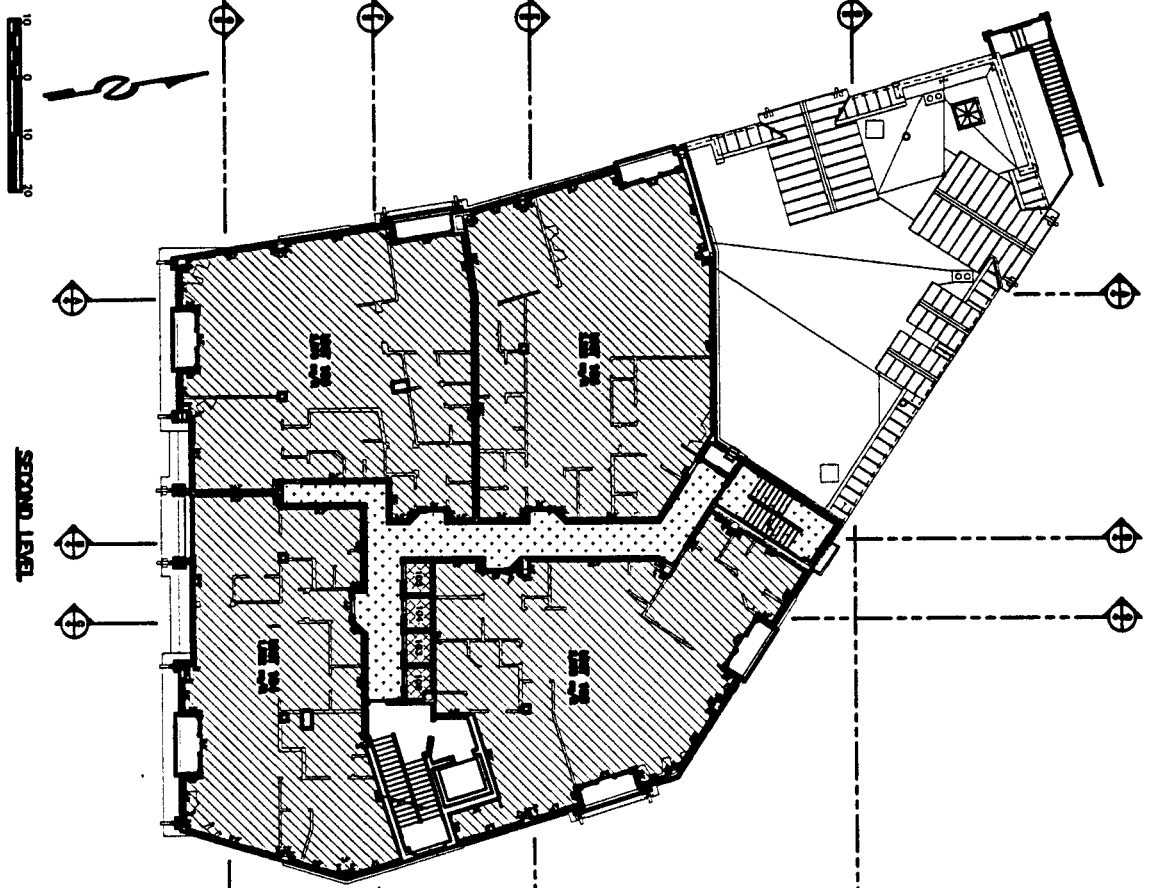
A LEHNI CORPORATION PROJECT LOCATED IN SECTION 18 TOWNSHIP 2 SOUTH, RANGE 4 WEST, PAUL LIND ROAD AND BROWN PARKWAY, SALT LAKE CITY, UTAH

- COMMON AREAS AND STAIRWAYS
- STAIRWAYS, ELEVATOR AREAS, AND SERVICE AREAS
- PUBLIC RESTROOMS, CHANGING ROOMS, AND LOCKERS
- PUBLIC CORRIDORS, STAIRWAYS, AND SERVICE AREAS
- PUBLIC CORRIDORS, STAIRWAYS, AND SERVICE AREAS

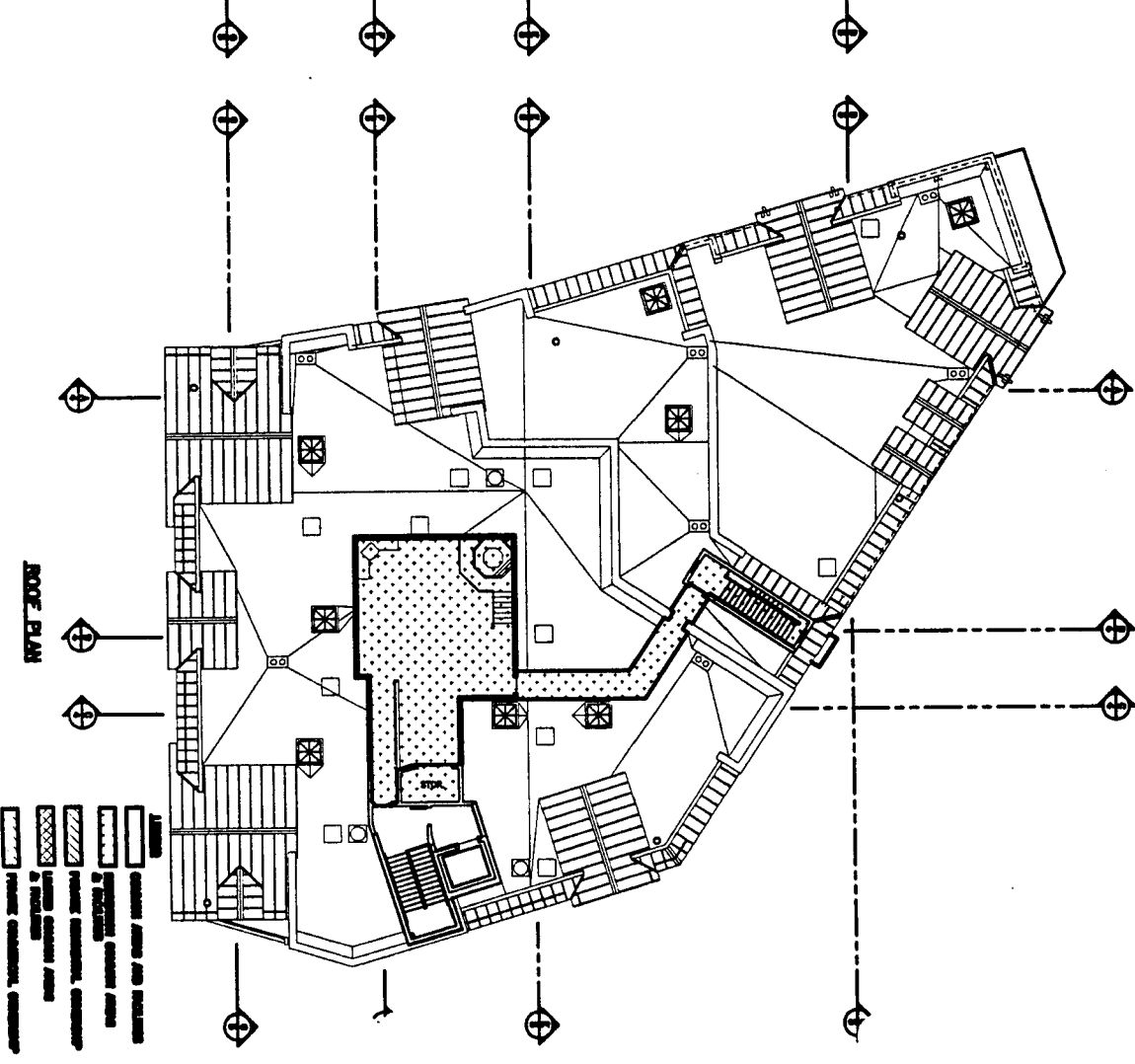
JOB NO. 7-5-53 VICKERS/PALMER 2 DWG

RECORDED
STATE OF UTAH COUNTY OF SALT LAKE AND FILED
DATE _____ 19 _____
BY _____ BOOK _____ PAGE _____
RECORDED

4-5-99



SECOND LEVEL



ROOF PLAN

- ▭ GENERAL AREA AND MATERIALS
- ▨ FINISHED GENERAL AREA
- ▧ FINISHED GENERAL, CONCRETE
- ▩ FINISHED GENERAL AREA
- FINISHED GENERAL, CONCRETE
- ▬ FINISHED GENERAL, CONCRETE

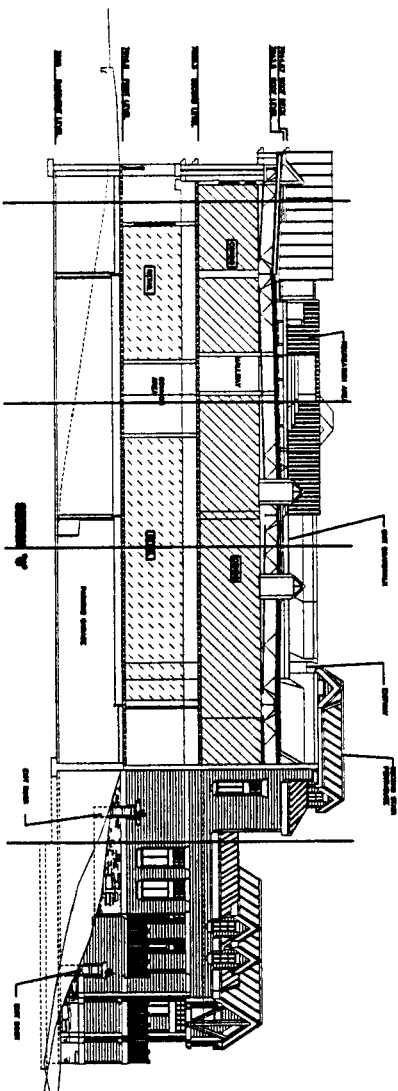
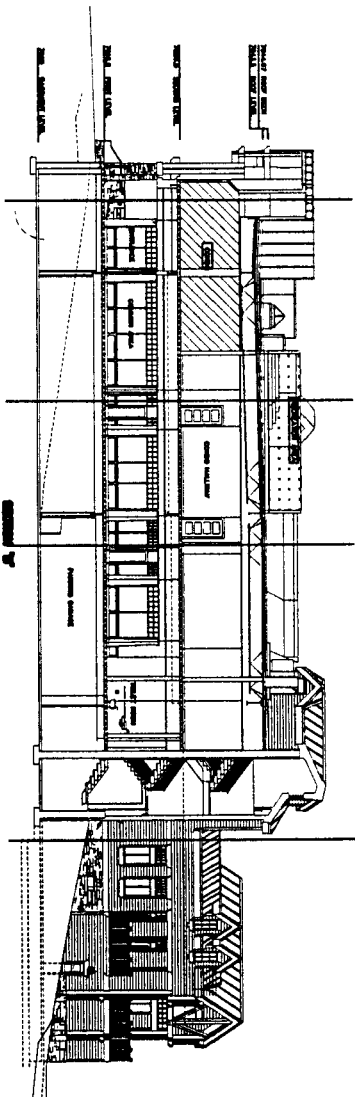
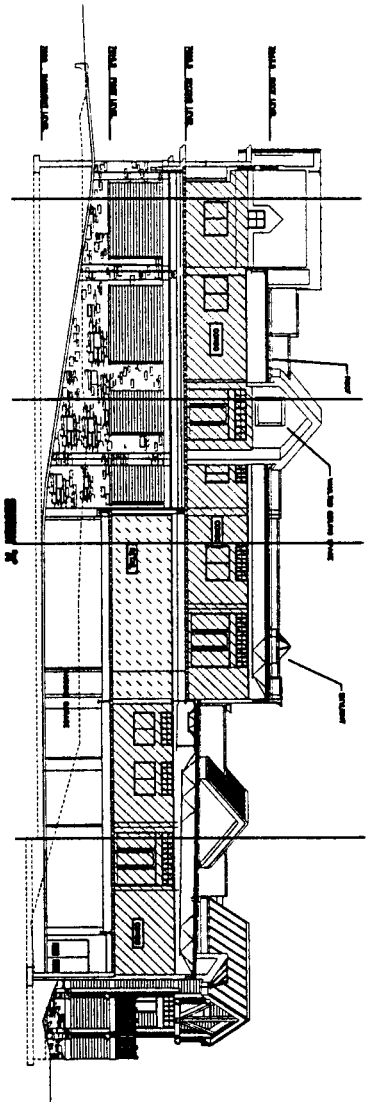
POISON CREEK MERCANTILE

A URM CONSULTANTS PROJECT LOCATED IN SECTION 18 TOWNSHIP 2 NORTH, RANGE 4 EAST, 94TH EAST RANGE AND SECTION 18 PARK CITY, SALT LAKE COUNTY, UTAH

RECORDED
STATE OF UTAH COUNTY OF SALT LAKE AND FILED
DATE _____ AT THE REQUEST OF _____
BOOK _____ PAGE _____
RECORDS

2025 NOV 21 10:21 AM 2025 UTAH ARCHITECTURAL RECORDS

4-5 199



POISON CREEK MERCANTILE

A LEASE CONTRACTING PROJECT LOCATED IN
 SALT LAKE COUNTY, UTAH
 FROM CITY, SALT LAKE CITY

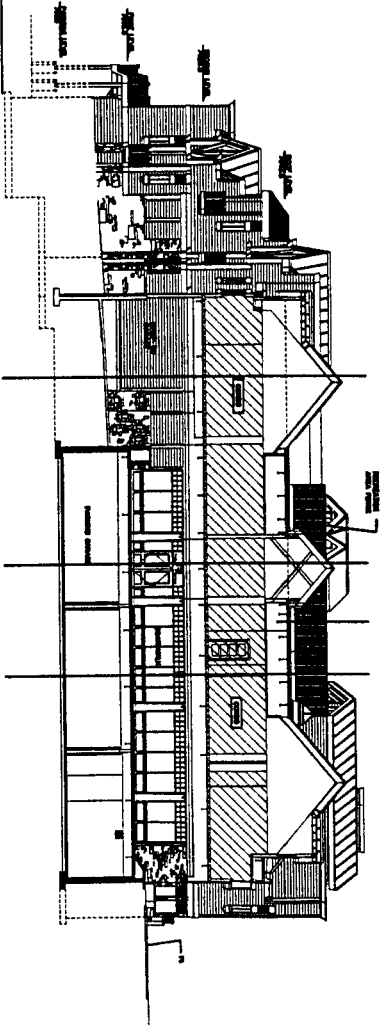
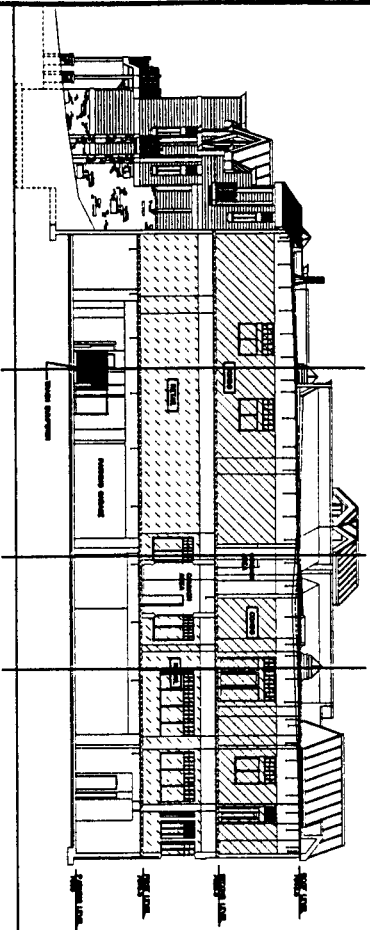
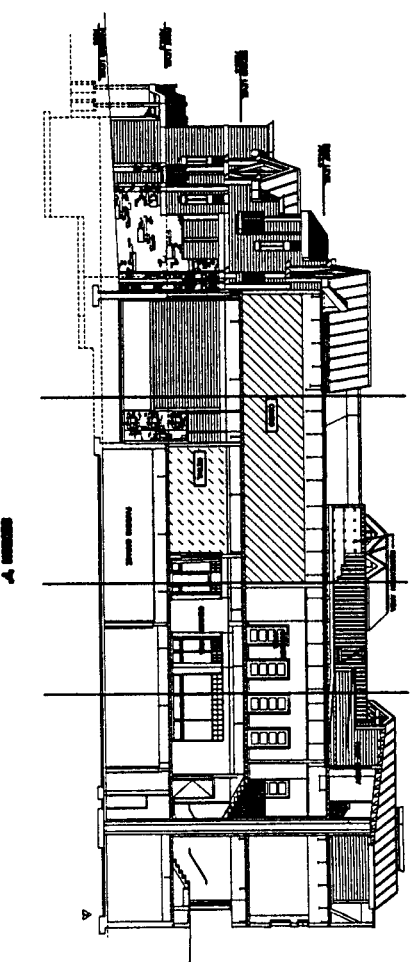
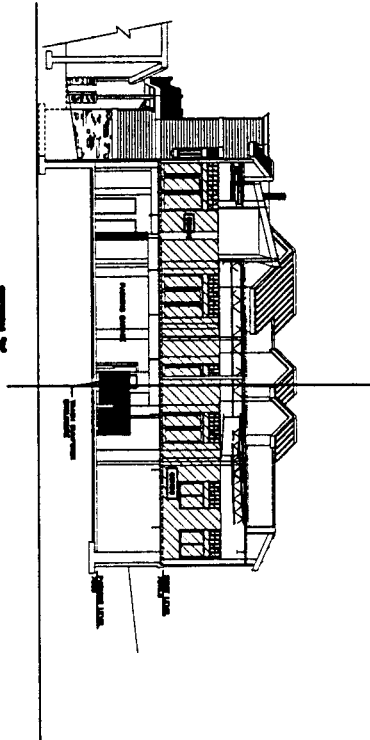
JOB NO. 2-1-33

RECORDED

- GENERAL AREA AND DETAILS
- FOUNDATION AND WALLS
- FLOORING, CEILING, ROOFING
- PAINTING, DECORATION, INTERIORS
- EXTERIOR FINISHES, ROOFING
- MECHANICAL, ELECTRICAL, PLUMBING
- SPECIAL FEATURES, DETAILS

STATE OF UTAH COUNTY OF SALT LAKE AND FIELD
 at the request of BOOK PAGE
 RECORDED

4-5-69



- LEGEND**
- CONCRETE FLOOR AND WALLS
 - CONCRETE FOUNDATION
 - BRICK
 - GLASS
 - METAL
 - WOOD
 - MECHANICAL EQUIPMENT

RECORDED
 STATE OF UTAH COUNTY OF SALT LAKE AND FIELD
 AT THE REQUEST OF _____ FILED _____
 DATE _____ TIME _____
 REC'D _____
 DEPT. OF _____

POISON CREEK MERCANTILE

A UTAH CORPORATION PROJECT LOCATED IN
 SECTION 18 TOWNSHIP 2 SOUTH, RANGE 4
 WEST, SALT LAKE MERIDIAN AND NEARBY
 PARK CITY, SALT LAKE COUNTY, UTAH

4-5-79

ORDINANCE NO. 99-17

**AN ORDINANCE APPROVING AN AMENDMENT TO THE
SNOWCREEK SUBDIVISION PLAT, LOT 9, TO CREATE LOT 9A AT
1800 SNOWCREEK DRIVE, PARK CITY, UTAH.**

WHEREAS, the United States Postal Service has petitioned the City Council for approval of an amendment to the Snowcreek Subdivision plat; and

WHEREAS, proper notice was sent and the Planning Commission and the City Council held a public hearing to receive input on the proposed amendment on July 22, 1998 and April 13, 1999 respectively; and

WHEREAS, it is in the best interest of Park City to approve the amendment, and

WHEREAS, there is good cause for the amendment; and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat revision.

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

SECTION 1. The amendment to the Snowcreek Subdivision plat Lot 9, is approved as shown on the attached Exhibit B with the following findings, conclusions and conditions:

Findings:

1. The project is located in the Residential Development, Medium Density zone, RDM, with three overlay zones. The Entry Corridor Protection Zone, ECPZ, Regional Commercial Overlay zone, RCO, and Sensitive Lands overlay, SLO, districts exists on portions of the site.
2. The subdivision will create two lots, 9 and 9a.
3. The site is located adjacent to Highway 224, the City's busiest roadway. Access to the site is provided off of Snow Creek Drive. Lot 9a is also accessed by a private drive to the north.
4. No design plans are proposed for Lot 9 at this time.
5. Lot 9a is proposed to house a new main Post Office distribution facility for Park City.

6. A public trail exists on the site but is not aligned with the City's Master Trail Plan connections. Trail re-alignment improvements and construction of a bridge crossing on the site will bring the trail in compliance with the plan.
7. The proposed owner of Lot 9a has agreed to work with the City on a design that is acceptable to the City.
8. No new curb cuts are required for access along Highway 224 to Lot 9 or 9a.
9. Lot 9 has wetland and flood plain boundaries located on the parcel. Reciprocal access for trucks, traffic, parking and utilities is anticipated on Lot 9 and Lot 9a. Lot 9 is not currently served with water lines.
10. The Planning Commission conducted a public hearing on July 22, 1998 on the proposed subdivision and forwarded a negative recommendation to the City Council on the item.
11. The City has offered to sell the parcel to the Post Office with conditions that are outlined in the Offer to Sell agreement and that survive transfer of ownership.

Conclusions of Law:

1. The proposal will create two parcels, Lot 9 and Lot 9a, and is consistent with both the Park City Land Management Code, Chapter 15 and the General Plan as the project has been conditioned to follow the necessary review and approval process for the RDM, RCO, ECPZ and SLO Districts.
2. There is good cause for the subdivision as among other benefits the project will create pedestrian pathways with related improvements to the City and will maintain a main Post Office within City limits.
3. Neither the public nor any person will be materially injured by the proposed subdivision plat.

Final Conditions:

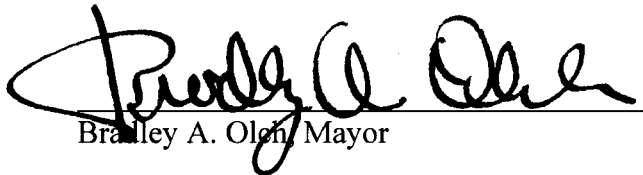
1. Review and approval of this plat for compliance with these conditions of approval by the City Engineer and City Attorney is a condition precedent to plat recordation.
2. Reciprocal cross easements for circulation, parking and utilities are conditions precedent to plat recordation.

- 3. Design standards for Lot 9a that reflect the City's Design Guidelines and Frontage Protection Zone specifications such as setbacks, articulated facades and screened parking are delineated in the Offer to Sell agreement and will need to be acceptable to the City prior to any construction. Prior to recordation of the plat, the Post Office shall execute the Offer to Sell agreement which shall contractually bind the United States Post Office to certain design and development criteria.
- 4. A note shall be added to the plat that indicates that wetlands and a flood plain boundary exist on Lot 9a. Any development on Lot 9a will need to be buffered from the wetlands as determined under the City's Sensitive Lands Ordinance prior to any construction.

SECTION 2. This ordinance shall take effect upon publication.

PASSED AND ADOPTED this the 29th day of April, 1999.

PARK CITY MUNICIPAL CORPORATION



 Bradley A. Olsen, Mayor

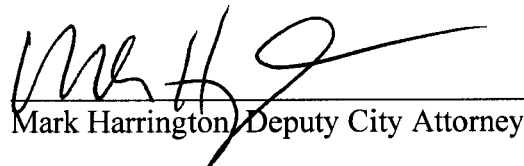
ATTEST:



 Janet M. Scott, City Recorder

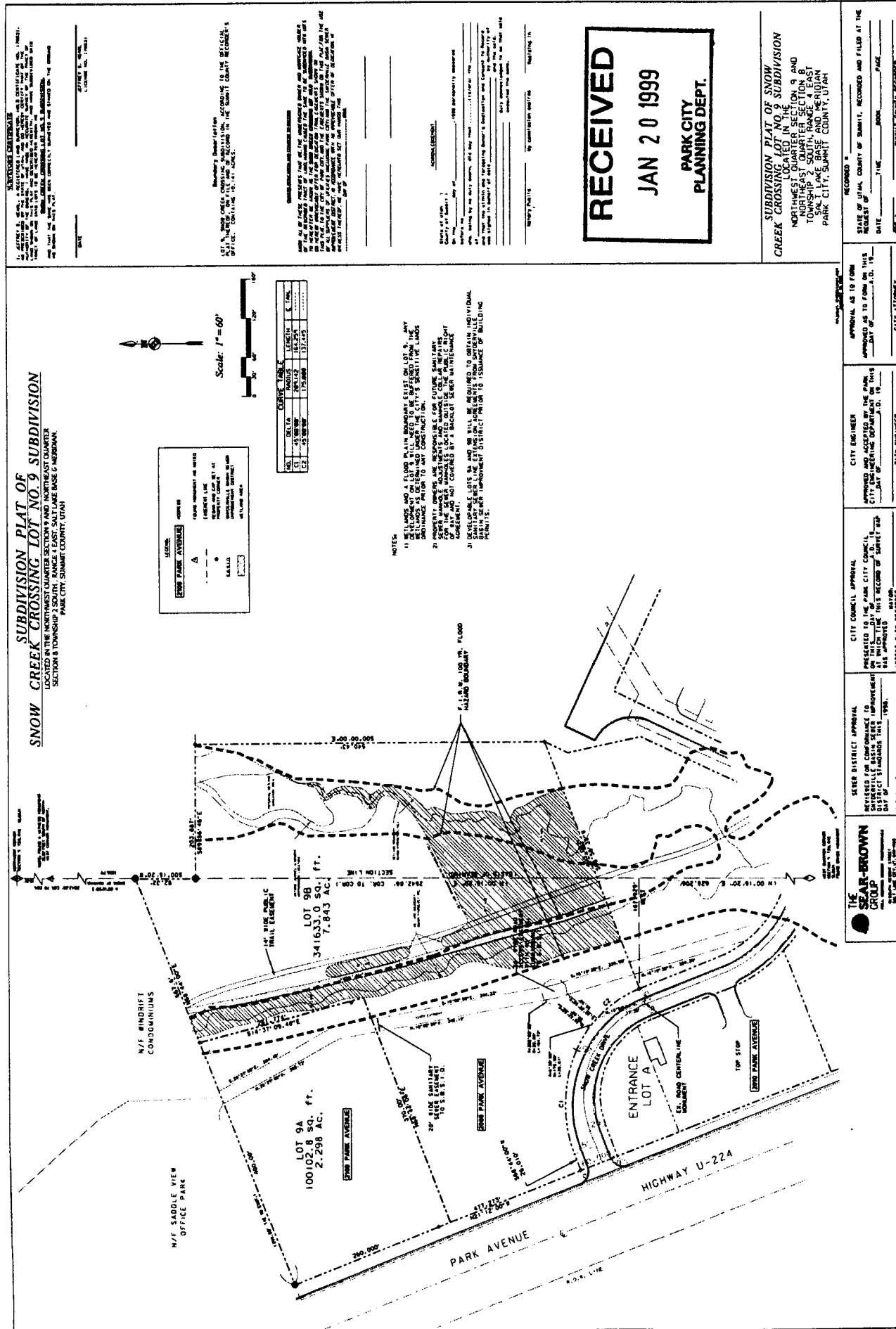


APPROVED AS TO FORM:



 Mark Harrington, Deputy City Attorney

Exhibit B - Proposed Plat



RECEIVED
JAN 20 1999
PARK CITY PLANNING DEPT.

NOTES:

- 1) ALL LOTS ON FLOOD PLAIN MUST BE IN COMPLIANCE WITH THE FLOOD DAMAGE PREVENTION ACT (FLOOD CONTROL ACT OF 1954) AND THE FLOOD CONTROL ACT OF 1968. THE FLOOD CONTROL ACT OF 1968 PROVIDES THAT THE FLOOD CONTROL DISTRICT SHALL HAVE THE RIGHT TO TAKE ANY AND ALL NECESSARY ACTION TO PREVENT OR MINIMIZE FLOOD DAMAGE TO ANY AND ALL STRUCTURES AND OTHER PROPERTY IN ANY AND ALL AREAS SUBJECT TO FLOOD DAMAGE. THE FLOOD CONTROL DISTRICT SHALL HAVE THE RIGHT TO TAKE ANY AND ALL NECESSARY ACTION TO PREVENT OR MINIMIZE FLOOD DAMAGE TO ANY AND ALL STRUCTURES AND OTHER PROPERTY IN ANY AND ALL AREAS SUBJECT TO FLOOD DAMAGE.
- 2) PROPOSED LOTS ARE SUBJECT TO THE CITY'S SUBDIVISION MAP ACT AND THE CITY'S SUBDIVISION MAP ACT. THE CITY'S SUBDIVISION MAP ACT PROVIDES THAT THE CITY SHALL HAVE THE RIGHT TO TAKE ANY AND ALL NECESSARY ACTION TO PREVENT OR MINIMIZE FLOOD DAMAGE TO ANY AND ALL STRUCTURES AND OTHER PROPERTY IN ANY AND ALL AREAS SUBJECT TO FLOOD DAMAGE.
- 3) THE CITY'S SUBDIVISION MAP ACT PROVIDES THAT THE CITY SHALL HAVE THE RIGHT TO TAKE ANY AND ALL NECESSARY ACTION TO PREVENT OR MINIMIZE FLOOD DAMAGE TO ANY AND ALL STRUCTURES AND OTHER PROPERTY IN ANY AND ALL AREAS SUBJECT TO FLOOD DAMAGE.

LINE	CURVE DATA	LENGTH	E. LINE
1	DELTA 45.0000°	175.0000'	137.2425'
2	DELTA 45.0000°	175.0000'	137.2425'

APPROVALS:

- SEER DISTRICT APPROVAL: [Signature]
- CITY COUNCIL APPROVAL: [Signature]
- CITY ENGINEER: [Signature]

THE SEAR-BROWN GROUP
 ENGINEERS ARCHITECTS PLANNERS
 1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
 PHONE: (435) 798-1000
 FAX: (435) 798-1001
 WWW: WWW.SEARBROWN.COM

RECORDED:

DATE: _____ TIME: _____ PAGE: _____

BOOK: _____

FILE # _____

BY: _____

APPROVALS:

- SEER DISTRICT APPROVAL: [Signature]
- CITY COUNCIL APPROVAL: [Signature]
- CITY ENGINEER: [Signature]

APPROVALS:

- SEER DISTRICT APPROVAL: [Signature]
- CITY COUNCIL APPROVAL: [Signature]
- CITY ENGINEER: [Signature]

APPROVALS:

- SEER DISTRICT APPROVAL: [Signature]
- CITY COUNCIL APPROVAL: [Signature]
- CITY ENGINEER: [Signature]

APPROVALS:

- SEER DISTRICT APPROVAL: [Signature]
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- CITY ENGINEER: [Signature]

APPROVALS:

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- CITY COUNCIL APPROVAL: [Signature]
- CITY ENGINEER: [Signature]

APPROVALS:

- SEER DISTRICT APPROVAL: [Signature]
- CITY COUNCIL APPROVAL: [Signature]
- CITY ENGINEER: [Signature]

Ordinance No. 99-16

**AN ORDINANCE APPROVING THE PLAT AMENDMENT TO LOT 20, 21, AND 22,
BLOCK 11, SNYDER'S ADDITION TO THE PARK CITY SURVEY, LOCATED AT 802
NORFOLK AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of Lot 20, 21 and 22, Block 11, Snyder's Addition to the Park City Survey have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 14, 1999, to receive input on the proposed plat;

WHEREAS, the Planning Commission, on April 14, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on April 29, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and plat amendment.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The parcels are located in the HR-1 District.
2. The site currently contains a historic structure that straddles two lots. The applicants have petitioned the Historic District Commission to relocate the structure.
3. The proposed Plat Amendment will combine three (3) lots to accommodate two single family residences.
4. The proposed plat amendment, as conditioned, reduces the potential density on Norfolk Avenue by creating two lots for a single family homes instead of allowing the development of a single family home on each of the three existing lots.
5. Dedication of a ten (10) foot non-exclusive snow storage easement on Lot A along Norfolk Avenue is necessary to provide adequate snow removal services.

6. Dedication of a ten (10) foot non-exclusive snow storage easement along 8th Street is necessary to provide adequate snow removal services.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

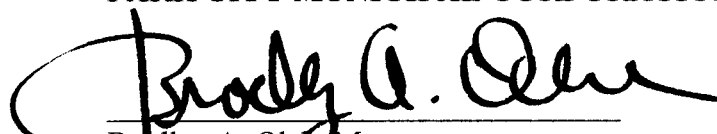
SECTION 3. PLAT APPROVAL. The plat amendment to combine Lot 7 and Lot 8, Block 5 of the Park City Survey known as 527 Park Avenue Plat Amendment, is approved as shown on Exhibit B, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recording
2. A ten (10) foot non-exclusive snow storage easement on Lot A, along Norfolk Avenue shall be dedicated to the City on the plat.
3. A ten (10) foot non-exclusive snow storage easement along 8th Street shall be dedicated to the City on the plat.
4. Design of any proposed additions shall comply with the Historic District Design Guidelines.
5. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
6. Building Permits for Lot A and Lot B may not be issued until the plat is recorded.
7. The Plat Amendment shall not be recorded prior to an approval from the Historic District Commission approving the relocation of the historic structure.
8. All Standard Project Conditions shall apply (Please see Exhibit D - Standard Project Conditions).

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

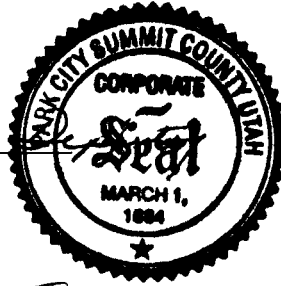
PASSED AND ADOPTED this 29th day of April, 1999.

PARK CITY MUNICIPAL CORPORATION


Bradley A. Olson, Mayor

ATTEST:

Janet M. Scott
Janet M. Scott, City Recorder



APPROVED AS TO FORM:

Mark D. Harrington
Mark D. Harrington, Deputy City Attorney



Ordinance No. 99-15

AN ORDINANCE APPROVING THE PLAT AMENDMENT TO COMBINE LOT 7 AND LOT 8, BLOCK 5, PARK CITY SURVEY, LOCATED AT 527 PARK AVENUE, PARK CITY, UTAH

WHEREAS, the owners of Lot 7 and Lot 8, Block 5 of the Park City Survey have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on March 24, 1999, to receive input on the proposed plat;

WHEREAS, the Planning Commission, on March 24, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, on April 15, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and plat amendment.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The property is located in the HR-1 District.
2. The site currently contains a historic structure.
3. The proposed Plat Amendment will combine two (2) lots to accommodate one single family residence.

4. Modifying an historic residence to add an additional dwelling unit adversely impacts the architectural integrity of the structure in a manner inconsistent with the purposes of the HR-1 District.
5. The proposed plat amendment, as conditioned, reduces the potential density on Park Avenue by creating two lots for a single family homes instead of allowing the development of a single family home on each lot.
6. Dedication of a ten (10) foot non-exclusive snow storage easement along Park Avenue is necessary to provide adequate snow removal services.
7. The lot contains a box elder tree and lilac bush.
8. The existing structure encroached on Lot 6.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The plat amendment to combine Lot 7 and Lot 8, Block 5 of the Park City Survey known as 527 Park Avenue Plat Amendment, is approved as shown on Exhibit A, with the following conditions:

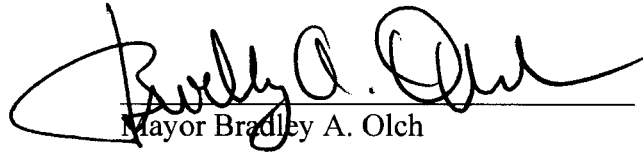
1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recording
2. A ten (10) foot non-exclusive snow storage easement along Park Avenue shall be dedicated to the City on the plat.
3. All additions to the historic structure shall comply with the setback, height and maximum footprint requirements set forth in the Land Management Code.
4. The tree may be removed and replaced with a size and number of trees as approved by Staff with the minimum size being 3" caliper. The lilac, if removed, shall be replanted elsewhere on the lot.
5. Accessory apartments and lockout units are prohibited on this newly created lot. The lot shall only contain one (1) single-family home.
6. Design of any proposed additions shall comply with the Historic District Design Guidelines.
7. The existing structure will be moved entirely onto the new lot.

8. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
9. Building Permits for Lot A may not be issued until the plat is recorded.
10. All Standard Project Conditions shall apply (Please see Exhibit B - Standard Project Conditions).

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.


PASSED AND ADOPTED this 15th day of August, 1999.

PARK CITY MUNICIPAL CORPORATION



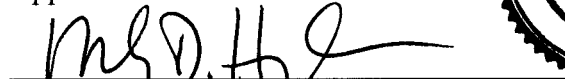
Mayor Bradley A. Olch

Attest:

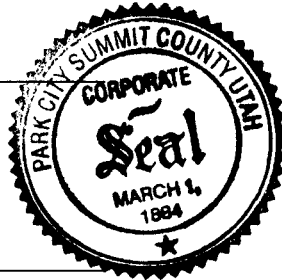


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney



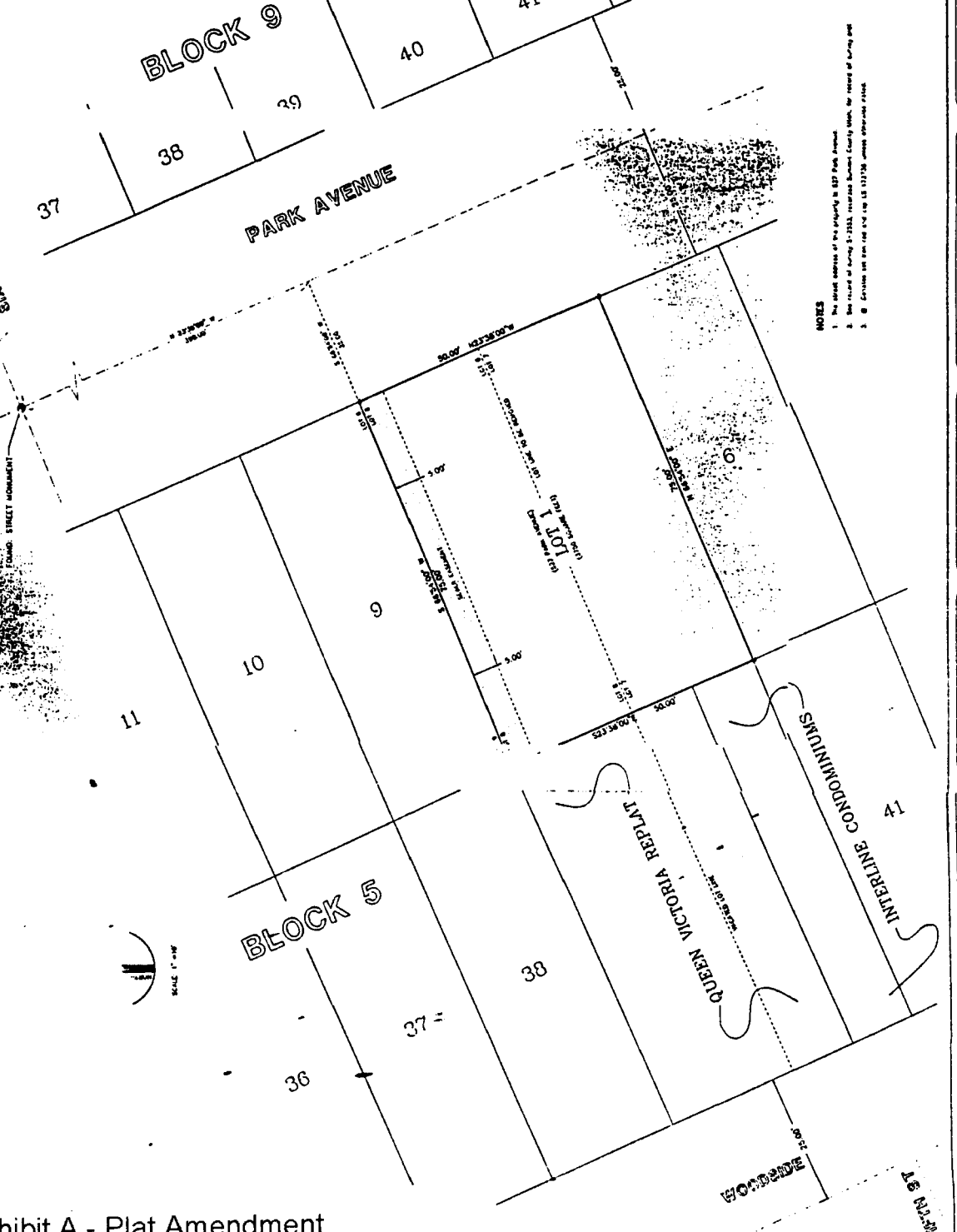
SURVEYOR'S CERTIFICATE
 I, Robert L. Park, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Utah. I further certify that the plat is a true and correct copy of the original filed in my office.

LEGAL DESCRIPTION
 All of Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

OWNERS DESIGNATION
 WHEREAS all lots in Block 9, Block 10, Block 11, Block 12, Block 13, Block 14, Block 15, Block 16, Block 17, Block 18, Block 19, Block 20, Block 21, Block 22, Block 23, Block 24, Block 25, Block 26, Block 27, Block 28, Block 29, Block 30, Block 31, Block 32, Block 33, Block 34, Block 35, Block 36, Block 37, Block 38, Block 39, Block 40, Block 41, Block 42, Block 43, Block 44, Block 45, Block 46, Block 47, Block 48, Block 49, Block 50, Block 51, Block 52, Block 53, Block 54, Block 55, Block 56, Block 57, Block 58, Block 59, Block 60, Block 61, Block 62, Block 63, Block 64, Block 65, Block 66, Block 67, Block 68, Block 69, Block 70, Block 71, Block 72, Block 73, Block 74, Block 75, Block 76, Block 77, Block 78, Block 79, Block 80, Block 81, Block 82, Block 83, Block 84, Block 85, Block 86, Block 87, Block 88, Block 89, Block 90, Block 91, Block 92, Block 93, Block 94, Block 95, Block 96, Block 97, Block 98, Block 99, Block 100, Block 101, Block 102, Block 103, Block 104, Block 105, Block 106, Block 107, Block 108, Block 109, Block 110, Block 111, Block 112, Block 113, Block 114, Block 115, Block 116, Block 117, Block 118, Block 119, Block 120, Block 121, Block 122, Block 123, Block 124, Block 125, Block 126, Block 127, Block 128, Block 129, Block 130, Block 131, Block 132, Block 133, Block 134, Block 135, Block 136, Block 137, Block 138, Block 139, Block 140, Block 141, Block 142, Block 143, Block 144, Block 145, Block 146, Block 147, Block 148, Block 149, Block 150, Block 151, Block 152, Block 153, Block 154, Block 155, Block 156, Block 157, Block 158, Block 159, Block 160, Block 161, Block 162, Block 163, Block 164, Block 165, Block 166, Block 167, Block 168, Block 169, Block 170, Block 171, Block 172, Block 173, Block 174, Block 175, Block 176, Block 177, Block 178, Block 179, Block 180, Block 181, Block 182, Block 183, Block 184, Block 185, Block 186, Block 187, Block 188, Block 189, Block 190, Block 191, Block 192, Block 193, Block 194, Block 195, Block 196, 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Block 834, Block 835, Block 836, Block 837, Block 838, Block 839, Block 840, Block 841, Block 842, Block 843, Block 844, Block 845, Block 846, Block 847, Block 848, Block 849, Block 850, Block 851, Block 852, Block 853, Block 854, Block 855, Block 856, Block 857, Block 858, Block 859, Block 860, Block 861, Block 862, Block 863, Block 864, Block 865, Block 866, Block 867, Block 868, Block 869, Block 870, Block 871, Block 872, Block 873, Block 874, Block 875, Block 876, Block 877, Block 878, Block 879, Block 880, Block 881, Block 882, Block 883, Block 884, Block 885, Block 886, Block 887, Block 888, Block 889, Block 890, Block 891, Block 892, Block 893, Block 894, Block 895, Block 896, Block 897, Block 898, Block 899, Block 900, Block 901, Block 902, Block 903, Block 904, Block 905, Block 906, Block 907, Block 908, Block 909, Block 910, Block 911, Block 912, Block 913, Block 914, Block 915, Block 916, Block 917, Block 918, Block 919, Block 920, Block 921, Block 922, Block 923, Block 924, Block 925, Block 926, Block 927, Block 928, Block 929, Block 930, Block 931, Block 932, Block 933, Block 934, Block 935, Block 936, Block 937, Block 938, Block 939, Block 940, Block 941, Block 942, Block 943, Block 944, Block 945, Block 946, Block 947, Block 948, Block 949, Block 950, Block 951, Block 952, Block 953, Block 954, Block 955, Block 956, Block 957, Block 958, Block 959, Block 960, Block 961, Block 962, Block 963, Block 964, Block 965, Block 966, Block 967, Block 968, Block 969, Block 970, Block 971, Block 972, Block 973, Block 974, Block 975, Block 976, Block 977, Block 978, Block 979, Block 980, Block 981, Block 982, Block 983, Block 984, Block 985, Block 986, Block 987, Block 988, Block 989, Block 990, Block 991, Block 992, Block 993, Block 994, Block 995, Block 996, Block 997, Block 998, Block 999, Block 1000.

ACKNOWLEDGMENT
 I, _____, do hereby acknowledge that I am the owner of the above described property and that I have executed this instrument voluntarily and without any duress, fraud, or coercion.

STREET MONUMENT
 TO
 FROM
 TO
 FROM



NOTES
 1. The street address of the property is 127 Park Avenue.
 2. See record of Survey S-2523, recorded Summit County Utah, for record of Survey plat.
 3. See Ordinance 1988-01-01 and 1988-01-02 for street widening and utility relocation.

RECEIVED
FEB 23 1999
PARK CITY
PLANNING DEPT.

RECORDED
 STATE OF UTAH COUNTY OF SUMMIT IN
 AT THE REQUEST OF _____
 DATE _____ TIME _____ BOOK _____

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY
 COUNCIL THIS _____ DAY OF _____
 1998 A.D.
 BY _____ MAYOR _____
 RECORDER _____

CERTIFICATE OF ATTEST
 I CERTIFY THIS RECORD OF SURVEY
 MAP WAS APPROVED BY PARK CITY
 COUNCIL THIS _____ DAY OF _____
 OF _____ 1998 A.D.
 BY _____ PARK CITY RECORDER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS
 DAY OF _____ 1998 A.D.
 BY _____ PARK CITY ATTORNEY

ENGINEERS CERTIFICATE
 I FIND THIS PLAT TO BE IN
 ACCORDANCE WITH INFORMATION ON
 FILE IN MY OFFICE THIS _____ DAY OF _____
 1998 A.D.

SKYDIVERVILLE BASIN SEWER IMPROVEMENT DISTRICT
 HEREBY FOR PERFORMANCE TO SKYDIVERVILLE BASIN SEWER
 IMPROVEMENT DISTRICT IN ACCORDANCE WITH THE
 DISTRICT CHARTER OF _____ 1998 A.D.

Exhibit A - Plat Amendment

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

- The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes; the Park City Design Standards, Construction Specifications, and Standard Drawings; and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
2. All modifications to plans as specified by conditions, and all final design details, such as material and color samples, shall be submitted to and approved by the Community Development Department prior to issuance of any building permits.
 3. The applicant is responsible for compliance with all conditions of project approval.
 4. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
 5. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof.
 6. Construction staging areas shall also be clearly defined and approved by the Community Development Department, and shall be placed so as to minimize site disturbance. The landscape plans shall include plans for revegetation of all areas disturbed during construction.
 7. Final grading, drainage, utility, erosion control and revegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
 8. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.
 9. All construction shall be completed according to the approved plans on which building permits are issued. The approved plans include all site improvements shown on the site plan. "Site improvements" shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grades, walls, landscaping, lighting, planting, paving, paths, and trails, and similar improvements, as shown on the set of plans on which final approval and building permits are based.
 10. Any desired modifications to approved plans, after the issuance of a building permit, must be specifically requested and approved in writing prior to execution.
 11. Plans shall conform to all design standards for persons with disabilities as required by any applicable federal, state and local laws.
 12. Access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
 13. The required utility easements along street frontages shall include language to allow for these areas to be used for snow storage. Typically, a 10-foot snow storage easement is required above Deer Valley Drive (approximate elevation of 7,200 feet). A five feet easement is necessary below this elevation.
 14. Lockout units are not permitted unless specifically approved.
 15. 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.
 16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or termination of the permit as specifically conditioned.
 17. The name of a master planned development, plat, record of survey, subdivision, condominium project, or other approved project may not be changed without review and approval by the Community Development Department, said approval is not to be unreasonably withheld. The Community Development Department's review shall be limited to prevent confusion of the project with others in terms of emergency and delivery services and project identification.



Ordinance No. 99-14

AN ORDINANCE APPROVING THE 313 DALY AVENUE SUBDIVISION, A PLAT AMENDMENT TO THE PARK CITY SURVEY METES AND BOUNDS PARCELS A AND B, OF BLOCK 74, LOCATED AT 313 DALY AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property known as Park City Survey Parcel A and B of Block 74, have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on May 27, 1998, to receive input on the proposed condominium plat;

WHEREAS, the Planning Commission, on May 27, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 18, 1998, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, on April 15, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and plat amendment.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The property is located in the HR-1 zoning district.
2. The plat amendment combines two parcels into two lots.
3. Historic structures are a valuable asset which contribute to the distinct character of the Park City community. It is desirable for new construction and additions to historic homes to be

compatible with the mass, scale, and architecture of the Park City Historic District. It is desirable for additions to be placed to the rear of historic structures in such a manner as to maintain the perceived scale and character of the original structure.

4. The rear parcel is steep and heavily wooded with significant trees.
5. Future additions to 313 Daly Avenue require review and approval by the Historic District Commission.
6. Dedication of a ten (10) foot non-exclusive snow storage easement along Norfolk is necessary to provide adequate snow removal services.
7. Construction activity on this property will have impacts on Daly Avenue and adjacent properties. A Construction Mitigation Plan (CMP) is necessary to mitigate any adverse impacts on neighboring properties and streets.
8. The actual buildable area on Lot 2, due to exclusion of the rear 65' as a "no-build" area, is approximately 4810 square feet. This meets the minimum requirement for a duplex.
9. Restricting the floor area on Lot 2 will ensure compatibility with the adjacent structures in the neighborhood.
10. Increased front yard setbacks comply with the Historic District Design Guideline policy of staggered front yard setbacks along streetscapes.
11. The applicant stipulates to all the conditions of approval.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The amendment to the Park City Survey Parcel A and B of Block 74, to be known as the 313 Daly Avenue Subdivision, is approved as shown on Exhibit A, with the following conditions:

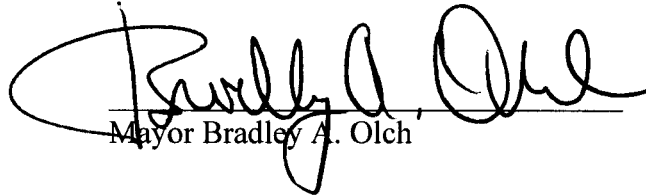
1. City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval is a condition precedent to plat recordation.
2. To preserve and protect existing vegetation on the steep slope, the rear 65' of both Lot 1 and Lot 2 shall remain as open space only. No structures shall be constructed on the 65' "no-build" area as shown and indicated on the plat.

3. Any future additions to the existing historic structure on Lot 1 shall be consistent with the Park City Historic District Design Guidelines in effect at the time of application.
4. The final plat shall be recorded at the County by June 18, 2000. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
5. A Construction Mitigation Plan, submitted to and approved by the Community Development Department, will be required prior to any construction on the newly created lot.
6. The ten foot (10') non-exclusive utility and snow storage easement along the Daly Avenue frontage shall be dedicated to Park City and shown on the amended plat.
7. The maximum floor area for future development on Lot 2 is restricted to 2800 square feet (plus 400 square feet per unit for garage allowance).
8. Lot 2 shall have a minimum front yard setback of twelve feet (12').

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 15th day of April, 1999.

PARK CITY MUNICIPAL CORPORATION



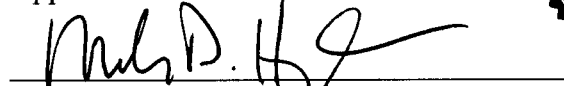
Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:



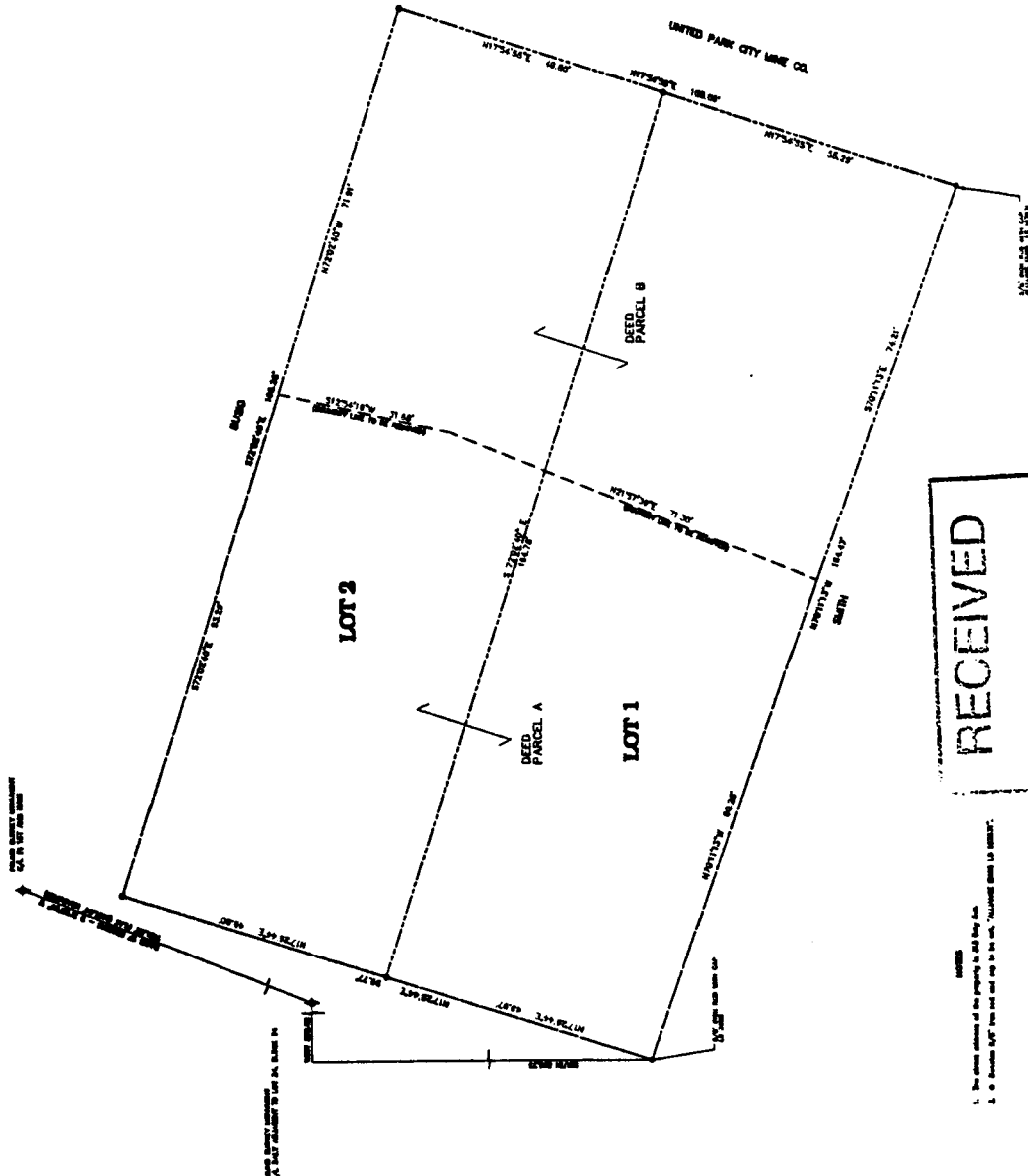
Mark D. Harrington, Deputy City Attorney



Exhibit A - Plat Amendment



1. The entire portion of the property is 88.800 sq. ft.
 2. A Section 107.00' from the east side to be set, the same shall be 10.000'.



RECEIVED
 MAR - 2 1998
 PARK CITY
 PLANNING DEPT.

313 DALY REPLAT

A SUBDIVISION LOCATED IN THE NORTHEAST CORNER OF SECTION 21,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

145
ALLIANCE ENGINEERING INC.
 P.O. BOX 2844
 PARK CITY, UTAH 84046
 (435) 748-2487

ENTIRETOWN BASIN SEWER IMPROVEMENT DISTRICT
 REVIEWED FOR COMPLIANCE TO SNOWVILLE BASIN SEWER
 IMPROVEMENT DISTRICT STANDARDS ON THE
 DAY OF _____ 1998 A.D.
 BY _____

PLANNING COMMISSION
 APPROVED BY THE PARK CITY
 PLANNING COMMISSION THIS
 DAY OF _____ 1998 A.D.
 BY _____

ENGINEERS CERTIFICATE
 I FIND THIS PLAT TO BE IN
 ACCORDANCE WITH THE
 FILE IN MY OFFICE THIS
 DAY OF _____ 1998 A.D.
 BY _____

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS
 DAY OF _____ 1998 A.D.
 BY _____

CERTIFICATE OF ATTEST
 I HEREBY CERTIFY THAT THE
 MAP COUNCIL THIS
 DAY OF _____ 1998 A.D.
 BY _____

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY
 COUNCIL THIS
 DAY OF _____ 1998 A.D.
 BY _____

RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE _____ TIME _____ DAY OF _____ 1998
 DATE _____ PAGE _____

GENERAL CONTINGENCES
 THIS PLAT IS SUBJECT TO THE REVERSE SIDE OF THIS PLAT AND TO THE RECORDS OF THE COUNTY OF SUMMIT, UTAH, WHERE THE SAME ARE FILED.
 THIS PLAT IS SUBJECT TO THE REVERSE SIDE OF THIS PLAT AND TO THE RECORDS OF THE COUNTY OF SUMMIT, UTAH, WHERE THE SAME ARE FILED.

GENERAL CONTINGENCES
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GENERAL CONTINGENCES
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GENERAL CONTINGENCES
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GENERAL CONTINGENCES
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Ordinance No. 99-13

AN ORDINANCE APPROVING THE FIRST AMENDED PLAT OF LOTS 2 THROUGH 7 AND SECOND AMENDED PLAT OF LOT 1 OF THE ALTA VISTA SUBDIVISION, PARK CITY, UTAH

WHEREAS, the owners of the property known as lots 1 through 7 of the Alta Vista subdivision have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on September 23, 1998, to receive input on the proposed subdivision plat;

WHEREAS, the Planning Commission, on September 23, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 15, 1998, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, on April 8, 1999, the City Council held a public hearing to receive input on the proposed reconsideration of the combining of lots 6 and 7; and

WHEREAS, it is in the best interest of Park City, Utah to approve the reconsidered plat amendment.

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

SECTION 1. APPROVAL. The Alta Vista subdivision plat is hereby amended as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. Lots 1 through 7 of the Alta Vista subdivision is the entirety of the subdivision. The property is zoned residential RD-MPD.
2. The previously approved plat deletes the existing 70-foot by 90-foot building pad for each lot and adds language to the plat that the maximum disturbance area on lots 1-5 is 10,000 square feet exclusive of driveway and utility connections. Lots 6 and 7, under reconsideration, will also have the same restriction.
3. Disturbance outside the rear building line is limited to grading, patios, and deck footings provided that no significant vegetation is removed.

Conclusions of Law:

1. There is good cause for this reconsideration as the original lot layout of 6 and 7 is maintained.
2. The plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the final record plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Alta Vista subdivision continue to apply.

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

PASSED AND ADOPTED this 8th day of April 1999 .

PARK CITY MUNICIPAL CORPORATION



Bradley A. Olson, MAYOR

ATTEST:


Janet M. Scott, City Recorder



APPROVED AS TO FORM:



Mark D. Harrington, Deputy City Attorney



Ordinance No. 99-12

AN ORDINANCE APPROVING A PLAT AMENDMENT TO COMBINE PORTIONS OF FOUR LOTS INTO TWO LOTS OF RECORD AT 262 GRANT AVENUE, PARK CITY SURVEY, BLOCK 72, PARK CITY, UTAH

WHEREAS, the owner, Terry and Christine Smith, of the property known as 262 Grant Avenue, have petitioned the City Council for approval of an amendment to Block 72 of the Park City Survey; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on March 10, 1999 the Planning Commission held a public hearing to receive public input on the proposed final plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, a financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner; and

WHEREAS, the proposed plat amendment allows the property owner to consolidate portions of four (4) lots into two separate lots of record; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. Historic homes to the north of the lots in question on Grant Avenue are one story. The homes to the south of the proposed lots on Grant Avenue are typically one-and-one-half stories on the front elevation
2. The property is located in the HR-1 District with an HR-2 Overlay.

3. The land proposed for Lot B is currently vacant with significant vegetation consisting mostly of Scrub Oak.
4. The proposed Plat Amendment will combine portions of four (4) lots into two (2) lots to allow for the possible construction of an addition to the historic residence and possibly the construction of a new single family residence.
5. Dedication of a ten (10) foot non-exclusive snow storage easement along Grant Avenue on the land proposed for Lot B is necessary to provide adequate snow removal services because the street is narrow and densely populated.
6. Currently, snow is stored on the land proposed for Lot B.
7. The applicant agrees with the conditions of approval

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for the plat amendment as it will clean up an existing non-conforming use and provide for a compatible new structure to the existing historic streetscape.
2. Neither the public nor any person will be materially injured by the proposed plat revision.
3. The amended plat is consistent with the Park City Land management Code and applicable State law regarding Subdivision plats.

SECTION 3. CONDITIONS OF APPROVAL. The proposed plat amendment attached as Exhibit A is hereby adopted with the following Conditions of Approval:

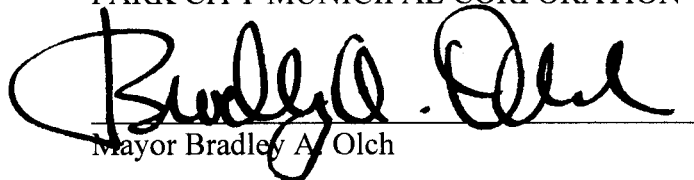
1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code, State of Utah Code and these conditions of approval are a condition precedent to plat recording
2. A ten (10) foot non-exclusive snow storage easement along Grant Avenue shall be dedicated to the City on the plat for the land proposed for Lot B.
3. All significant vegetation shall be preserved based on Section 15-2.2.12. A vegetation plan shall be submitted and approved prior to the issuance of a final building permit for each lot. The Community Development Director shall determine the Limits of Disturbance of any development activity and may require mitigation for loss of significant vegetation consistent with Landscape Criteria in Chapter 15-2.9.

4. Every tree, 6" caliper or more, removed during the time of construction shall be replaced by a tree of 2" in caliper, prior to the final certificate of occupancy.
5. Only one (1) single-family home is permitted on the newly-created Lot B.
6. Design Review and approval pursuant to chapter 4 of the Land Management Code, as amended, is a condition precedent to building permit issuance for any addition proposed to the historic home.
7. Design Review and approval pursuant to chapter 4 of the Land Management Code, as amended, is a condition precedent to building permit issuance for the single family home on the newly-created Lot B.
8. The first thirty (30') feet, fifteen (15) of which is setback, as measured from the west property line, are restricted to a building height of no greater than twenty feet (20') as measured from existing or final grade, whichever yields the shorter building in order to be compatible with surrounding structures on Grant Avenue. The remaining lot area is restricted to the twenty-seven feet (27') height limit as stated in the current Land Management Code regulations for the HR-1 District.
9. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
10. Building Permits for Lot A and Lot B may not be issued until the plat is recorded.
11. All Standard Project Conditions shall apply (Please see Exhibit B - Standard Project Conditions).

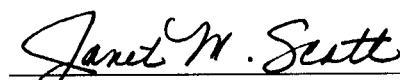
SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

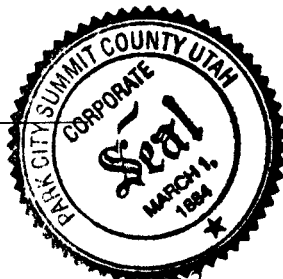
PASSED AND ADOPTED this 1st day of April, 1999.

PARK CITY MUNICIPAL CORPORATION

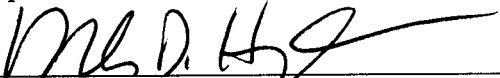

Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder



Approved as to form:



Mark D. Harrington, Deputy City Attorney

SUBMITTER'S CERTIFICATE

I, the undersigned, hereby certify that I am a registered land professional and that I am a duly qualified and licensed surveyor under the laws of the State of Utah. I hereby certify that the information furnished in this certificate is true and correct to the best of my knowledge and belief.

LEGAL DESCRIPTION

A portion of the 1/4 Sec. 10, T. 23 N., R. 10 E., containing the following described portion of the lands owned by _____

OWNER'S RESOLUTION AND CONSENT TO RECORD

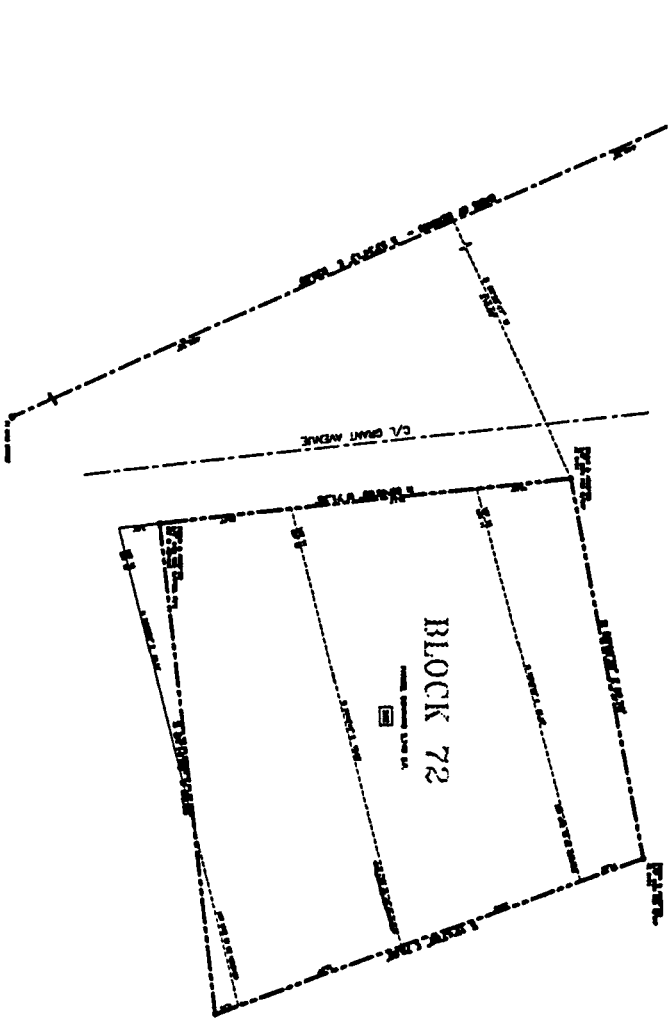
That all of the above described land is the unimproved portion of the lands owned by _____ and that the same is not subject to any recorded mortgage or other lien or claim. The undersigned hereby certifies that the information furnished in this certificate is true and correct to the best of my knowledge and belief.

Recorded in _____

ACKNOWLEDGMENT

Given at Salt Lake City, Utah, this _____ day of _____ 19__.

1. The original survey file.
2. The original survey plat.
3. The original survey instrument.
4. The original survey plat and instrument.



LOT LINE AMENDMENT PLAT

262 GRANT PLAT AMENDMENT

LOCATED IN SECTION 10
TOWNSHIP 23 SOUTH, RANGE 4 EAST SALT LAKE MERIDIAN
AND KANEHAM, PARK CITY, SARASOT COUNTY, UTAH

SHRIVERVILLE EASTERN SEVEN (SHRIVERVILLE) DISTRICT
APPROVED FOR CONFORMANCE TO SHRIVERVILLE PLAT SEVEN
APPROVED BY THE PLANNING COMMISSION
APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____ 19__ A.D. BY _____ CHAIRMAN

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE PLAT ACT.
APPROVED AS TO FORM
APPROVED AS TO COMPLETENESS
APPROVED AS TO CORRECTNESS OF THE RECORD OF SURVEY
APPROVED AS TO ACCURACY OF THE SURVEY AND THIS PLAT APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____ 19__ A.D. BY _____ SEAL CITY RECORDS

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED BY THE PLANNING COMMISSION THIS _____ DAY OF _____ 19__ A.D. BY _____ MAYOR

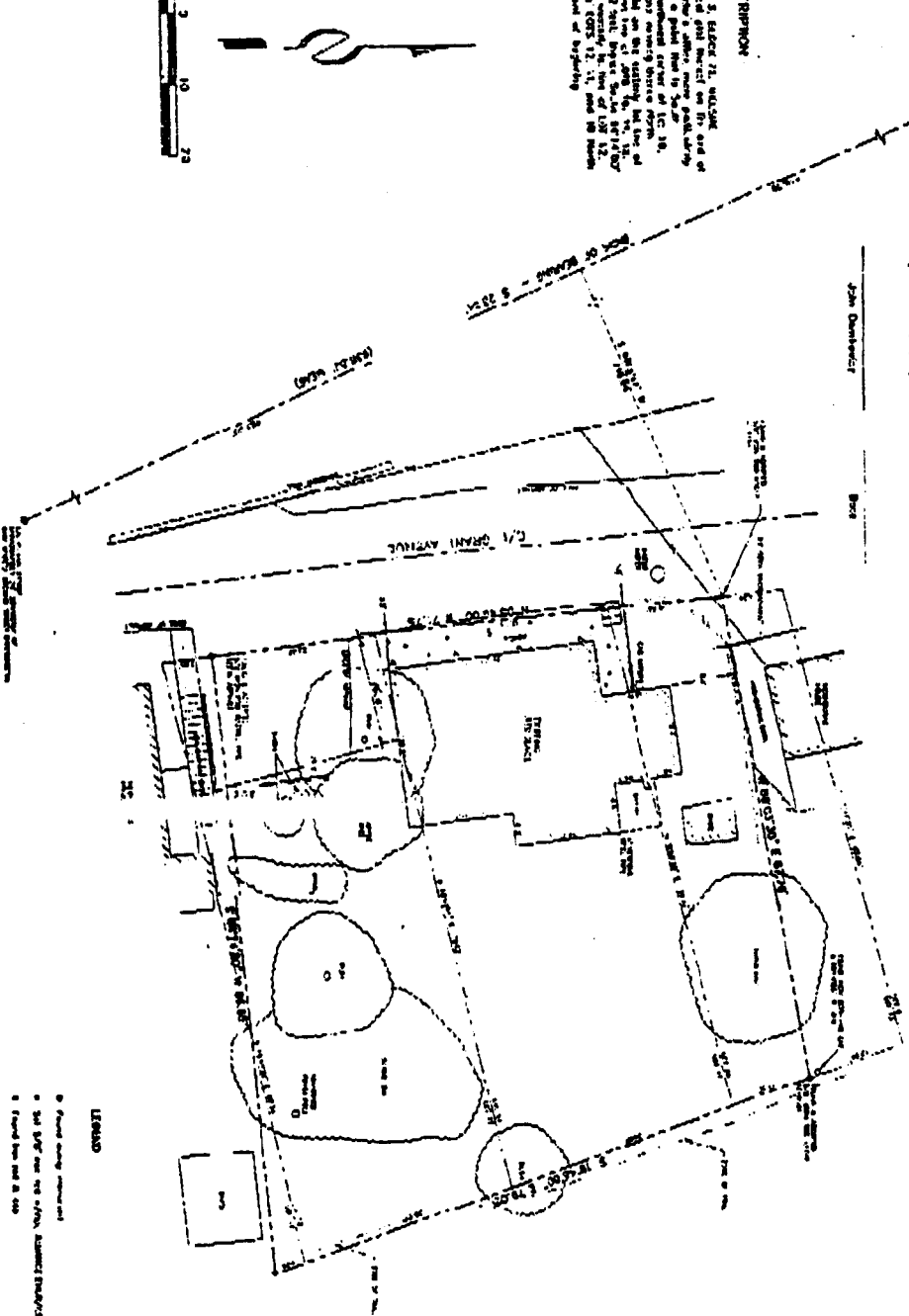
RECORDED
STATE OF UTAH, COUNTY OF SARASOT, AND FILED AT THE OFFICE OF THE CLERK OF COURTS, UTAH COUNTY, UTAH, THIS _____ DAY OF _____ 19__ A.D. BY _____ CLERK

BANKOV'S CERTIFICATE
 I, John Bankov, certify that I am a Registered Land Surveyor and that I have Certified No. 189911, as provided to the laws of the State of Utah, and that I am, at the time being, qualified property was produced to me by a duly licensed surveyor.

LEGAL DESCRIPTION

A PART OF THE N. 1/4, 1/2, and 3/4 SECT. 11, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 12, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 13, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 14, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 15, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 16, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 17, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 18, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 19, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 20, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 21, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 22, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 23, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 24, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 25, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 26, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 27, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 28, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 29, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 30, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 31, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 32, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 33, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 34, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 35, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 36, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 37, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 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the N. 1/4, 1/2, and 3/4 SECT. 52, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 53, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 54, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 55, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 56, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 57, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 58, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 59, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 60, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 61, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 62, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 63, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 64, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 65, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 66, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 67, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 68, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 69, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 70, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 71, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 72, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 73, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 74, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 75, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 76, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 77, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 78, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 79, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 80, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 81, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 82, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 83, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 84, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 85, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 86, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 87, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 88, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 89, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 90, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 91, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 92, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 93, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 94, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 95, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 96, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 97, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 98, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 99, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT. 100, T.14N, R.10E, S.12E, and a portion of the N. 1/4, 1/2, and 3/4 SECT.

RECEIVED
 FEB 05 1003
 PARK CITY
 PLANNING DEPT.



- NOTES**
1. Date of Survey: Field survey conducted on 02/05/99.
 2. Property owner: John and Patricia M. Bankov.
 3. Name of owner: JWB/PMB.
 4. Survey station: Station 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 5. Name of survey: Survey 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 6. Name of the property: John and Patricia M. Bankov.
 7. The survey is in accordance with the laws of the State of Utah.

<p>OTTO/WALKER ARCHITECTS 1000 4th Street Park City, UT 84302 Phone: 435-649-6378</p>	<p>REVIEWED:</p>	<p>STAFF:</p> <p>DATE: 11/29/98</p>	<p>PAGE:</p> <p>1 of 1</p>	<p>PARK CITY SURVEY</p> <p>LOTS 10-13, BLACK 72</p> <p>262 GRANT AVENUE</p> <p>FROM: TERRY SMITH</p> <p>JOB NO.: 9-9-98</p> <p>FILE: TSM/THM/98/262GRANT</p>
	<p>1000 4th Street Park City, UT 84302 Phone: 435-649-6378</p>	<p>DATE: 11/29/98</p>	<p>PAGE: 1 of 1</p>	<p>PARK CITY SURVEY</p> <p>LOTS 10-13, BLACK 72</p> <p>262 GRANT AVENUE</p> <p>FROM: TERRY SMITH</p> <p>JOB NO.: 9-9-98</p> <p>FILE: TSM/THM/98/262GRANT</p>



Ordinance No. 99-11

AN ORDINANCE APPROVING THE SUBDIVISION TO COMBINE LOT 1, BLOCK 56 OF THE SNYDER'S ADDITION TO THE PARK CITY SURVEY AND ONE METES AND BOUNDS PARCEL INTO ONE PLATTED LOT LOCATED AT 1102 PARK AVENUE, PARK CITY, UTAH

WHEREAS, the owner of Lot 1, Block 56 of the Snyder's Addition and one metes and bounds parcel has petitioned the City Council for approval of a subdivision; and

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

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

WHEREAS, the Planning Commission held a public hearing on November 18, 1998, to receive input on the proposed condominium plat;

WHEREAS, the Planning Commission, on November 18, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 25, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the subdivision.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The property is in the Historic Commercial Business District and the Estate District.
2. The proposed Subdivision will combine one (1) platted lot and a metes and bounds parcel into one (1) lot to accommodate an existing historic structure.
3. Dedication of a ten (10) foot non-exclusive snow storage easement along Park Avenue is necessary to provide adequate snow removal services.

4. The existing historic structure encroaches into the 11th Street right-of-way.
5. The General Plan specifies that historic structures on Lower Park Avenue be renovated.
6. The existing one story historic house is characteristic of the historic residential scale along Park Avenue.
7. The General Plan specified that new development on Lower Park Avenue be more compatible with the historic scale of the surrounding area.
8. The applicant has agreed to execute the facade easement.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The plat amendment to combine Lot 1, Block 56 of the Snyder's Addition to the Park City Survey and one metes and bounds parcel also know as the Pinnell Replat, is approved as shown on Exhibit A, with the following conditions:

1. Prior to plat recordation the City Attorney and City Engineer shall review and approve the plat amendment for compliance with the Land Management Code and conditions of approval.
2. A ten (10) foot non-exclusive snow storage easement along Park Avenue shall be dedicated to the City on the plat.
3. The owner will execute an Encroachment Permit on a form approved by the City Engineer prior to the recordation of the Subdivision.
4. A facade easement for the north, west and south elevations shall be recorded prior to the recordation of the Subdivision.
5. Any additions or new structures constructed on the newly created lot shall have a maximum height limit of 22 feet or less, subject to the Historic District Commission approval. If the Historic District Commission finds that a steeper pitched roof would better comply with Historic District Design Guidelines, or if the Building Department requires an increase in height due to snowshed issues, the height of the building shall be increase by no more than two feet (2').
6. Any additions or new structures shall maintain a minimum side yard setback of eight inches (8"), along the north property line, with at least one three (3) foot setback, into the center of the property, in the wall plane. Fifty percent of the south wall of the structure shall be a

minimum of eight inches (8") from the south property line, with at least one two (2) foot stepback into the center of the property.

7. The Estate portion of the lot shall remain open until such time as a rezoning shall occur. Any rezoning shall comply with the Land Management Code requirements and all additional construction shall be review by the Historic District Commission.
8. Any additions or new structures require a design review by the Historic District Commission.
9. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
10. All Standard Project Conditions shall apply (Please see Exhibit B - Standard Project Conditions).

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.


PASSED AND ADOPTED this 25th day of March, 1999.

PARK CITY MUNICIPAL CORPORATION



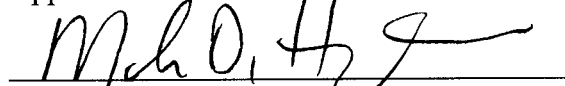
Mayor Bradley A. Olch

Attest:

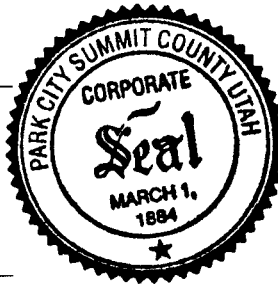


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney



SURVEYOR'S CERTIFICATE

I, ROBERT W. POSE, COUNTY CLERK OF PARK COUNTY, OREGON, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND, AND THE BOUNDARIES THEREON, AS SHOWN ON THE ATTACHED MAP, ARE ACCURATELY AND TRULY AS SHOWN BY THE SURVEYOR'S FIELD NOTES, AND THAT A COPY OF THE ORIGINAL RECORDING OF THIS MAP IS FILED IN THE OFFICE OF THE COUNTY CLERK OF PARK COUNTY, OREGON, AT THE PLACE WHERE THE ORIGINAL RECORDING OF THIS MAP IS FILED.

DATE: _____

LEGAL DESCRIPTION

PARCEL 1: LOT 1, BLOCK 1, 1/4 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALLI LAKE BASIN AND MERIDIAN, PARK CITY, SUMMIT COUNTY, OREGON, AS SHOWN ON THE ATTACHED MAP AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PARK COUNTY, OREGON.

PARCEL 2: LOT 2, BLOCK 1, 1/4 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALLI LAKE BASIN AND MERIDIAN, PARK CITY, SUMMIT COUNTY, OREGON, AS SHOWN ON THE ATTACHED MAP AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PARK COUNTY, OREGON.

NOTES:

1. THE EXISTING RECORDS OF THIS PROPERTY IS IN THE OFFICE OF THE COUNTY CLERK OF PARK COUNTY, OREGON.
2. ALL LOT LINES SHALL BE THE PROPERTY BOUNDARY AND TO BE RECORDED.

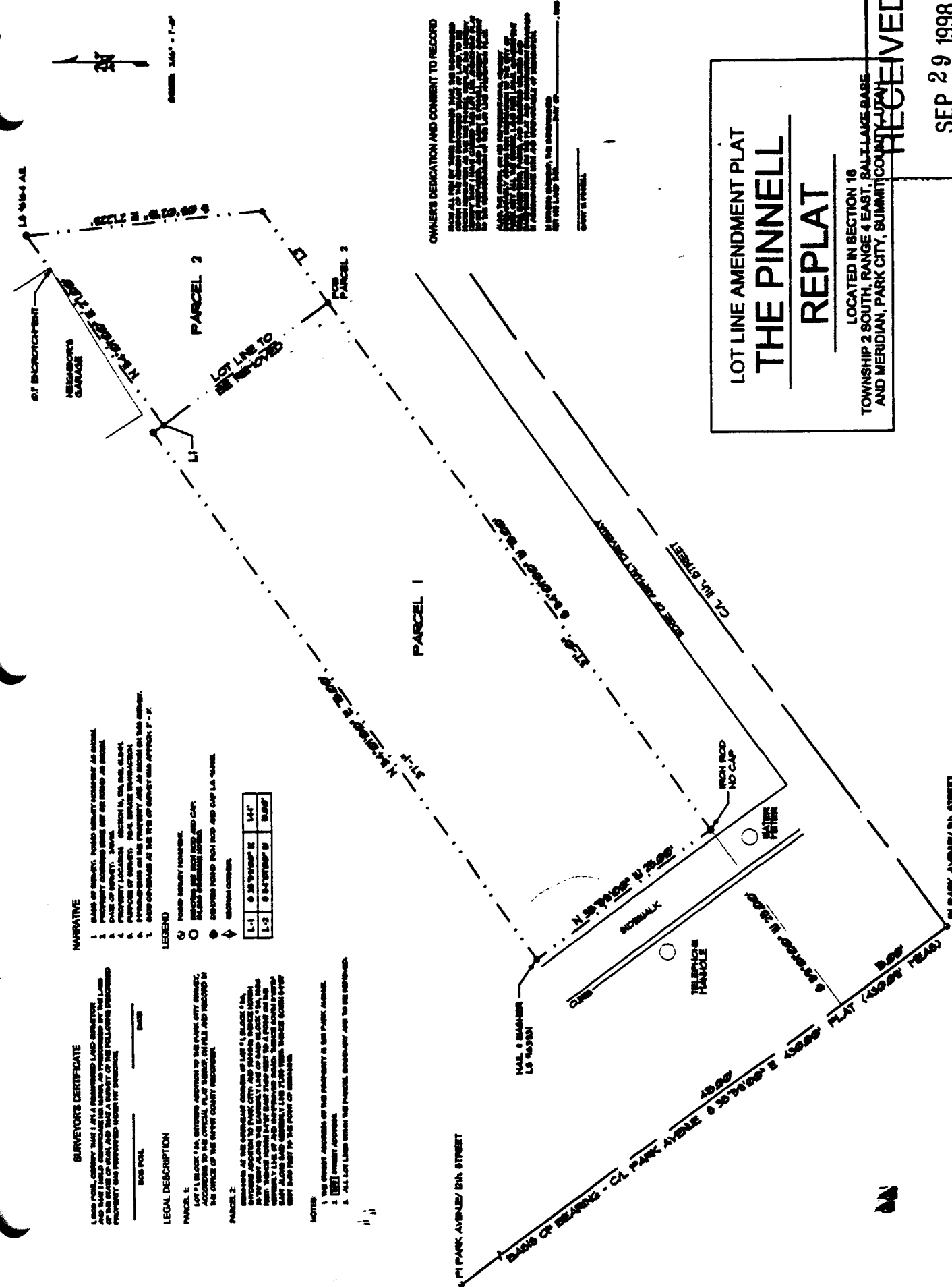
NARRATIVE

1. BASIS OF SURVEY: MEASUREMENTS MADE BY THE SURVEYOR AS SHOWN ON THE ATTACHED MAP.
2. DATE OF SURVEY: 1998.
3. DATE OF RECORD: 1998.
4. PROPERTY LOCATION: SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALLI LAKE BASIN AND MERIDIAN, PARK CITY, SUMMIT COUNTY, OREGON.
5. PURPOSE OF SURVEY: REAL ESTATE TRANSACTIONS.
6. INSTRUMENTS ON THE PROPERTY AND ADJACENT TO THIS SURVEY: 1. DEEDS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PARK COUNTY, OREGON.

LEGEND

- PIONEER COUNTY NUMBER.
- SECTION, RANGE, TOWNSHIP AND CAP LA. NUMBER.
- SECTION CORNER.

L-1	0 35 30 00 00 00	144'
L-2	0 35 30 00 00 00	144'



OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED, DO HEREBY DEDICATE AND CONSENT TO RECORD THE ABOVE DESCRIBED LAND, AND THE BOUNDARIES THEREON, AS SHOWN ON THE ATTACHED MAP, AND TO BE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PARK COUNTY, OREGON.

LOT LINE AMENDMENT PLAT
THE PINNELL
REPLAT

LOCATED IN SECTION 10
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALLI LAKE BASIN
 AND MERIDIAN, PARK CITY, SUMMIT COUNTY, OREGON

SEP 29 1998

PARK CITY
 PLANNING DEPARTMENT

PARK CITY SURVEYING ROBERT W. POSE PARK CITY, UT 84300	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 1998 A.D.	ENGINEERS CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERS CERTIFICATE ACT, OREGON, AND I HEREBY CERTIFY THAT THE SAME IS CORRECT AND COMPLETE.	CERTIFICATE OF ATTEST I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK OF PARK COUNTY, OREGON, ON THE _____ DAY OF _____, 1998 A.D.	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 1998 A.D.	PLANNING DEPARTMENT DATE: _____ TIME: _____
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Exhibit A - Proposed Subdivision



Ordinance No. 99-10

AN ORDINANCE APPROVING THE LARREMORE PLAT AMENDMENT, AN AMENDMENT TO LOT 2, 3, 4, 5, AND 6 OF BLOCK 12 OF SNYDERS ADDITION KNOWN AS 733 AND 730 NORFOLK AVENUE AND LOT 7 OF BLOCK 26 OF THE PARK CITY SURVEY, KNOWN AS 721 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as 733 and 721 Woodside Ave. and 730 Norfolk Ave. petitioned the City Council for approval of a amendment to the plat; and

WHEREAS, proper notice was sent and the City Council held a public hearing to receive input on the proposed amendment on March 25, 1999; and

WHEREAS, it is in the best interest of Park City to approve the amendment, and

WHEREAS, there is good cause for the amendment as it clarifies property lines, and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat revision.

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

SECTION 1. The amendment to Snyders Addition, Lots 2, 3,4,5, and 6 , Block 12, and the Park City Survey Lot 7, Block 26 is approved as shown on the attached Exhibit with the following findings, conclusions and conditions:

Findings:

1. The property is located in the Historic Residential District HR-1.
2. The property consist of all or portions of eight platted lots. Three buildings exist on the lots.
3. The owner proposes to combine the eight lots into two parcels. Two structures would be on the newly created Lot 1 and one structure would be on the newly created Lot 2.
4. A retaining wall straddles Lot 1 and Lot 2.

Conclusions of Law:

1. There is good cause for the revision as the combination will resolve the existing configuration



Ordinance No. 99-9

AN ORDINANCE APPROVING A PLAT AMENDMENT TO CONSOLIDATE SIX FULL AND FOUR PARTIAL LOTS INTO TWO 7,500 SQUARE FOOT LOTS OF RECORD AT 355 DEER VALLEY DRIVE, PARK CITY, UTAH

WHEREAS, the owner, Zamir Tarmu, of the property known as 355 Deer Valley Drive, have petitioned the City Council for approval of an amendment to Block 65 of the Park City Survey; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on February 10, 1999 the Planning Commission held a public hearing to receive public input on the proposed final plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, a financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner; and

WHEREAS, on March 18, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, the proposed plat amendment allows the property owner to consolidate six full lots and four partial lots into two separate lots of record; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The property is in the R-1 Zone.

2. The subject property consists of slopes greater than 45%. Construction on such slope involves extensive grading, site disturbance, and construction impacts.
3. Deer Valley Drive is characterized by single-family dwellings, and multi-family structures.
4. Deer Valley Drive is the main entry to the Deer Valley Ski area and is a heavily traveled road.
5. The R-1 Zone is a transition zone between the single-family and duplex uses of the HR-1 District.
6. The plat amendment is necessary to combine the six full lots and four half lots into two 7,500 square foot lots of record.
7. The proposed lot combination will create two 7,500 square foot lots. Minimum lot size for a duplex is 3,750 square feet.
8. The applicant stipulates to all conditions of approval.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. Neither the public nor any person will be materially injured by the proposed plat revision.
2. There is good cause for the amendment.
3. The amended plat is consistent with the Park City Land management Code and applicable State law regarding Subdivision plats.

SECTION 3. CONDITIONS OF APPROVAL. The proposed plat amendment attached as Exhibit A is hereby adopted with the following Conditions of Approval:

1. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.
2. All standard Project Conditions shall apply and Land Management Codes shall apply.
3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year time, the approval and the plat shall be considered void.
4. A Construction Management Plan (CMP) shall be submitted to and approved by the Community Development Department prior to the issuance of any building permits. The plan

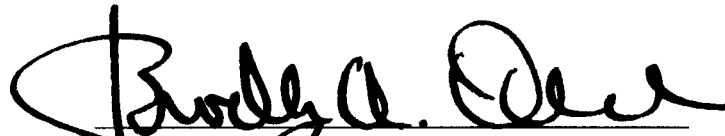
shall address staging, material storage, construction time lines, special signs, parking, fencing, and any other construction related details to the satisfaction of the Community Development Department.

5. All structures including decks in excess of 30 inches above grade, shall maintain a 75-foot rear yard setbacks.
6. The structures shall be reviewed by Planning staff for conformance with the Historic District Design Guidelines in determining compatibility with the immediate neighborhood in terms of architecture, on-site parking prior to issuance of a building permit. The front yard setbacks for all structures shall be varied.
7. In order to minimize adding additional curb cuts, all attempts shall be made by the property owners/ applicant during the site design review to minimize the number of access points onto Deer Valley Drive.
8. The area comprising the rear 75 feet of the proposed lots may not be included into the overall lot area for the purpose of calculating minimum lot size.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 18th day of March, 1999.

PARK CITY MUNICIPAL CORPORATION



Mayor Bradley A. Olch

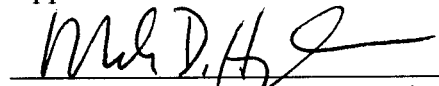
Attest:



Janet M. Scott, City Recorder



Approved as to form:



Mark D. Harrington, Deputy City Attorney



Ordinance No. 99-8

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT
FOR 1483 PARK AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of the property known as 1483 Park Avenue has petitioned the City Council for approval of a final subdivision plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on February 24, 1999 to receive input on the proposed subdivision; and

WHEREAS, on March 4, 1999 the City Council reviewed the proposed subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the final subdivision plat for 1483 Park Avenue.

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

SECTION 1. FINDINGS. The following findings are hereby adopted:

1. The property is located in the RM, Residential Medium Density, zoning district.
2. On August 22, 1998 the applicant submitted complete building plans for a building permit for an allowed use at 1483 Park Avenue, including engineering, structural, and architectural calculations, plans and fees.
3. There are several existing trees along the north and south property lines. Preservation of the trees is necessary to preserve the street scape and to screen the new development.
4. The proposed subdivision plat creates one platted lot for the purpose of allowing building permits to be issued at this site. The site is approximately 8,876 square feet in area.

5. The project is located on Park Avenue with high intensity residential uses and with minimal construction staging area.
6. Dedication of ten (10) foot non-exclusive snow storage easements along Park Avenue and Woodside is necessary to provide adequate snow removal services.
7. A financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
8. The applicant stipulates to the conditions of approval.
9. On February 24, 1999 the Planning Commission held a public hearing on the sketch and final subdivision plat for 1483 Park Avenue and voted to forward a positive recommendation to the City Council.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision plat, that neither the public nor any person will be materially injured by the proposed amendment. The final plat is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The final subdivision plat for 1483 Park Avenue is approved as shown on Exhibit A, with the following conditions:

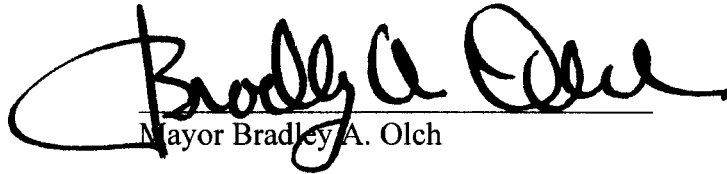
1. City Attorney and City Engineer review and approval of the subdivision plat for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. Ten (10) foot non-exclusive snow storage easements along Park Avenue and Woodside Avenue frontage shall be dedicated to the City on the plat.
3. All Standard Project Conditions shall apply.
4. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing trees on the north and south property lines shall be included the Construction Mitigation Plan. Planning staff will inspect the limits of disturbance orange fencing to ensure that significant trees are identified and protected from construction disturbance.
5. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to final plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

6. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
7. City Engineer review and approval of all appropriate grading, utility, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 4th day of March, 1999.

PARK CITY MUNICIPAL CORPORATION




Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney



GENERAL ENGINEERING AND SURVEYING RECORDS
ALL THE WORKS OF THIS FIRM, AND ALL THE WORKS OF OTHER FIRMS UNDER THE SUPERVISION OF THIS FIRM, ARE THE PROPERTY OF THIS FIRM AND WILL BE KEPT IN THE OFFICE OF THIS FIRM FOR THE USE OF THE CITY OF SALT LAKE COUNTY, UTAH, AND WILL BE LOANED TO THE CITY OF SALT LAKE COUNTY, UTAH, FOR THE USE OF THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT.

ACKNOWLEDGMENT
I, the undersigned, hereby certify that I have received the PLAN for the PROJECT described herein, and that I have read and understand the same, and that I have no objection to the same being recorded for the purposes herein stated.

RECORDING INFORMATION
Book of Maps: _____
Page: _____
Date of Issue: _____
City of Salt Lake: _____

RECORDING INFORMATION
Book of Maps: _____
Page: _____
Date of Issue: _____
City of Salt Lake: _____

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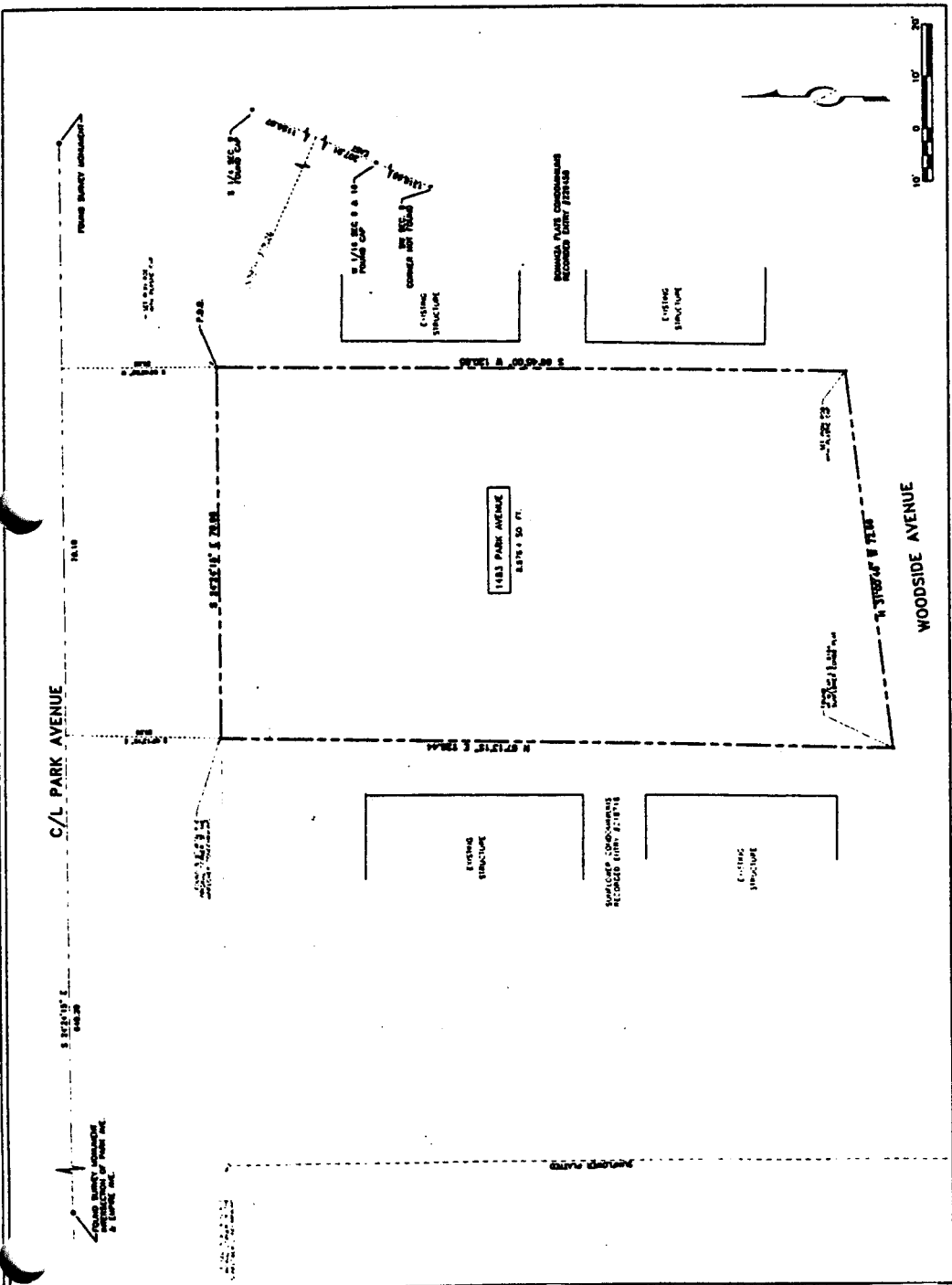
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Page: _____
Date of Issue: _____
City of Salt Lake: _____

RECEIVED
FEB 03 1999
PARK CITY
PLANNING DEPT.



RICHTER PLAT

LOCATED IN SECTION 9 TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE, AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

ALLIANCE ENGINEERING INC.
P.O. BOX 2444
222 MAIN STREET
PARK CITY, UTAH 84302
(435) 633-0417

SNYDERVILLE BASIN SITE IMPROVEMENT DISTRICT
APPROVED FOR CONFORMANCE TO SNYDERVILLE BASIN SITE
IMPROVEMENT DISTRICT STANDARDS ON THE _____
DAY OF _____, 1999 A.D.
BY: _____

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS _____
DAY OF _____, 1999 A.D.
BY: _____

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
RECORD IN MY OFFICE ON THE _____
DAY OF _____, 1999 A.D.
BY: _____

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
_____ DAY OF _____, 1999 A.D.
BY: _____

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY
AND PLAT WAS FILED IN THE CITY
CLERK'S OFFICE ON THE _____
DAY OF _____, 1999 A.D.
BY: _____

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COMMISSION THIS _____ DAY OF _____,
1999 A.D.
BY: _____

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

EXHIBIT A



Ordinance No. 99-7

**AN ORDINANCE APPROVING A RECORD OF SURVEY PLAT
FOR THE BASELodge AT TOWN LIFT CONDOMINIUMS
AT 875 MAIN STREET, PARK CITY, UTAH**

WHEREAS, the owners, McIntosh Mill Ltd., of the property at 875 Main Street, Park City, Utah and known as the Baselodge at Town Lift Condominiums, have petitioned the City Council for approval of a record of survey plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on February 24, 1999 the Planning Commission held a public hearing to receive public input on the proposed record of survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on March 4, 1999 the City Council reviewed the proposed record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey plat;

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

SECTION 1. FINDINGS OF FACT.

1. The property is located in the HRC-MPD (contract HCB) zoning district.
2. The property is subject to the June 11, 1997 McIntosh Mill CUP approval.
3. The proposed plat changes the type of ownership of this property to condominium ownership.
4. A financial guarantee, if not already posted, for all public improvements, including all public trails, sidewalks and landscaping, is necessary to ensure completion of these

improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

5. Two owners share common parking areas.
6. On February 24, 1999 the Planning Commission held a public hearing on the final record of survey plat for the Baselodge at Town Lift condominiums and voted to forward a positive recommendation to the City Council.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned record of survey and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law regarding record of survey plats. The plat is consistent with the June 11, 1997 Planning Commission approval of the McIntosh Mill CUP.

SECTION 3. PLAT APPROVAL. The record of survey plat, known as the Baselodge at Town Lift condominium plat, at 875 Main Street, is hereby approved as shown on Exhibit A, with the following conditions:

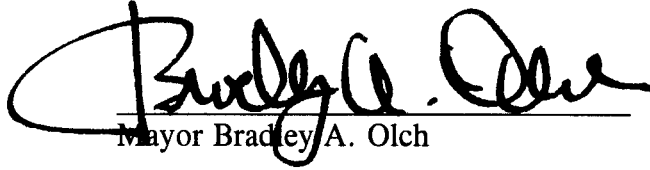
1. City Attorney and City Engineer review and approval of the final form and content of the record of survey and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the record of survey.
2. All conditions of approval for the McIntosh Mill CUP, approved by the Planning Commission on June 11, 1997, shall apply.
3. All Park City Standard Project Conditions shall apply.
4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to record of survey recordation, if not already provided. All public improvements, including landscaping, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. A note shall be added to the plat referencing the cross access agreements for the parking garage and plaza. A note shall be added to the plat addressing the Building Departments requirements for ADA units.
6. As a condition precedent to recording this plat, the cross access agreements for the parking garage and plaza shall be signed and recorded at the County.

7. The final condominium record of survey shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 4 th day of March, 1999.

PARK CITY MUNICIPAL CORPORATION



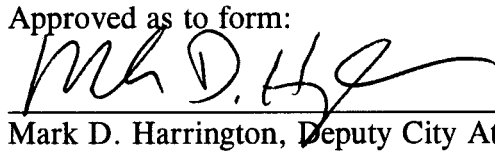
Mayor Bradley A. Olch

Attest:



Janet M. Scott, Deputy City Recorder



Approved as to form:


Mark D. Harrington, Deputy City Attorney

SURVEYOR'S CERTIFICATE

I, John D. Williams, State Registered Professional Land Surveyor, No. 12345, State of Utah, and that I have examined the plat and map of BASE LODGE AT TOWN LIFT, a Utah Condominium Project located in Section 16, Township 2 South, Range 6 East Salt Lake Base and Meridian, Park City, Summit County, Utah, and that the same conform to the provisions of Section 37-2-1(3) of the Utah Code, and that I have caused the same to be recorded in accordance with the provisions of Section 37-2-1(3) of the Utah Code, and that I have caused the same to be recorded in accordance with the provisions of Section 37-2-1(3) of the Utah Code.

John D. Williams, LS #12345

BOUNDARY DESCRIPTION

That the lot shown on the plat and map of BASE LODGE AT TOWN LIFT, a Utah Condominium Project located in Section 16, Township 2 South, Range 6 East Salt Lake Base and Meridian, Park City, Summit County, Utah, and that the same conform to the provisions of Section 37-2-1(3) of the Utah Code, and that I have caused the same to be recorded in accordance with the provisions of Section 37-2-1(3) of the Utah Code, and that I have caused the same to be recorded in accordance with the provisions of Section 37-2-1(3) of the Utah Code.

OWNER'S DEDICATION AND CONSENT TO RECORD

OWNER, ALL OF THE UNDERSIGNED, have authorized the undersigned to execute and record this plat and map of BASE LODGE AT TOWN LIFT, a Utah Condominium Project located in Section 16, Township 2 South, Range 6 East Salt Lake Base and Meridian, Park City, Summit County, Utah, and that the same conform to the provisions of Section 37-2-1(3) of the Utah Code, and that I have caused the same to be recorded in accordance with the provisions of Section 37-2-1(3) of the Utah Code, and that I have caused the same to be recorded in accordance with the provisions of Section 37-2-1(3) of the Utah Code.

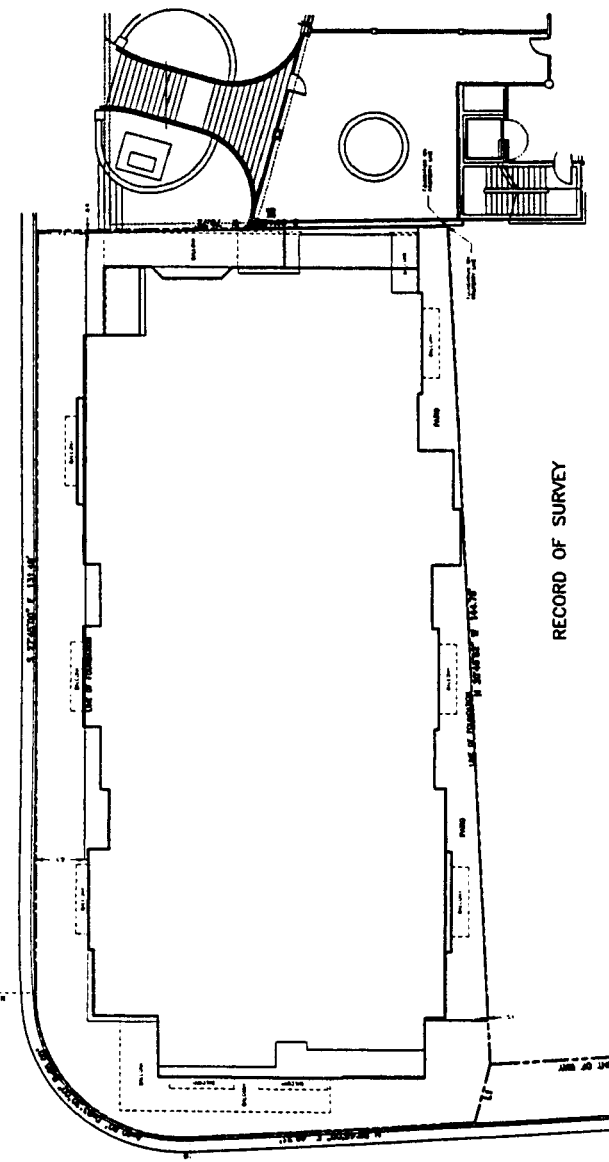
ACKNOWLEDGMENT

State of Utah
County of Summit

My Commission Expires _____
Residing in Summit County

RECORD OF SURVEY

BASE LODGE AT TOWN LIFT
A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 6 EAST SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



RECEIVED
DEC 14 1998
PARK CITY
PLANNING DEPT.

PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVAL AS TO FORM

CERTIFICATE OF ATTEST

COUNCIL APPROVAL AND ACCEPTANCE

SYDNEYVILLE BASIN SEWER IMPROVEMENT DISTRICT
REMOVED FOR COMPLIANCE TO SYDNEYVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS DATE OF _____ 1998 A.D.
BY _____

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DATE OF _____ 1998 A.D.
BY _____

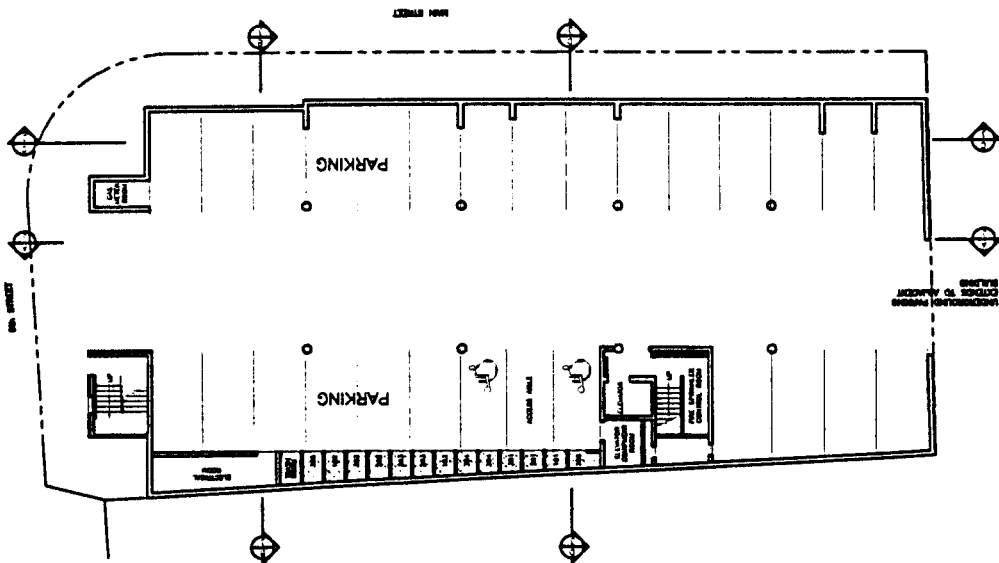
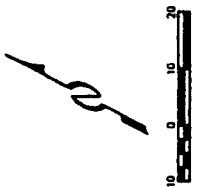
ENGINEER'S CERTIFICATE
I AND THIS FIRM, BEING ON FILE IN MY OFFICE THIS DATE OF _____ 1998 A.D.
BY _____

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DATE OF _____ 1998 A.D.
BY _____

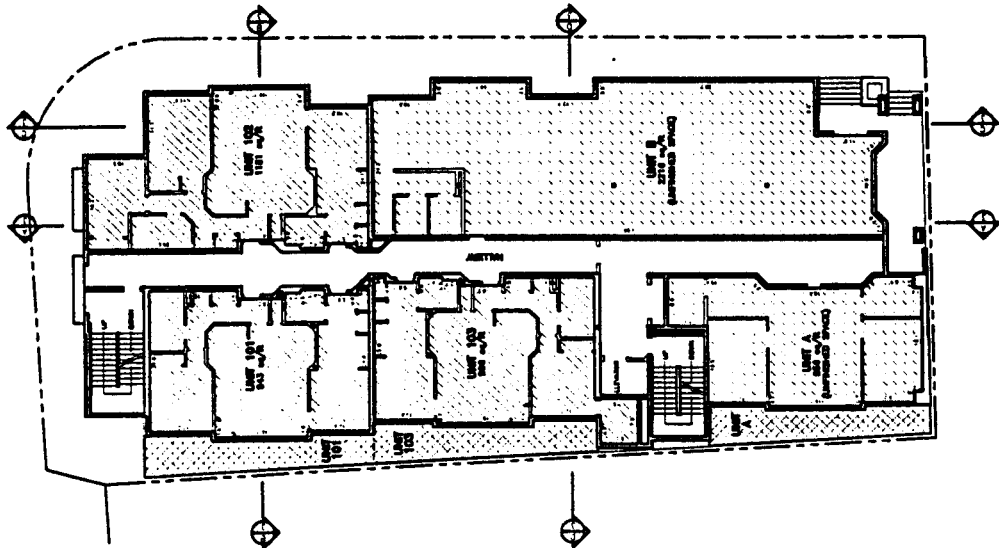
CERTIFICATE OF ATTEST
I AND THIS FIRM, BEING ON FILE IN MY OFFICE THIS DATE OF _____ 1998 A.D.
BY _____

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS DATE OF _____ 1998 A.D.
BY _____

EXHIBIT A



PARKING LEVEL



FIRST FLOOR

RECEIVED
DEC 14 1998
PARK CITY
PLANNING DEPT.

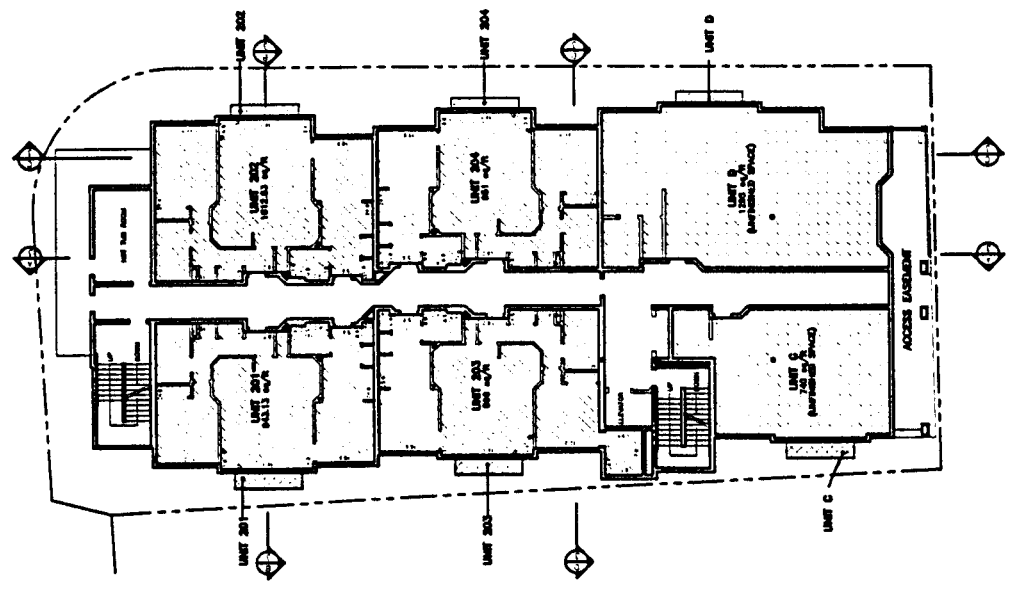
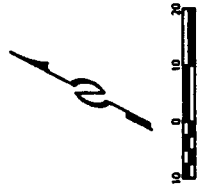
- LEGEND
- COMMON AREAS AND FACILITIES
- FRANK RESIDENTIAL OWNERSHIP
- LIMITED COMMON AREAS
- FRANK COMMERCIAL OWNERSHIP

PAGE 2 OF 4

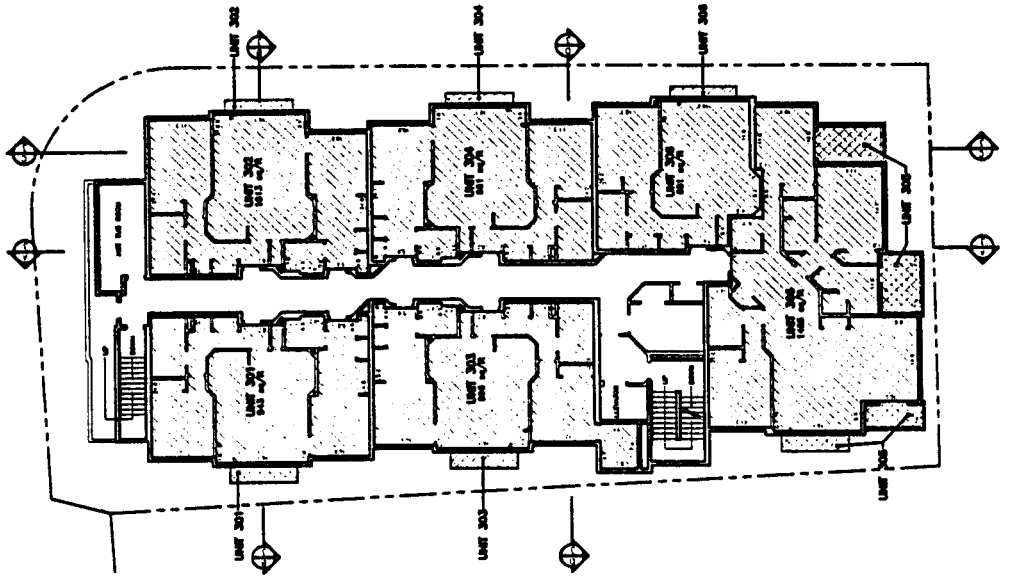
RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
TIT _____ RECORD _____

BASELODGE AT TOWN LIFT
A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 18
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

2002.06.14.10:00 2002.06.14.10:00 2002.06.14.10:00



SECOND FLOOR



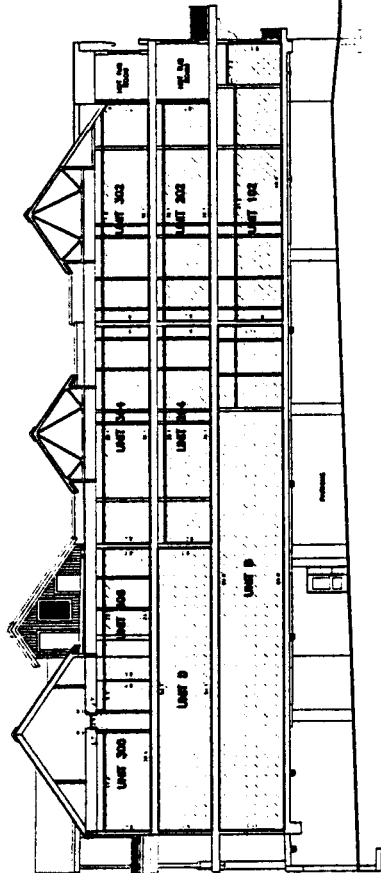
THIRD FLOOR

RECEIVED
 DEC 14 1998
 PARK CITY
 PLANNING DEPT.

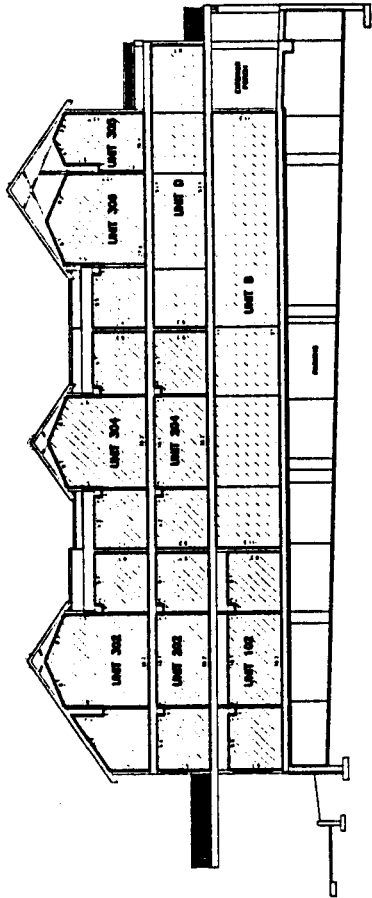
- LEGEND
- COMMON AREAS AND FACILITIES
 - PRIVATE RESIDENTIAL OWNERSHIP
 - UNIMTED COMMON AREAS
 - PRIVATE COMMERCIAL OWNERSHIP

BASELIDGE AT TOWN LIFT
 A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE
 AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

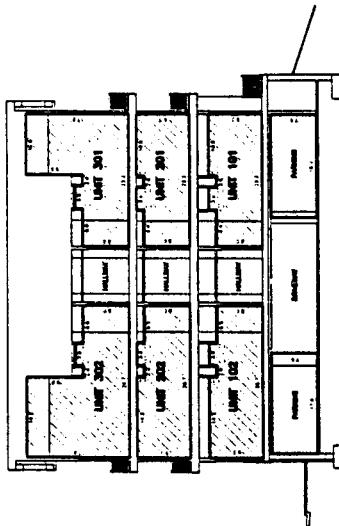
RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE OFFICE OF THE CLERK OF DISTRICT COURT
 IN AND FOR THE COUNTY OF SUMMIT, UTAH
 THIS 14TH DAY OF DECEMBER 1998
 REC'D



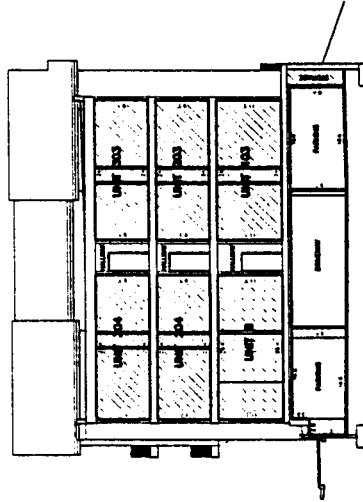
SECTION 'A'



SECTION 'C'



SECTION 'B'



SECTION 'D'

RECEIVED
 DEC 14 1998
 PARK CITY
 PLANNING DEPT.



- LEGEND
- COMMON AREAS AND FACILITIES
 - PRIVATE RESIDENTIAL OWNERSHIP
 - LIMITED COMMON AREAS
 - PRIVATE COMMERCIAL OWNERSHIP

BASELIDGE AT TOWN LIFT
 A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 18
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE
 AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FIELD
 DATE OF THE INSTRUMENT 1998 PAGE
 FILE NUMBER 111-14-08 RECORD



Ordinance No. 99-6

**AN ORDINANCE APPROVING AN AMENDMENT TO LOT 16 AND LOT 17,
BLOCK 24 OF THE PARK CITY SURVEY KNOWN AS 560 AND 562 MAIN STREET,
PARK CITY, UTAH**

WHEREAS, the owners of the property known as 560 and 562 Main St. petitioned the City Council for approval of a amendment to the final plat; and

WHEREAS, proper notice was sent on August 10,1998 and on February 12, 1999 and the City Council held a public hearing to receive input on the proposed amendment on; and

WHEREAS, it is in the best interest of Park City to approve the amendment, and

WHEREAS, there is good cause for the revision as the reconfiguration allows for resolution of an encroachment issue and provides for a façade agreement; and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat revision.

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

SECTION 1. The amendment to Park City Survey, Lots 16 and 17, Block 24, is approved as shown on the attached Exhibit A with the following findings, conclusions and conditions:

Findings:

1. The parcel is located in the Historic Commercial Business (HCB) zoning district.
2. An historic structure exists on Lot 17. Window openings currently exist on the south side of the building.
3. The historic structure currently does not have fire sprinklers.
4. A pedestrian pathway exists on Lot 16 that connects Swede Alley to Main Street.

5. The pathway on Lot 16 is lined with several mature lilac bushes.
6. The proposed amendments will create two platted lots of approximately 30' x 75' on Lot 17 and 19.6" x 75' on Lot 16.
7. Any visual impacts resulting from this amendment will be mitigated to the best extent possible through the Historic District Design review process.

Conclusions of Law:

1. The plat amendment is in compliance with Chapter 15 of the Land Management Code.
2. There is good cause for the revision as the encroachment issue on Lot 16 will be resolved and provide a façade easement.
3. Neither the public nor any person will be materially injured by the proposed plat revision.

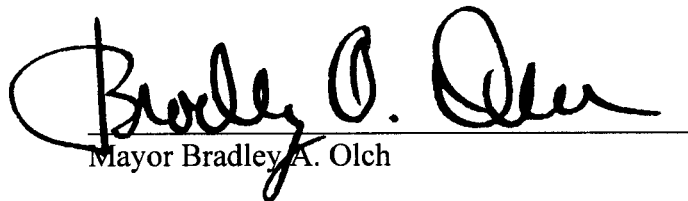
Conditions:

1. City Attorney and City Engineer review and approval of the amended plat for compliance with Land Management Code, Utah State Code and these Final Conditions of Approval is a condition precedent to plat recordation.
2. A Facade easement for the historic structure on Lot 17 shall be executed for the benefit of the City prior to plat recordation.
3. The mature lilac bushes on Lot 16 shall be incorporated into any new development to the best extent possible and shall be relocated to a Swede Alley location if on site preservation is not possible. The relocation shall be determined by the City landscape architect prior to any building permit issuance.
4. The historic structure located on Lot 17 must comply with Uniform Building Code Standard 9-1 to the satisfaction of the Chief Fire Marshal prior to final signature approvals by the City for this plat.
5. A construction mitigation plan will be required to be submitted and approved prior to the issuance of any building permit for either lot.
6. If the amendment is not recorded within one year of this approval date this approval shall become null and void.

SECTION 2. This ordinance shall take effect upon publication.

PASSED AND ADOPTED this the day of February 25, 1999.

PARK CITY MUNICIPAL CORPORATION



Mayor Bradley A. Olch

Attest:

Janet M. Scott
Janet M. Scott, City Recorder

Approved as to form:
Mark D. Harrington
Mark D. Harrington, Deputy City Attorney





Ordinance No. 99-5

**AN ORDINANCE APPROVING THE RECORD OF SURVEY
FOR PHASE I OF THE MARRIOTT MOUNTAINSIDE,
PARK CITY, UTAH**

WHEREAS, the owners of the property known as the Marriott MountainSide have petitioned the City Council for approval of a the record of survey for Phase I; and

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

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

WHEREAS, the Planning Commission held a public hearing on January 27, 1999, to receive input on the proposed subdivision plat;

WHEREAS, the Planning Commission, on January 27, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey.

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

SECTION 1. APPROVAL. The Marriott MountainSide Phase I Record of Survey as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located in the RC-MPD zoning district.
2. The property is subject to the Park City Mountain Resort Large Scale Master Plan.
3. The property is subject to the CUP for Parcel A of the PCMR Master Plan.
4. The proposed plat allows the property to be sold as timeshare condominiums.
5. A financial guarantee for all public improvements, including all public trails and

sidewalks, is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

Conclusions of Law

1. The record of survey complies with the Park City Land Management Code and with the Utah Condominium Ownership Act.
2. The record of survey is consistent with the April 1998 Planning Commission approval of the CUP.
3. There is good cause for this record of survey.
4. Neither the public nor any person will be materially injured by the proposed record of survey.
5. Approval of record of survey, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

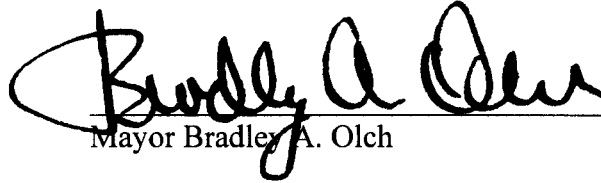
1. The City Attorney and City Engineer review and approval of the final form and content of the record of survey and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the record of survey.
2. All conditions of approval for the Parcel A CUP shall apply.
3. All standard project conditions shall apply.
4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to record of survey recordation. All public improvements, including public trails and sidewalks, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. The final condominium record of survey shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.
6. Prior to plat recordation, a maintenance agreement approved as to content by the City Engineer and approved as to form by the City Attorney shall have been executed to

establish maintenance responsibility for the water lines and their related appurtenances.

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


PASSED AND ADOPTED this 11th day of February, 1999 .

PARK CITY MUNICIPAL CORPORATION



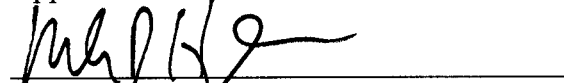
Mayor Bradley A. Olch

Attest:

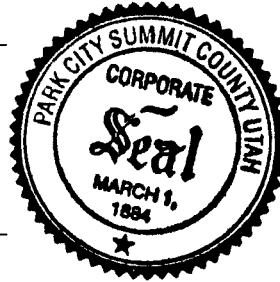


Janet M. Scott, City Recorder

Approved as to form:



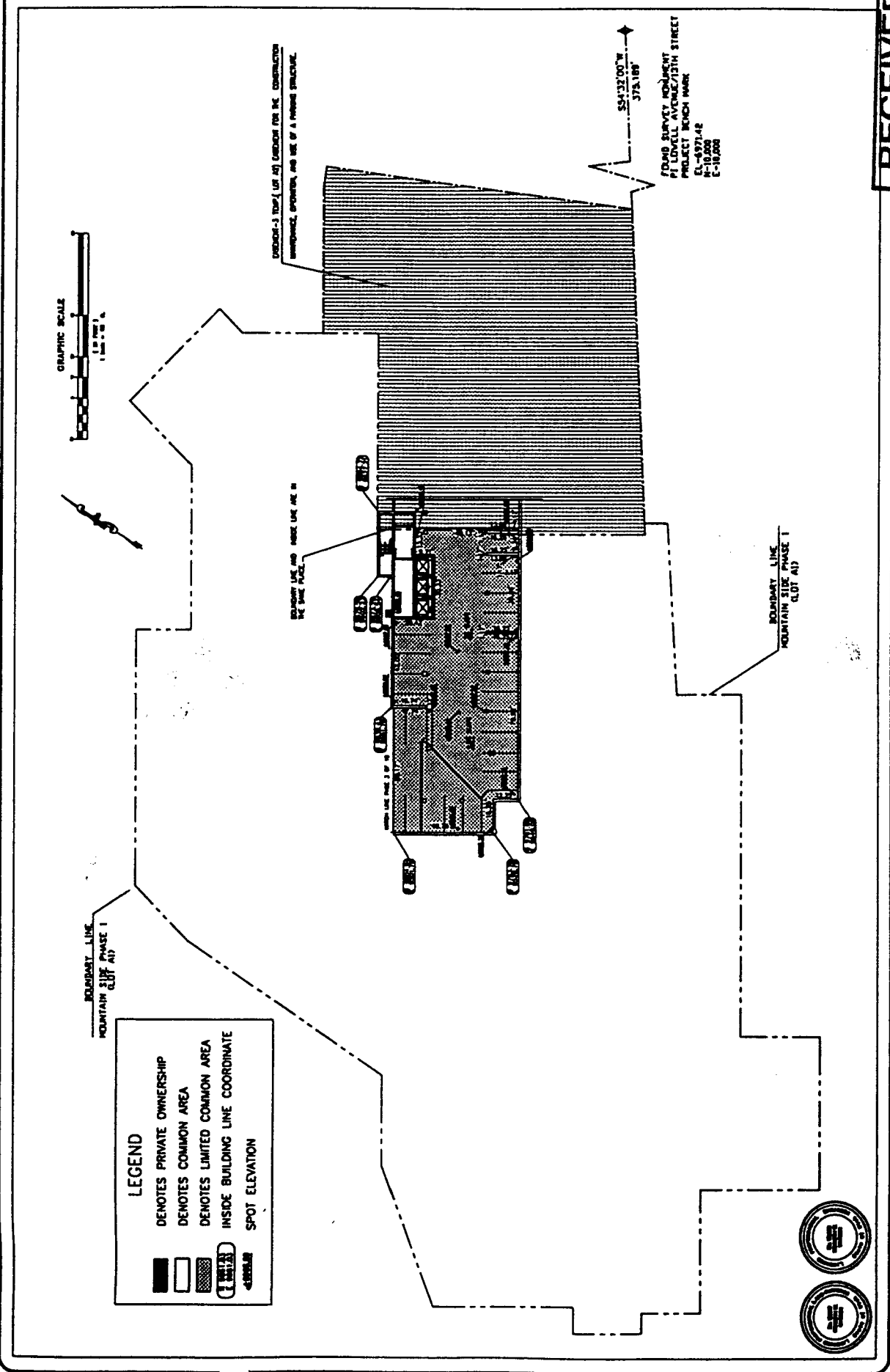
Mark D. Harrington, Deputy City Attorney



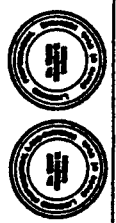
MOUNTAIN SIDE PHASE - 1 PARK CITY, UTAH
BASEMENT PARKING AIR SPACE PLAN

ERP ENGINEERING, INC.
 1000 SOUTH 1000 WEST, SUITE 100, PARK CITY, UTAH 84302
 PHONE: (435) 799-1000 FAX: (435) 799-1001
 WWW: WWW.ERPENGINEERING.COM

DATE	DESCRIPTION
12/22/98	ISSUED FOR PERMIT
12/15/98	ISSUED FOR PERMIT
12/15/98	ISSUED FOR PERMIT
12/15/98	ISSUED FOR PERMIT
12/15/98	ISSUED FOR PERMIT



LEGEND
 ■ DENOTES PRIVATE OWNERSHIP
 □ DENOTES COMMON AREA
 ▨ DENOTES LIMITED COMMON AREA
 ○ INSIDE BUILDING LINE COORDINATE
 ▲ SPOT ELEVATION



DESIGN-3 TOP (US AQ) ELEVATION FOR THE CONSTRUCTION, EXISTENCE, AND USE OF A FINISH STRUCTURE.

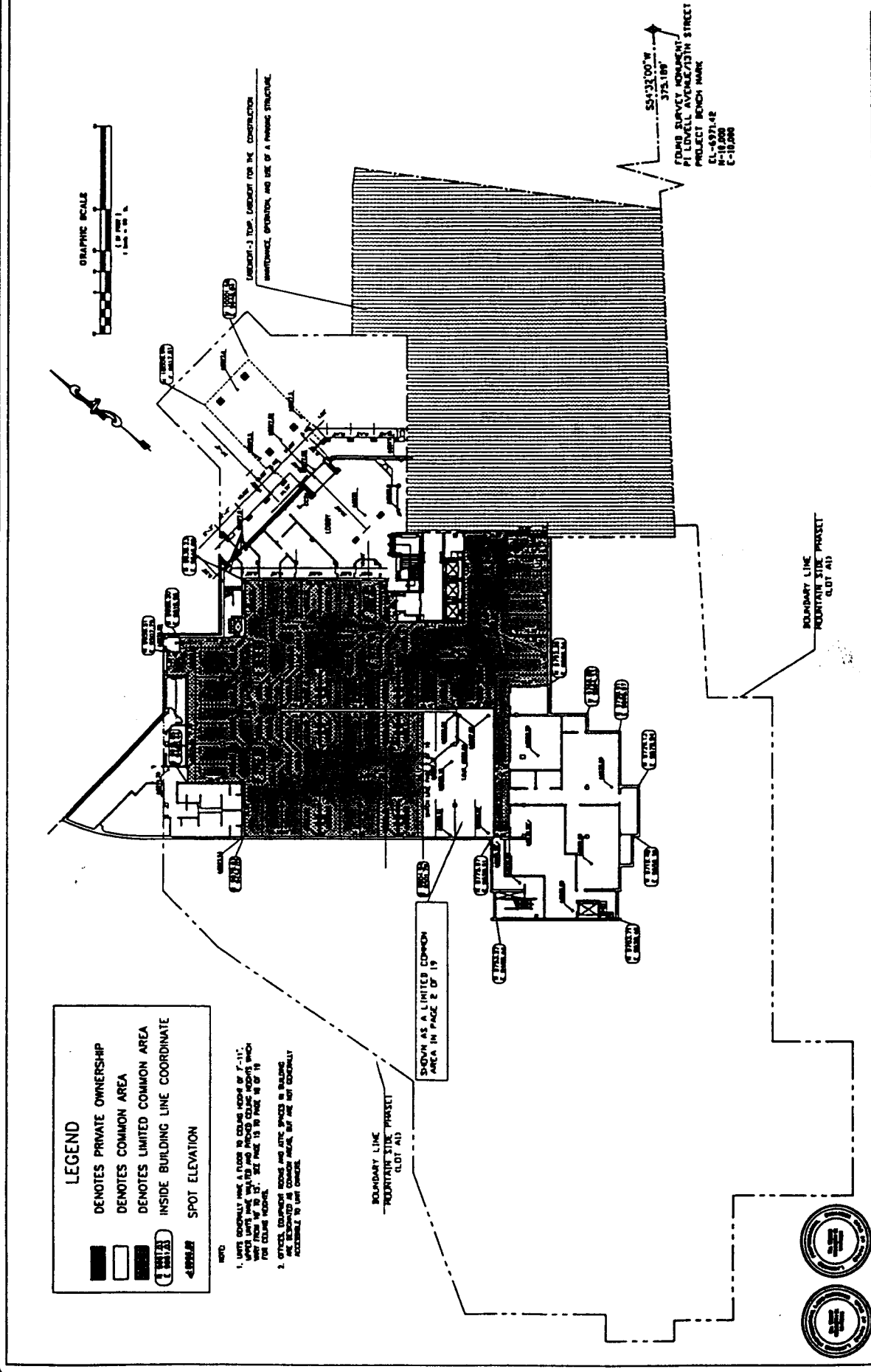
FOUND SURVEY MONUMENT
 AT LOWELL AVENUE/13TH STREET
 PROJECT BENCH MARK
 EL. -6971.42
 ± 10.00
 P. -10.000
 P. -10.000

BOUNDARY LINE AND MARK LINE ARE IN THE SAME PLACE

BOUNDARY LINE MOUNTAIN SIDE PHASE 1 (LOT A1)

BOUNDARY LINE MOUNTAIN SIDE PHASE 1 (LOT A1)

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	12/15/98
2	ISSUE FOR PERMIT	12/15/98
3	ISSUE FOR PERMIT	12/15/98
4	ISSUE FOR PERMIT	12/15/98
5	ISSUE FOR PERMIT	12/15/98
6	ISSUE FOR PERMIT	12/15/98
7	ISSUE FOR PERMIT	12/15/98
8	ISSUE FOR PERMIT	12/15/98
9	ISSUE FOR PERMIT	12/15/98
10	ISSUE FOR PERMIT	12/15/98



LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE COORDINATE
- SPOT ELEVATION

NOTE:

1. UNITS SHOWN WITH A FLOOR TO CEILING HEIGHT OF 7'-11". UNITS SHOWN WITHOUT A FLOOR TO CEILING HEIGHT ARE SHOWN FOR CEILING HEIGHT ONLY. SEE PAGE 15 FOR HEIGHT OF 10'.
2. OFFICE BUILDING COMMON AREAS SHOWN IN THIS PLAN ARE ACCESSIBLE TO UNIT OWNERS, BUT ARE NOT EXCLUSIVELY ACCESSIBLE TO UNIT OWNERS.

BOUNDARY LINE
 "MOUNTAIN SIDE PHASE 1"
 (CLOT A1)

SHOWN AS A LIMITED COMMON
 AREA IN PAGE 2 OF 19

BOUNDARY LINE
 "MOUNTAIN SIDE PHASE 1"
 (CLOT A1)

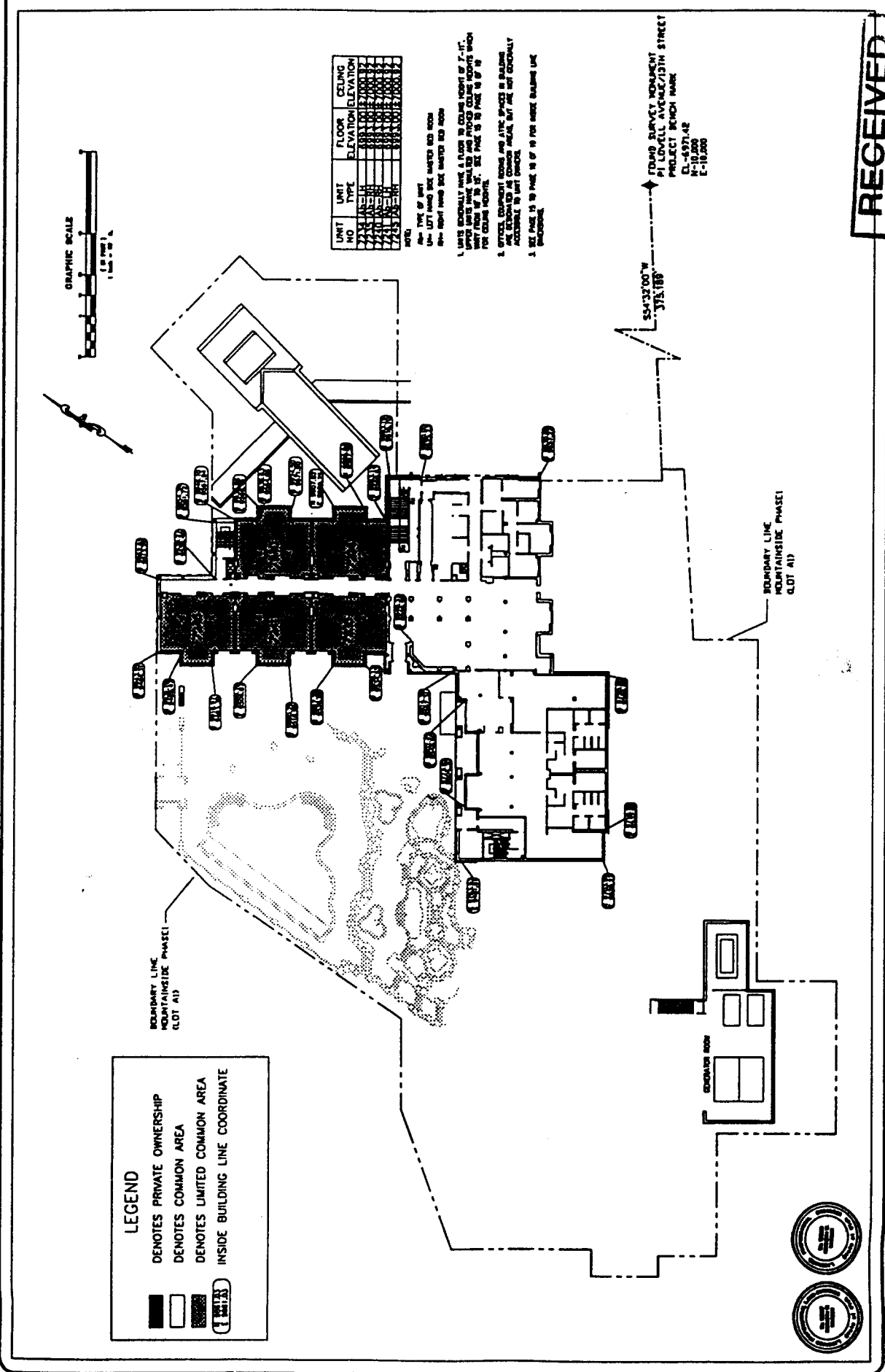
554'31.00" W
 375.18' W
 FOUND SURVEY MONUMENT
 AT LOWELL AVENUE/20TH STREET
 PROJECT BENCH MARK
 EL. -6971.42
 NAD 83
 E-18-008



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JAN 20 1999

PARK CITY
 PLANNING DEPT.



GRAPHIC SCALE
 1" = 10'-0"

LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE COORDINATE

UNIT NO.	UNIT TYPE	FLOOR	ELEVATION	CEILING
201	1-BR	2	10,100.00	10,100.00
202	1-BR	2	10,100.00	10,100.00
203	1-BR	2	10,100.00	10,100.00
204	1-BR	2	10,100.00	10,100.00
205	1-BR	2	10,100.00	10,100.00
206	1-BR	2	10,100.00	10,100.00
207	1-BR	2	10,100.00	10,100.00
208	1-BR	2	10,100.00	10,100.00
209	1-BR	2	10,100.00	10,100.00
210	1-BR	2	10,100.00	10,100.00
211	1-BR	2	10,100.00	10,100.00
212	1-BR	2	10,100.00	10,100.00
213	1-BR	2	10,100.00	10,100.00
214	1-BR	2	10,100.00	10,100.00
215	1-BR	2	10,100.00	10,100.00
216	1-BR	2	10,100.00	10,100.00
217	1-BR	2	10,100.00	10,100.00
218	1-BR	2	10,100.00	10,100.00
219	1-BR	2	10,100.00	10,100.00
220	1-BR	2	10,100.00	10,100.00
221	1-BR	2	10,100.00	10,100.00
222	1-BR	2	10,100.00	10,100.00
223	1-BR	2	10,100.00	10,100.00
224	1-BR	2	10,100.00	10,100.00
225	1-BR	2	10,100.00	10,100.00
226	1-BR	2	10,100.00	10,100.00
227	1-BR	2	10,100.00	10,100.00
228	1-BR	2	10,100.00	10,100.00
229	1-BR	2	10,100.00	10,100.00
230	1-BR	2	10,100.00	10,100.00
231	1-BR	2	10,100.00	10,100.00
232	1-BR	2	10,100.00	10,100.00
233	1-BR	2	10,100.00	10,100.00
234	1-BR	2	10,100.00	10,100.00
235	1-BR	2	10,100.00	10,100.00
236	1-BR	2	10,100.00	10,100.00
237	1-BR	2	10,100.00	10,100.00
238	1-BR	2	10,100.00	10,100.00
239	1-BR	2	10,100.00	10,100.00
240	1-BR	2	10,100.00	10,100.00
241	1-BR	2	10,100.00	10,100.00
242	1-BR	2	10,100.00	10,100.00
243	1-BR	2	10,100.00	10,100.00
244	1-BR	2	10,100.00	10,100.00
245	1-BR	2	10,100.00	10,100.00
246	1-BR	2	10,100.00	10,100.00
247	1-BR	2	10,100.00	10,100.00
248	1-BR	2	10,100.00	10,100.00
249	1-BR	2	10,100.00	10,100.00
250	1-BR	2	10,100.00	10,100.00

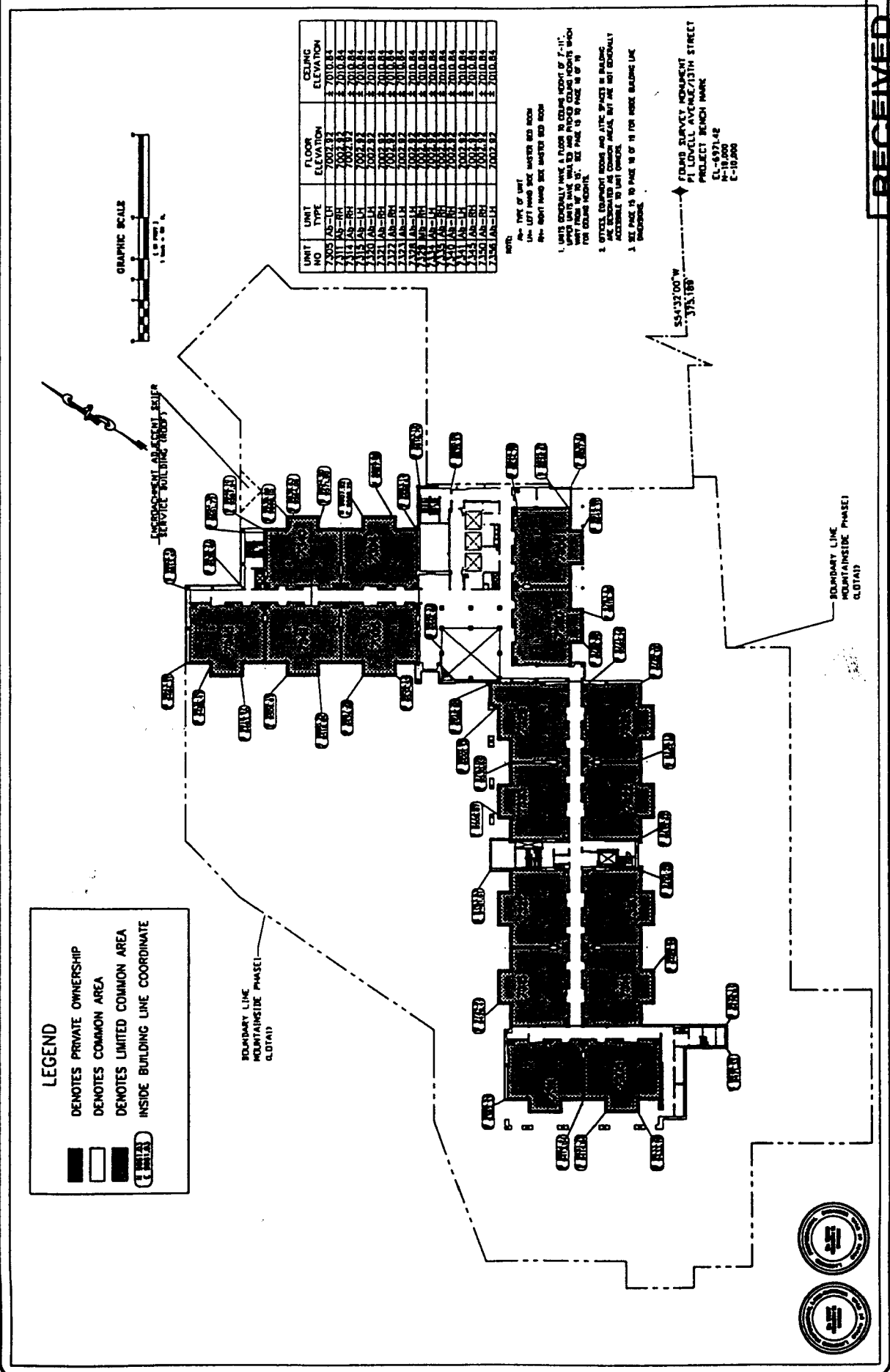
NOTES:
 1. UNIT TYPES AS SHOWN.
 2. UNIT TYPES SHOWN ARE BASED ON THE 2ND FLOOR PLAN.
 3. OFFICE, EQUIPMENT ROOMS AND AIR SPACE IN BALCONY ARE EXCLUDED AS COMMON AREAS, BUT ARE NOT CONSIDERED AS UNIT SPACE.
 4. SEE PAGE 10 TO 15 FOR THESE BUILDING LINE COORDINATES.

3543200"±
 375.188'
 SURVEY MONUMENT
 AT LOVELL AVENUE/13TH STREET
 PROJECT BENCH MARK
 CL-4971.42
 N=10,000
 E=10,000

BOUNDARY LINE
 MOUNTAINSIDE PHASE1
 (LOT 41)



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LEGEND

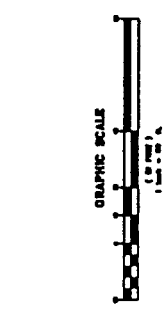
DENOTES PRIVATE OWNERSHIP
 DENOTES COMMON AREA
 DENOTES LIMITED COMMON AREA
 INSIDE BUILDING LINE COORDINATE

UNIT NO.	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
2305 (AB-LH)		7002.97	± 7010.84
2311 (AB-RH)		7002.97	± 7010.84
2312 (AB-RH)		7002.97	± 7010.84
2313 (AB-LH)		7002.97	± 7010.84
2314 (AB-LH)		7002.97	± 7010.84
2315 (AB-RH)		7002.97	± 7010.84
2316 (AB-RH)		7002.97	± 7010.84
2317 (AB-LH)		7002.97	± 7010.84
2318 (AB-LH)		7002.97	± 7010.84
2319 (AB-RH)		7002.97	± 7010.84
2320 (AB-RH)		7002.97	± 7010.84
2321 (AB-LH)		7002.97	± 7010.84
2322 (AB-LH)		7002.97	± 7010.84
2323 (AB-LH)		7002.97	± 7010.84
2324 (AB-LH)		7002.97	± 7010.84
2325 (AB-LH)		7002.97	± 7010.84
2326 (AB-LH)		7002.97	± 7010.84
2327 (AB-LH)		7002.97	± 7010.84
2328 (AB-LH)		7002.97	± 7010.84
2329 (AB-LH)		7002.97	± 7010.84
2330 (AB-RH)		7002.97	± 7010.84
2336 (AB-LH)		7002.97	± 7010.84

UNIT TYPE OF USE:
 LH- LEFT HAND SIDE MASTER BED ROOM
 RH- RIGHT HAND SIDE MASTER BED ROOM
 UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11".
 UNITS WITH A BALCONY ARE SHOWN WITH A BALCONY FLOOR FINISH WHICH IS NOT SHOWN ON THIS PLAN. SEE PAGE 19 FOR FURTHER INFORMATION.
 ALL OFFICE EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE EXCLUDED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
 SEE PAGE 19 FOR MORE INFORMATION ON THESE BUILDING LINE COORDINATES.

EXISTING SURVEY MONUMENT
 PL LOWELL AVENUE/13TH STREET
 PROJECT BENCH MARK
 EL-5971.42
 M-10,000
 C-10,000

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 PLANNING DEPT.

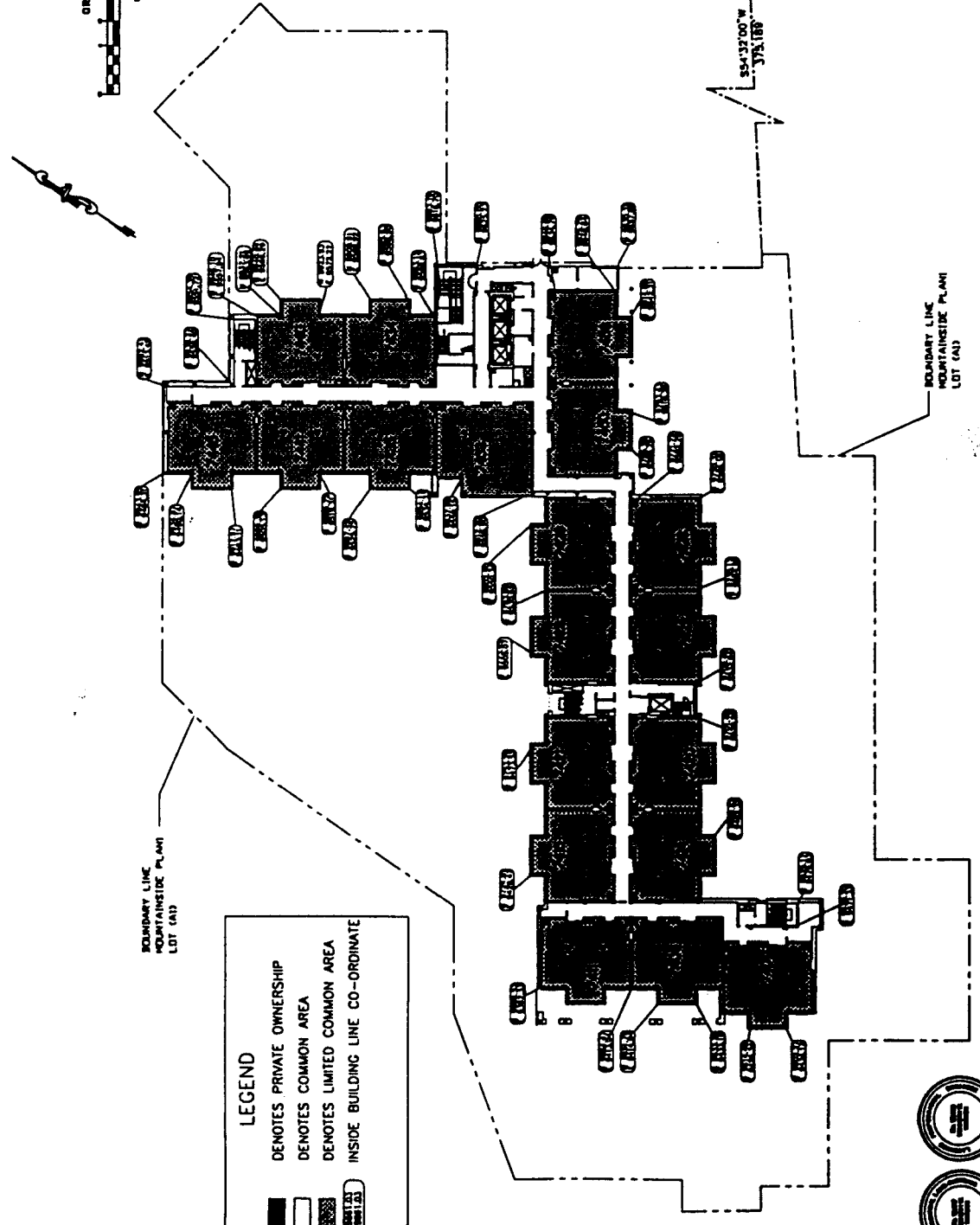


UNIT NO.	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
2101	1-B	2017.11	2107.11
2102	1-B	2017.11	2107.11
2103	1-B	2017.11	2107.11
2104	1-B	2017.11	2107.11
2105	1-B	2017.11	2107.11
2106	1-B	2017.11	2107.11
2107	1-B	2017.11	2107.11
2108	1-B	2017.11	2107.11
2109	1-B	2017.11	2107.11
2110	1-B	2017.11	2107.11
2111	1-B	2017.11	2107.11
2112	1-B	2017.11	2107.11
2113	1-B	2017.11	2107.11
2114	1-B	2017.11	2107.11
2115	1-B	2017.11	2107.11
2116	1-B	2017.11	2107.11
2117	1-B	2017.11	2107.11
2118	1-B	2017.11	2107.11
2119	1-B	2017.11	2107.11
2120	1-B	2017.11	2107.11
2121	1-B	2017.11	2107.11
2122	1-B	2017.11	2107.11
2123	1-B	2017.11	2107.11
2124	1-B	2017.11	2107.11
2125	1-B	2017.11	2107.11
2126	1-B	2017.11	2107.11
2127	1-B	2017.11	2107.11
2128	1-B	2017.11	2107.11
2129	1-B	2017.11	2107.11
2130	1-B	2017.11	2107.11
2131	1-B	2017.11	2107.11
2132	1-B	2017.11	2107.11
2133	1-B	2017.11	2107.11
2134	1-B	2017.11	2107.11
2135	1-B	2017.11	2107.11
2136	1-B	2017.11	2107.11
2137	1-B	2017.11	2107.11
2138	1-B	2017.11	2107.11
2139	1-B	2017.11	2107.11
2140	1-B	2017.11	2107.11
2141	1-B	2017.11	2107.11
2142	1-B	2017.11	2107.11
2143	1-B	2017.11	2107.11
2144	1-B	2017.11	2107.11
2145	1-B	2017.11	2107.11
2146	1-B	2017.11	2107.11
2147	1-B	2017.11	2107.11
2148	1-B	2017.11	2107.11
2149	1-B	2017.11	2107.11
2150	1-B	2017.11	2107.11
2151	1-B	2017.11	2107.11
2152	1-B	2017.11	2107.11
2153	1-B	2017.11	2107.11
2154	1-B	2017.11	2107.11
2155	1-B	2017.11	2107.11
2156	1-B	2017.11	2107.11
2157	1-B	2017.11	2107.11
2158	1-B	2017.11	2107.11
2159	1-B	2017.11	2107.11
2160	1-B	2017.11	2107.11
2161	1-B	2017.11	2107.11
2162	1-B	2017.11	2107.11
2163	1-B	2017.11	2107.11
2164	1-B	2017.11	2107.11
2165	1-B	2017.11	2107.11
2166	1-B	2017.11	2107.11
2167	1-B	2017.11	2107.11
2168	1-B	2017.11	2107.11
2169	1-B	2017.11	2107.11
2170	1-B	2017.11	2107.11
2171	1-B	2017.11	2107.11
2172	1-B	2017.11	2107.11
2173	1-B	2017.11	2107.11
2174	1-B	2017.11	2107.11
2175	1-B	2017.11	2107.11
2176	1-B	2017.11	2107.11
2177	1-B	2017.11	2107.11
2178	1-B	2017.11	2107.11
2179	1-B	2017.11	2107.11
2180	1-B	2017.11	2107.11
2181	1-B	2017.11	2107.11
2182	1-B	2017.11	2107.11
2183	1-B	2017.11	2107.11
2184	1-B	2017.11	2107.11
2185	1-B	2017.11	2107.11
2186	1-B	2017.11	2107.11
2187	1-B	2017.11	2107.11
2188	1-B	2017.11	2107.11
2189	1-B	2017.11	2107.11
2190	1-B	2017.11	2107.11
2191	1-B	2017.11	2107.11
2192	1-B	2017.11	2107.11
2193	1-B	2017.11	2107.11
2194	1-B	2017.11	2107.11
2195	1-B	2017.11	2107.11
2196	1-B	2017.11	2107.11
2197	1-B	2017.11	2107.11
2198	1-B	2017.11	2107.11
2199	1-B	2017.11	2107.11
2200	1-B	2017.11	2107.11

NOTE:

1. UNIT TYPE OF UNIT
2. UNIT NO. UNIT TYPE
3. UNIT FLOOR ELEVATION
4. UNIT CEILING ELEVATION
5. UNIT AREA
6. UNIT VOLUME
7. UNIT PERIMETER
8. UNIT WEIGHT
9. UNIT MOMENT OF INERTIA
10. UNIT SECTION MODULUS
11. UNIT SECTION PLASTIC MODULUS
12. UNIT SECTION TORSION MODULUS
13. UNIT SECTION AREA
14. UNIT SECTION PERIMETER
15. UNIT SECTION MASS
16. UNIT SECTION MOMENT OF INERTIA
17. UNIT SECTION PLASTIC MODULUS
18. UNIT SECTION TORSION MODULUS
19. UNIT SECTION AREA
20. UNIT SECTION PERIMETER
21. UNIT SECTION MASS

FOUND SURVEY MONUMENT
 AT LOWELL AVENUE/15TH STREET
 PROJECT BENCH MARK
 CL-4374-12
 CL-10100
 CL-10100



LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE CO-ORDINATE

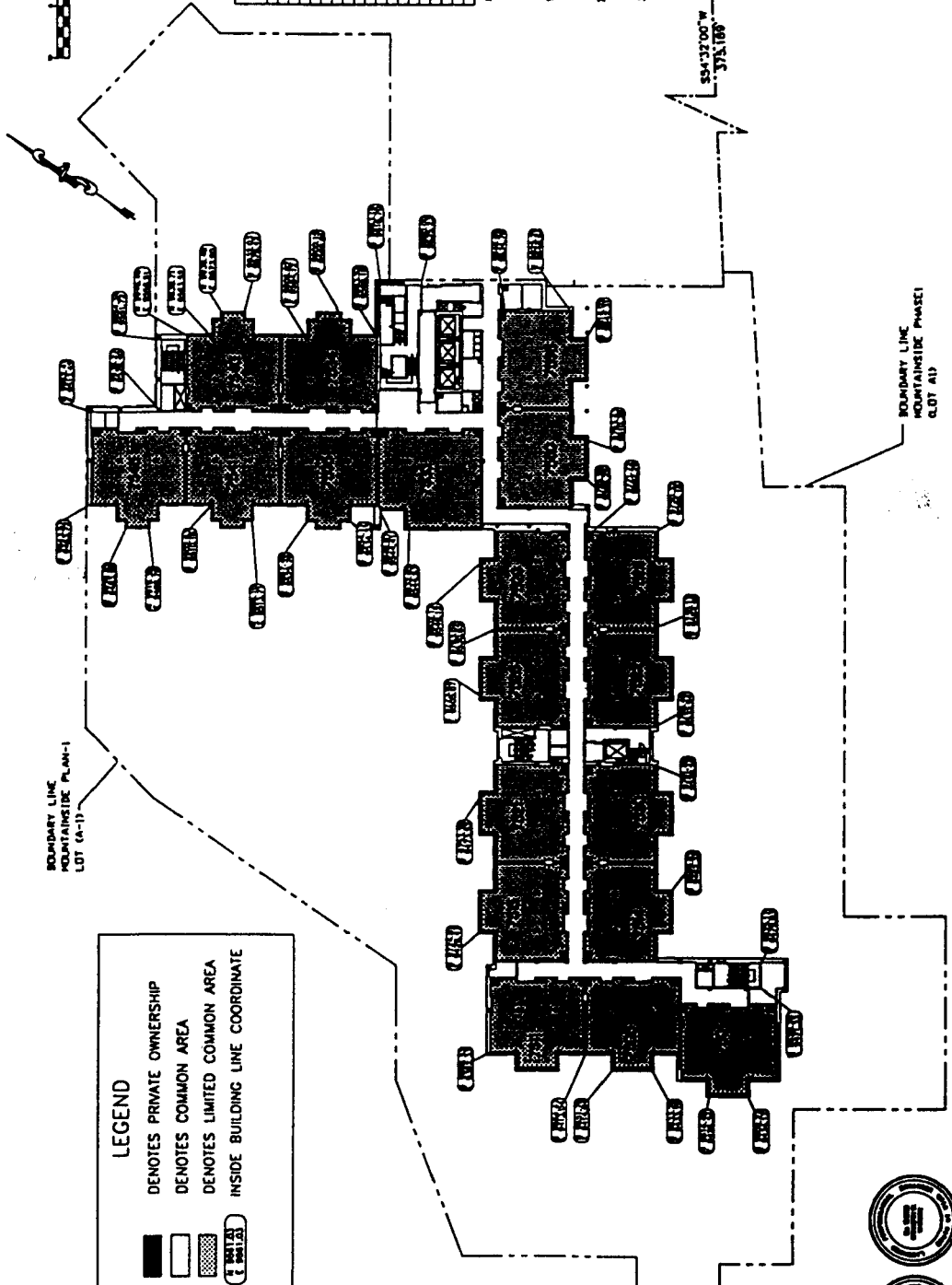
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 PARK CITY
 PLANNING DEPT.

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 JAN 20 1999
 PARK CITY
 PLANNING DEPT.



UNIT NO.	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
101	1-BR	707.75	708.75
102	1-BR	707.75	708.75
103	1-BR	707.75	708.75
104	1-BR	707.75	708.75
105	1-BR	707.75	708.75
106	1-BR	707.75	708.75
107	1-BR	707.75	708.75
108	1-BR	707.75	708.75
109	1-BR	707.75	708.75
110	1-BR	707.75	708.75
111	1-BR	707.75	708.75
112	1-BR	707.75	708.75
113	1-BR	707.75	708.75
114	1-BR	707.75	708.75
115	1-BR	707.75	708.75
116	1-BR	707.75	708.75
117	1-BR	707.75	708.75
118	1-BR	707.75	708.75
119	1-BR	707.75	708.75
120	1-BR	707.75	708.75
121	1-BR	707.75	708.75
122	1-BR	707.75	708.75
123	1-BR	707.75	708.75
124	1-BR	707.75	708.75
125	1-BR	707.75	708.75
126	1-BR	707.75	708.75
127	1-BR	707.75	708.75
128	1-BR	707.75	708.75
129	1-BR	707.75	708.75
130	1-BR	707.75	708.75
131	1-BR	707.75	708.75
132	1-BR	707.75	708.75
133	1-BR	707.75	708.75
134	1-BR	707.75	708.75
135	1-BR	707.75	708.75
136	1-BR	707.75	708.75
137	1-BR	707.75	708.75
138	1-BR	707.75	708.75
139	1-BR	707.75	708.75
140	1-BR	707.75	708.75
141	1-BR	707.75	708.75
142	1-BR	707.75	708.75
143	1-BR	707.75	708.75
144	1-BR	707.75	708.75
145	1-BR	707.75	708.75
146	1-BR	707.75	708.75
147	1-BR	707.75	708.75
148	1-BR	707.75	708.75
149	1-BR	707.75	708.75
150	1-BR	707.75	708.75
151	1-BR	707.75	708.75
152	1-BR	707.75	708.75
153	1-BR	707.75	708.75
154	1-BR	707.75	708.75
155	1-BR	707.75	708.75
156	1-BR	707.75	708.75
157	1-BR	707.75	708.75
158	1-BR	707.75	708.75
159	1-BR	707.75	708.75
160	1-BR	707.75	708.75
161	1-BR	707.75	708.75
162	1-BR	707.75	708.75
163	1-BR	707.75	708.75
164	1-BR	707.75	708.75
165	1-BR	707.75	708.75
166	1-BR	707.75	708.75
167	1-BR	707.75	708.75
168	1-BR	707.75	708.75
169	1-BR	707.75	708.75
170	1-BR	707.75	708.75
171	1-BR	707.75	708.75
172	1-BR	707.75	708.75
173	1-BR	707.75	708.75
174	1-BR	707.75	708.75
175	1-BR	707.75	708.75
176	1-BR	707.75	708.75
177	1-BR	707.75	708.75
178	1-BR	707.75	708.75
179	1-BR	707.75	708.75
180	1-BR	707.75	708.75
181	1-BR	707.75	708.75
182	1-BR	707.75	708.75
183	1-BR	707.75	708.75
184	1-BR	707.75	708.75
185	1-BR	707.75	708.75
186	1-BR	707.75	708.75
187	1-BR	707.75	708.75
188	1-BR	707.75	708.75
189	1-BR	707.75	708.75
190	1-BR	707.75	708.75
191	1-BR	707.75	708.75
192	1-BR	707.75	708.75
193	1-BR	707.75	708.75
194	1-BR	707.75	708.75
195	1-BR	707.75	708.75
196	1-BR	707.75	708.75
197	1-BR	707.75	708.75
198	1-BR	707.75	708.75
199	1-BR	707.75	708.75
200	1-BR	707.75	708.75

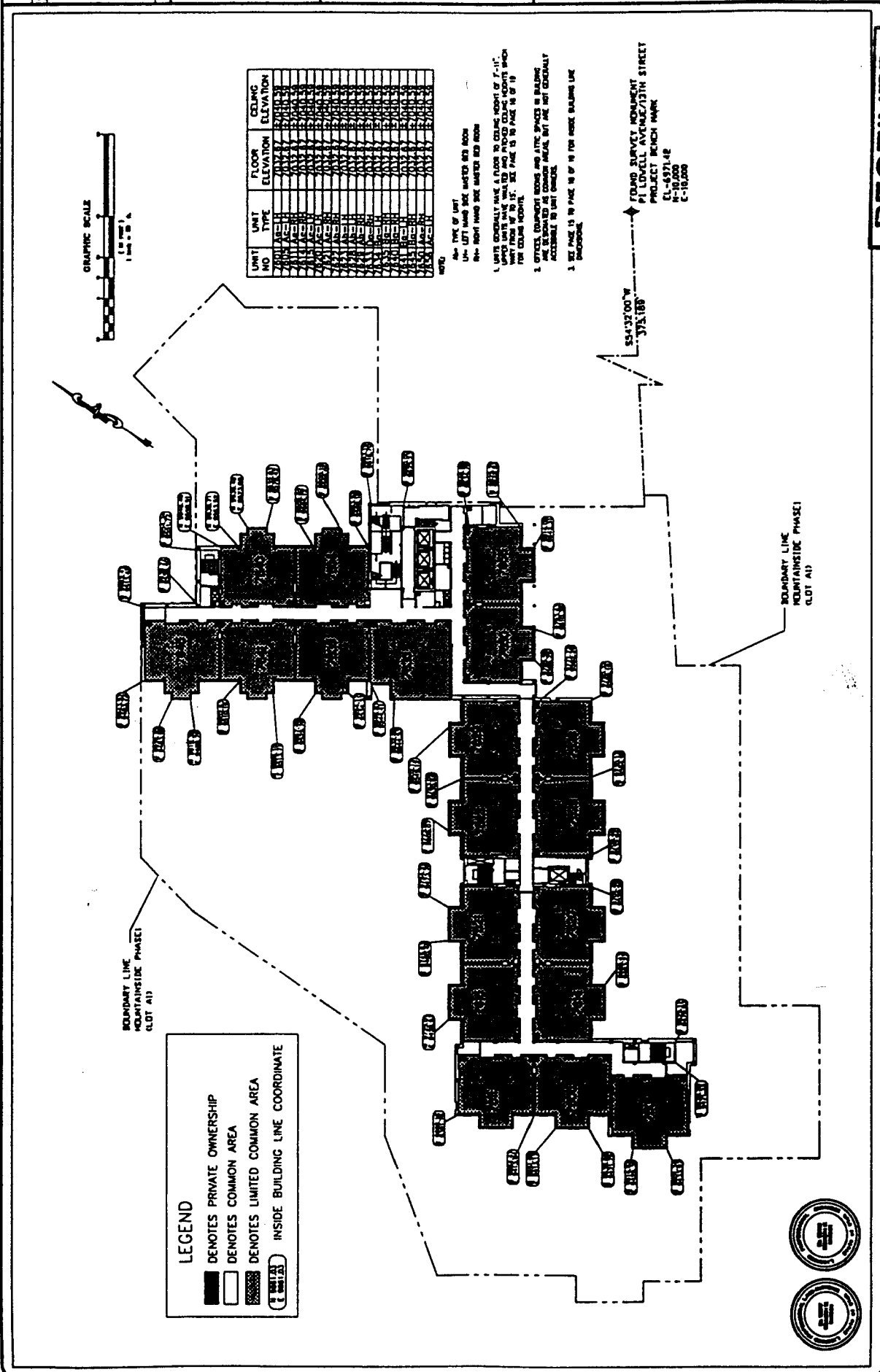
NOTE:
 1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11".
 2. OFFICE, EQUIPMENT ROOMS AND ATE SPACES IN BUILDING ARE NOT INDICATED ON THIS PLAN, BUT ARE USUALLY ACCESSIBLE TO UNIT OWNERS.
 3. SEE PAGE 15 TO PAGE 18 OF 19 FOR MORE BUILDING LINE INFORMATION.



LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE COORDINATE





GRAPHIC SCALE
 1" = 10' 0"

UNIT NO.	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
601A	1 BR	10.15	10.15
601B	1 BR	10.15	10.15
601C	1 BR	10.15	10.15
601D	1 BR	10.15	10.15
601E	1 BR	10.15	10.15
601F	1 BR	10.15	10.15
601G	1 BR	10.15	10.15
601H	1 BR	10.15	10.15
601I	1 BR	10.15	10.15
601J	1 BR	10.15	10.15
601K	1 BR	10.15	10.15
601L	1 BR	10.15	10.15
601M	1 BR	10.15	10.15
601N	1 BR	10.15	10.15
601O	1 BR	10.15	10.15
601P	1 BR	10.15	10.15
601Q	1 BR	10.15	10.15
601R	1 BR	10.15	10.15
601S	1 BR	10.15	10.15
601T	1 BR	10.15	10.15
601U	1 BR	10.15	10.15
601V	1 BR	10.15	10.15
601W	1 BR	10.15	10.15
601X	1 BR	10.15	10.15
601Y	1 BR	10.15	10.15
601Z	1 BR	10.15	10.15
602A	1 BR	10.15	10.15
602B	1 BR	10.15	10.15
602C	1 BR	10.15	10.15
602D	1 BR	10.15	10.15
602E	1 BR	10.15	10.15
602F	1 BR	10.15	10.15
602G	1 BR	10.15	10.15
602H	1 BR	10.15	10.15
602I	1 BR	10.15	10.15
602J	1 BR	10.15	10.15
602K	1 BR	10.15	10.15
602L	1 BR	10.15	10.15
602M	1 BR	10.15	10.15
602N	1 BR	10.15	10.15
602O	1 BR	10.15	10.15
602P	1 BR	10.15	10.15
602Q	1 BR	10.15	10.15
602R	1 BR	10.15	10.15
602S	1 BR	10.15	10.15
602T	1 BR	10.15	10.15
602U	1 BR	10.15	10.15
602V	1 BR	10.15	10.15
602W	1 BR	10.15	10.15
602X	1 BR	10.15	10.15
602Y	1 BR	10.15	10.15
602Z	1 BR	10.15	10.15

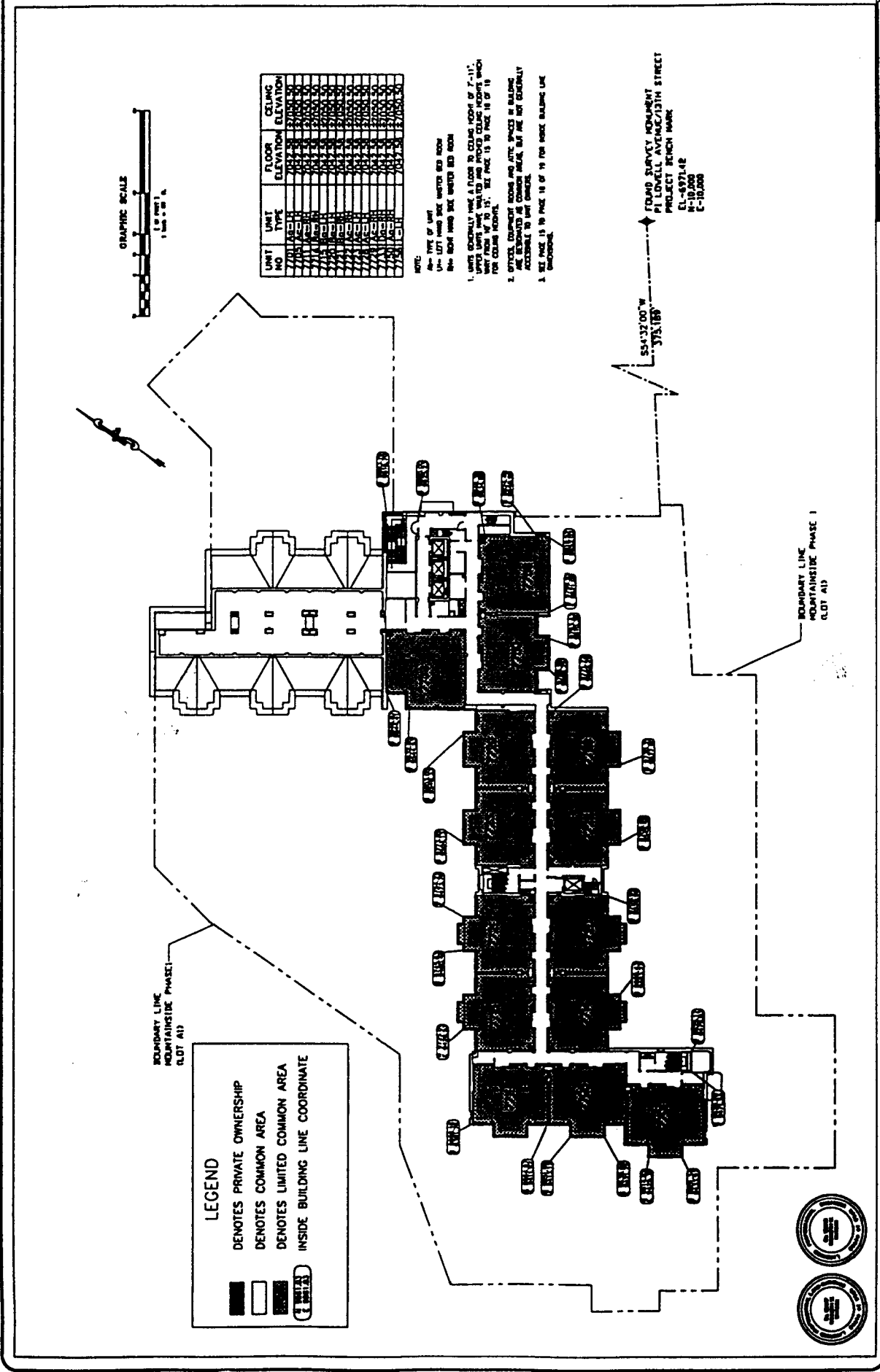
ALL UNITS OF UNIT
 LINE LEFT HAND SIDE MARKED RED ROOM
 AND RIGHT HAND SIDE MARKED RED ROOM
 UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11".
 UNITS WHICH HAVE HALLS AND STAIRS CEILING HEIGHTS WHICH
 ARE 8'-0" TO 8'-6" ARE SHOWN IN THIS PHASE TO BE OF 7'-11"
 CEILING HEIGHTS UNLESS NOTED OTHERWISE. UNITS WHICH ARE
 ACCESSIBLE TO UNIT OWNERS ARE SHOWN IN BLACK, BUT ARE NOT GENERALLY
 ACCESSIBLE TO UNIT OWNERS.
 1. SEE PAGE 15 TO PHASE 15 OF THIS PROJECT BUILDING LINE
 DRAWINGS.

FOUND SURVEY MONUMENT
 AT CORNER OF 13TH STREET
 PROJECT BENCH MARK
 CL-45714E
 CL-101000
 CL-101000

LEGEND
 ■ DENOTES PRIVATE OWNERSHIP
 □ DENOTES COMMON AREA
 ▨ DENOTES LIMITED COMMON AREA
 ○ DENOTES INSIDE BUILDING LINE COORDINATE

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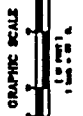
LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE COORDINATE

UNIT NO.	UNIT TYPE	FLOOR	ELEVATION	CEILING ELEVATION
7701	RES	7	2700.00	2700.00
7702	RES	7	2700.00	2700.00
7703	RES	7	2700.00	2700.00
7704	RES	7	2700.00	2700.00
7705	RES	7	2700.00	2700.00
7706	RES	7	2700.00	2700.00
7707	RES	7	2700.00	2700.00
7708	RES	7	2700.00	2700.00
7709	RES	7	2700.00	2700.00
7710	RES	7	2700.00	2700.00
7711	RES	7	2700.00	2700.00
7712	RES	7	2700.00	2700.00
7713	RES	7	2700.00	2700.00
7714	RES	7	2700.00	2700.00
7715	RES	7	2700.00	2700.00
7716	RES	7	2700.00	2700.00
7717	RES	7	2700.00	2700.00
7718	RES	7	2700.00	2700.00
7719	RES	7	2700.00	2700.00
7720	RES	7	2700.00	2700.00
7721	RES	7	2700.00	2700.00
7722	RES	7	2700.00	2700.00
7723	RES	7	2700.00	2700.00
7724	RES	7	2700.00	2700.00
7725	RES	7	2700.00	2700.00
7726	RES	7	2700.00	2700.00
7727	RES	7	2700.00	2700.00
7728	RES	7	2700.00	2700.00
7729	RES	7	2700.00	2700.00
7730	RES	7	2700.00	2700.00
7731	RES	7	2700.00	2700.00
7732	RES	7	2700.00	2700.00
7733	RES	7	2700.00	2700.00
7734	RES	7	2700.00	2700.00
7735	RES	7	2700.00	2700.00
7736	RES	7	2700.00	2700.00
7737	RES	7	2700.00	2700.00
7738	RES	7	2700.00	2700.00
7739	RES	7	2700.00	2700.00
7740	RES	7	2700.00	2700.00
7741	RES	7	2700.00	2700.00
7742	RES	7	2700.00	2700.00
7743	RES	7	2700.00	2700.00
7744	RES	7	2700.00	2700.00
7745	RES	7	2700.00	2700.00
7746	RES	7	2700.00	2700.00
7747	RES	7	2700.00	2700.00
7748	RES	7	2700.00	2700.00
7749	RES	7	2700.00	2700.00
7750	RES	7	2700.00	2700.00
7751	RES	7	2700.00	2700.00
7752	RES	7	2700.00	2700.00
7753	RES	7	2700.00	2700.00
7754	RES	7	2700.00	2700.00
7755	RES	7	2700.00	2700.00
7756	RES	7	2700.00	2700.00
7757	RES	7	2700.00	2700.00
7758	RES	7	2700.00	2700.00
7759	RES	7	2700.00	2700.00
7760	RES	7	2700.00	2700.00
7761	RES	7	2700.00	2700.00
7762	RES	7	2700.00	2700.00
7763	RES	7	2700.00	2700.00
7764	RES	7	2700.00	2700.00
7765	RES	7	2700.00	2700.00
7766	RES	7	2700.00	2700.00
7767	RES	7	2700.00	2700.00
7768	RES	7	2700.00	2700.00
7769	RES	7	2700.00	2700.00
7770	RES	7	2700.00	2700.00
7771	RES	7	2700.00	2700.00
7772	RES	7	2700.00	2700.00
7773	RES	7	2700.00	2700.00
7774	RES	7	2700.00	2700.00
7775	RES	7	2700.00	2700.00
7776	RES	7	2700.00	2700.00
7777	RES	7	2700.00	2700.00
7778	RES	7	2700.00	2700.00
7779	RES	7	2700.00	2700.00
7780	RES	7	2700.00	2700.00
7781	RES	7	2700.00	2700.00
7782	RES	7	2700.00	2700.00
7783	RES	7	2700.00	2700.00
7784	RES	7	2700.00	2700.00
7785	RES	7	2700.00	2700.00
7786	RES	7	2700.00	2700.00
7787	RES	7	2700.00	2700.00
7788	RES	7	2700.00	2700.00
7789	RES	7	2700.00	2700.00
7790	RES	7	2700.00	2700.00
7791	RES	7	2700.00	2700.00
7792	RES	7	2700.00	2700.00
7793	RES	7	2700.00	2700.00
7794	RES	7	2700.00	2700.00
7795	RES	7	2700.00	2700.00
7796	RES	7	2700.00	2700.00
7797	RES	7	2700.00	2700.00
7798	RES	7	2700.00	2700.00
7799	RES	7	2700.00	2700.00
7800	RES	7	2700.00	2700.00

NOTE:
 1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11".
 2. OFFICE, EQUIPMENT ROOMS AND ATTIC SPACES IN BALCONY ARE ESTIMATED AS COMMON AREA, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
 3. SEE PAGE 15 TO PAGE 18 OF 19 FOR THESE BALCONY LINE SHADINGS.

FOUND SURVEY MONUMENT
 AT LOWELL AVENUE/13TH STREET
 PROJECT BENCH MARK
 EL-4971.42
 N-10.000
 E-10.000

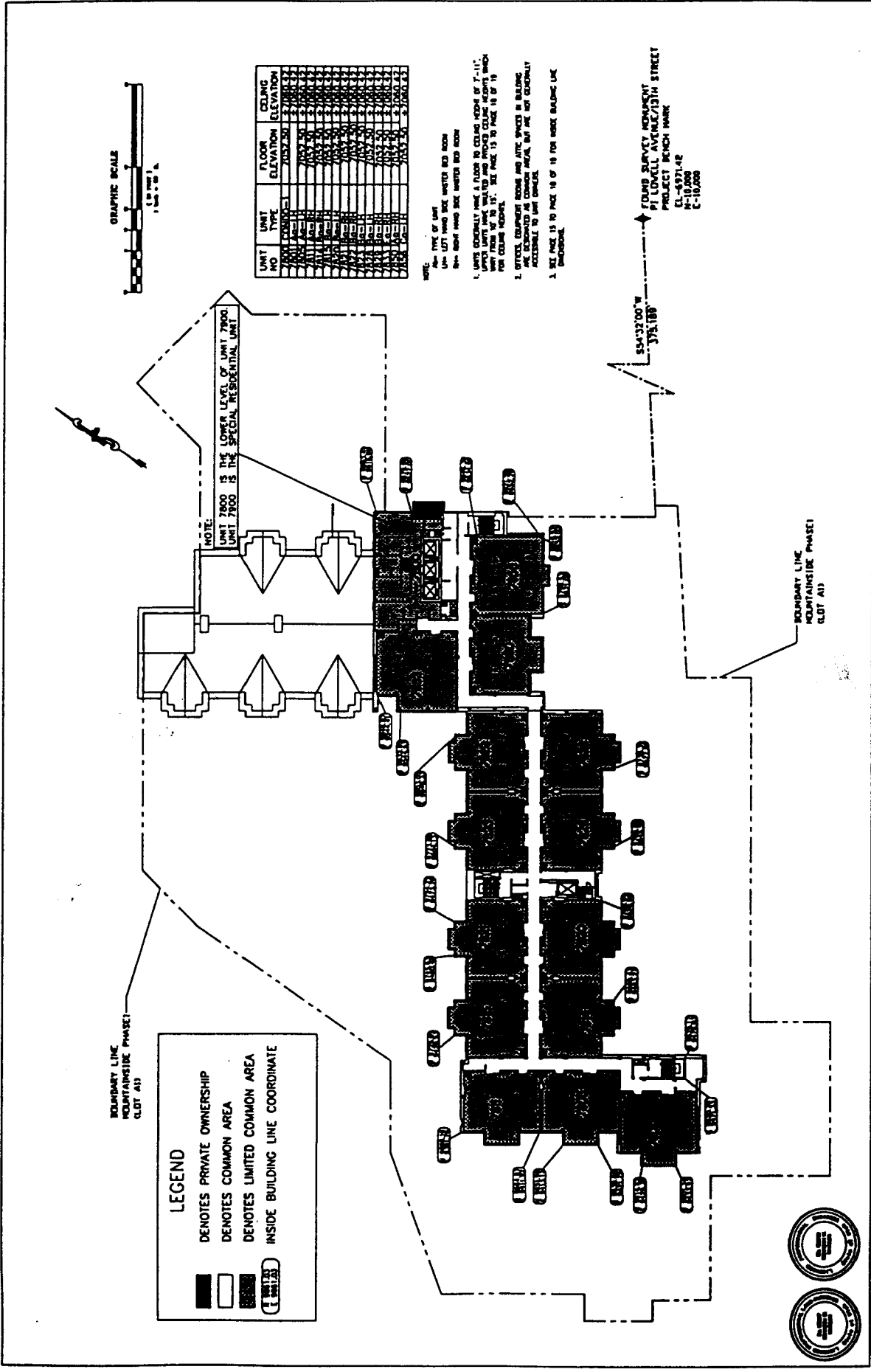


BOUNDARY LINE MOUNTAINSIDE PHASE-1 (CLOT AID)

BOUNDARY LINE MOUNTAINSIDE PHASE 1 (CLOT AID)



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UNIT NO.	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
801A	RES	7052.50	7100.00
801B	RES	7052.50	7100.00
801C	RES	7052.50	7100.00
801D	RES	7052.50	7100.00
801E	RES	7052.50	7100.00
801F	RES	7052.50	7100.00
801G	RES	7052.50	7100.00
801H	RES	7052.50	7100.00
801I	RES	7052.50	7100.00
801J	RES	7052.50	7100.00
801K	RES	7052.50	7100.00
801L	RES	7052.50	7100.00
801M	RES	7052.50	7100.00
801N	RES	7052.50	7100.00
801O	RES	7052.50	7100.00
801P	RES	7052.50	7100.00
801Q	RES	7052.50	7100.00
801R	RES	7052.50	7100.00
801S	RES	7052.50	7100.00
801T	RES	7052.50	7100.00
801U	RES	7052.50	7100.00
801V	RES	7052.50	7100.00
801W	RES	7052.50	7100.00
801X	RES	7052.50	7100.00
801Y	RES	7052.50	7100.00
801Z	RES	7052.50	7100.00
802A	RES	7052.50	7100.00
802B	RES	7052.50	7100.00
802C	RES	7052.50	7100.00
802D	RES	7052.50	7100.00
802E	RES	7052.50	7100.00
802F	RES	7052.50	7100.00
802G	RES	7052.50	7100.00
802H	RES	7052.50	7100.00
802I	RES	7052.50	7100.00
802J	RES	7052.50	7100.00
802K	RES	7052.50	7100.00
802L	RES	7052.50	7100.00
802M	RES	7052.50	7100.00
802N	RES	7052.50	7100.00
802O	RES	7052.50	7100.00
802P	RES	7052.50	7100.00
802Q	RES	7052.50	7100.00
802R	RES	7052.50	7100.00
802S	RES	7052.50	7100.00
802T	RES	7052.50	7100.00
802U	RES	7052.50	7100.00
802V	RES	7052.50	7100.00
802W	RES	7052.50	7100.00
802X	RES	7052.50	7100.00
802Y	RES	7052.50	7100.00
802Z	RES	7052.50	7100.00

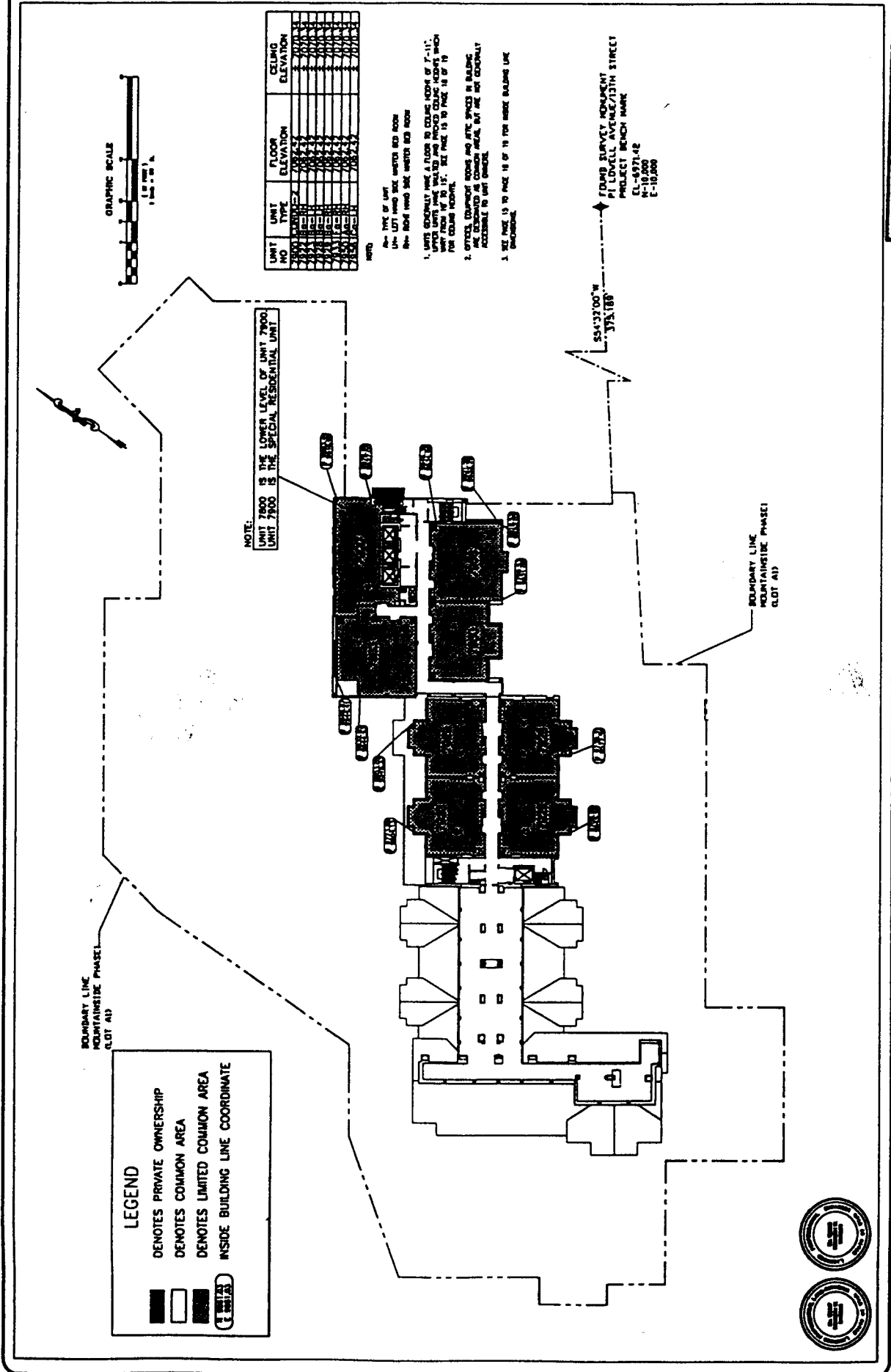
NOTE:
 1. UNIT TYPE OF UNIT
 RES - RESIDENTIAL
 OFF - OFFICE
 COM - COMMERCIAL
 2. UNITS GENERALLY HAVE A DOOR TO CEILING HEIGHT OF 7'-11". UNITS WHICH DO NOT HAVE A DOOR TO CEILING HEIGHT ARE INDICATED BY A DASH (-) IN THE UNIT TYPE. SEE PAGE 15 FOR UNIT 18 OF 19.
 3. OFFICE, EQUIPMENT ROOMS AND JETTY SPACES IN BUILDING ARE CONSIDERED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNER.
 4. SEE PAGE 15 FOR UNIT 18 OF 19 FOR HOUSE BUILDING USE INDICATIONS.

NOTE:
 UNIT 7800 IS THE LOWER LEVEL OF UNIT 7900.
 UNIT 7800 IS THE SPECIAL RESIDENTIAL UNIT.

LEGEND
 ■ DENOTES PRIVATE OWNERSHIP
 □ DENOTES COMMON AREA
 ▨ DENOTES LIMITED COMMON AREA
 () INSIDE BUILDING LINE COORDINATE

FOUND SURVEY MONUMENT
 AT LOWELL AVENUE/13TH STREET
 PROJECT BENCH MARK
 EL-4974.42
 F-10.000
 C-10.000





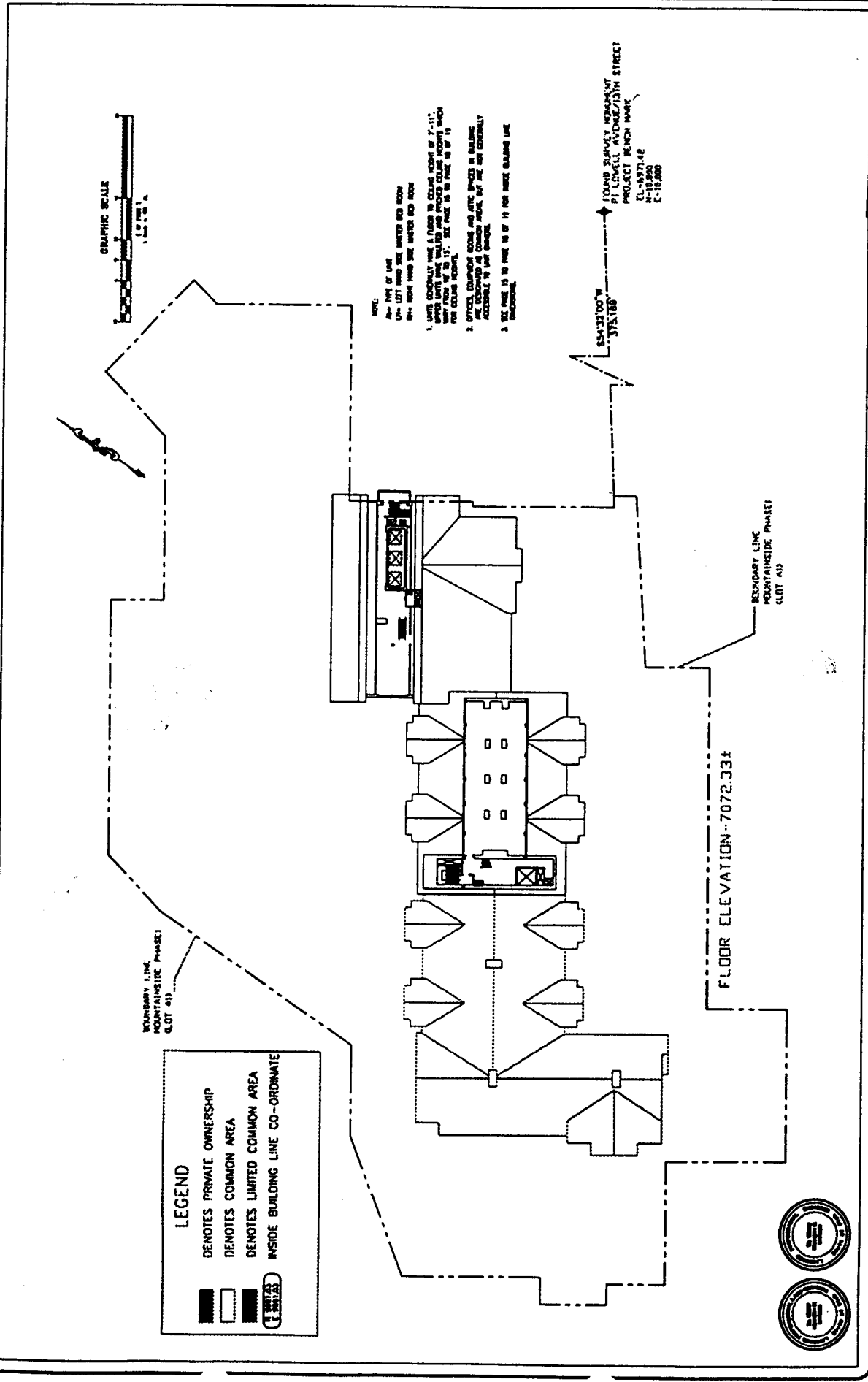
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RECEIVED
 JAN 20 1993
 PARK CITY
 PLANNING DEPT.

**MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
 10TH FLOOR AIR SPACE PLAN**

ERP ENGINEERING, INC.
 PROJECT NO. 92-03-01
 DRAWING NO. 10TH FLOOR AIR SPACE PLAN
 DATE: 12/28/92
 DESIGNED BY: J.E. BROWN
 CHECKED BY: J.E. BROWN
 PROJECT NO. 92-03-01
 DRAWING NO. 10TH FLOOR AIR SPACE PLAN
 DATE: 12/28/92

NO.	DATE	DESCRIPTION
1	12/28/92	ISSUED FOR PERMITS
2	12/28/92	ISSUED FOR PERMITS
3	12/28/92	ISSUED FOR PERMITS
4	12/28/92	ISSUED FOR PERMITS
5	12/28/92	ISSUED FOR PERMITS
6	12/28/92	ISSUED FOR PERMITS
7	12/28/92	ISSUED FOR PERMITS
8	12/28/92	ISSUED FOR PERMITS
9	12/28/92	ISSUED FOR PERMITS
10	12/28/92	ISSUED FOR PERMITS



LEGEND
 ■ DENOTES PRIVATE OWNERSHIP
 □ DENOTES COMMON AREA
 □ DENOTES LIMITED COMMON AREA
 - - - INSIDE BUILDING LINE CO-ORDINATE

NOTE:
 1. THIS FLOOR PLAN IS BASED ON THE SURVEY OF THE BUILDING AND THE SURVEY MONUMENT AT THE CORNER OF 10TH STREET AND 11TH STREET. THE SURVEY MONUMENT IS LOCATED AT THE CORNER OF 10TH STREET AND 11TH STREET. THE SURVEY MONUMENT IS LOCATED AT THE CORNER OF 10TH STREET AND 11TH STREET. THE SURVEY MONUMENT IS LOCATED AT THE CORNER OF 10TH STREET AND 11TH STREET.
 2. OFFICE EQUIPMENT ROOMS AND OTHER SPACES IN BUILDING ARE NOT SHOWN ON THIS PLAN, BUT ARE NOT EXCLUDED FROM THIS PLAN.
 3. SEE PAGE 10 OF 10 FOR THESE BUILDING LINE DIMENSIONS.

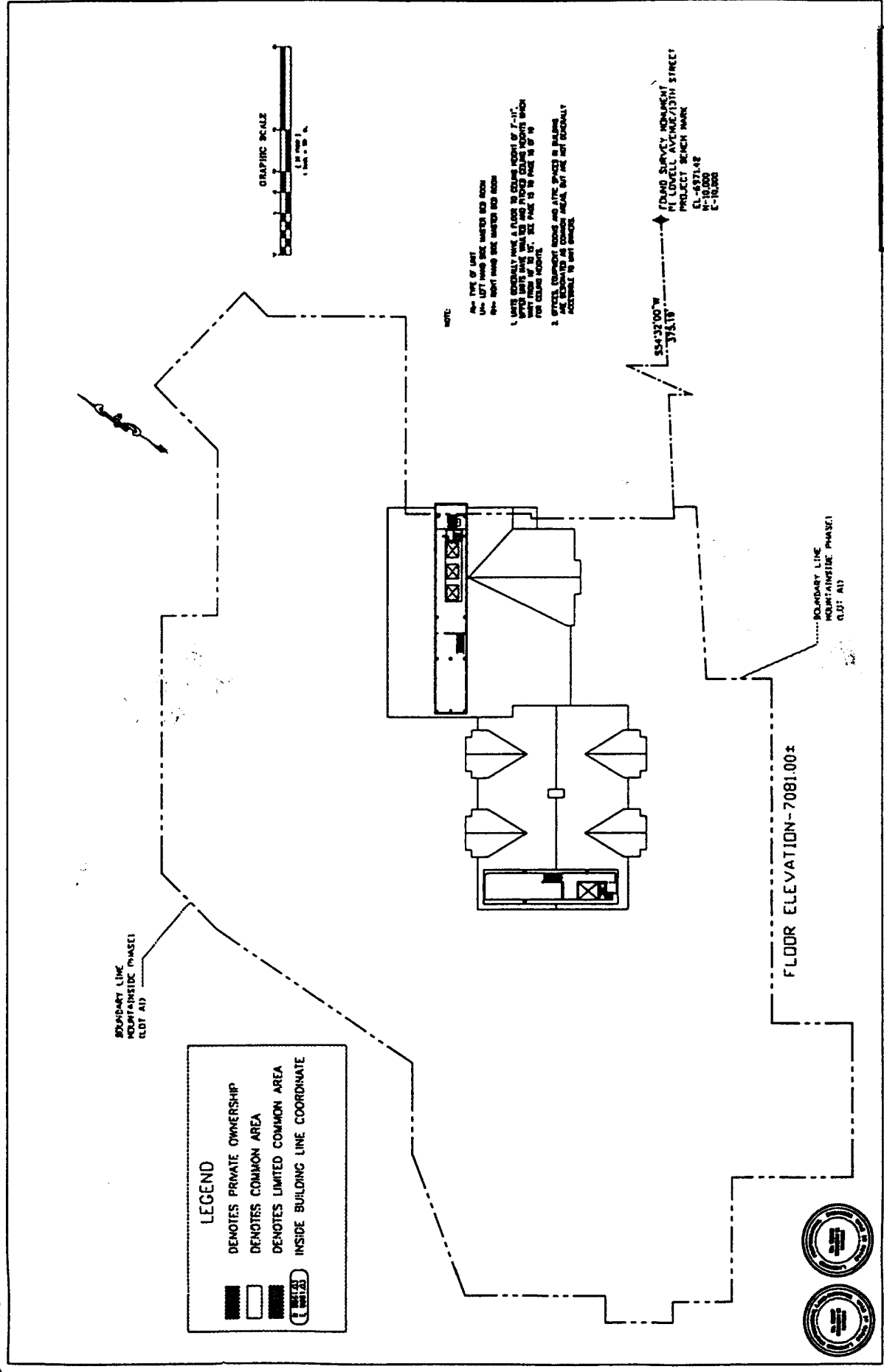
10TH SURVEY MONUMENT
 AT CORNER OF 10TH STREET
 PROJECT BENCH MARK
 4189.71±
 4189.71±
 E-18.000

FLOOR ELEVATION - 7072.33±

BOUNDARY LINE
 MOUNTAINSIDE PHASE I
 (LOT #1)

GRAPHIC SCALE
 1" = 10'





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LEGEND
 ■ DENOTES PRIVATE OWNERSHIP
 □ DENOTES COMMON AREA
 ▨ DENOTES LIMITED COMMON AREA
 () INSIDE BUILDING LINE COORDINATE

NOTE
 1. THE FLOOR TO CEILING HEIGHT SHALL BE 7'-11".
 2. SURVEY MONUMENT BEING AND DATE SPECIFIED IN PLANS SHALL BE MAINTAINED AS CORNER MARK, BUT NOT NECESSARILY ACCESSIBLE TO VISIT SURVEYOR.
 3. LIMITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11".
 4. LIMITS SHALL BE MAINTAINED AND FLOOR TO CEILING HEIGHT SHALL BE 7'-11".
 5. SURVEY MONUMENT BEING AND DATE SPECIFIED IN PLANS SHALL BE MAINTAINED AS CORNER MARK, BUT NOT NECESSARILY ACCESSIBLE TO VISIT SURVEYOR.

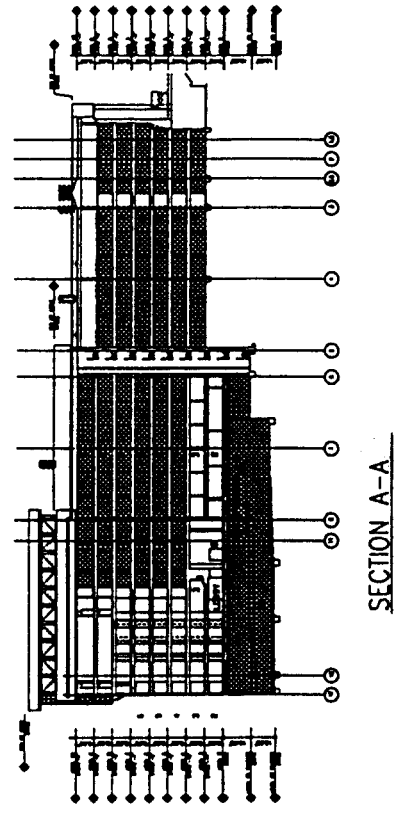
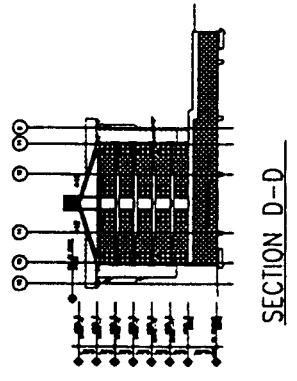
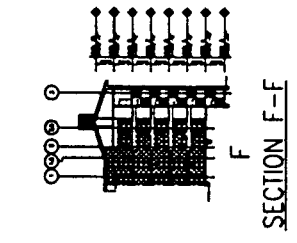
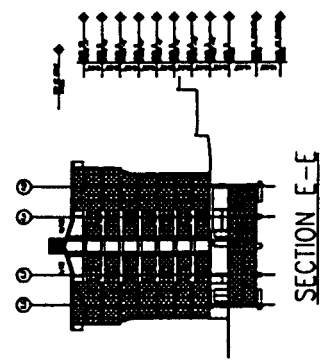
FOUND SURVEY MONUMENT
 11111 AVENUE/15TH STREET
 PROJECT BENCH MARK
 EL. 4971.48
 CL. 1000
 E. 1000

FLOOR ELEVATION - 7081.00±

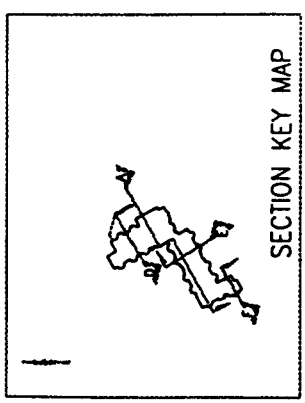
BOUNDARY LINE
MOUNTAINSIDE PHASE1
(CLOT A1)

BOUNDARY LINE
MOUNTAINSIDE PHASE1
(CLOT A1)

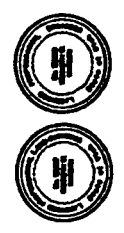
RECEIVED
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 PARK CITY
 PLANNING DEPT.

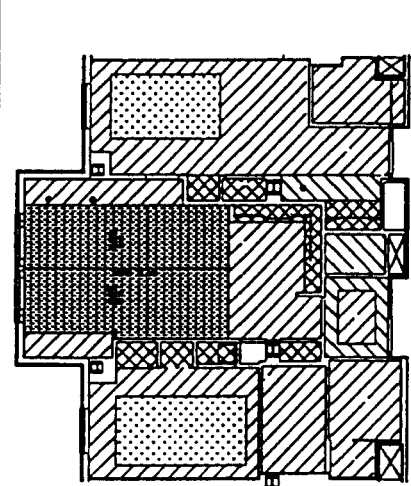


- NOTES:
1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UNITS WITH HIGHER CEILING HEIGHTS WHICH ARE TYPICAL FOR UNITS ON EACH SIDE OF BUILDING.
 2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
 3. GARAGE/PARKING AREAS HAVE SLOPED FLOORS AND THE FINISHED FLOOR ELEVATIONS VARY.

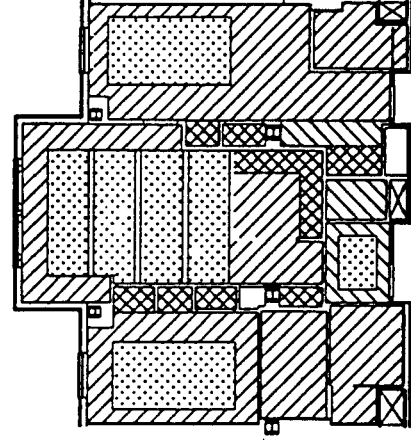


- LEGEND
- ◼ DENOTES PRIVATE OWNERSHIP (UNIT)
 - ◼ DENOTES LIMITED COMMON AREAS WITH RESTRICTED ACCESS
 - ◻ DENOTES COMMON AREAS WITH PUBLIC ACCESS

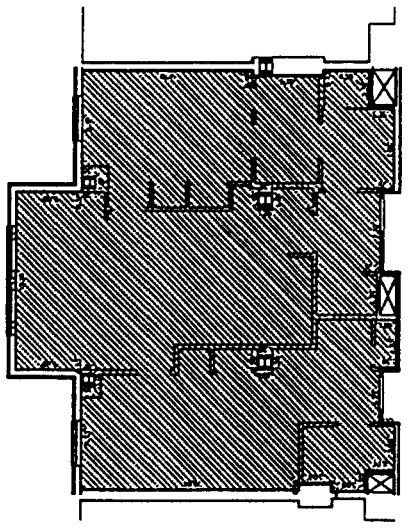




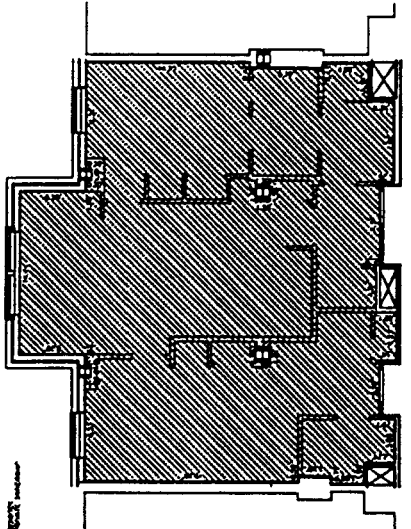
UNIT Aq (UNIT 7801)



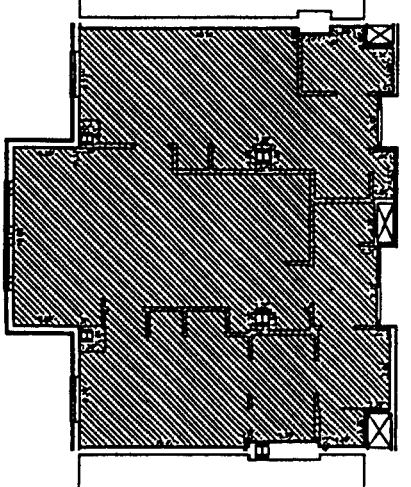
UNIT Aq, Ab, Ac, Ad, Ae
 (LEFT HAND SIDE LAYOUT SHOWN)
 (RIGHT HAND SIDE LAYOUT IN REVERSE IMAGE)



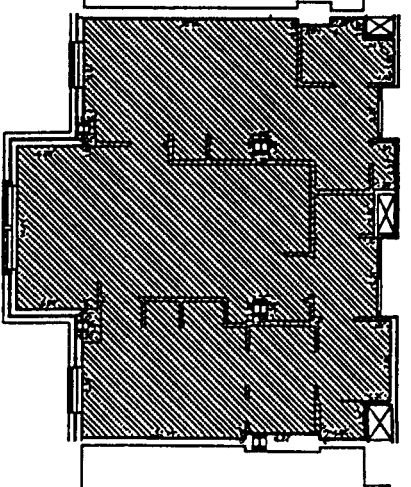
UNIT TYPE Aq AND Ar RIGHT HAND MASTER BED ROOM



UNIT TYPE Ab AND Ad RIGHT HAND MASTER BED ROOM



UNIT TYPE Aq AND Ae LEFT HAND MASTER BED ROOM



UNIT TYPE Ab AND Ad LEFT HAND MASTER BED ROOM

LEGEND

- 1'-0" of finished space
- 1'-0" of finished space
- 1'-0" of finished space
- 1'-0" of finished space
- 1'-0" of finished space
- 1'-0" of finished space

SCALE: 1 INCH = 5 FEET



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DATE	BY	REVISION
1/17/99	W.P.	REVISED
1/12/99	W.P.	REVISED
1/12/99	W.P.	REVISED
1/12/99	W.P.	REVISED

Project No. 15-10-10
 Prepared by: W.P.
 Checked by: W.P.
 Date: 1/12/99

EFP ENGINEERING, INC.
 1500 West 10th Street, Suite 100
 Salt Lake City, Utah 84119
 Phone: (801) 466-1111
 Fax: (801) 466-1112

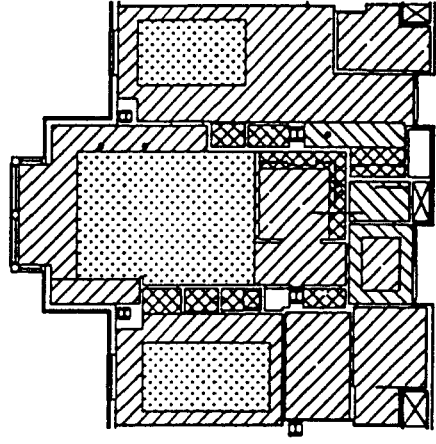
MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
TYPICAL AIR SPACE FLOOR PLAN

RECEIVED
 19

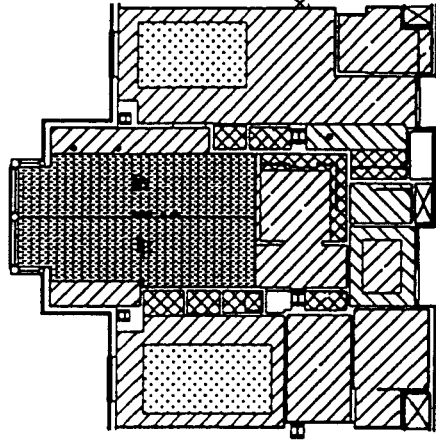
JAN 20 1999
PARK CITY PLANNING DEPT.

LEGEND

	1'-0" thick wall
	1'-0" thick wall
	1'-0" thick wall
	1'-0" thick wall
	1'-0" thick wall

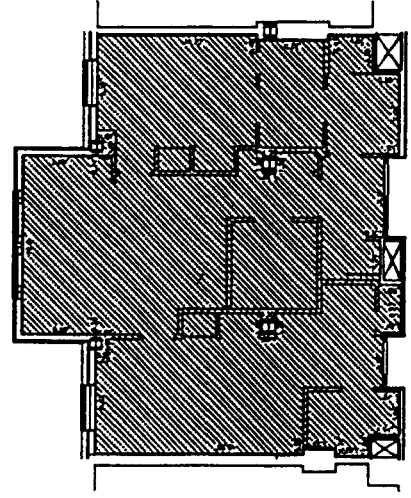


UNIT B0 (EXCEPT TOP FLOOR)

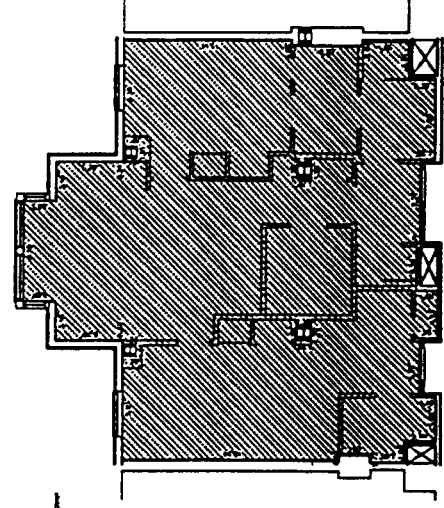


UNIT B0 (ALL TOP UNITS)

SCALE: 1 INCH = 6 FEET



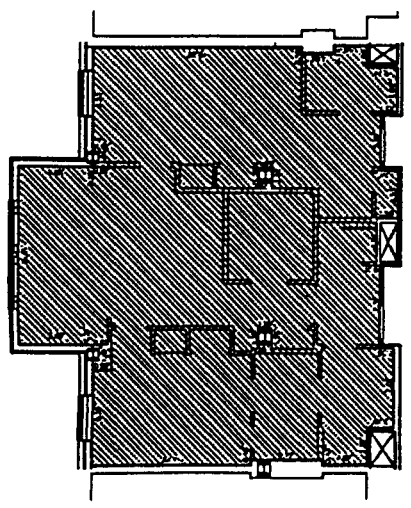
UNIT TYPE A0 (RIGHT HAND MASTER BED ROOM)
 (for Vertical Height see page 15 of 19)



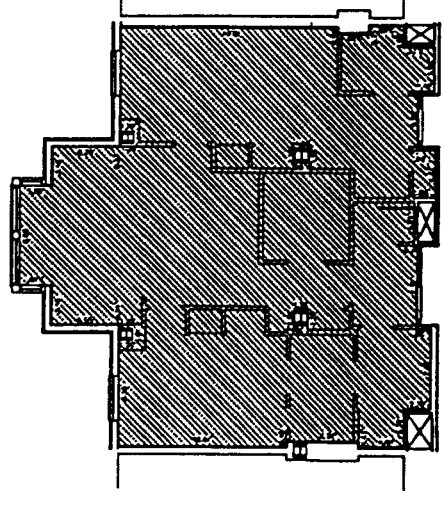
UNIT TYPE B0 (RIGHT HAND MASTER BED ROOM
 WITH LIVING ROOM W/BAY)

LEGEND

	8'00" max
	6'00" max



UNIT TYPE A0 (LEFT HAND MASTER BED ROOM)
 (for Vertical Height see page 15 of 19)



UNIT TYPE B0 (LEFT HAND MASTER BED ROOM
 WITH LIVING ROOM W/BAY)



17	18	19	20

PROJECT NO. 7433
 PREPARED BY: J.W.
 CHECKED BY: J.W.
 DATE: 1/17/93

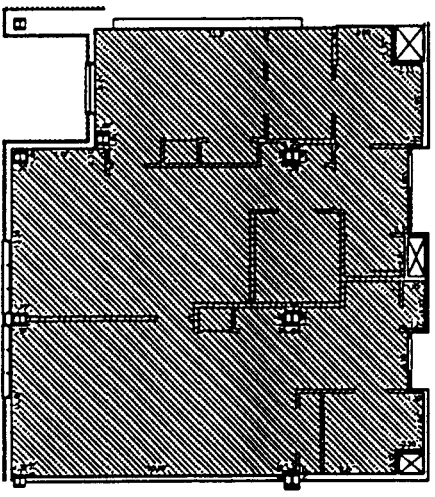
EWP ENGINEERING, INC.
 1000 SOUTH 1000 WEST, SUITE 100
 SALT LAKE CITY, UTAH 84119
 TEL: 581-5555 FAX: 581-5556

MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
 TYPICAL AIR SPACE FLOOR PLAN

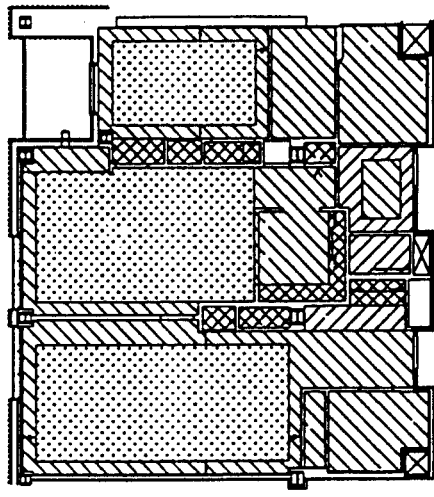
17 18 19

LEGEND

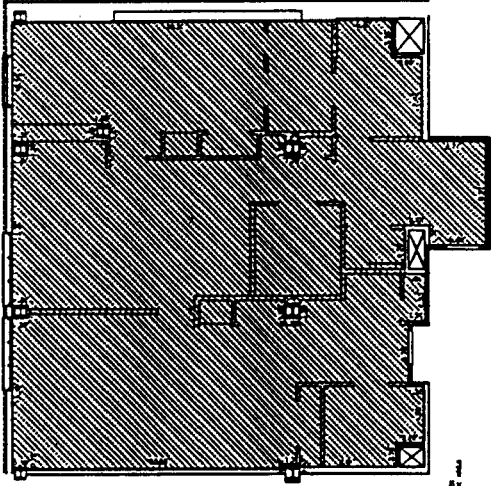
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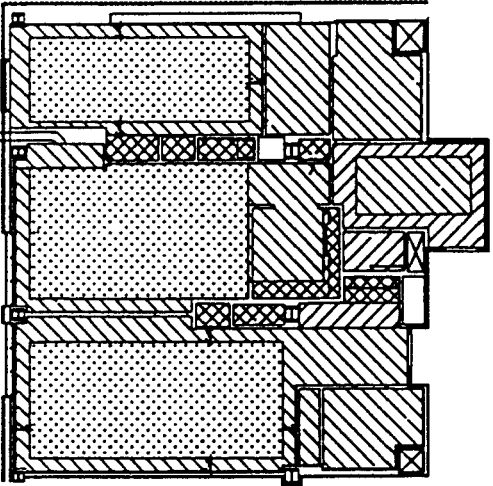
UNIT No. (UNIT NOS. 7433.7533.7533 & 7733)



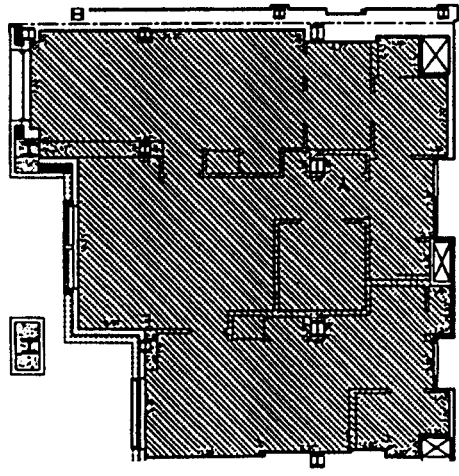
UNIT No. (UNIT NOS. 7433.7533.7533 & 7733)



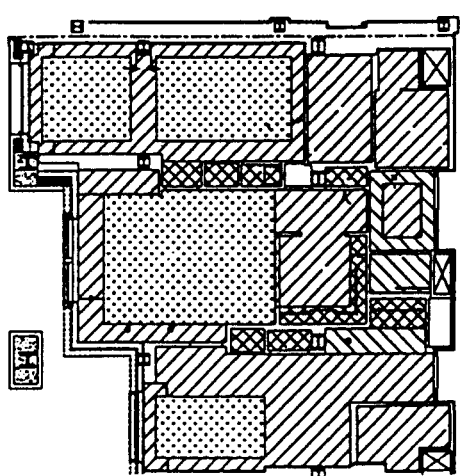
UNIT No. (ADA UNIT NO. 7933)



UNIT No. (ADA UNIT NO. 7933)



UNIT No. (ADA UNIT NO. 7329)

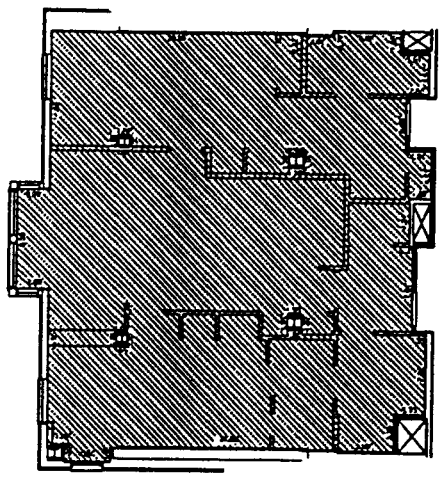


UNIT No. (ADA UNIT NO. 7329)

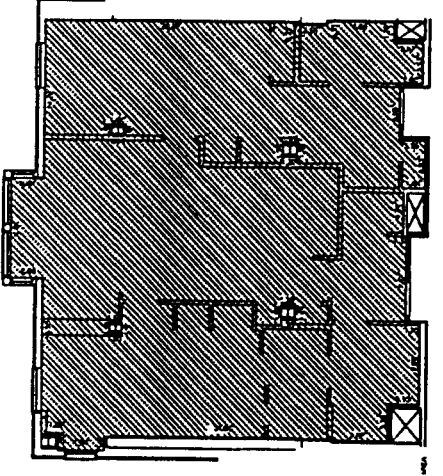


RECEIVED
 JAN 20 1993
 PARK CITY
 PLANNING DEPT.

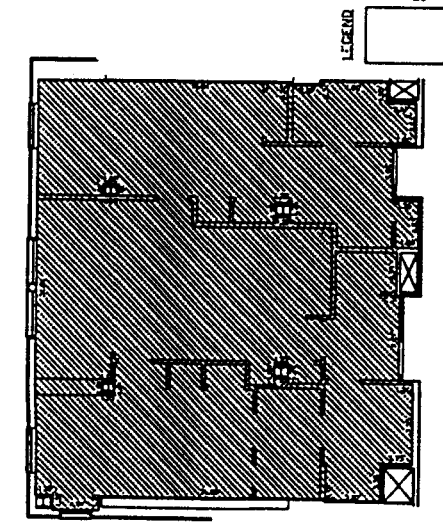
LEGEND
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 1/4" x 1/4" SQUARE HATCH
 1/8" x 1/8" SQUARE HATCH
 1/16" x 1/16" SQUARE HATCH
 1/32" x 1/32" SQUARE HATCH
 1/64" x 1/64" SQUARE HATCH



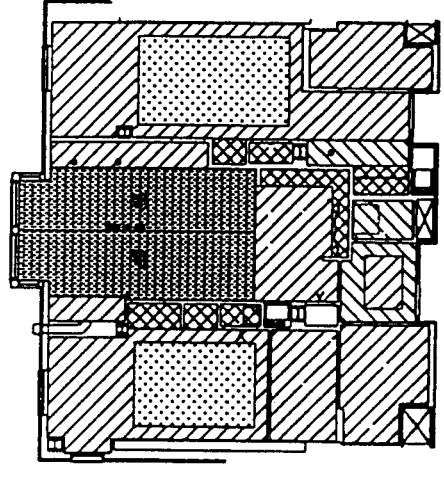
UNIT 1 (ADA UNIT NO. 7756)



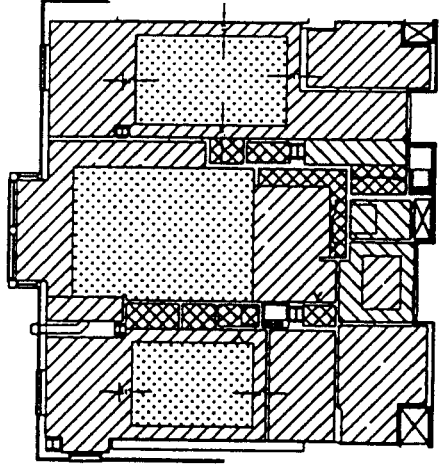
UNIT 2 (ADA UNIT NOS. 7856)



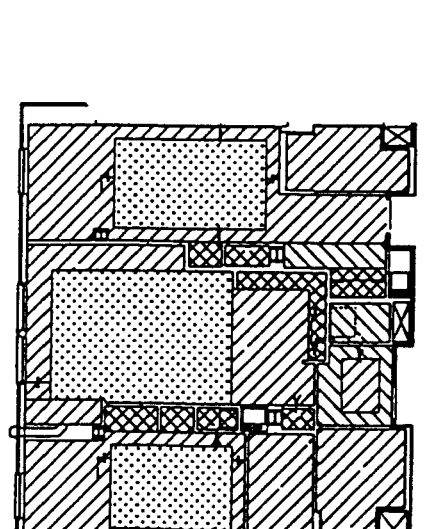
UNIT 3 (ADA UNIT NOS. 7956)



UNIT 1 (ADA UNIT NO. 7756)



UNIT 2 (ADA UNIT NOS. 7856)

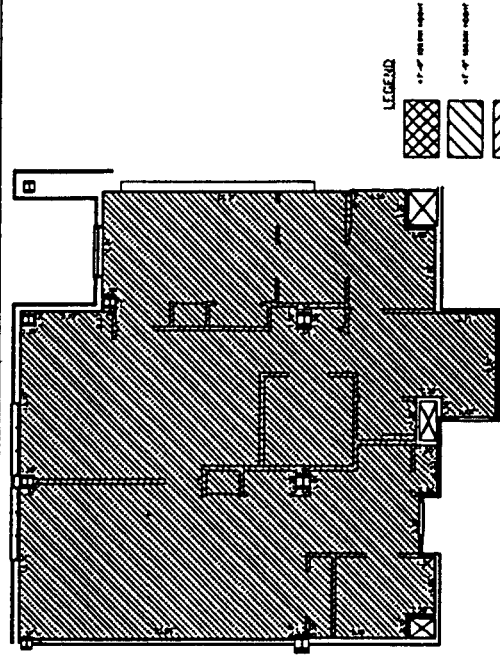


UNIT 3 (ADA UNIT NOS. 7956)

SCALE: 1 INCH = 5 FEET



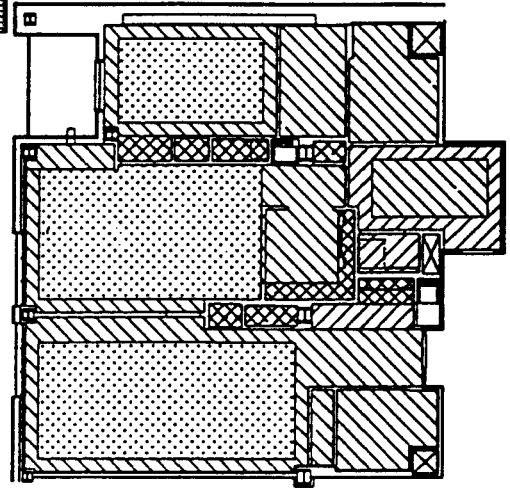
RECEIVED
 JAN 20 1999
 PARK CITY
 PLANNING DEPT.



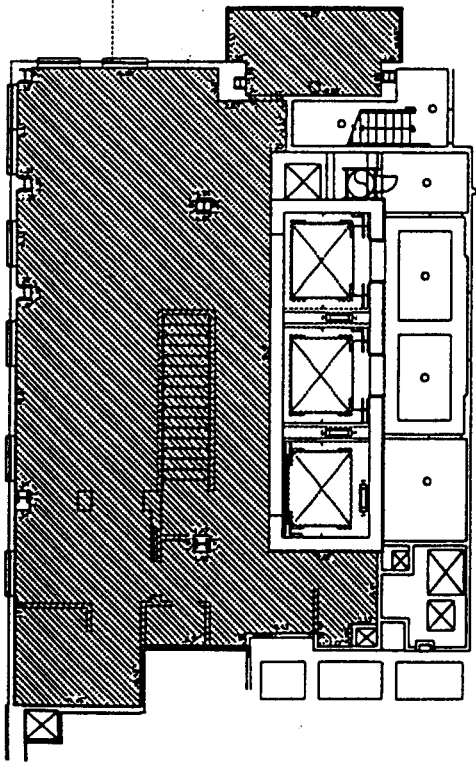
UNIT 7833 (UNIT 7833)



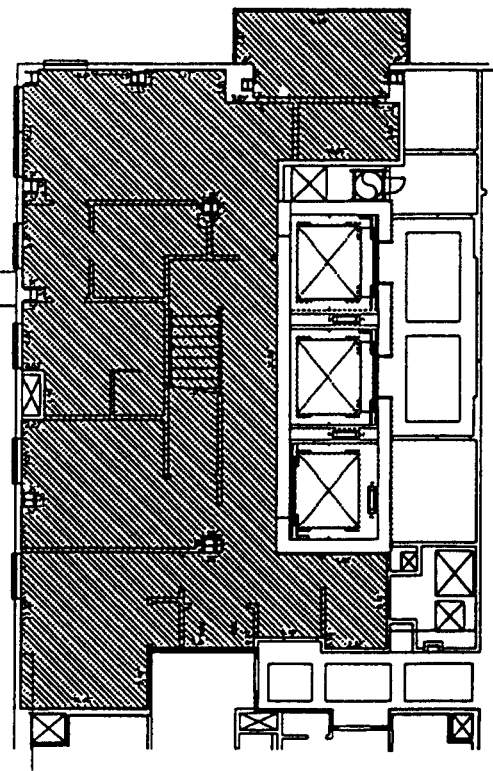
LEGEND



UNIT 7833 (UNIT 7833)



SPECIAL RESIDENTIAL UNIT (UNIT 7800)
THIS UNIT WILL HAVE 9 FT. HIGH FLAT CEILING



SPECIAL RESIDENTIAL UNIT (DOWNSTAIRS OF 7800)
THIS UNIT WILL HAVE 9 FT. HIGH FLAT CEILING

SCALE: 1 INCH = 6 FEET

RECEIVED

JAN 20 1999

PARK CITY
PLANNING DEPT.





Ordinance No. 99-4

AN ORDINANCE APPROVING A PLAT AMENDMENT TO ALLOW A LOT COMBINATION OF THREE LOTS INTO TWO LOTS AT 1440 EAGLE WAY OF THE AERIE SUBDIVISION, PARK CITY, UTAH

WHEREAS, the owners of the property known as lots 62 and 64 of the Aerie Subdivision have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on December 16, 1998, to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on December 16, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on February 4, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. APPROVAL. The Aerie subdivision plat is hereby amended as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The lot is located at 1442 Eagle Way, also known as lot 63 of the Aerie subdivision, and is zoned Single Family-SF.
2. Lot 63 is currently vacant and portions are owned by Karen Marriott and Richard Mullin.
3. The proposed Eagle Way re-plat eliminates lot 63 and adds 9375 square feet to lot 62 (Marriott) and 3125 square feet to lot 64 (Mullin).

Conclusions of Law:

1. There is good cause for this amended plat as the plat will result in a reduction in density.

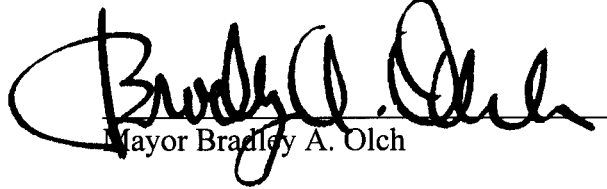
2. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed amended plat.

Conditions of Approval:


1. The City Attorney and City Engineer will review and approve the final form and content of the amended plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the amended plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Aerie subdivision continue to apply.
4. Increased house sizes, and required setbacks, will be governed by section 7.15.7 of the Land Management Code.

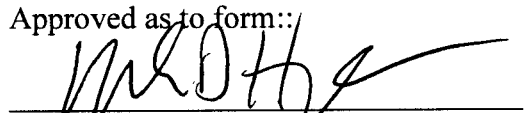
SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.
PASSED AND ADOPTED this 4th day of February 4, 1999.

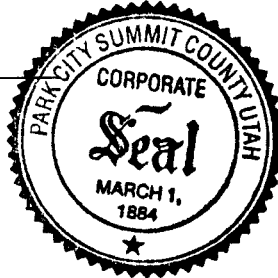
PARK CITY MUNICIPAL CORPORATION

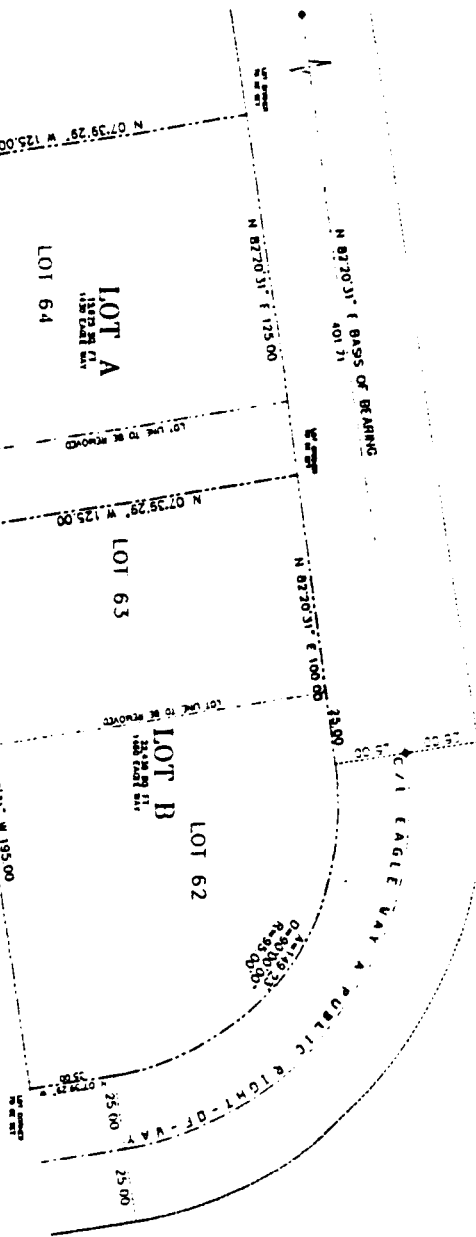

Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder

Approved as to form::

Mark Harrington, Deputy City Attorney





LOT LINE ADJUSTMENT PLAT EAGLE WAY PLAT AMENDMENT

LOCATED IN THE SEQUOIA 1/4 SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN
AND MERRIAM PARK CITY, SODAMOUNT COUNTY, UTAH

AN APPROVAL GIVEN TO THE ARTS & DIVISION
NAME: I

DISTANCE ENGINEERING INC 400 2ND ST PARK CITY UTAH 84002 (435) 538-9887	SUTTERVILLE BASIN SEWER IMPROVEMENT DISTRICT 1400 1ST ST PARK CITY UTAH 84002 (435) 538-9887	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____ 1988 A.D. BY: _____	ENGINEERS CERTIFICATE I HAVE THIS PLAT TO BE APPROVED AS TO FORM AND CONTENTS AND AS TO THE ACCURACY OF THE DATA HEREON. DATE OF _____ 1988 A.D. BY: _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS DAY OF _____ 1988 A.D. BY: _____	CERTIFICATE OF ATTEST I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF CITY ENGINEERS ON _____ 1988 A.D. BY: _____	COUNCIL APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 1988 A.D. BY: _____	RECORDED STATE OF UTAH COUNTY OF SODAMOUNT AND FILED IN THE OFFICE OF THE CLERK OF COURTS ON _____ 1988 A.D. FIELD NO. _____
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OWNER'S DECLARATION AND CONSENT TO RECORD

I, the undersigned, being the owner of the above described land, do hereby certify that the above described land is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same, except as herein stated. I have read the foregoing plat and certify that it is correct and true, and that I have no objection to its being recorded and that I consent to its being recorded.

State of _____
 County of _____
 My Signature _____
 My Commission Expires _____

ADDITIONAL DECLARATION

1. I, the undersigned, being the owner of the above described land, do hereby certify that the above described land is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same, except as herein stated. I have read the foregoing plat and certify that it is correct and true, and that I have no objection to its being recorded and that I consent to its being recorded.

State of _____
 County of _____
 My Signature _____
 My Commission Expires _____

EXHIBIT A - EAGLE WAY PLAT

RECEIVED
 OCT 19 1988
 PARK CITY
 PLANNING DEPT.



Ordinance No. 99-3

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT
FOR 1312 PARK AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of the property known as 1312 Park Avenue has petitioned the City Council for approval of a final subdivision plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on January 27, 1999 to receive input on the proposed subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the final subdivision plat for 1312 Park Avenue.

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

SECTION 1. FINDINGS. The following findings are hereby adopted:

1. The property is located in the RM, Residential Medium Density, zoning district. The December 2, 1998 Land Management Code revisions recommend that 1312 Park Avenue be rezoned to HRM, Historic Residential Medium Density, zoning district.
2. There is an existing historic house and detached garage on this property. The house contributes to the historic street scape along Park Avenue due to the building's general mass and scale.
3. Historic structures are a valuable asset which contribute to the distinct character of the Park City community as a whole and to Park Avenue, which is the entry corridor to the Park City Historic District.
4. There are several large existing trees on the north property line. Preservation of the trees is necessary to preserve the street scape and to screen the new development.

5. The proposed subdivision plat creates one platted lot for the purpose of allowing construction of 4 new single family structures and rehabilitation of an existing structure in development of a condominium complex at 1312 Park Avenue. The site is approximately 12,875 square feet in area.
6. The City Council adopted Resolution 30-97, Resolution Requiring Conditional Use Review For Limited Vehicular Access On Sullivan Drive--The Access Drive For City Park, on December 18, 1997. This Resolution requires utility considerations, enhanced site plan considerations, preservation of historic structures and landscape features, design review under the Historic District Standards, incorporation of pedestrian and landscape improvements, and parking mitigation in order to be permitted limited vehicular access onto Sullivan Drive.
7. The project fronts City-owned Sullivan Drive and City Park.
8. The project is located on Park Avenue with high intensity residential uses and with minimal construction staging area.
9. Dedication of a ten (10) foot non-exclusive snow storage easement along Park Avenue is necessary to provide adequate snow removal services.
10. The existing historic structure on the newly created lot is non-conforming (front yard setback).
11. The project is located in a neighborhood that includes several single-story historic structures.
12. A financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
13. The applicant stipulates to the conditions of approval.
14. According to the title report, this property is located in an area subject to the Prospector Landscaping and Maintenance of Soils Ordinance.
15. On July 22, 1998 the Planning Commission approved a sketch and preliminary plat for this subdivision at 1312 Park Avenue. On January 27, 1999 the Commission held a public hearing on the final subdivision plat.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision plat, that neither the public nor any person will be materially injured by the proposed amendment. The final plat is in conformance with the approved preliminary plat of July 22, 1998 and is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The final subdivision plat for 1312 Park Avenue is approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat for compliance with the LMC and conditions of approval is a condition precedent to plat recordation.
2. A ten (10) foot non-exclusive snow storage easement along Park Avenue shall be dedicated to the City on the plat.
3. Design of all construction, including rehabilitation and addition to the historic house shall be reviewed for compliance with the Historic District Design Guidelines and all relevant design criteria set forth in City Council Resolution 30-97, Resolution Requiring Conditional Use Review For Limited Vehicular Access On Sullivan Drive--The Access Drive For City Park.
4. All Standard Project Conditions shall apply.
5. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
6. The applicant shall work with the Planning Department and City Engineer to develop an alternative utility plan which preserves and protect the existing evergreen trees. Measures to protect said trees shall be included the Construction Mitigation Plan.
7. No certificate of occupancy on any building in this subdivision shall be issued prior to completion of the restoration to the historic structure and recordation of a preservation facade easement agreement with City, for the historic structure at 1312 Park Avenue.
8. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to final plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
9. A construction mitigation plan shall outline specific measures, including soils testing and management, to be undertaken during construction to preserve existing vegetation, identified on the landscape and site plan, and to ensure compliance with the Prospector Landscaping and Maintenance of Soil Cover requirements of Title 11, Chapter 15 of the Municipal Code.
10. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.

11. Prior to plat recordation the applicant shall submit to the City for review and approval a final landscape plan, consistent with the construction mitigation plan and utility plan, showing how the site will be re-vegetated and landscaped. A landscape guarantee will be collected at the time of building permit issuance in conformance with standard City requirements.
12. Prior to issuance of any building permits the applicant shall comply with all requirements of the UBC and Fire Codes in effect at the time of building permit application.
13. City Engineer review and approval of grading, utility, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.


PASSED AND ADOPTED this 28 th day of January, 1999.

PARK CITY MUNICIPAL CORPORATION

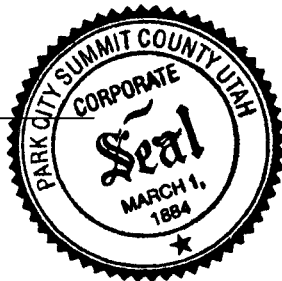


Mayor Bradley A. Olch

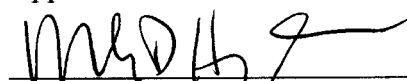
Attest:



Janet M. Scott, City Recorder

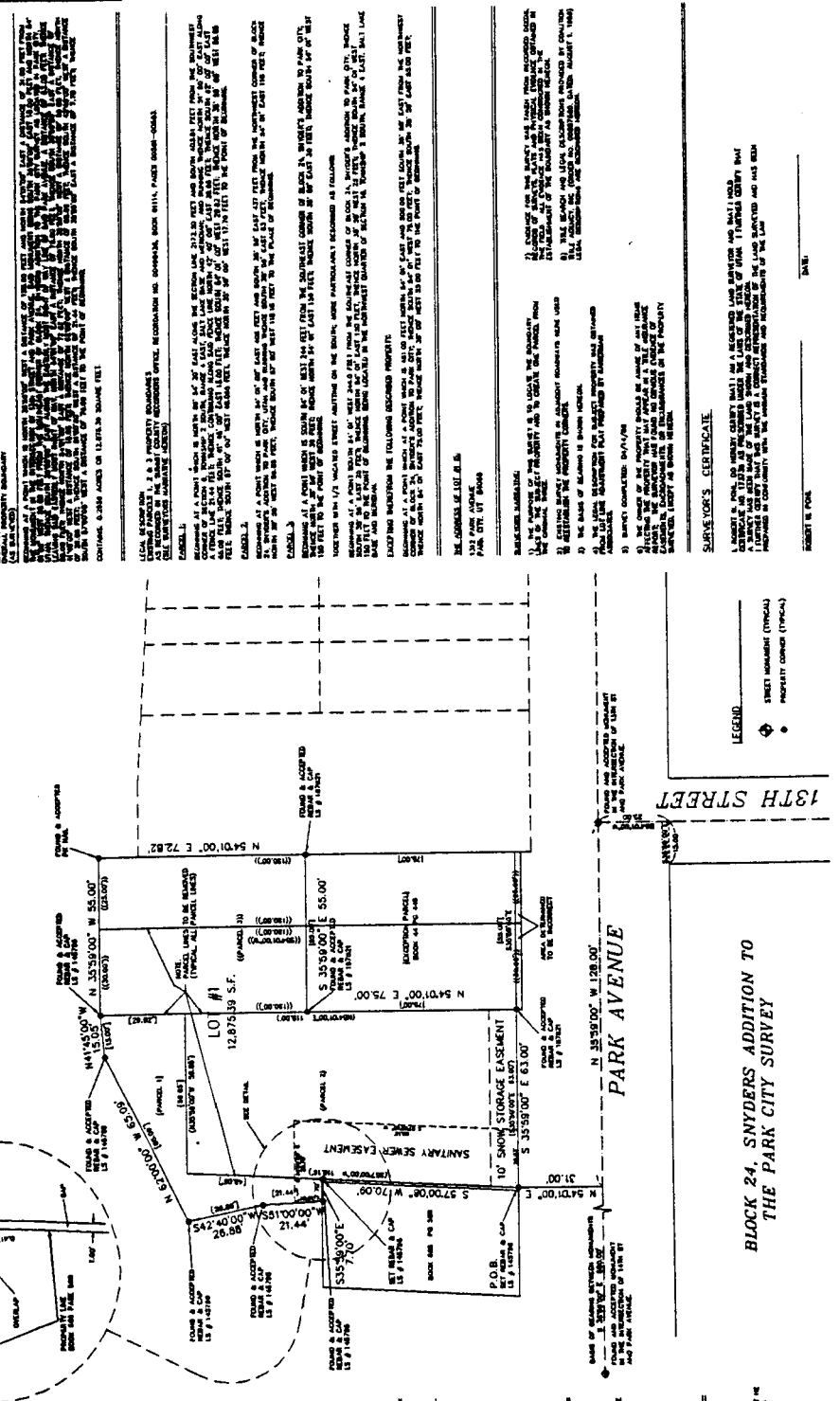
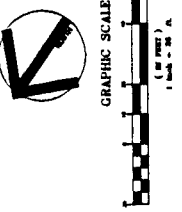
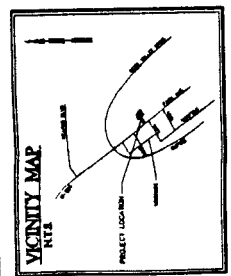


Approved as to form:



Mark D. Harrington, Deputy City Attorney

SUBDIVISION PLAT OF "COTTAGES ON THE PARK"
 LYING WITHIN THE NORTHWEST QUARTER OF
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH



**BLOCK 24, SNYDERS ADDITION TO
 THE PARK CITY SURVEY**

SURVYOR'S CERTIFICATE

I, **DAVID G. GIBSON**, Surveyor, do hereby certify that the above described plat is a true and correct copy of the original as shown to me by the undersigned and that the same has been recorded in the office of the County Recorder of Summit County, Utah, on this 15th day of August, 1988.

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS _____ DAY
 OF _____ A.D. 1988.
 COUNTY RECORDER

CITY COUNCIL APPROVAL
 PRESENTED TO THE BOARD OF PARK CITY
 COUNCIL ON THIS _____ DAY
 OF _____ A.D. 1988 AT WHICH TIME THIS RECORD OF
 SURVEY WAS APPROVED.
 MAYOR _____
 CITY ATTORNEY _____
 CITY RECORDER _____

CITY ENGINEER
 APPROVED AND ACCEPTED BY THE PARK
 CITY ENGINEERING DEPARTMENT ON THIS
 _____ DAY OF
 _____ A.D. 1988.
 CITY ENGINEER _____

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK CITY
 PLANNING COMMISSION ON THIS _____ DAY
 OF _____ A.D. 1988.
 CHAIRMAN _____

OWNER'S DEDICATION AND CONSENT TO RECORD
 WE, the undersigned, hereby dedicate and consent to record the above described plat for the purpose of subdividing the land shown thereon into lots, blocks, and other divisions, and we warrant that the same is a true and correct copy of the original as shown to us by the undersigned and that the same has been recorded in the office of the County Recorder of Summit County, Utah, on this 15th day of August, 1988.

ACKNOWLEDGMENTS
 I, **DAVID G. GIBSON**, Surveyor, do hereby acknowledge that the above described plat is a true and correct copy of the original as shown to me by the undersigned and that the same has been recorded in the office of the County Recorder of Summit County, Utah, on this 15th day of August, 1988.

NOTARY PUBLIC
 I, **DAVID G. GIBSON**, Surveyor, do hereby certify that the above described plat is a true and correct copy of the original as shown to me by the undersigned and that the same has been recorded in the office of the County Recorder of Summit County, Utah, on this 15th day of August, 1988.

NOTARY PUBLIC
 I, **DAVID G. GIBSON**, Surveyor, do hereby certify that the above described plat is a true and correct copy of the original as shown to me by the undersigned and that the same has been recorded in the office of the County Recorder of Summit County, Utah, on this 15th day of August, 1988.

NOTARY PUBLIC
 I, **DAVID G. GIBSON**, Surveyor, do hereby certify that the above described plat is a true and correct copy of the original as shown to me by the undersigned and that the same has been recorded in the office of the County Recorder of Summit County, Utah, on this 15th day of August, 1988.

NOTARY PUBLIC
 I, **DAVID G. GIBSON**, Surveyor, do hereby certify that the above described plat is a true and correct copy of the original as shown to me by the undersigned and that the same has been recorded in the office of the County Recorder of Summit County, Utah, on this 15th day of August, 1988.

Evergreen Engineering, Inc.

1110 G Street, Park City, Utah 84302

(407) 734-1111

PARK CITY
PLANNING DEPT.

EXHIBIT A



Ordinance No. 99-2

AN ORDINANCE AMENDING THE APPROVAL OF A RECORD OF SURVEY PLAT, ARROWOOD CONDOMINIUMS, AT GILT EDGE CIRCLE, PARK CITY, UTAH

WHEREAS, the owners of the property known as Arrowood Condominiums petitioned the City Council for approval of a Record of Survey plat; and

WHEREAS, proper notice was sent and the City Council held a public hearing to receive input on the proposed amendment on February 13, 1997; and

WHEREAS, a plat was approved on September 25, 1997 by the Park City Council; and

WHEREAS, a settlement agreement concerning the three unit development occurred between the applicant and the Queen Esther 3 Owners Association on the 25th of November, 1998; and

WHEREAS, it is in the best interest of Park City to approve the Record of Survey, as a large portion of the lot remains in open space, and agreement has been reached with the adjacent neighbors; and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat.

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

SECTION 1. Ordinance 97-44 is hereby amended as follows:

Findings of Fact:

1. The project is located in the RD Zoning District.
2. The condominium plat will result in three detached condominium units with shared recreational amenities. Living area is approximately 2,850 square feet for each unit. This use is permitted under the Residential Development District and meets all Land Management Code requirements concerning heights and setbacks.

3. Gilt Edge Circle is a private road, over which the applicant has an easement.
4. An open space buffer to the North has been offered by the applicant to be restricted as unbuildable. This restriction will prohibit any future development on this portion of the applicants property and provide significant open space on the site.
5. The property has two significant sewer easements that traverse the site. A 50 foot easement runs through the northern section of the parcel and a twenty foot easement runs through the center of the parcel. Due to the sites physical constraints and the restricted open space parcel, careful construction planning on this site will be necessary.

Conclusions of Law:

1. There is good cause for the Record of Survey, as a significant portion of the property will remain unbuildable.
2. The proposed Record of Survey is consistent with the Park City Land Management Code, Section 7.5 and the State Condominium Ownership Act requirements.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.

Conditions:

1. The final Record of Survey and CC&Rs shall be reviewed and approved by the City Engineer and City Attorney for compliance with State law, the Land Management Code and these conditions of approval as a condition precedent to plat recordation.
2. The site plan as submitted on January 5, 1999 is the site plan that is approved under this process. Setbacks must conform to Chapter 7.5 of the Land Management Code. For the purpose of setback calculations, Gilt Edge Circle abuts the front of the parcel and the Solamere subdivision abuts the rear.
3. Signs for the project shall be limited to the building face of one structure and shall be governed in size and materials by the Municipal Sign Code.
4. All exterior security lighting shall be high-pressure sodium light sources that are shielded and down directed.
5. The northernmost parcel of this property and the 50 foot wide sewer easement shall be restricted in a form acceptable to the City Attorney that delineates that area as unbuildable. A note indicating such shall be recorded on the Record of Survey plat.
6. Approval of a Construction Management Plan for the site, which details at a minimum

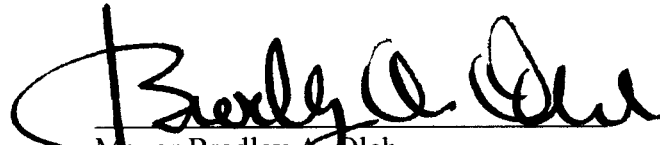
staging, vehicle and material storage and Limits of Disturbance fencing, shall be submitted, by the Chief Building Official is a condition precedent to any building permit issuance on the site. The open space area shall be used for temporary construction staging, material or vehicular storage during construction only if no other location on site can be utilized. Any site disturbance in this are shall be revegetated to ensure that the site is returned to a passive, landscape area and sureties shall be posted to ensure this at time of the building permit issuance.

7. The plat shall be recorded within one year of the date of this approval or this approval is null and void.

SECTION 2. This ordinance shall take effect upon publication.

PASSED AND ADOPTED this 28th day of January, 1999.

PARK CITY MUNICIPAL CORPORATION




Mayor Bradley A. Olch

Attest:

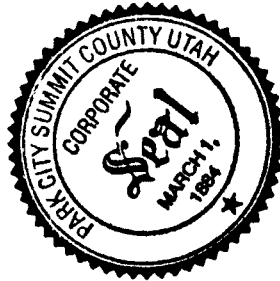


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney





Ordinance No. 99-1

AN ORDINANCE APPROVING A PLAT AMENDMENT, AMENDING PORTIONS OF LOTS 12 & 13 OF BLOCK 22 AND LOTS 13, 14, & 15 OF BLOCK 69 OF THE PARK CITY SURVEY AT 350 ½ MAIN STREET, PARK CITY, UTAH

WHEREAS, the owner, Aaron Hoffman, of the property known as 350 ½ Main Street, have petitioned the City Council for approval of an amendment to the Park City Survey Plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on May 27, 1998 the Planning Commission held a public hearing to receive public input on the proposed final plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, a financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

WHEREAS, on January 14, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, the proposed plat amendment combines lots 12 & 13 of Block 22 and Lots 13, 14, 15 of Block 69 of the Park City Survey (350 ½ Main Street) into one parcel.

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment;

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The project is located in the HCB zoning district.

2. The proposed plat amendment is required to allow construction of a new building at 350 ½ Main Street. Currently the rear lots along Swede Alley are used for parking.
3. The property owner is applying for a plat amendment to combine three partial and two full lots into a single lot of record.
4. The parcel abuts existing commercial buildings and will need to accommodate existing utility, drainage and snow release issues.
5. The applicant will provide or pay for parking as necessary for any building square footage over the 1.5 FAR allowed in the zone.
6. Overhead power lines exist on the property.
7. An underground tunnel exists from the applicant's property to the Main Street Mall.
8. The applicant agrees to install a sidewalk along Swede Alley per the 364 Main Street Plat Amendment City Council approval on November 13, 1997.
9. The applicant stipulates to all conditions of approval.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat revision.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.

SECTION 3. CONDITIONS OF APPROVAL. The proposed plat amendment attached as Exhibit A is hereby adopted with the following Conditions of Approval:

1. The applicant shall dedicate an easement, subject to the approval of the Community Development Department staff, for reasonably required storm drains lines, for relocation of power lines and for sanitary sewer lines for the use and convenience of adjoining properties, including the Sgt. Leisure building and the Trouts building. The easement shall be shown on the recorded plat for 350 ½ Main Street.
2. Prior to issuance of a full building permit for the building at 350 ½ Main Street, the property owner/applicant shall submit a plan for relocation of the existing overhead power and telephone lines. Such plan shall be subject to the reasonable review and approval of the Community

Development Department Such plan has presently been submitted, and work to implement that plan is underway.

3. The applicant shall provide that the contractor constructing the building at 350 ½ Main Street shall, as reasonably necessary, relocate and reconnect the sanitary sewer laterals for Trouts, including obtaining the necessary permit to work in the Swede Alley right-of-way as determined necessary by the City Engineer. Consistent with Condition No. 1 above, the applicant shall also provide an easement for the relocation of power lines and storm drain lines for Sgt. Leisure and Trouts, and the sanitary sewer line for Sgt. Leisure, as such relocations may be necessary and required. All work shall be in accordance with the UBC and the Park City Construction Standards.
4. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.
5. The owner/applicant shall construct a five-foot sidewalk to City standards along Swede Alley from Fourth Street south to 350 Main Street prior to Certificate of Occupancy of any building constructed on the 350 ½ Main Street property. An easement shall be shown on the Plat providing for public use of the sidewalk. The owner/applicant shall be entitled to construct decks and walkways above the five-foot easement property and shall be entitled to uses on said decks normally incident to such decks. Said decks may also be covered and enclosed.
6. The existing covered walkway between 350 Main Street Seafood and Oyster Company and the Sgt. Leisure building shall be maintained to provide controlled, non-exclusive, pedestrian access from Swede Alley to Main Street. The owner/applicant shall be entitled to provide ingress/egress to adjacent buildings through said walkway area, as well as to the building to be constructed on the 350 ½ Main Street property, subject to Uniform Building Code compliance. The owner/applicant shall further be entitled to utilize the property above and below the walkway corridors consistent with the requirements of the Uniform Building Code. The owner/applicant shall be entitled to maintain lawful business uses, excluding office uses, within the subject walkway area, so long as such use does not violate the minimum egress and accessibility requirements as defined by Chapter 10 and 11 of the Uniform Building Code (1997, as amended). The external walkway doors on Swede Alley and Main Street shall be open to the public not less than 10 a.m. to 10 p.m daily.
7. All Standard Project Conditions shall apply.
8. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within the one year time, this approval and the plat shall be considered void.
9. A financial security for all public and private improvements required by this approval shall be placed with Park City in an amount and form satisfactory to the City.

10. Pedestrian and delivery (non-vehicular) access shall be provided for the Main Street Mall north tunnel entrance to Swede Alley. The current easement, dated January 26, 1994, and recorded at Book 783, pages 283-299, Summit County Recorder, and any relocation pursuant to the terms thereof, fulfills this requirement.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 14th day of January, 1999.

PARK CITY MUNICIPAL CORPORATION

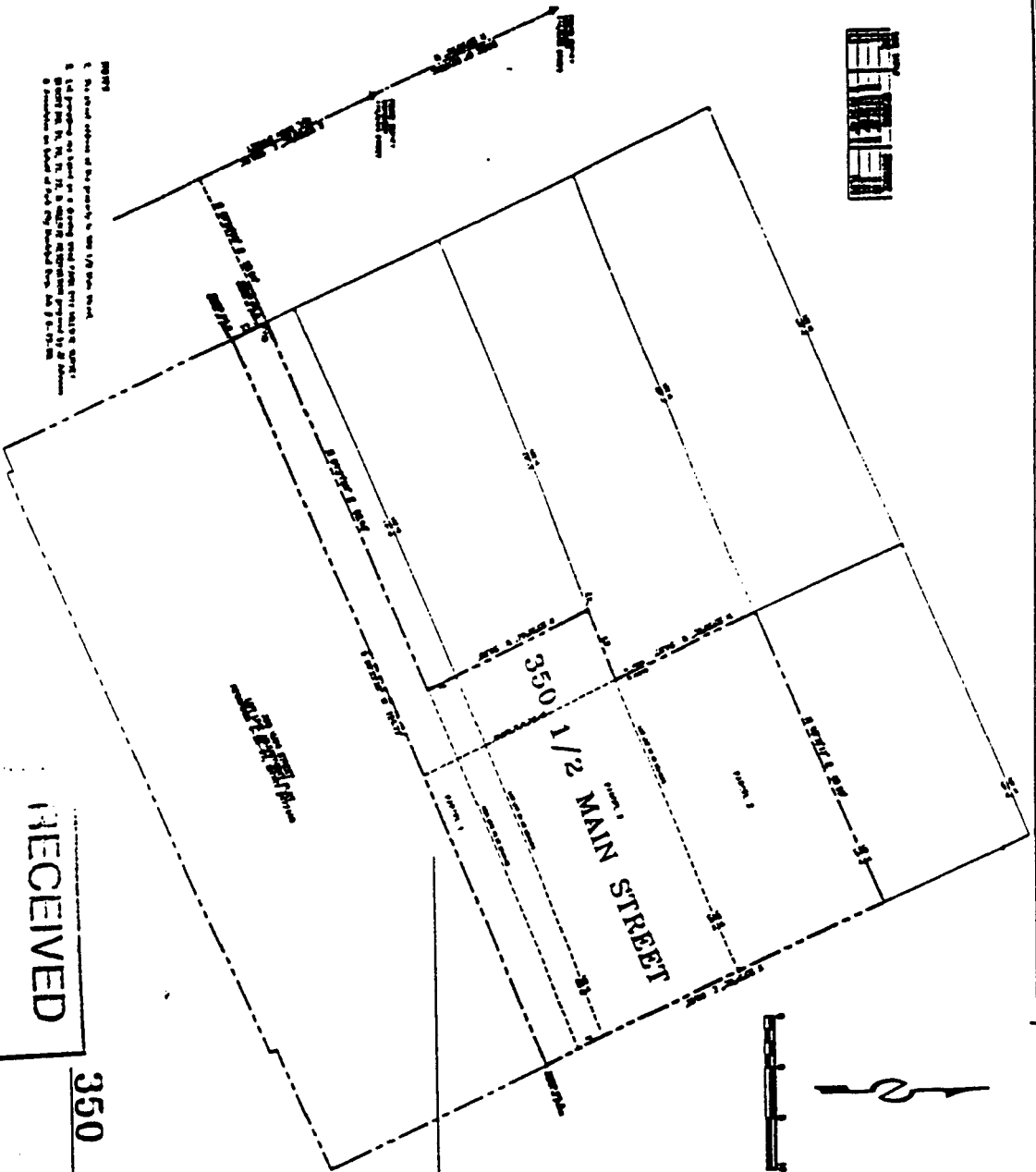
Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, Deputy City Attorney



NOTES:
 1. The street address of the property is 350 1/2 Main Street.
 2. All proposed changes are subject to the approval of the Planning Commission.
 3. The proposed changes are subject to the approval of the City Council.
 4. The proposed changes are subject to the approval of the Board of Public Works.

PLAT NO. 16-1-017 (2000/04/04/0001)
ALLIANCE ENGINEERING INC.
 1010 Main Street
 Suite 200
 St. Louis, MO 63103
 Phone: (314) 433-1111
 Fax: (314) 433-1112
 www.alliance-engineering.com

CONTRACT NO. 16-1-017
 PROJECT: LOT LINE ADJUSTMENT PLAT
 PREPARED BY: [Name]
 DATE: [Date]

EXHIBIT B - PROPOSED PLAT AMENDMENT

RECEIVED

**LOT LINE ADJUSTMENT PLAT
 350 1/2 MAIN STREET**

LOCATED IN SECTION 16
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN
 AND WASHINGTON PLAIN CITY, SALT LAKE COUNTY, UTAH

SUBMITTER'S CERTIFICATE
 I, the undersigned, being the owner of the above described property, do hereby certify that the above is a true and correct copy of the original plat as filed in the office of the County Clerk of Salt Lake County, Utah, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code Annotated, 1953, as amended.

DATE: _____
 SIGNATURE: _____

DEED RECORD NUMBER

PLAT NO. 16-1-017
 DATE OF RECORDING: _____

PLAT OPERATORY DESCRIPTION
 The purpose of this plat is to adjust the boundaries of the lots shown hereon so that they conform to the actual boundaries as shown on the ground. The total area of the lots is 1.23 acres, more or less.

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby declare that the above is a true and correct copy of the original plat as filed in the office of the County Clerk of Salt Lake County, Utah, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code Annotated, 1953, as amended.

DATE: _____
 SIGNATURE: _____

ACKNOWLEDGMENT

I, the undersigned, being the owner of the above described property, do hereby acknowledge that the above is a true and correct copy of the original plat as filed in the office of the County Clerk of Salt Lake County, Utah, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code Annotated, 1953, as amended.

DATE: _____
 SIGNATURE: _____

DATE OF RECORDING: _____
 COUNTY CLERK: _____