

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



Ordinance No. 98-53

**AN ORDINANCE ANNEXING APPROXIMATELY
253 ACRES OF THE DEER CREST PROPERTY
LOCATED ADJACENT TO DEER VALLEY
INTO THE CORPORATE LIMITS OF PARK CITY, UTAH**

WHEREAS, a petition was filed by Deer Crest LLC requesting Park City to annex a portion of the Deer Crest Project (the Property, Exhibit A) to the City on July 10, 1998;

WHEREAS, the petition was determined to be complete upon receipt of the required fiscal impact analysis on August 21, 1998;

WHEREAS, the petition is generally consistent with the 1995 Settlement Agreement which applies to the property;

WHEREAS, the Planning Commission conducted a public hearing on August 26, 1998 and forwarded a positive recommendation on the requested annexation on September 23, 1998;

WHEREAS, the annexation petition was accepted by the City Council on September 24, 1998 and certified by the City Recorder on October 21, 1998;

WHEREAS, the City Council conducted a public hearing on December 3, 1998;

WHEREAS, the Property is not included within any other municipal jurisdiction and there have been no protests filed by any other jurisdictions;

WHEREAS, Park City and Wasatch County have negotiated the Deer Crest Interlocal Agreement relating to the Property;

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, Utah according to the annexation and zoning 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 as described in the terms of the 1995 Settlement Agreement (as amended) and the Deer Crest Interlocal Agreement between Wasatch County and Park City. The Property shall be subject to all City laws, rules and regulations upon the effective date of this ordinance.

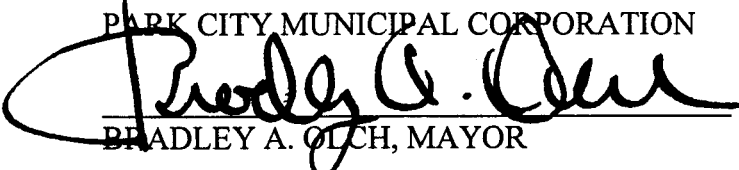
SECTION 2. COMPLIANCE WITH STATE LAW. This annexation, in the judgement of Park City, meets the standards for annexation set forth in Title 10, Chapter 2 of the Utah Code.

SECTION 3. GENERAL PLAN CONSISTENCY. This annexation is consistent with the Park City General Plan.


SECTION 4. EFFECTIVE DATE. This ordinance shall take effect upon recordation of the annexation plat.

DATED this 17th day of December, 1998

PARK CITY MUNICIPAL CORPORATION


BRADLEY A. OLCH, MAYOR

ATTEST:


Jan Scott, City Recorder



APPROVED AS TO FORM:


Jodi Fatland Hoffman, City Attorney

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

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



00548173 Br01286 Pg01149-01151
9-24 CW
ALAN SPRIGGS, SUMMIT CO RECORDER
1999 SEP 09 09:26 AM FEE \$.00 BY DMG
REQUEST: PARK CITY MUNICIPAL CORP

Ordinance No. 98-52

**AN ORDINANCE ANNEXING, APPROXIMATELY
84 ACRES OF PROPERTY KNOWN AS HIDDEN HOLLOW
LOCATED ADJACENT TO DEER VALLEY
INTO THE CORPORATE LIMITS OF PARK CITY, UTAH**

WHEREAS, a petition was filed by Hidden Hollow Associates, LLC requesting Park City to annex Hidden Hollow (the Property, Exhibit A) to the City on July 22, 1998;

WHEREAS, the annexation request is consistent with the 1995 Settlement Agreement which applies to the property;

WHEREAS, the property will be served with sewer and water by the Jordanelle Special Improvement District (JSSD) and all road maintenance will be the responsibility of the owners;

WHEREAS, the Planning Commission conducted a public hearing on August 26, 1998 and forwarded a positive recommendation on the requested annexation on September 23, 1998;

WHEREAS, the annexation petition was accepted by the City Council on September 24, 1998 and certified by the City Recorder on October 21, 1998;

WHEREAS, the City Council conducted a public hearing on December 3, 1998;

WHEREAS, the Property is not included within any other municipal jurisdiction and there have been no protests filed by any other jurisdictions;

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, Utah 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 as described in the terms of the 1995 Settlement Agreement (as amended). The Property shall be subject to all City laws, rules and regulations upon the effective date of this ordinance.

SECTION 2. COMPLIANCE WITH STATE LAW. This annexation, in the judgement of Park City, meets the standards for annexation set forth in Title 10, Chapter 2 of the Utah Code.

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect upon recordation of the annexation plat.

DATED this 17th day of December, 1998

PARK CITY MUNICIPAL CORPORATION


BRADLEY A. OLCH, MAYOR

ATTEST:

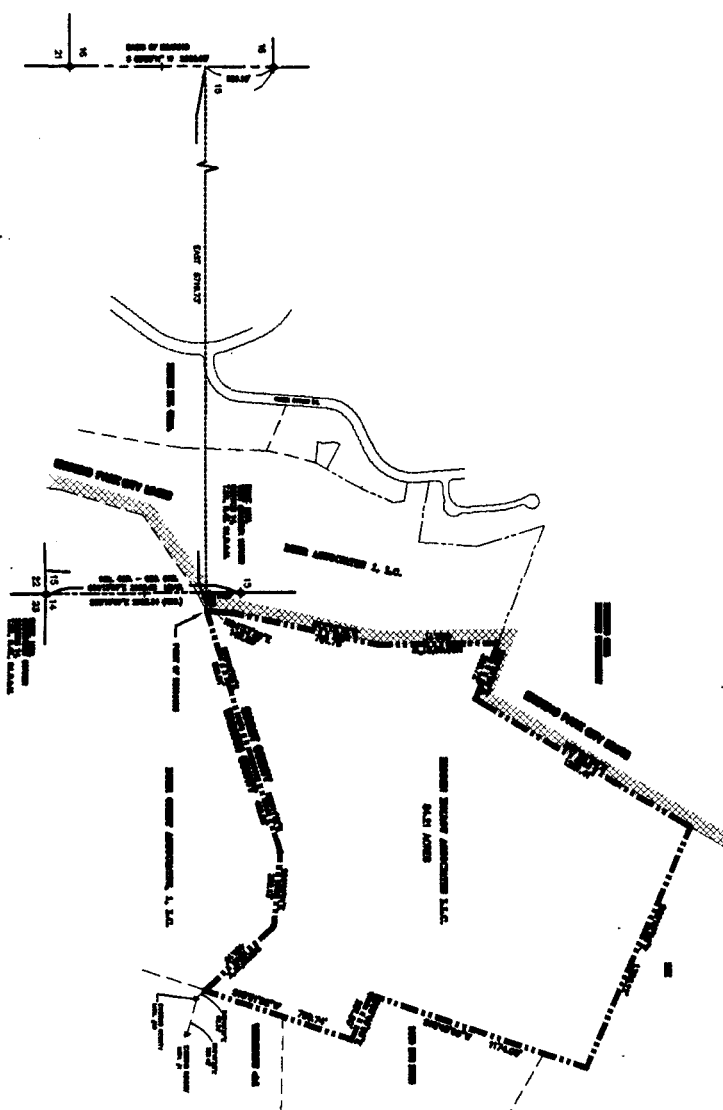

Janet M. Scott, City Recorder



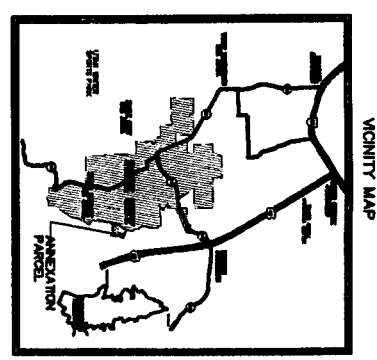
APPROVED AS TO FORM:


Jodi Fatland Hoffman, City Attorney

EXHIBIT A



00548173 Bk01286 P01151



RESUBMITTER'S CERTIFICATE
 I, JACOB JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 12345 IN THE STATE OF UTAH. I HAVE REVIEWED THE PLAT OF THE ANNEXATION PARCEL AND THE LEGAL DESCRIPTION OF THE ANNEXATION PARCEL AND THE LEGAL DESCRIPTION OF THE PLAT IS CORRECT BASED UPON THE BEST AVAILABLE INFORMATION.
 DATE: _____

ANNEXATION PARCEL #1
 HIDDEN HOLLOW
 LIVING WITHIN SUBMIT COUNTY'S PLANNING DEPT.
 LOCATED IN THE WEST HALF OF SECTION 16,
 TOWNSHIP 2 NORTH, RANGE 4 EAST,
 SALT LAKE BASIN AND MERIDIAN

RECEIVED
 DEC 11 1998

	<p>CITY COUNCIL APPROVAL</p> <p>PRESENTED TO THE BOARD OF CITY COUNCIL ON THIS DATE OF _____ A.D. 19__ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.</p> <p>MAYOR _____</p> <p>CITY RECORDER _____</p>
<p>CITY ENGINEER</p> <p>APPROVED AND ACCEPTED BY THE CITY ENGINEER ON THIS DATE OF _____ A.D. 19__</p> <p>CITY ENGINEER _____</p>	<p>CITY PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS DATE OF _____ A.D. 19__</p> <p>CHAIRMAN _____</p>
<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM ON THIS DATE OF _____ A.D. 19__</p> <p>CITY ATTORNEY _____</p>	<p>RECORDED</p> <p>IN THE STATE OF _____ COUNTY OF _____</p> <p>RECORDED AND FILED AT THE REQUEST OF: _____</p> <p>COUNTY RECORDER _____</p>
<p>1741 Procter & Gamble Avenue • Park City, Utah 84000 (407) 636-4000 • Fax: (407) 636-1920</p>	



Ordinance No. 98-51

**AN ORDINANCE AMENDING THE ZONING MAP OF PARK CITY
TO INCLUDE THE DEER CREST ANNEXATION AREAS
LOCATED ADJACENT TO THE CURRENT CORPORATE BOUNDARIES
OF PARK CITY, UTAH**

WHEREAS, Deer Crest LLC petitioned to annex a portion of the Deer Crest project to the City; and

WHEREAS, the annexation is consistent with the 1995 Settlement Agreement between Park City and the property owners; and

WHEREAS, the Planning Commission held a public hearing on August 26, 1998 and forwarded a positive recommendation to the City Council on the Annexation and Zoning on September 23, 1998; and

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

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

WHEREAS, on December 3, 1998, the City Council held a public hearing to receive input on the proposed annexation and zoning; and

WHEREAS, it is in the best interest of Park City, Utah to amend the Official Zoning Map of Park City to include the property within the City's regulatory boundary.


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

SECTION 1. Zoning Map Amended. The Zoning Map of Park City as adopted by section 1.9 of the Park City Land Management Code, is hereby amended to include the annexed portions of the Deer Crest project as depicted in Exhibit A.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon recordation of the annexation plat.

PASSED AND ADOPTED this 17th day of December 1998.

PARK CITY MUNICIPAL CORPORATION


Bradley A. Oich, MAYOR

ATTEST:


Janet M. Scott, City Recorder

APPROVED AS TO FORM:


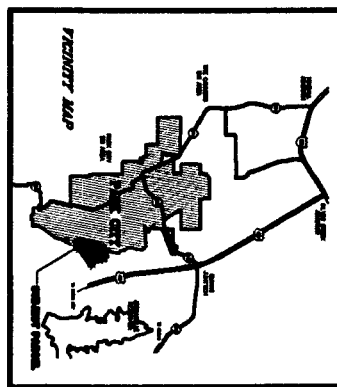
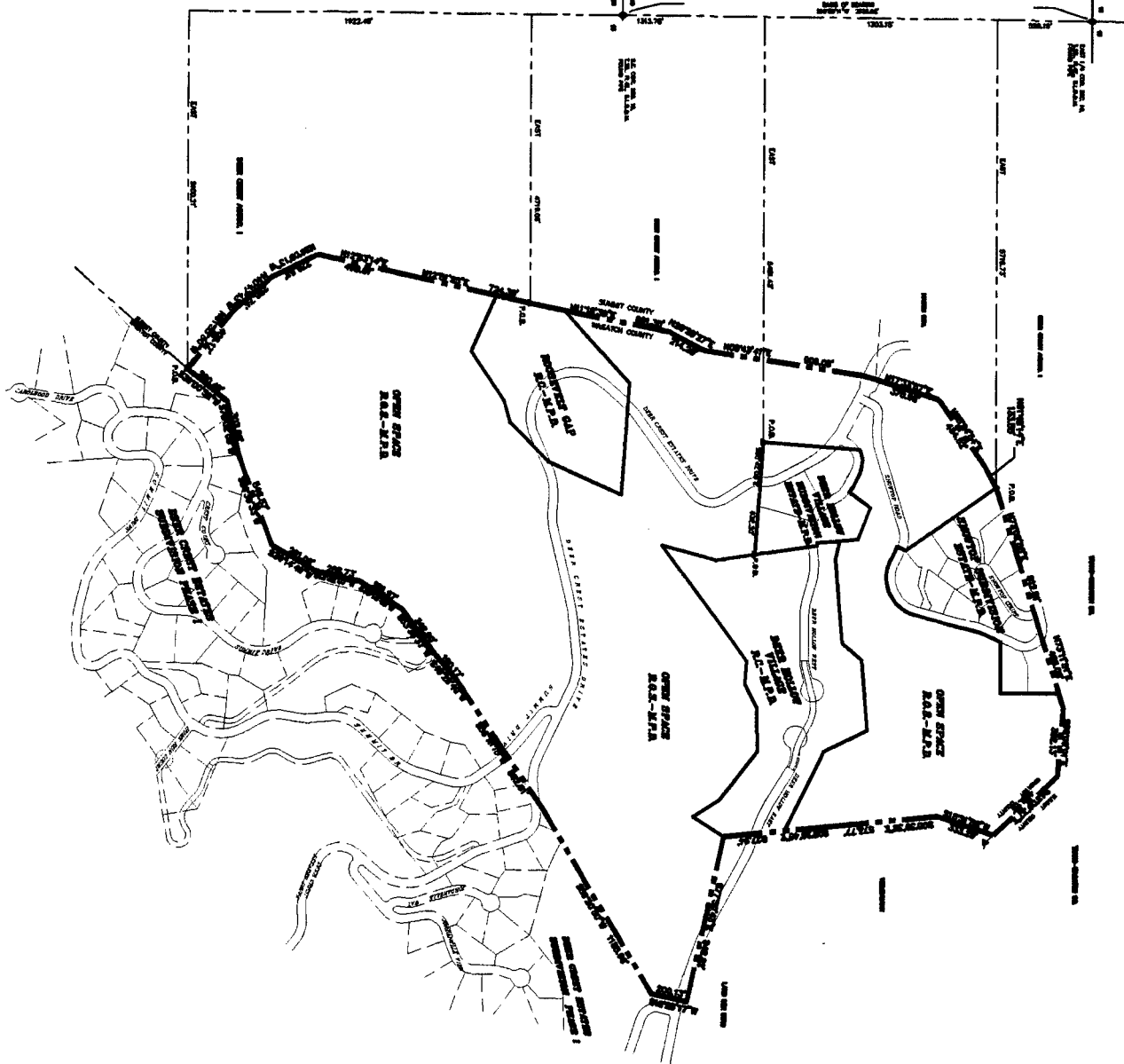

Jodi F. Hoffman



EXHIBIT A



GENERAL ADMINISTRATIVE STATEMENT:

This is a Zoning Exhibit Map for the Deer Crest, Park City, Utah, showing the boundaries of the various zoning districts and the location of the project area. The map is based on the most current zoning ordinance and is intended to provide information to the public regarding the zoning of the project area. The map is not a legal document and should not be used as a basis for any legal action. The map is subject to change without notice and is updated as the zoning ordinance is amended. The map is prepared by The Jack Johnson Company, a professional surveying and mapping firm, and is intended to be used as a reference for the zoning of the project area. The map is not a substitute for a zoning ordinance and should not be used as a basis for any legal action. The map is subject to change without notice and is updated as the zoning ordinance is amended. The map is prepared by The Jack Johnson Company, a professional surveying and mapping firm, and is intended to be used as a reference for the zoning of the project area.



LEGEND:
 Hatched = MATURE PLANNED DEVELOPMENT
 Solid = EXISTING OPEN SPACE
 Dotted = NONRESIDENTIAL COMMERCIAL

PARK CITY
SAVING EXHIBIT MAP No.
DEER CREST PROPERTIES
 LYING WITHIN WASATCH COUNTY, UTAH
 LOCATED IN SECTIONS 14, 15, 16 AND 35 OF
 TOWNSHIP 3 NORTH RANGE 4 EAST
 SLAT 114E BLK 8 AND 10
 S.W. 1/4

RECEIVED

DEC 11 1998

PARK CITY
PLANNING DEPT.

DEER CREST - PARK CITY		THE JACK JOHNSON COMPANY	
ZONING EXHIBIT MAP		1777 Sun Peak Drive • Park City, Utah 84098 (801) 646-9000 • fax: (801) 646-1032	
FOR: DEER CREST ASSOC.	JOB NO: 314968.05	DWG NO: DCPCZone	SCALE:
DATE: 12/09/98	DESIGN BY: R. SORENSON	DRAWN BY: R. SORENSON	CHECKED BY: R. SORENSON
SHEET 1 OF 1		DATE: 12/09/98	SCALE:



Ordinance No. 98-50

**AN ORDINANCE AMENDING THE ZONING MAP OF PARK CITY
TO INCLUDE HIDDEN HOLLOW
LOCATED ADJACENT TO THE CURRENT CORPORATE BOUNDARIES
OF PARK CITY, UTAH**

WHEREAS, Hidden Hollow Associates, LLC petitioned to annex a project to the City; and

WHEREAS, the annexation is consistent with the 1995 Settlement Agreement between Park City and the property owners; and

WHEREAS, the Planning Commission held a public hearing on August 26, 1998 and forwarded a positive recommendation to the City Council on the Annexation and Zoning on September 23, 1998; and

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

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

WHEREAS, on December 3, 1998, the City Council held a public hearing to receive input on the proposed annexation and zoning; and

WHEREAS, it is in the best interest of Park City, Utah to amend the Official Zoning Map of Park City to include the property within the City's regulatory boundary.

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

SECTION 1. Zoning Map Amended. The Zoning Map of Park City as adopted by section 1.9 of the Park City Land Management Code, is hereby amended to include Hidden Hollow as depicted in Exhibit A.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon recordation of the annexation plat.

PASSED AND ADOPTED this 17th day of December 1998 .

PARK CITY MUNICIPAL CORPORATION


Bradley A. Olson, MAYOR

ATTEST:


Janet M. Scott, City Recorder

APPROVED AS TO FORM:

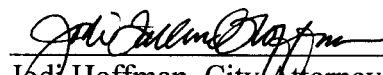
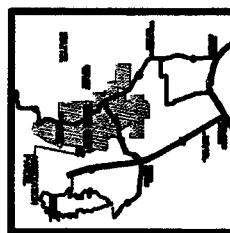
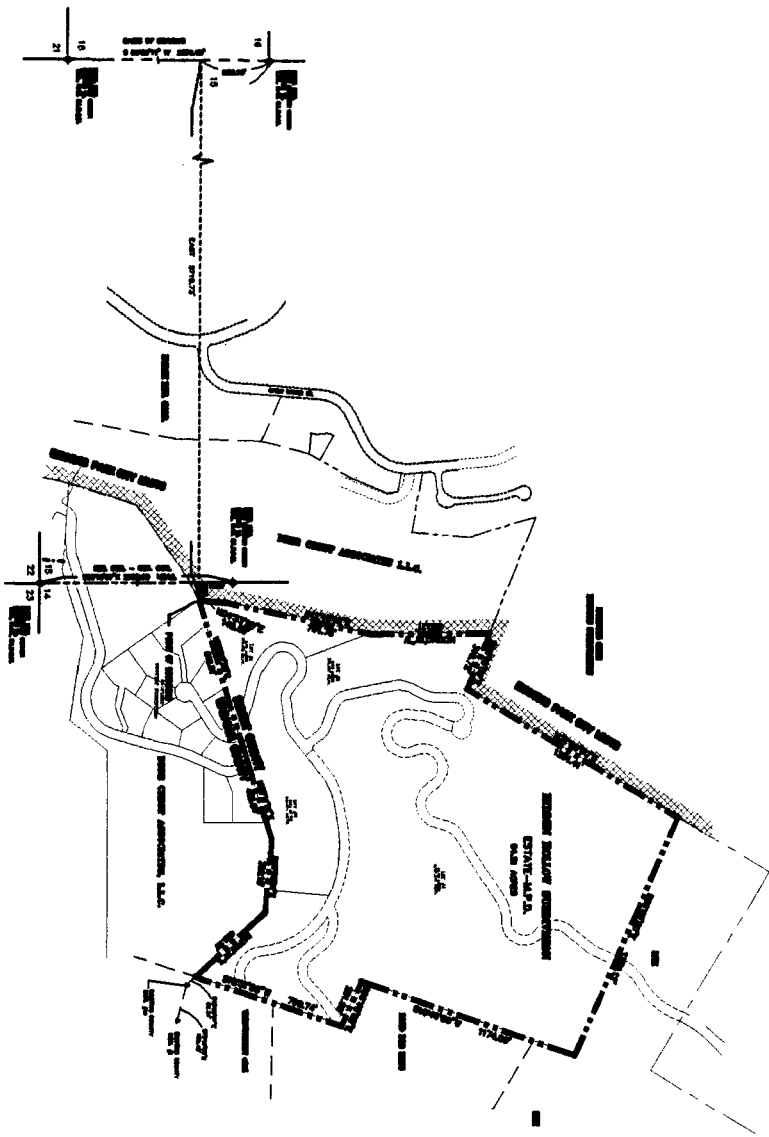

Jodi Hoffman, City Attorney



EXHIBIT A



NOTICE: THIS ZONING EXHIBIT MAP IS A PRELIMINARY DESIGNATION OF ZONING AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PARK CITY RESERVES THE RIGHT TO MODIFY OR REVOKE THIS ZONING EXHIBIT MAP AT ANY TIME WITHOUT NOTICE. THE CITY OF PARK CITY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PARK CITY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF PARK CITY IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF THE USE OF THIS ZONING EXHIBIT MAP. THE CITY OF PARK CITY IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF THE USE OF THIS ZONING EXHIBIT MAP.

LEGEND:
 H.A. = HOME AREA ZONING
 H.H. = HIDDEN HOLLOW ZONING
 H.C. = HOME CENTER ZONING
 H.S. = HOME SUBDIVISION ZONING
 H.T. = HOME TRAIL ZONING
 H.V. = HOME VILLAGE ZONING
 H.W. = HOME WOODS ZONING
 H.X. = HOME XENON ZONING
 H.Y. = HOME YACHT ZONING
 H.Z. = HOME ZEPHYRUS ZONING

PARK CITY
ZONING EXHIBIT MAP FOR
HIDDEN HOLLOW
 LOTS 1-15, SECTION 14,
 TOWNSHIP 2 NORTH, RANGE 4 EAST,
 SALT LAKE COUNTY, UTAH

RECEIVED

DEC 11 1998

PARK CITY
 PLANNING DEPT.

SHEET 1 OF 1	PARK CITY - HIDDEN HOLLOW PROPERTY ZONING EXHIBIT MAP			DATE	BY	REVISION	COMMENTS	THE JACK JOHNSON COMPANY 1777 Sun Peak Drive • Park City, Utah 84098 (801) 646-1000 • Fax (801) 646-1839
	FOR: HIDDEN HOLLOW ASSOC.	JOB NO: 409018	DATE: 11-18-98					



Ordinance No. 98-49

**AN ORDINANCE APPROVING THE SILVER POINTE CONDOMINIUMS
LOCATED 501 ROSSIE HILL DRIVE AT, PARK CITY, UTAH**

WHEREAS, the owners of have petitioned the City Council for approval of a condominium 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 29, 1998, June 8, 1998 and August 11, 1998 to receive input on the proposed condominium plat; and

WHEREAS, the Planning Commission, on October 7, 1998, forwarded a positive recommendation to the City Council; and

WHEREAS, on October 29, 1998, the City Council held a meeting on the proposed record of survey;

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

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

Findings of Fact:

1. The project is located on two parcels, one in the HR-1 and one in the Estate Zone and RM zone. The parcels are contiguous.
2. The project will consist of 11 units. Five in the HR-1 District and 6 in the Estate zone.
3. Block 62 is in a highly visible location within an existing neighborhood. The project will be visible from Deer Valley Drive and Rossie Hill Drive. The project will be visible from Deer Valley Drive and Rossie Hill Drive.
4. The project has been reviewed under Chapter 15 of the Land Management Code and Utah State Law.

5. A Small Scale Master Planned Development (MPD) for 11 units has been approved for this project.
6. Snow storage easement and open space dedications to the City have been offered by the applicant.
7. Road access is proposed along the old "Railroad Cut". A private drive and a public road will be constructed as a result of this project.
8. Road access is a vital public safety amenity.
9. The Plat map submitted September 30, 1998, as modified by any final action, are the plans to be used in review for final compliance of this project.

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 the Utah Condominium Ownership Act.

SECTION 3. PLAT APPROVAL. This record of survey plat for 11 units at 501 and 510 Rossi Hill Drive is approved as shown on Exhibit A, with the following conditions:

1. Review and approval of the final plat and CC&R's by the City Engineer and City Attorney for compliance with these conditions of approval and State law is a condition precedent to plat recordation.
2. The open space identified on the plat shall be designated as a non-buildable area open space conservation areas.
3. The applicants will purchase a title policy, in form and amount approved by the City Engineer, for Rossi Hill Drive for the benefit of the City.
4. No building permits will be issued within the project until Rossi Hill Drive is constructed.
5. No lot or condominium unit sales will be permitted until Rossi Hill Drive is constructed.
6. This plat approval shall expire within two years of the date of City Council approval if it has not been recorded by that time.
7. All Standard project conditions apply.

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

PASSED AND ADOPTED this 17th day of December, 1998.

PARK CITY MUNICIPAL CORPORATION

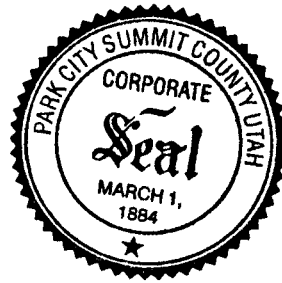
Mayor Bradley A. Olch

Attest:

Janet M. Scott
Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington
Mark D. Harrington, Deputy City Attorney





Ordinance No. 98-48

AN ORDINANCE APPROVING A PLAT AMENDMENT, AMENDING THE ORIGINAL HEARTHSTONE SUBDIVISION TO ALLOW A SUBDIVISION OF ONE PARCEL INTO TWO LOTS AT 1376 MELLOW MOUNTAIN ROAD, PARK CITY, UTAH

WHEREAS, the owner, Herb & Barbara Korthoff, of the property known as 1376 Mellow Mountain Road, have petitioned the City Council for approval of an amendment to the Hearthstone 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 November 18, 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 December 10, 1998, 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 subdivide one parcel into two lots of the Hearthstone Subdivision.

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 zoned Estate and was approved for two lots in the Hearthstone MPD on June 17, 1993.

2. The proposed plat amendment will amend the Hearthstone Subdivision to include lots 11 and 12 as originally approved.
3. Proposed lot 11 has an existing house built on it.
4. The applicant agrees to grant the City an easement for the trail as outlined in Exhibit A.
5. The applicant contributed in excess of six acres to the original MPD.

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 amendment.
3. The proposal is consistent with Park City LMC Chapter 15 and the MPD approved June 17, 1993.

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

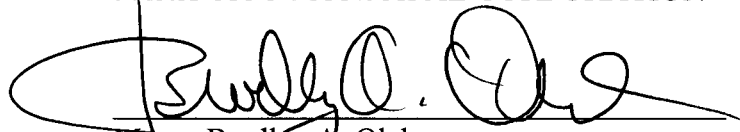
1. The trail easement as shown on Exhibit A shall be dedicated to the City on the plat. The easement shall be six feet wide.
2. All conditions of approval of the MPD approved June 17, 1993 still apply.
3. The City Engineer and City Attorney's review and approval of the plat for compliance with State Law and these conditions of approval is a condition precedent to plat recordation.
4. This approval shall expire one year from the date of City Council approval unless the plat has been recorded with Summit County.
5. All Standard Project Conditions shall apply.
6. The maximum house size for lot 12 is 6,000 square feet. The maximum house size for lot 11 is "as built" at 14,000 square feet (no additions resulting in additional square footage allowed). These restrictions shall be noted on the plat.
7. A ten- foot non-exclusive snow storage and utility easement shall be dedicated on the plat to the City along Mellow Mountain Road.

8. The applicant shall quit claim to the City in a form approved by the City Attorney all interest in the open space parcel dedicated to the City as part of the original Hearthstone Subdivision.

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

PASSED AND ADOPTED this 10th day of December, 1998.

PARK CITY MUNICIPAL CORPORATION



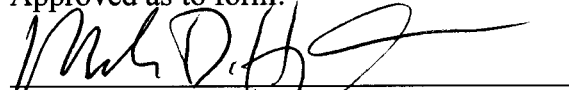
Mayor Bradley A. Olch

Attest:

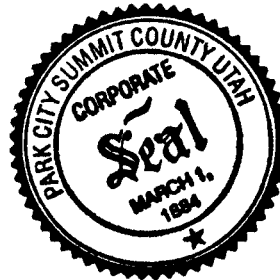


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney



HEARTHSTONE SUBDIVISION
 LOCATED IN SECTIONS 15 & 16, TOWNSHIP 2 SOUTH,
 RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

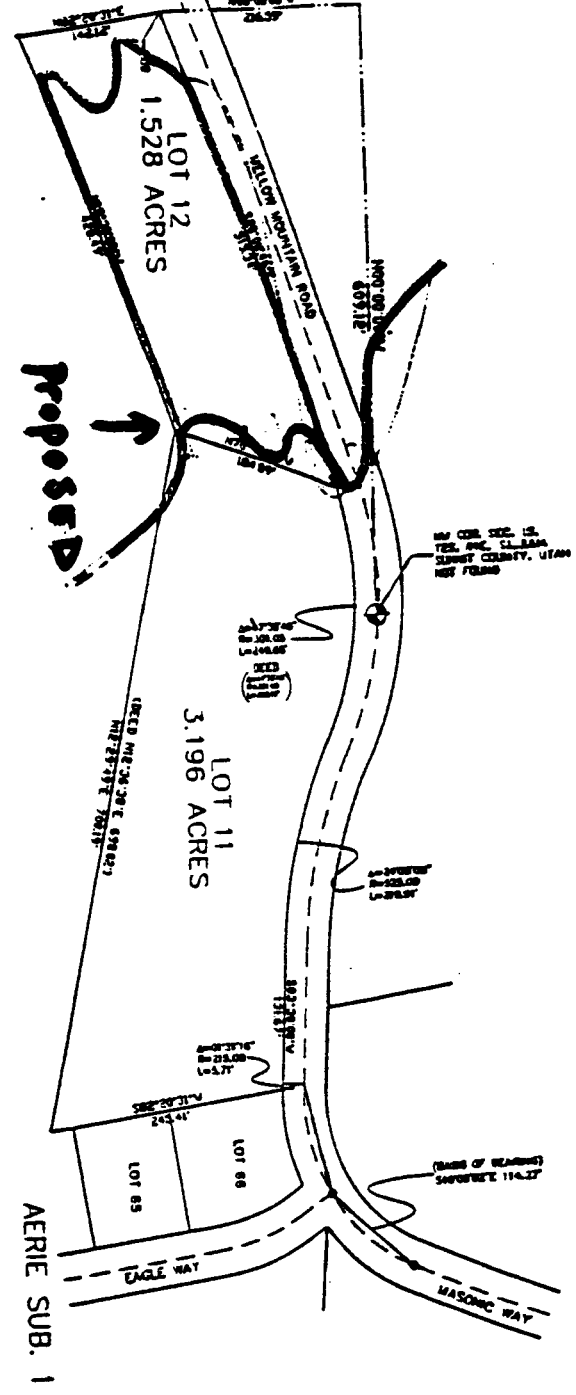


EXHIBIT A - PLAT AMENDMENT & PROPOSED TRAIL CONNECTION

CITY PLANNING COMMISSION APPROVED AS TO FORM MAY 1997 AS BY _____	SUBDIVISION PLANNING BOARD APPROVED AS TO FORM MAY 1997 AS BY _____	ENGINEERS CERTIFICATE APPROVED AS TO FORM MAY 1997 AS BY _____	APPROVAL AS TO FORM APPROVED AS TO FORM MAY 1997 AS BY _____	CERTIFICATE OF ATTEST APPROVED AS TO FORM MAY 1997 AS BY _____	PARK CITY COUNCIL APPROVED AS TO FORM MAY 1997 AS BY _____	RECORDED IN SUMMIT COUNTY RECORDS DATE _____
---	---	--	--	--	--	--

HEARTHSTONE SUBDIVISION
 LOCATED IN SECTION 15 & 16
 T. 2 S., R. 4 E., S.L.B. & M.
 PARK CITY, SUMMIT COUNTY, UTAH

SURVEYOR

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the office of the County Clerk of Summit County, Utah, on this _____ day of _____, 1997.

DEED BOOK _____ PAGE _____

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the office of the County Clerk of Summit County, Utah, on this _____ day of _____, 1997.

DEED BOOK _____ PAGE _____

UTAH SURVEYS
 Licensed Professional Land
 Surveyors and Geographers
 1000 N. 1000 W. Salt Lake City, UT 84116
 Phone: (801) 466-1111
 Fax: (801) 466-1112

THIS HEARTHSTONE SUBDIVISION
 PARK CITY, UTAH
 HAS BEEN RECORDED IN THE
 RECORD AND PLAT BOOKS OF THE
 COUNTY CLERK OF SUMMIT COUNTY, UTAH

DATE ACQUIRED
 1/21/1998



Ordinance No. 98-47

AN ORDINANCE APPROVING THE SHACKELFORD RE-PLAT OF LOTS 94, 95 AND 96 OF THE THAYNES CANYON ONE SUBDIVISION, PARK CITY, UTAH

WHEREAS, the owners of the property known as lots 94, 95, and 96 of the Thaynes Canyon One 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 November 4, 1998, to receive input on the proposed subdivision plat;

WHEREAS, the Planning Commission, on November 4, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on December 3, 1998, 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 Thaynes Canyon One subdivision plat is hereby amended and the Shackelford re-plat is approved 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 73 Thaynes Canyon Drive, also known as lot 95 of the Thaynes Canyon subdivision, and is zoned Single Family-SF.
2. Lot 95 is currently vacant and was wholly owned by Kenneth and Carol Shackelford. The Shackelfords have sold a portion of lot 95 to the adjacent owner of lot 96, the Edwards. This replat reflects the current ownership.
3. The proposed Shackelford replat eliminates lot 95 and adds 2720 square feet to lot 94 (Shackelford) and 5200 square feet to lot 96 (Edwards).

Conclusions of Law:

1. There is good cause for this amended plat.
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 Thaynes Canyon 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.

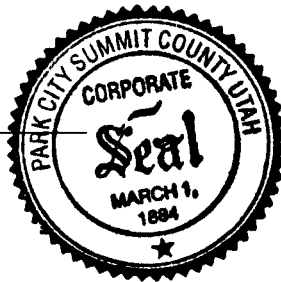
PASSED AND ADOPTED this 3rd day of December, 1998 .

PARK CITY MUNICIPAL CORPORATION

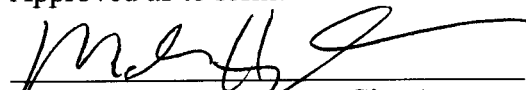

Bradley A. Olch, MAYOR

Attest:


Janet M. Scott, City Recorder



Approved as to form:


Mark Harrington, Deputy City Attorney



Ordinance No. 98-46

AN ORDINANCE AMENDING TITLE 5, CHAPTER 6 OF THE MUNICIPAL CODE OF PARK CITY REGARDING THE ADOPTION OF RETENTION SCHEDULES FOR EACH RECORD SERIES MAINTAINED BY PARK CITY MUNICIPAL CORPORATION PURSUANT TO THE UTAH GOVERNMENTAL RECORDS ACCESS AND MANAGEMENT ACT.

WHEREAS, the Utah State Legislature did enact the Government Records Access and Management Act (GRAMA) which became effective as of July 1, 1992; and

WHEREAS, GRAMA governs the management of and public access to the government records of the State of Utah and all of its political subdivisions; and

WHEREAS, GRAMA is applicable to Park City Municipal Corporation as a political subdivision of Utah; and

WHEREAS, the City Council deems it important to promote the public's right of easy and reasonable access to unrestricted public records; and

WHEREAS, the City Council deems it important to provide guidelines for both disclosure and restrictions on access to government records, which are based on the equitable weighing of the pertinent interests and which are consistent with nationwide standards of information practices; and

WHEREAS, GRAMA provides that any political subdivision that does not enact its own ordinance setting forth the retention schedules of the records of its jurisdiction shall be bound by the state provisions contained in GRAMA; and

WHEREAS, the City Council deems it in the best interest of Park City Municipal Corporation to adopt its own ordinance setting forth the retention schedules of the records of its jurisdiction, consistent with the administrative needs of the City;

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

SECTION 1. AMENDMENT. The following section of Title 5 of the Park City Municipal Code is hereby amended to read as follows:

TITLE 5 - GOVERNMENT RECORDS ACCESS AND MANAGEMENT ACT (GRAMA)

CHAPTER 6 - RECORDS RETENTION SCHEDULES


5-6-1. ADOPTION OF RECORDS RETENTION SCHEDULES

The City shall adopt by resolution retention schedules for each record series pursuant to the Utah Municipal General Records Retention Schedule of 1990, prepared by the Utah Department of Administrative Services, Division of Archives and Records Service, with amendments and exclusions as necessary.

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

PASSED AND ADOPTED this 19th day of November, 1998.

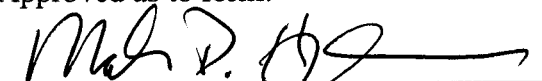
PARK CITY MUNICIPAL CORPORATION

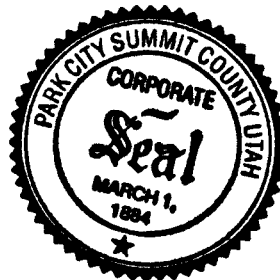

Charles P. Klingenstein, Mayor Pro Tem

Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney





State of Utah

Department of Administrative Services
Division of Archives & Records Services

Michael O. Leavitt
Governor
Raylene G. Ireland
Executive Director
Jeffery O. Johnson
Division Director

State Capitol Archives Building
Salt Lake City, Utah 84114-1021
Tel: (801) 538-3012
Fax: (801) 538-3354

April 8, 1994

Anita L. Sheldon
Park City
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060

Dear Anita:

This letter acknowledges the receipt of the Park City's Government Records Access and Management Act (GRAMA) ordinance and its summary description. It has been filed in accordance with the provision of the law.

I have reviewed your ordinance and have determined it meets all of the requirements detailed in UCA 63-2-701.

I understand your commitment and appreciate the work you are doing!

Sincerely,

Patricia Lyn Scott
Local Government Records Archivist



Ordinance 98-45

AN ORDINANCE AMENDING TITLE 4, LICENSING, OF THE MUNICIPAL CODE OF PARK CITY BY ADDING A NEW CHAPTER 15 REGULATING THE LICENSING OF TAXIS AND SHUTTLES; AND AMENDING CHAPTER 1 AND 2 REGARDING THE UNIT OF MEASURE FOR SKI AREA LICENSE FEES

WHEREAS, an average of skier days is a more appropriate unit of measure than uphill capacity because uphill capacity does not reflect whether a ski area limits the number of tickets sold; and

WHEREAS, changing the unit of measure for ski resort business license will not significantly effect the revenue collected; and

WHEREAS, the taxi community requested more formal licensing procedures and requirements from the City; and

WHEREAS, a public hearing was held on November 12, 1998; and

WHEREAS, the following ordinance is deemed by the City Council to be in the best interest of the residents of Park City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARK CITY, UTAH THAT:

SECTION I. Chapter of Title 4 of the Municipal Code of the City of Park City, Utah is hereby amended by adding the following definition to read as follows and the remaining definitions are renumbered accordingly.:

OO. SKIER DAY. A three year average of the total number of lift tickets sold annually, including daily lift tickets, resident coupons, complimentary tickets, and an estimated average of season pass holders daily use. The three year average shall be calculated by the Ski Resort and shall include the three most recent years of operation from November 1 thru June 30. The City may audit the analysis and any business records relied upon for the analysis. The calculation shall be submitted to the Finance Department by October 15th of each year.

SECTION II. Chapter 2 of Title 4 of the Municipal Code of the City of Park City, Utah is hereby amended to read as follows:

4- 2-17. REGULATORY AND SERVICE ENHANCEMENT FEES IMPOSED.

There is hereby imposed and levied an annual business license fee on the types of businesses and in the amounts described below in the Business License Fee Schedule:

(See Business License Fee Schedule Next Page)

(new schedule attached as Exhibit A)

SECTION III. Title 4 of the Municipal Code of the City of Park City, Utah is hereby amended by adding a chapter 15, which said chapter shall read as follows:

TITLE 4 - LICENSING

CHAPTER 15 - TAXICAB AND SHUTTLE LICENSING

4- 15 -1. DEFINITIONS.

All words and phrases used in this chapter shall have the following meanings unless a different meaning clearly appears from the context:

(A) CERTIFICATE OF INSPECTION.

The form pursuant to subsection 4-15-5 certifying the taxicab or shuttle has passed all requirements established in the Park City Vehicle Inspection Checklist.

(B) CONTINUING TRIP.

Any round trip service prepaid for the same calendar day originating outside of Park City limits.

(C) FARE.

"Fare" means the charge for hire of a taxicab to deliver a passenger with zones determined by each taxi company.

(D) SHUTTLE.

A vehicle that travels between fixed locations for a set or predetermined fare.

(E) SHUTTLE BUSINESS LICENSE.

A Park City business license issued by Park City authorizing the licensee thereof to conduct a shuttle business.

(F) SHUTTLE STICKERS.

“Shuttle Stickers” are stickers issued by the city indicating that the owner of the vehicle has meet all requirements to obtain a business license from the city.

(G) TAXICAB.

A vehicle used to transport passengers for a fee. These vehicles must meet the requirements of this chapter.

(H) TAXICAB BUSINESS LICENSE.

A Park City business license issued by Park City authorizing the licensee thereof to conduct a taxicab business.

(I) TAXICAB DRIVERS LICENSE.

"Taxicab driver's license" means the permission granted by the State through the issuance of a Z endorsement for a person to drive a taxicab or shuttle having less than fifteen passengers including the driver.

(J) TAXICAB STICKERS.

“Taxicab Stickers” are stickers issued by the city indicating that the owner of the vehicle has meet all requirements to obtain a business license from the city.

4- 15- 2. REQUIREMENTS FOR TAXI OPERATION.

(A) No person shall operate or permit a taxicab owned or controlled by such person to be operated as a vehicle for hire upon the streets of Park City without first having obtained a taxicab business license from the city in accordance with the procedures established in this chapter.

(B) No person shall operate or permit a taxicab owned or controlled by such person to be operated as a vehicle for hire upon the streets of Park City without first having obtained commercial transportation insurance coverage for at least \$1,500,000.00 per vehicle. Proof of this commercial insurance shall be required upon the issuance of a taxicab permit.

(C) No person shall operate or permit a taxicab owned or controlled by such person to be operated as a vehicle for hire upon the streets of Park City without first having obtained a certificate of inspection.

(D) All vehicles that have been licensed by the city shall be issued two stickers that shall be used as identifying markings. One of the taxicab stickers is to be placed on the back of the vehicle on the drivers side, below the window and above the bumper. The other taxicab sticker is to be placed in the center of the drivers door below the window. These stickers shall be issued by the city and the numbers on the sticker shall correspond to the numbers on the business license.

(E) All taxicab shall have in the drivers possession a copy of the current certificate of inspection or AVI inspection certificate, a copy of the business license, proof of insurance as required in 4-15-2 (B). Failure to produce any of this information may result in the issuance of a citation.

(F) For the purpose of this section, the term "operate for hire upon the streets of Park City" shall not include the transporting, by a taxicab properly licensed in a jurisdiction outside the corporate limits of the city, of a passenger or passengers for hire where a trip shall originate with the passenger or passengers being picked up outside of the corporate limits of the city and where the destination is

either within or beyond the city corporate limits. The term "operate for hire upon the streets of Park City" means and shall include the soliciting or picking up of a passenger or passengers within the corporate limits of the city, whether the destination is within or outside of the corporate limits of the city.

(G) All office space must comply with the Park City Land Management Code.

4- 15- 3. REQUIREMENTS FOR SHUTTLE OPERATION.

(A) No person shall operate or permit a shuttle owned or controlled by such person to be operated as a vehicle for hire in Park City without first having obtained a shuttle business license from the city in accordance with the procedures established in this chapter.

(B) No person shall operate or permit a shuttle owned or controlled by such person to be operated as a vehicle for hire upon the streets of Park City without first having obtained commercial transportation insurance coverage for at least \$1,500,000.00 per vehicle if the shuttle seating capacity is fifteen or less including the driver. If the vehicle seats sixteen or more passengers the owner is to provide proof of commercial transportation insurance coverage for at least \$5,000,000.00 per vehicle. Proof of insurance shall be required upon the issuance of a shuttle business license.

(C) No person shall operate or permit a shuttle owned or controlled by such person to be operated as a vehicle for hire upon the streets of Park City without first having obtained a certificate of inspection.

(D) All vehicles that have been licensed by the city shall be issued two stickers that shall be used as identifying markings. One of the shuttle stickers is to be placed on the back of the vehicle, on the drivers side, below the window and above the bumper. The other shuttle sticker is to be placed in the center of the drivers door below the window. These stickers shall be issued by the city and the numbers on the sticker shall correspond to the numbers on the business license.

(E) All shuttle drivers shall have in the drivers possession a copy of the current certificate of inspection or AVI inspection certificate, a copy of the business license, proof of insurance as required in 4-15-3 (B). Failure to produce any of this information may result in the issuance of a citation.

(F) For the purpose of this section, the term "operate for hire upon the streets of Park City" shall not include the transporting, by a shuttle properly licensed in a jurisdiction outside the corporate limits of the city, of a passenger or passengers for hire where a trip shall originate with the passenger or passengers being picked up outside of the corporate limits of the city and where the destination is either within or beyond the city corporate limits. The term "operate for hire upon the streets of Park City" means and shall include the soliciting or picking up of a passenger or passengers within the corporate limits of the city, whether the destination is within or outside of the corporate limits of the city. This section allows a shuttle service to complete continuous trip service provided the service origination is outside of Park City Limits.

(G) All office space must comply with the Park City Land Management Code.

4- 15-4. FEES.

No taxicab or shuttle business license shall be issued or continued in operation unless the licensee thereof has paid an annual business regulatory fee established by the Park City Fee Resolution. Such fees shall be in addition to any other fees or charges established by proper authority and applicable

to the licensee of the vehicle or vehicles under the licensee's operation and control.

4- 15- 5.TAXICAB AND SHUTTLE PERMITS FOR ALL VEHICLES AUTHORIZED UNDER BUSINESS LICENSE.

(A) A licensee is required to have the total number of vehicles authorized under such licensee's business license to obtain the taxicab and shuttle stickers required by Section 4- 15- 2 and 4- 15- 3 of this title, or its successor, for each and every vehicle.

(B) Nothing contained herein shall prohibit a licensee from having vehicles in excess of the number authorized under such licensee's certificate for the purpose of replacement or substitution of an authorized vehicle under repair, maintenance or breakdown; provided, however, any such vehicle shall not be used as a taxicab or shuttle other than as a replacement or substitution as herein provided.

4- 15-6. VEHICLE INSPECTION PRIOR TO LICENSING.

(A) Prior to the use and operation of any vehicle under the provisions of this chapter, the vehicle shall be thoroughly examined and issued a certificate of inspection.

(B) All taxicabs and shuttles shall have an annual inspection to insure the cleanliness and safety of each vehicle issued a taxicab or shuttle sticker.

(C) The inspection criteria shall be printed on the Vehicle Inspection Checklist and shall be completed by a State Inspection Certified Mechanic. The vehicle shall be thoroughly examined and upon successful completion of the inspection shall be issued a completed Certificate of Inspection by the city.

(D) A copy of a current AVI inspection shall fulfill the cities requirements for a certificate of inspection.

4- 15- 7. LICENSE REQUIRED FOR OPERATORS.

It is unlawful for any person to operate a taxicab or shuttle for hire upon the streets of the city without having first obtained and having then in force a valid taxicab driver's license endorsement or CDL class C driver's license with a P endorsement issued by the state, under the provisions of this chapter.

4- 15- 8. COMPLIANCE RESPONSIBILITY.

The licensee shall not be relieved of any responsibility for compliance with the provisions of this chapter, whether the licensee leases or rents taxicabs or shuttles to drivers, or whether the licensee pays salary, wages or any other form of compensation.

4- 15- 9. UNLICENSED OPERATOR UNLAWFUL.

It is unlawful for any person to drive a taxicab or shuttle for a fee without a valid driver's license issued under the provisions of this chapter.

4- 15- 10. STATE MOTOR VEHICLE ENDORSEMENT OR COMMERCIAL DRIVERS LICENSE REQUIRED .

(A) Before any application is finally passed upon by the finance manager, the applicant shall be required to show that such applicant has a current motor vehicle Z endorsement issued by the state authorizing the transportation of 15 or less passengers including the driver.

(B) A shuttle that seats sixteen or more passengers shall require the driver to have a valid CDL license with a Class C with a P endorsement.

4- 15- 11. COMPLIANCE WITH CITY, STATE AND FEDERAL LAWS.

Every driver licensed under this chapter shall comply with all city, state and federal laws. Failure to do so may result in the suspension or revocation of a business license by the city.

4- 15- 12. IDENTIFYING DESIGN.

(A) Each taxicab and shuttle shall bear on the outside of each rear or front door, in painted letters not less than five-sixteenths- inch stroke and more than two and one- quarter inches in height, the name of the licensee and the company number, which number shall also be painted or placed on the rear of the taxicab.

(B) The identifying design shall be permanent. The use of magnetic or removable signs is prohibited.

4- 15- 13. DISPLAY OF ADDITIONAL CHARGES.

All rates to be charged for the use of a taxicab or shuttle, shall be posted on the inside of the vehicle in such a manner as to be plainly visible to all passengers.

4- 15- 14. RECEIPTS FOR PAYMENT OF FARE.

The driver of any taxicab or shuttle shall, upon demand by the passenger, render to such passenger a receipt for the amount charged, either by a mechanically printed receipt or by specially prepared receipt, on which shall be the name of the owner, business license number, amount of charges, and date of transaction.

4- 15- 15. HIRING VEHICLE WITH INTENT TO DEFRAUD.

It is unlawful to any person to hire any vehicle defined in this chapter with intent to defraud the person from whom it is hired of the value of such service.

4- 15-16. REFUSING TO PAY LEGAL FARE.

It is unlawful for any person to refuse to pay immediately the legal fare of any of the vehicles mentioned in this chapter after having hired the same.

4- 15- 17. DIRECT ROUTE REQUIRED.

Any taxicab driver employed to carry a passenger to a definite point shall take the most direct route possible that will carry the passenger safely and expeditiously to his or her destination, unless otherwise directed by the passenger.

4- 15- 18. PROHIBITED SOLICITATION PROCEDURES .

(A) No driver shall solicit patronage in a loud or annoying tone of voice or by sign or in any manner

annoy any person or obstruct the movement of any persons, or follow any person for the purpose of soliciting patronage.

(B) The driver of any taxicab or shuttle shall remain in the driver's compartment or immediately adjacent to their vehicle at all times when such vehicle is upon the public streets. The driver of a taxicab or shuttle is permitted to leave the drivers compartment when actively aiding passengers in loading or unloading the vehicle.

4- 15- 19. SOLICITATION OF HOTEL BUSINESS PROHIBITED.

It is a violation of this chapter for any driver of a taxicab to solicit business for any hotel, motel or other nightly lodging business, or to attempt to divert patronage from one hotel, motel or other nightly lodging business to another.

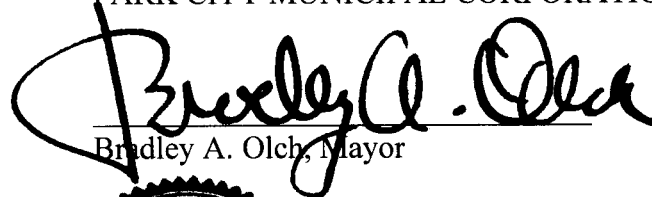
4- 15- 20. ENGAGING IN LIQUOR OR PROSTITUTION TRAFFIC PROHIBITED.

It is unlawful for any taxicab or shuttle driver to sell intoxicating liquor or to knowingly transport persons for the purpose of buying liquor unlawfully, or to solicit business for any house of ill repute or prostitute. It is also unlawful for any taxicab driver to permit any person to occupy or use his or her vehicle for the purpose of prostitution, lewdness or assignation, with knowledge or reasonable cause to know that the same is or is to be used for such purposes, or to direct, take or transport, or offer or agree to direct, take or transport any person to any building or place, or to any other person, with knowledge or reasonable cause to know that the purpose of such directing, taking or transporting is prostitution, lewdness or assignation.

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

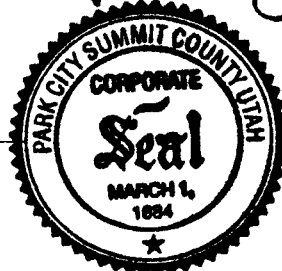
PASSED AND ADOPTED this 12th day of November, 1998.

PARK CITY MUNICIPAL CORPORATION


Bradley A. Olch, Mayor

Attest:


Janet M. Scott, City Recorder



Approved as to Form:



Mark D. Harrington, Deputy City Attorney

Exhibit A
Park City
Business License Fee Schedule

	Service Enhancement Fee		Administrative Fee	
	Rate	Unit of Measure	Rate	Unit of Measure
<i>Ski Resort</i>	<i>\$0.210</i>	<i>Skier Day</i>	<i>\$46.00</i>	<i>License</i>
Lodging	\$15.40	Per Bedroom	\$46.00	License
Restaurant / Retail				
Restaurant	\$0.185	Per Sq. Ft.	\$46.00	License
Outdoor Dining	\$0.052	Per Sq. Ft.	\$46.00	License
Retail	\$0.185	Per Sq. Ft.	\$46.00	License
Large Retail (Greater than 12,000 sq. ft.)	\$0.129	Per Sq. Ft.	\$46.00	License
Office / Other				
Office, Service, Other	\$0.165	Per Sq. Ft.	\$46.00	License
Warehouse	\$0.047	Per Sq. Ft.	\$46.00	License
Resort and Amusement	\$0.828	Per User	\$46.00	License
Miscellaneous				
Taxis, Shuttle, Buses and Limousine Services	\$30.00	Per Vehicle	\$46.00	License
Other Commercial Vehicles and Trailers	\$6.00	Per Vehicle	\$46.00	License
Employee Based	\$3.00	Per Employee	\$46.00	License
Commercial Vending, Game and Laundry Machines	\$15.00	Per Machine	\$46.00	License



Ordinance No. 98-44

AN ORDINANCE APPROVING A FINAL PLAT FOR PARCEL D OF THE PARK CITY MOUNTAIN RESORT, LOCATED AT 1498 LOWELL AVENUE, IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, UTAH

WHEREAS, the owners, Powdr Corp., have petitioned the City Council for approval of a final 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 7, 1998 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, 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 a part of the Large Scale Master Plan approved for the Park City Mountain Resort on July 25, 1997.
2. The subdivision creates parcels necessary for the development of Parcel D of the Large Scale Master Plan.
3. The subdivision request was noticed as required by the Park City Land Management Code and a public hearing was held on October 7, 1998.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that:

1. The proposed subdivision plat is consistent with the Large Scale Master Plan Development for the Park City Mountain Resort.
2. The proposal, as conditioned, is consistent with the Park City Land Management Code and General Plan.
3. There is good cause for this proposed plat.
4. Neither the public nor any person will be materially injured by the proposed plat.

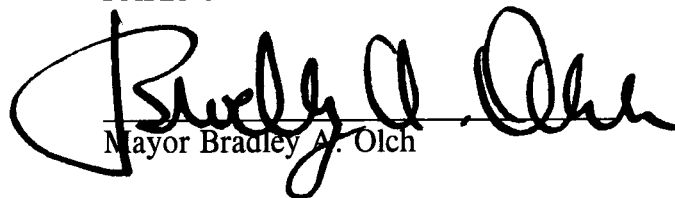
SECTION 3. PLAT APPROVAL. The final plat, known as Parcel D of the Park City Mountain Resort is approved subject to the following conditions:

1. All standard conditions of approval shall apply.
2. City Engineer and City Attorney review and approval of the plat for compliance with the conditions of approval, the Land Management Code and state law is a condition precedent to plat recordation.
3. As a condition precedent to plat recordation, the applicant shall submit and the City Engineer shall have reviewed and approved plans for the improvement of roads and utilities associated with the creation of this parcel, including, but not limited to:
 - The relocation of Lowell Ave
 - The reconstruction of the Lowell/Empire intersection
 - Utility relocation
 - Enhanced pedestrian circulation including sidewalks along both sides of Lowell Ave
 - Roadway improvements as necessary to accommodate construction and traffic impacts.
4. A financial guarantee in a form to be approved by the City Attorney and in an amount to be approved by the City Engineer which incorporates all items in Condition #3 is a condition precedent to plat recordation.

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

PASSED AND ADOPTED this 29th day of October, 1998.

PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

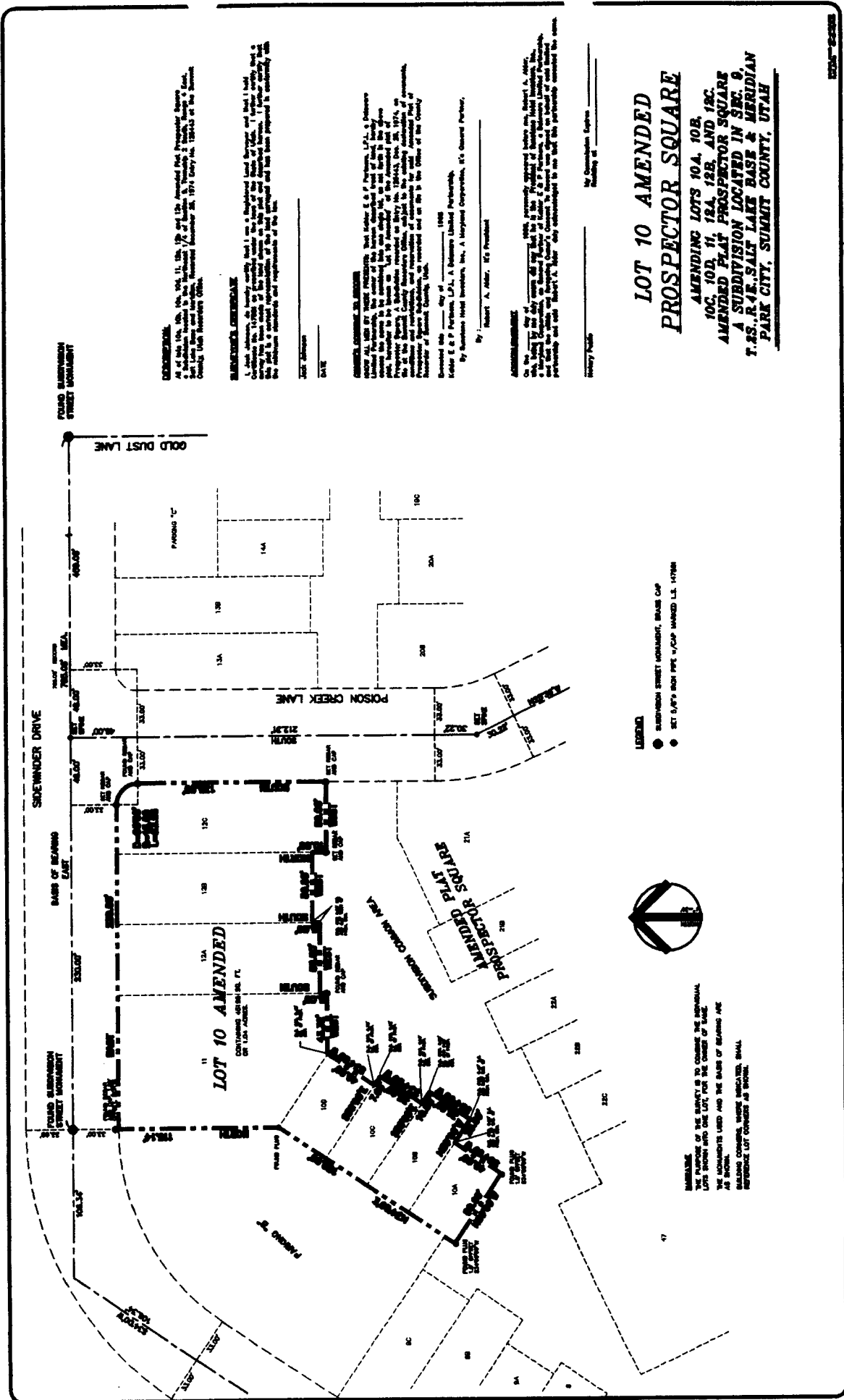
Attest:

Janet M. Scott
Janet M. Scott, City Recorder



Approved as to form:

Mark D. Harrington
Mark D. Harrington, Deputy City Attorney



GENERAL:
 This plan, with all the lots, is a subdivision of the land owned by the State of Utah, and is subject to the provisions of the Utah Subdivision Act, Chapter 104, Utah Code, 1953, and the provisions of the Utah Subdivision Act, Chapter 104, Utah Code, 1953, and the provisions of the Utah Subdivision Act, Chapter 104, Utah Code, 1953.

PLANNING COMMISSION:
 The Planning Commission of the City of Park City, Utah, has reviewed this plan and has recommended that it be approved for the reasons stated herein.

APPROVED:
 By the City of Park City, Utah, on this 10th day of May, 1954.

**LOT 10 AMENDED
 PROSPECTOR SQUARE**
 AMENDING LOTS 10A, 10B,
 10C, 10D, 11, 12A, 12B, AND 12C.
 AMENDED PLAN PROSPECTOR SQUARE
 A SUBDIVISION LOCATED IN SEC. 9,
 T.2S., R.4E., SALT LAKE BASE & MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

1772 West Park Dr. • Park City, Utah 84090
 (801) 444-3000 • Fax (801) 444-4420

THE JACK JOHNSON COMPANY

CITY COUNCIL APPROVAL
 PRESENTED TO THE BOARD OF CITY COUNCIL ON THIS _____ DAY OF _____ 19____ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.
 MAYOR _____ CITY ENGINEER _____

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

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

SEWER DISTRICT APPROVAL
 REQUESTED FOR CONFORMANCE TO SUTHERVILLE PLANNING DISTRICT STANDARDS THIS _____ DAY OF _____ 19____
 _____ S.E.C.D.

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

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

EXHIBIT A



Ordinance No. 98-43

AN ORDINANCE APPROVING THE PLAT AMENDMENT TO COMBINE LOTS 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C OF THE AMENDED PLAT OF PROSPECTOR SQUARE LOCATED AT 1895 SIDEWINDER DRIVE, PARK CITY, UTAH

WHEREAS, the owners of Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C of the amended plat of Prospector Square submitted revisions 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 plat;

WHEREAS, the Planning Commission, on September 23, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 29, 1998, 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.

Findings of Fact:

1. The property is located at 1895 Sidewinder Drive in the General Commercial (GC) Zoning District.
2. A hotel exists on eight separate lots of record, Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C of

the amended plat of Prospector Square.

3. This amendment will create one lot of record.
4. The hotel encroaches onto property owned by the Prospector Square Property Owners Association.
5. The plaza area is utilized by pedestrians and for hotel functions.
6. The hotel uses common area parking for hotel utility and other uses.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment as the encroachment, common area maintenance issues and exterior renovations can be resolved, 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 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C of the amended plat of Prospector Square known as 1195 Sidewinder Drive Plat Amendment, is approved as shown on Exhibit A, with the following conditions:

Conditions of Approval:

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. Common area maintenance agreements in a form approved by the Building Official and City Attorney shall be executed and recorded with this plat.
3. A construction mitigation plan will be required to be submitted and approved prior to the issuance of any building permit.
4. If the amendment is not recorded within one year of this approval date this approval shall become null and void.
5. The applicant shall submit a landscape plan for the project that shall include significant landscaping on the plaza area. The plan shall be submitted to the Landscape architect for review and approval prior to final building permit issuance for the driveway relocation, phase 5.

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

PASSED AND ADOPTED this 29th day of October, 1998.

PARK CITY MUNICIPAL CORPORATION



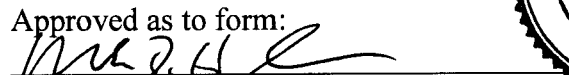
Mayor Bradley A. Olch

Attest:

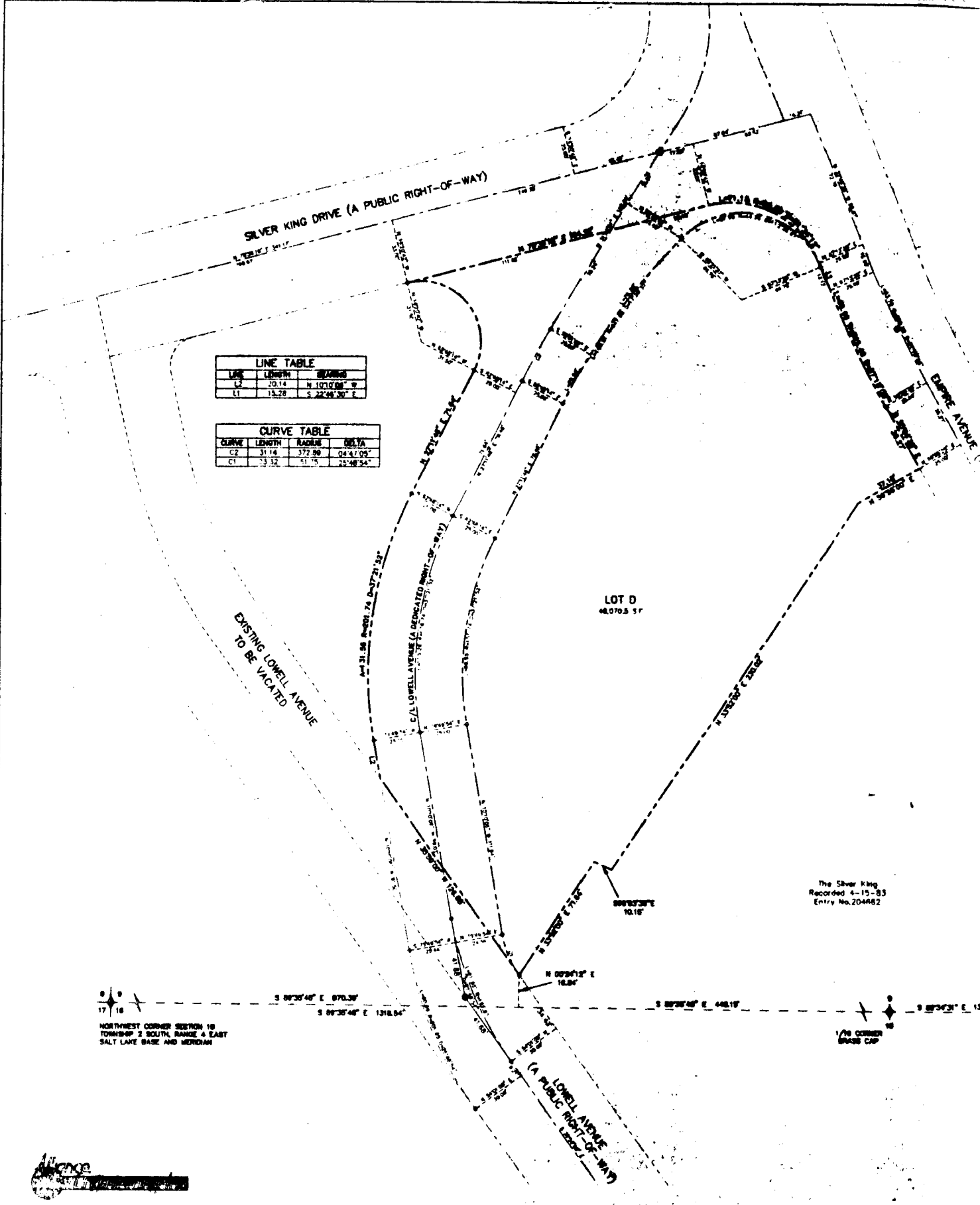


Janet M. Scott, City Recorder



Approved as to form:


Mark D. Harrington, Deputy City Attorney



LINE TABLE		
LINE	LENGTH	BEARING
L2	20.14	N 10°00'00" W
L1	15.20	S 22°30'30" E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	31.14	372.80	04°47'02"
C1	13.32	51.75	25°48'34"

LOT D
46,070.5 SF

The Silver King
Recorded 6-15-83
Entry No. 204482

NORTHWEST CORNER SECTION 18
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

S 89°30'48" E 870.30'
S 89°30'48" E 1318.84'

S 89°30'48" E 448.18'
S 89°30'48" E 1318.84'

1/4" CORNER
BRASS CAP

JOB NO. 6-10-97 FILE: PCSR\PH_D

ALLIANCE ENGINEERING INC.

P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(435) 849-9467

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER
IMPROVEMENT DISTRICT STANDARDS ON THIS _____
DAY OF _____ 1998 A.D.

BY _____
S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS _____
DAY OF _____ 1998 A.D.

BY _____
CHAIRMAN

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



Ordinance No. 98-42

AN ORDINANCE APPROVING THE FIRST AMENDED PLAT OF LOTS 2 THROUGH 6 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, 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 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 proposed 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 and lot 6/7 combined is 15,000 square feet exclusive of driveway and utility connections.
3. Lots 6 and 7 will be combined into one lot and subsequent additions to the existing house will meet the 150% floor area requirement for combined lots.
4. Disturbance outside the rear building line is limited to grading, patios, and deck footings provided that no significant vegetation is removed.

Conclusions of Law:

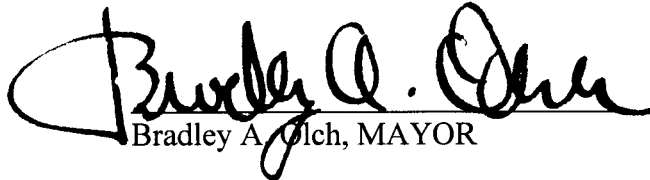
1. There is good cause for this plat amendment as greater design flexibility is achieved.
2. The plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
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.

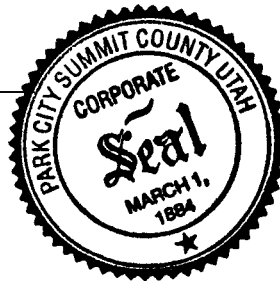
SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.
PASSED AND ADOPTED this 15th day of October 1998 .

PARK CITY MUNICIPAL CORPORATION

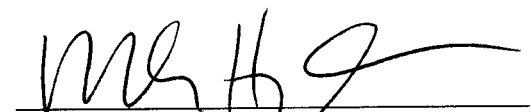

Bradley A. Olch, MAYOR

ATTEST:


Janet M. Scott, City Recorder



APPROVED AS TO FORM:


Mark Harrington, Deputy City Attorney

STANDARD DESCRIPTION

1. JOHN BROWN, as owner, hereby conveys to the undersigned, the following described land, to-wit: ...

OWNER'S DECLARATION AND CONSENT TO RECORD
I, JOHN BROWN, the owner of the above described land, do hereby declare that the above described land is not subject to any lien or other claim...

OWNER'S DECLARATION AND CONSENT TO RECORD
I, JOHN BROWN, the owner of the above described land, do hereby declare that the above described land is not subject to any lien or other claim...

OWNER'S DECLARATION AND CONSENT TO RECORD
I, JOHN BROWN, the owner of the above described land, do hereby declare that the above described land is not subject to any lien or other claim...

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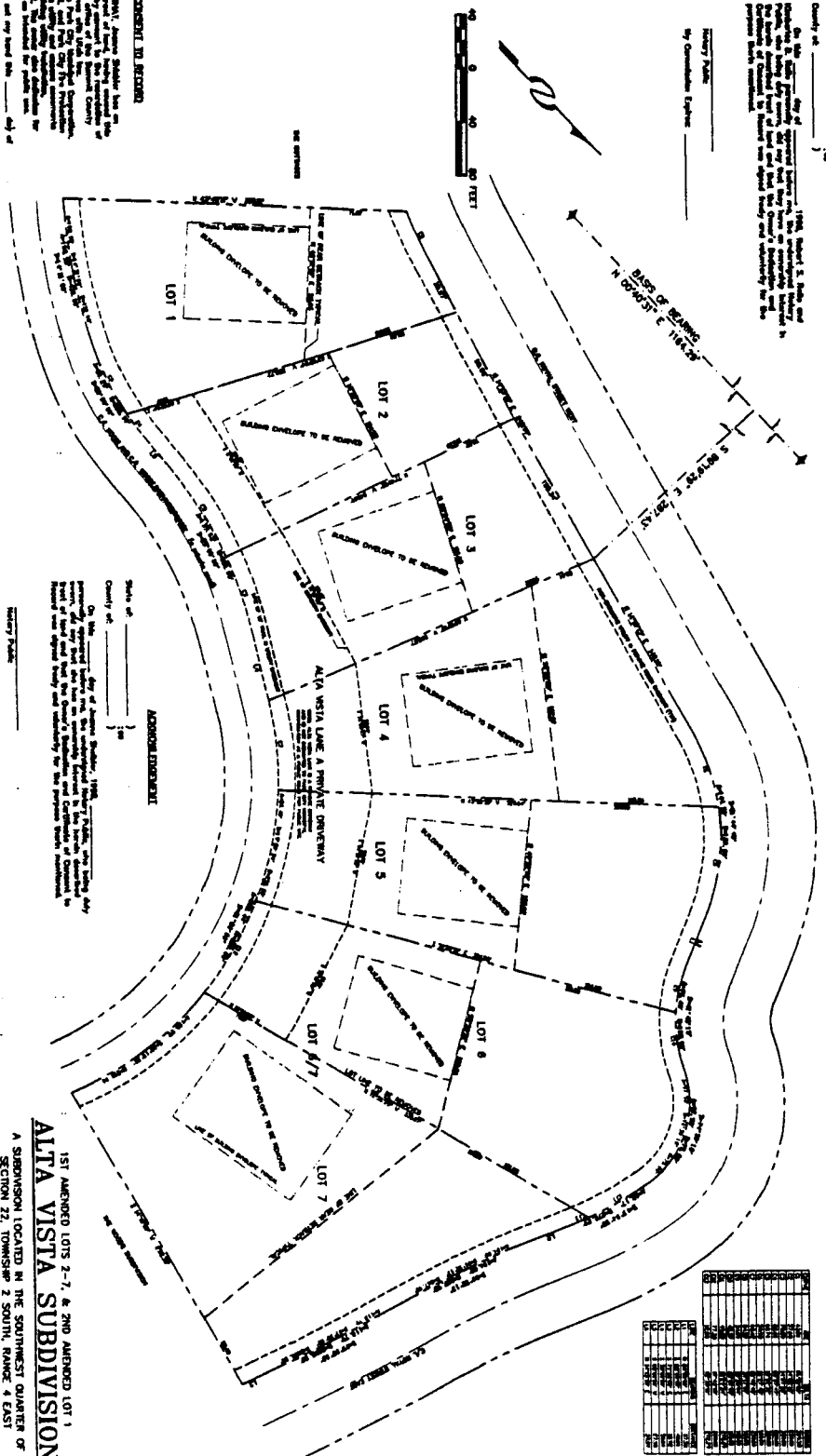
OWNER'S DECLARATION AND CONSENT TO RECORD
I, JOHN BROWN, the owner of the above described land, do hereby declare that the above described land is not subject to any lien or other claim...

OWNER'S DECLARATION AND CONSENT TO RECORD
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OWNER'S DECLARATION AND CONSENT TO RECORD
I, JOHN BROWN, the owner of the above described land, do hereby declare that the above described land is not subject to any lien or other claim...



ALTA VISTA SUBDIVISION
1ST AMENDED LOTS 2-7, & 2ND AMENDED LOT 1
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, PARK CITY, SAMMUT COUNTY, UTAH

Vertical column of approval stamps and dates. Includes: ALLIANCE ENGINEERING INC., SUTTERVILLE BASIN SEWER IMPROVEMENT DISTRICT, PLANNING COMMISSION, ENGINEER'S CERTIFICATE, APPROVAL AS TO FORM, CERTIFICATE OF ATTEST, COUNCIL APPROVAL AND ACCEPTANCE, and RECORDED.



Ordinance No. 98-41

**AN ORDINANCE AMENDING UNIT 13 OF THE STAG LODGE PHASE I
CONDOMINIUMS RECORD OF SURVEY LOCATED AT 8200 ROYAL STREET,
PARK CITY, UTAH**

WHEREAS, the owners of the property known as 8200 Royal Street unit 13 have petitioned the City Council for approval of a revision to the record of survey; 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 amended record of survey;

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 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. Unit 13 of the Stag Lodge Phase I Condominiums Record of Survey is hereby amended as shown in Exhibit A subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The condominium project known as Stag Lodge is located at 8200 Royal Street East and is zoned RD-MPD.
2. The proposed amended record of survey removes a Limited Common deck and replaces it with floor area. Another Limited Common deck will be constructed on the northwest side of the building.
3. The building footprint does not increase in size.
4. Approval has been granted by the Stag Lodge Owner's Association for these improvements.
5. The project complies with the parking requirements of Chapter 13 of the Land Management Code.

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.

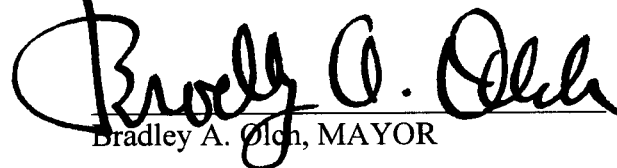
Conditions of Approval:

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 Stag lodge condominium project continue to apply.

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

PASSED AND ADOPTED this 15th day of October 1998 .

PARK CITY MUNICIPAL CORPORATION


Bradley A. Olson, MAYOR

ATTEST:

Janet M. Scott
Janet M. Scott, City Recorder

APPROVED AS TO FORM:

Mark Harrington
Mark Harrington, Deputy City Attorney





Ordinance No. 98-40

AN ORDINANCE APPROVING THE ADDITION TO LOT 20 OF THE AMENDED PLAT OF THE EVERGREEN SUBDIVISION LOCATED AT 6640 SILVER LAKE DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property known as lot 20 in the Evergreen 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, 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. Lot 20 of the Evergreen 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 project is located at 6640 Silver Lake Drive, also known as lot 20 in the Evergreen subdivision, and is zoned RD-MPD.
2. The proposed plat adds 304 square feet of property to lot 20 from the Deer Valley Resort.
3. The Deer Valley Resort Company agrees to deed the land to the applicant.

Conclusions of Law:

There is good cause for this amended plat.

1. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
2. Neither the public nor any person will be materially injured by the proposed amended plat.
3. Approval of the amended 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 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 Evergreen subdivision continue to apply.
4. A construction mitigation plan that includes a re-vegetation and erosion control component is required.

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

PASSED AND ADOPTED this 15th day of October 1998 .

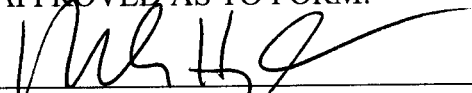
PARK CITY MUNICIPAL CORPORATION


Bradley A. Olson, MAYOR

ATTEST:


Janet M. Scott, City Recorder

APPROVED AS TO FORM:


Mark Harrington, Deputy City Attorney



THE CITY ENGINEER HAS REVIEWED THE PLANS AND FINDS THEM TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S OFFICE IS LOCATED AT 100 WEST MAIN STREET, SALT LAKE CITY, UTAH.

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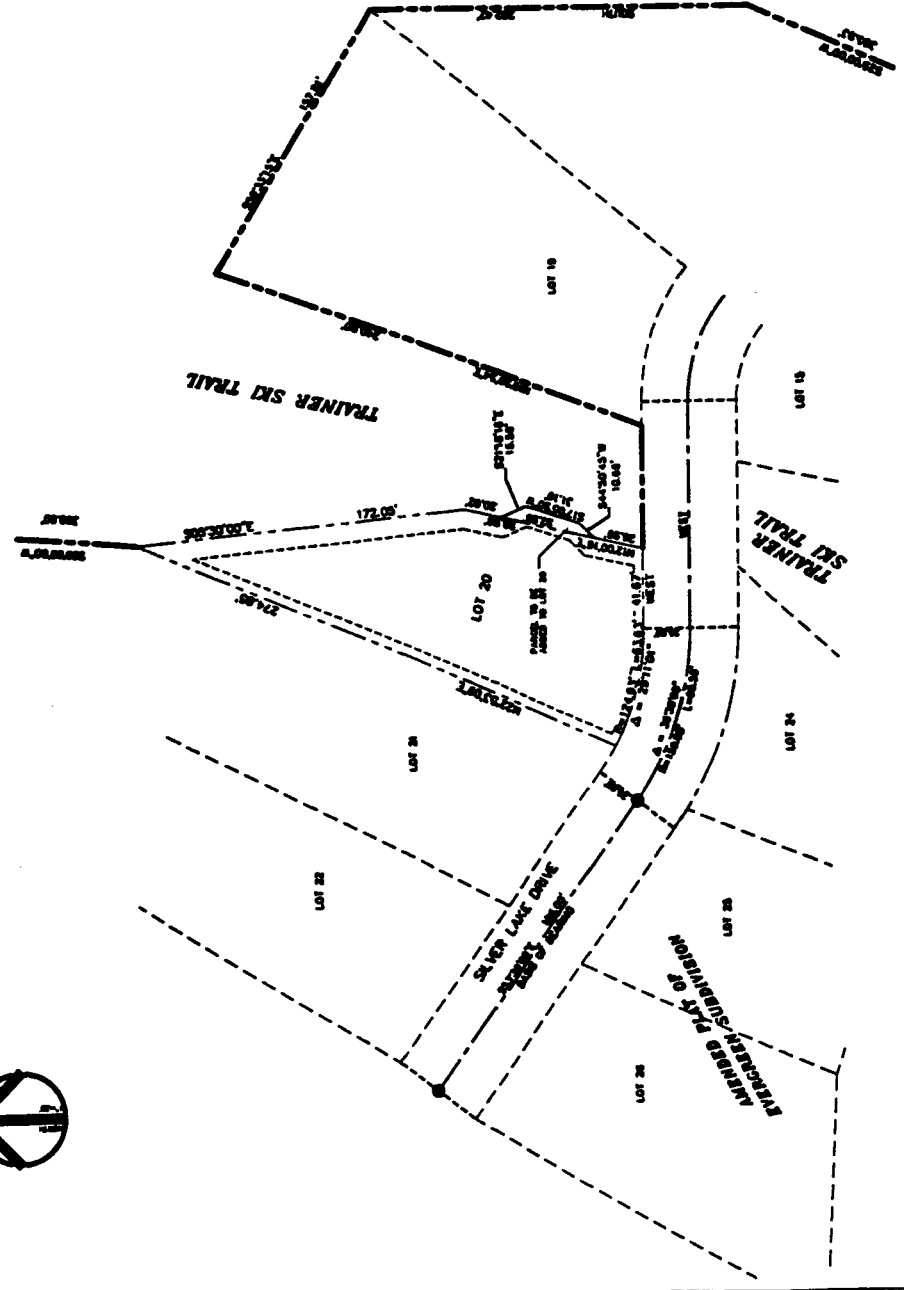
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THE CITY ENGINEER HAS REVIEWED THE PLANS AND FINDS THEM TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S OFFICE IS LOCATED AT 100 WEST MAIN STREET, SALT LAKE CITY, UTAH.

ADDITION TO LOT 20 OF THE AMERBA PLAT OF EVERGREEN SUBDIVISION IN SECTION 18 AND 22, T4S, R11E, S.L.B.M. PARK CITY, SUMMIT COUNTY, UTAH



CITY COUNCIL APPROVAL
 REFERRED TO THE BOARD OF CITY COUNCIL THIS _____ DAY OF _____ 19____ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED
 MAYOR _____ CITY RECORDER _____

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

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

SEWER DISTRICT APPROVAL
 REFERRED FOR CONFORMANCE TO UNDEVELOPED BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS _____ DAY OF _____ 19____
 S.E.S.10 _____

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

RECORDED
 FILED IN THE COUNTY OF _____ COUNTY RECORDER _____

THE JACK JONHSON COMPANY
 1111 So. Main St. • Park City, Utah 84302
 (407) 432-3400 • Fax (407) 442-1220



Ordinance No. 98-39

**AN ORDINANCE APPROVING A RECORD OF SURVEY PLAT
FOR BUILDING B OF THE CHATEAUX AT SILVER LAKE CONDOMINIUMS,
LOCATED AT 7815 ROYAL STREET EAST,
DESCRIBED AS LOT 23 OF THE AMENDED DEER VALLEY CLUB ESTATES,
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 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 September 9, 1998 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 September 24, 1998 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. On March 12, 1997 the Planning Commission approved a Small Scale Master Planned Development for the 78 unit condominium project known as the Chateaux at Silver Lake CUP, a Small Scale MPD.

2. The Chateaux at Silver Lake project is located at 7815 Royal Street East and the property is zoned RD-MPD, Residential Development- Master Planned.
3. The property is subject to the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit of April 14, 1993.
4. The proposed plat changes the type of ownership of this property to condominium ownership.
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.
6. Under state law, convertible land expires after 5 years. A five year expiration is consistent with the expiration of the Chateaux at Silver Lake CUP to ensure future development complies with contemporary LMC regulations.
7. On September 9, 1998 the Planning Commission held a public hearing on the proposed record of survey plat and forwarded 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 Planning Commission approval of the Chateaux at Silver Lake CUP, a Small Scale Master Planned Development.

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

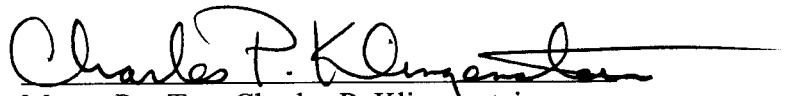
1. City Attorney and City Engineer review and approval of the final form and content of the record of survey plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to plat recordation.
2. All conditions of approval for the Chateaux at Silver Lake CUP, 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 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 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.

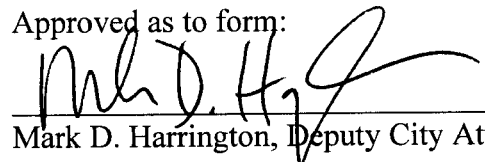
PASSED AND ADOPTED this 24 th day of September, 1998.

PARK CITY MUNICIPAL CORPORATION

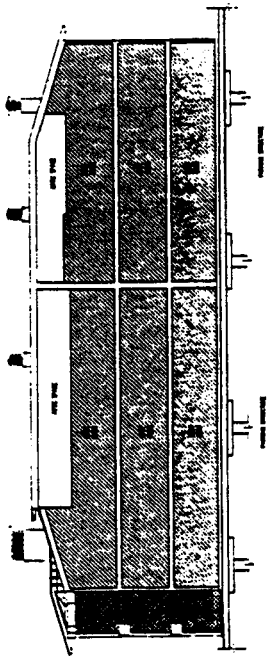

Mayor Pro Tem Charles P. Klingenstein

Attest:

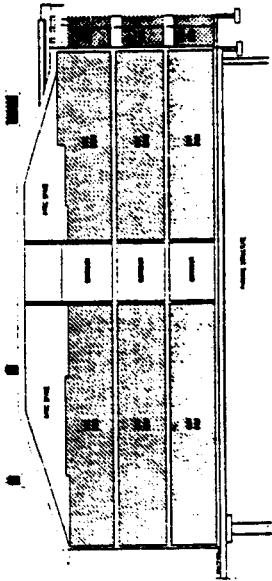

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Deputy City Attorney

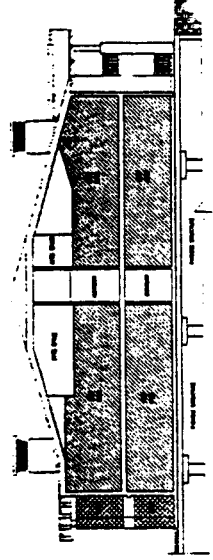




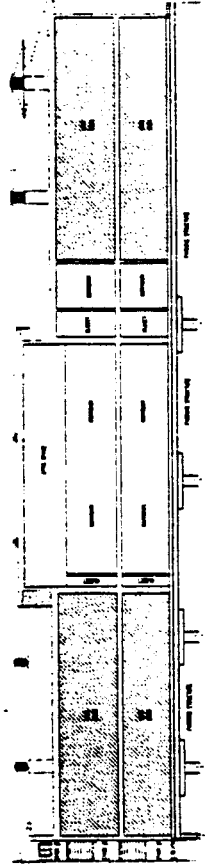
BUILDING SECTION



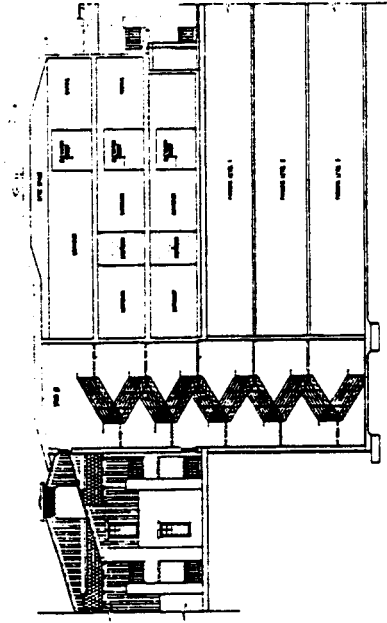
BUILDING SECTION



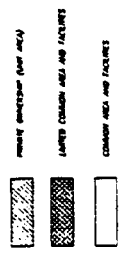
BUILDING SECTION



BUILDING SECTION



BUILDING SECTION



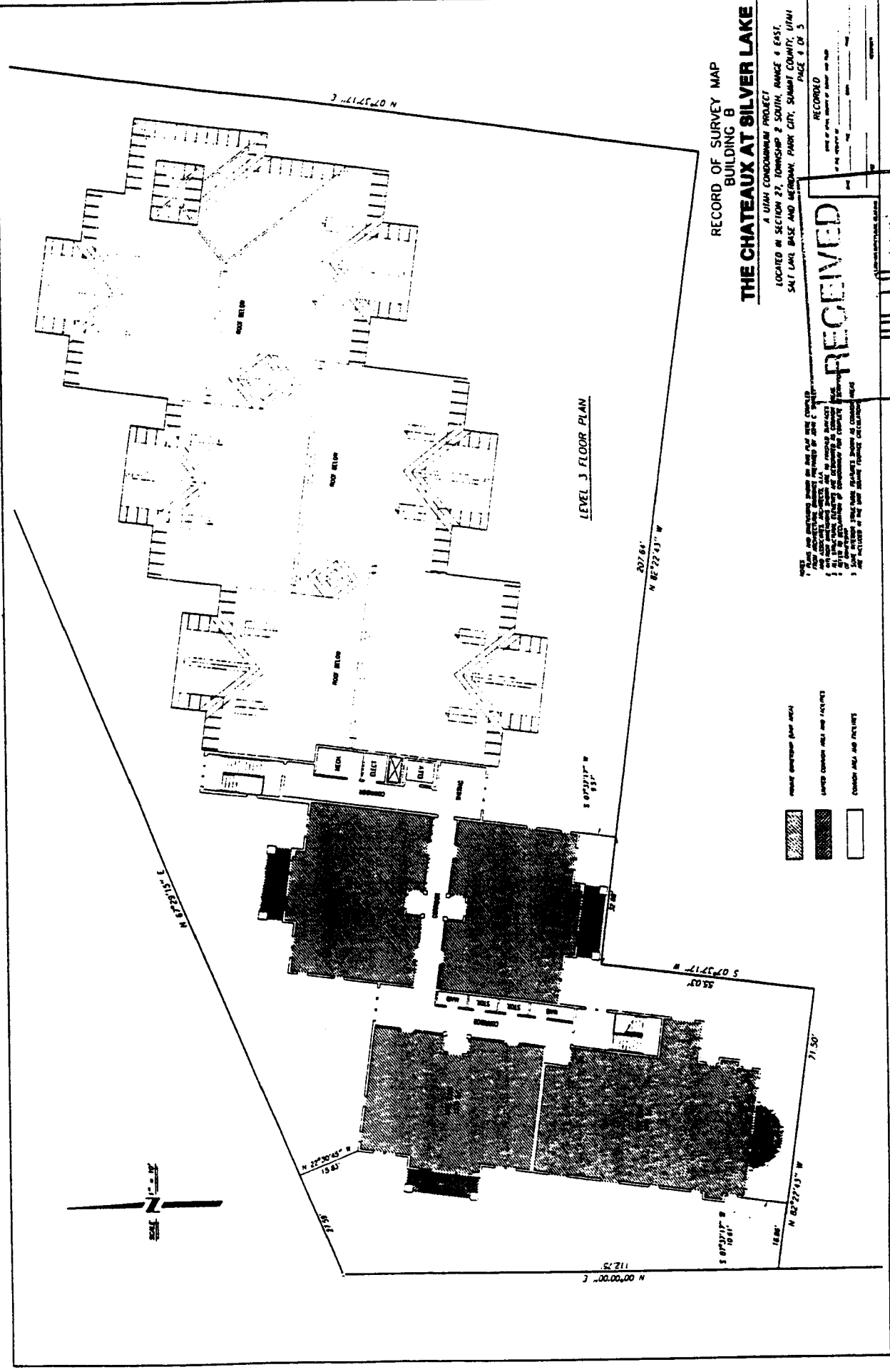
RECORD OF SURVEY MAP
 BUILDING B
THE CHATEAUX AT SILVER LAKE
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
 SCALE 1"=10'
 PAGE 5 OF 5

RECORDED

RECEIVED

JUL 10 1999




PARK CITY
 PLANNING DEPT.



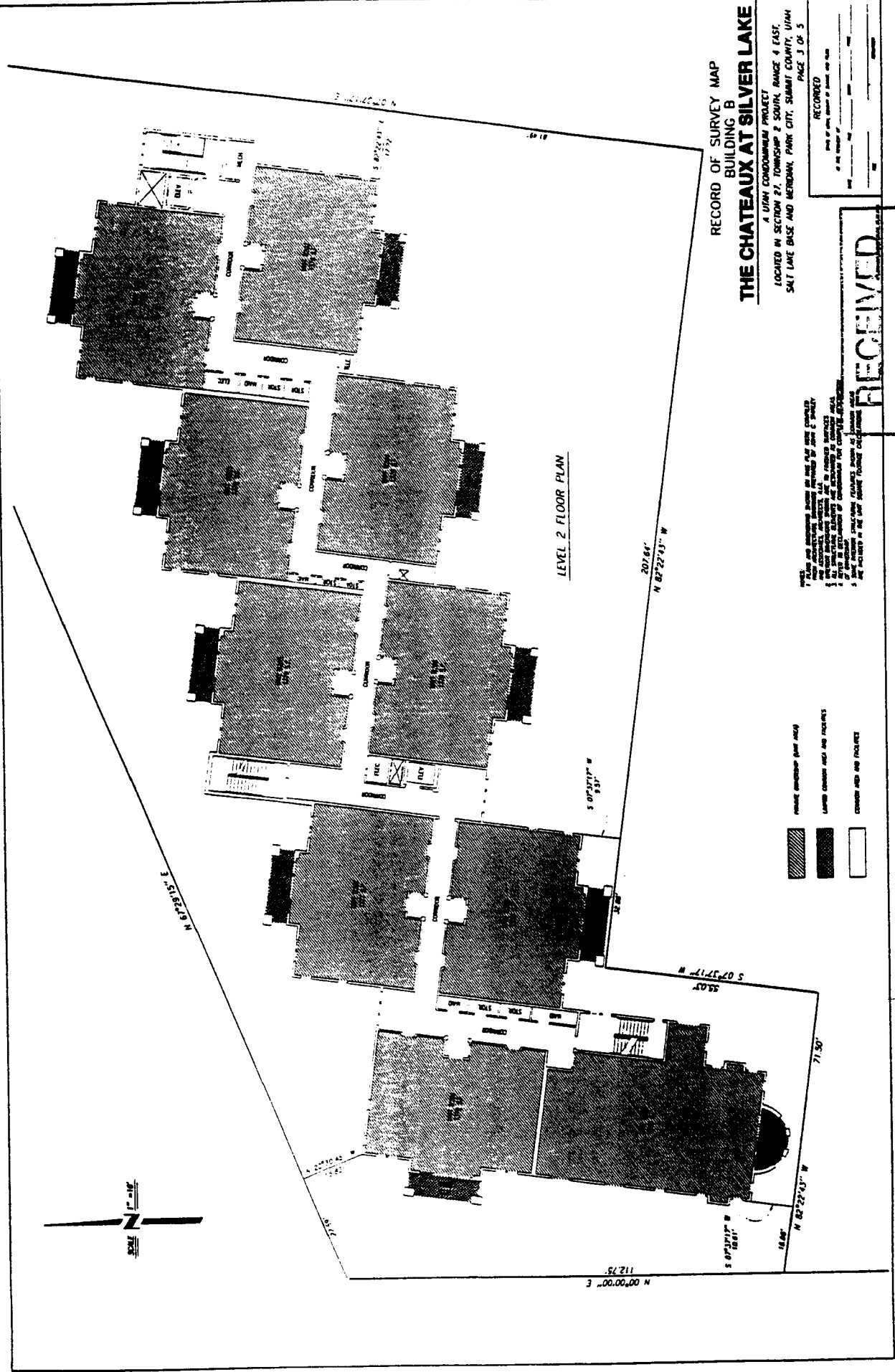
RECORD OF SURVEY MAP
 BUILDING B
THE CHATEAUX AT SILVER LAKE
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
 PAGE 4 OF 5

RECORDED
 JUL 10 1990
 PARK CITY
 PLANNING DEPT.

NOTES AND EXPLANATIONS:
 1. THIS SURVEY MAP IS A PART OF THE RECORD OF SURVEY MAP FOR THE CHATEAUX AT SILVER LAKE, UTAH CONDOMINIUM PROJECT, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORD OF SURVEY MAP.
 2. THIS SURVEY MAP IS A PART OF THE RECORD OF SURVEY MAP FOR THE CHATEAUX AT SILVER LAKE, UTAH CONDOMINIUM PROJECT, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORD OF SURVEY MAP.
 3. THIS SURVEY MAP IS A PART OF THE RECORD OF SURVEY MAP FOR THE CHATEAUX AT SILVER LAKE, UTAH CONDOMINIUM PROJECT, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORD OF SURVEY MAP.

-  CONDOMINIUM UNIT AREA
-  COMMON AREA AND FACILITIES
-  COMMON AREA AND FACILITIES








LEVEL 2 FLOOR PLAN

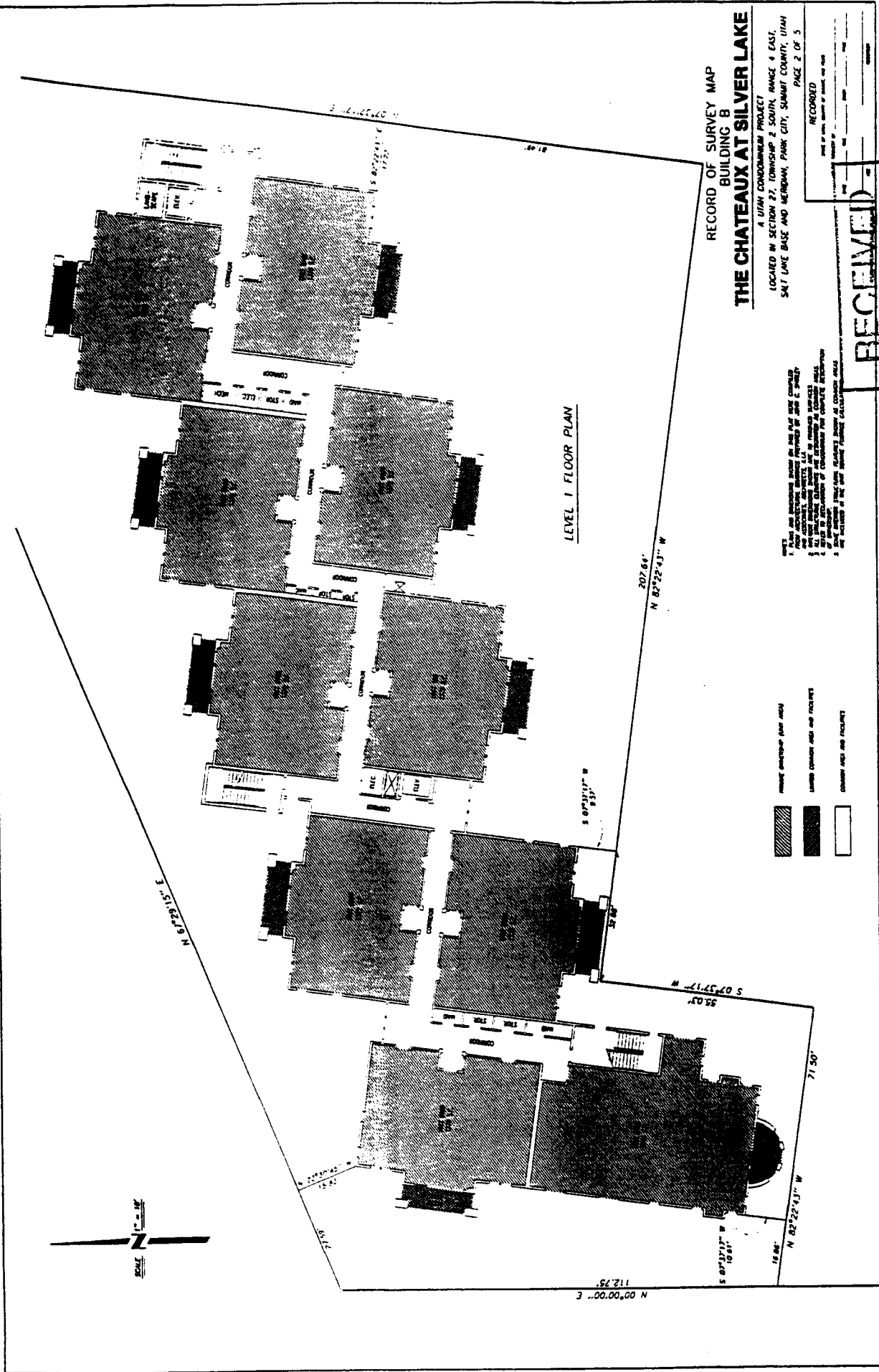
RECORD OF SURVEY MAP
 BUILDING B
THE CHATEAUX AT SILVER LAKE
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
 PAGE 3 OF 5

NOTES:
 1. PLAN AND ELEVATION SHOWN ARE FOR THE UNIT ONLY.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

-  PRIVATE OWNERSHIP (UNIT ONLY)
-  LAND COMMON AREA AND FACILITIES
-  COMMON AREA AND FACILITIES

RECEIVED
 JUL 10 1993
 PARK CITY
 PLANNING DEPT.

RECORDED
 FILE NO. 100-100000-0000
 DATE RECORDED 7/10/93



LEVEL 1 FLOOR PLAN

RECORD OF SURVEY MAP
 BUILDING B
THE CHATEAUX AT SILVER LAKE

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 2 OF 5

NOTES:
 1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE HORIZONTAL
 2. ALL DIMENSIONS SHOWN ON THIS PLAN ARE HORIZONTAL UNLESS OTHERWISE NOTED
 3. ALL DIMENSIONS SHOWN ON THIS PLAN ARE HORIZONTAL UNLESS OTHERWISE NOTED
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 10. ALL DIMENSIONS SHOWN ON THIS PLAN ARE HORIZONTAL UNLESS OTHERWISE NOTED

-  HATCHED: COMMON AREAS AND FACILITIES
-  SOLID BLACK: COMMON AREAS AND FACILITIES
-  WHITE: COMMON AREAS AND FACILITIES

RECORDED
 FILED IN THE OFFICE OF THE COUNTY CLERK
 SUMMIT COUNTY, UTAH
 JUL 10 1993

RECEIVED
 JUL 10 1993
 PARK CITY
 PLANNING DEPT.

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



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

Ordinance No. 98-38

**AN ORDINANCE APPROVING THE VACATION OF PORTIONS OF RIDGE AVENUE
ADJOINING LOTS 32, 33, 34, 35 AND 36, BLOCK 76 TO THE MILLSITE RESERVATION
SUBDIVISION NO. 1, PARK CITY, UTAH**

WHEREAS, the City Council voted on August 13, 1998 to amend the Anchor Development Plat, a plat amendment to the Millsite Reservation Subdivision No. 1, located at 81 King Road, Park City, Utah, and the owners of that plat, Michael Watts and Rudolph Riet, have petitioned the City Council to vacate portions of the Ridge Avenue right-of-way (please refer to Exhibits B); and

WHEREAS, the applicants have compensated the City for the loss of the right-of-way, in the amount of \$15,000; and

WHEREAS, the owner of Lot 4 of the Anchor Development Second Amended Plat, has agreed to execute a facade easement for the structure located at 81 King Road; and

WHEREAS, the vacation request was properly noticed and posted according to the requirements of the State Code of Utah; 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, and June 24, 1998 to receive input on the proposed vacation;

WHEREAS, the Planning Commission, on June 24, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 23, 1998, the City Council held a public hearing to receive input on the proposed vacation; and

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

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

00524269 Bk01207 Pg00443-00449
12-10 CW
ALAN SPRIGGS, SUMMIT CO RECORDER
1998 DEC 03 11:03 AM FEE \$1.00 BY DMG
REQUEST: PARK CITY MUNICIPAL CORP

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

1. The property is in the Historic Residential Low Density (HRL) District.
2. The area of the vacated right-of-way is not currently used for public utilities nor planned for such use in the future.
3. The proposed vacation will not result in an increase in floor area ratio on the affected lots.
4. There is no increase in density as a result of the vacation of the Ridge Avenue right-of-way;
5. The applicant has agreed to the volumetric constraints added to Lot 3 which ensure compatibility with any future structures on Lot 3 with the surrounding neighborhood;
6. The applicants have submitted a check for \$15,000, to the City for compensation for the loss of the right-of-way.
7. The applicant agrees with 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 vacation and that the proposal is consistent with the Park City Land Management Code, the Streets Master Plan, and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The vacation of portions of the Ridge Avenue right-of-way is approved as shown on Exhibit A, with the following conditions:

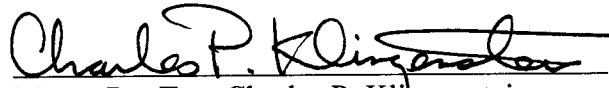
1. The construction of the single family residence on Lot 3 of the Anchor Development Second Amended Plat, shall comply with the following regulations and note to that effect added to the plat:
 - (a) Height Restrictions:
 - The first eighty (80) feet, as measured from the west property line, are restricted to a building height no greater than eighteen feet (18') as measured from existing or final grade, whichever yields the shorter building. The remaining lot area is restricted to the twenty-seven feet (27') as stated in the current Land Management Code regulations for the HRL District.
 - No ridge shall be greater than thirty feet (30') in length without a three foot (3') step in elevation within the first eighty feet (80') of the lot, as measured from the west property line.
 - (b) Building Articulation:
 - No building wall within the twenty-seven foot (27') height range shall be greater than thirty feet (30') in horizontal length without a four foot (4') step in the wall plane.
 - (c) Setbacks:

- The front yard setback on Lot 3 shall be twenty-five feet (25') and remaining setbacks follow the Land Management Code Requirements.
2. The facade preservation easement for the historic structure located at 81 King Road shall be signed and granted to the City prior to the recordation of the plat.

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

PASSED AND ADOPTED this 24th day of September, 1998.

PARK CITY MUNICIPAL CORPORATION

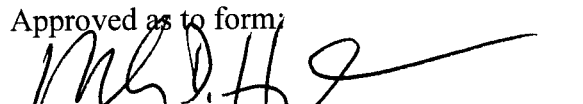


Mayor Pro Tem Charles P. Klingenstein

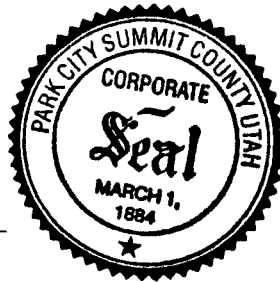
Attest:



Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney

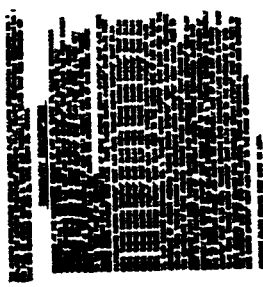
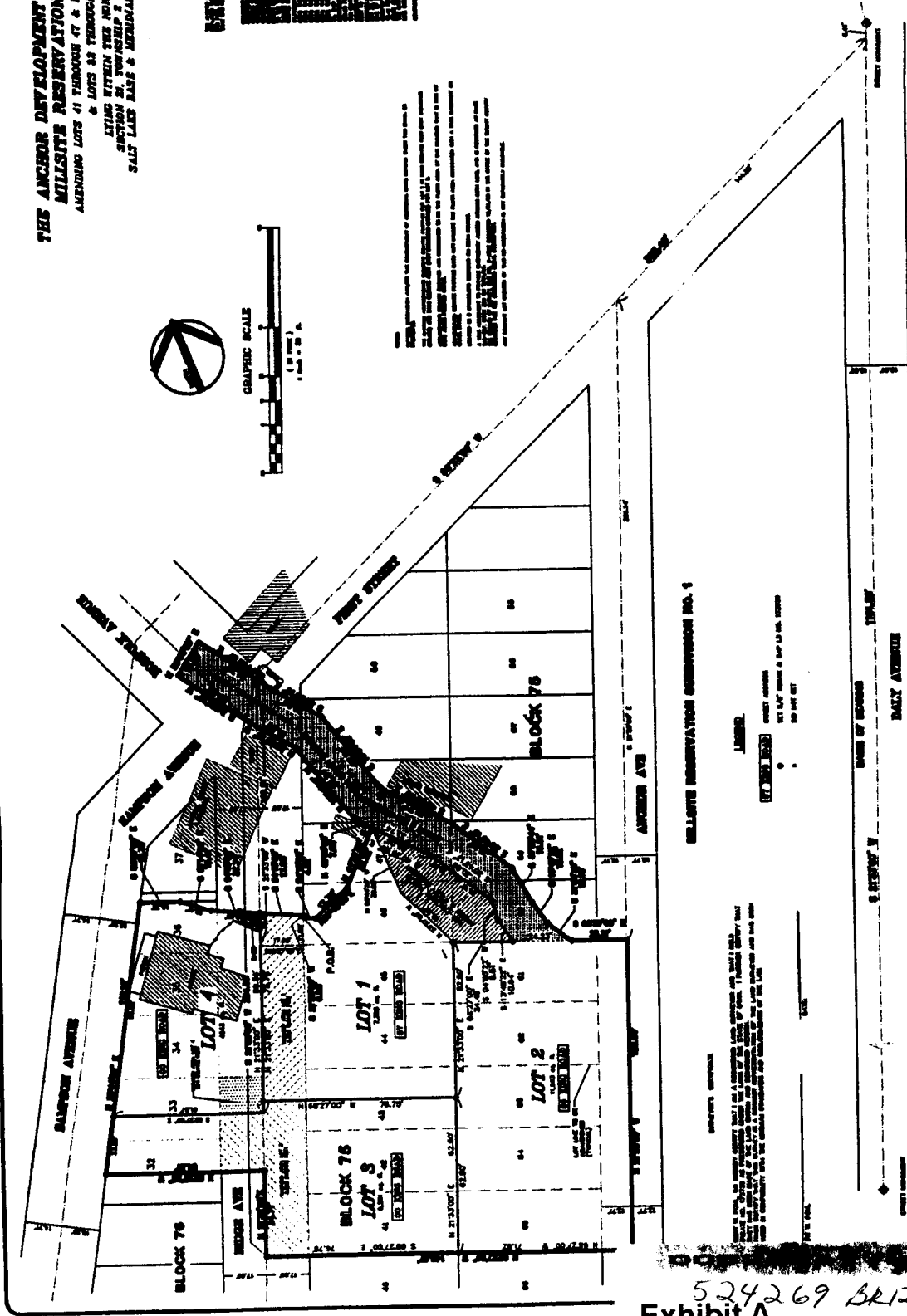
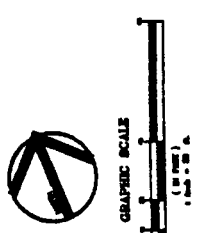


00524269 Bk01207 Pg00445

**THE ANCHOR DEVELOPMENT SECOND AMENDED FLAT
MILLSITE RESERVATION SUBDIVISION NO. 1**

AMENDING LOTS 41 THROUGH 47 & LOTS 60 THROUGH 65, BLOCK 75
& LOTS 33 THROUGH 36, BLOCK 76

LITING BETWEEN THE MOUNTAIN GLASSERS OF
SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST
SALT LAKE BASIN & MERRILL, SUBMIT COUNTY, UTAH



THE CITY ENGINEER HAS REVIEWED THE PLANS AND FINDS THAT THEY COMPLY WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE CITY ENGINEERING DEPARTMENT. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR THE INFORMATION CONTAINED HEREIN.

MILLSITE RESERVATION SUBDIVISION NO. 1

APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 19____

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

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 19____

RECORDED

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

COUNCIL APPROVAL
APPROVED TO THE BOARD OF PARK CITY ENGINEERS AND ARCHITECTS ON THIS _____ DAY OF _____ A.D. 19____

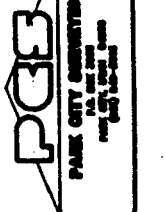
CITY ENGINEER
APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 19____

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

SEWER DISTRICT APPROVAL
REVIEWED FOR CONFORMANCE TO DIVISION 11, UTAH SUBDIVISION ACT ON THIS _____ DAY OF _____ A.D. 19____

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 19____

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



524269 BR1207 pg 446
Exhibit A
Area of vacated right-of-way

Legal Description of vacated area within Lot 1 of the Anchor Development Second Amended Plat, Millsite Reservation Subdivision No. 1
Michael B. Watts and Priscilla P. Watts

Beginning at the southwest corner of Lot 43, Block 75 of the Millsite Reservation to Park City; according to the Official Plat thereof on file and of record in the Office of the Summit County Recorder; thence along the East line of Ridge Avenue North $21^{\circ}33'00''$ East 12.50 feet to The True Point of Beginning; thence leaving said line North $68^{\circ}27'00''$ West 17.60 feet to the centerline of said Ridge Avenue; thence along said centerline North $21^{\circ}33'00''$ East 75.77 feet; thence leaving said centerline South $64^{\circ}15'00''$ East 17.65 feet to the Easterly line of said Ridge Avenue; thence along said Easterly line South $21^{\circ}33'00''$ West 74.48 feet to the Point of Beginning.

Contains 1322.00 square feet, more or less.

00524269 Bk01207 Pg00447

Legal description of vacated area within Lot 3 of the Anchor Development Second Amended Plat, Millsite Reservation Subdivision No.1
Michael B. Watts and Priscilla P. Watts

Beginning at the Southwest corner of Lot 41, Block 75 of the Millsite Reservation to Park City; according to the Official Plat thereof on file and of record in the Office of the Summit County Recorder; said point being on the Easterly line of Ridge Avenue; and being The True Point of Beginning; thence leaving said Easterly line North 68°27'00" West 17.60 feet to the centerline of said Ridge Avenue; thence continuing along said centerline North 21°33'00" East 34.71 feet; thence leaving said centerline North 68°27'00" West 17.60 feet to the Westerly line of said Ridge Avenue; thence leaving said Westerly line North 21°33'00" East 23.00 feet; thence leaving said Westerly line South 68°27'00" East 17.60 feet to the centerline of said Ridge Avenue; thence along said centerline North 21°33'00" East 4.78 feet; thence leaving said centerline South 68°27'00" East 17.60 feet to the Easterly line of said Ridge Avenue; thence along said Easterly line South 21°33'00" West 62.49 feet to the Point of Beginning.

Contains 1505.00 square feet, more or less.

00524269 Bk01207 Pg00448

Exhibit B
Legal Description of right-of-way areas
pg. 2 of 3

Legal Description of vacated area within Lot 4 of the Anchor Development Second Amended Plat, Millsite Reservation Subdivision No.1.
Rudolph A. Riet

Beginning at the northeast corner of Lot 33, Block 76, of the Millsite Reservation to Park City; according to the Official Plat thereof on file and of record in the Office of the Summit County Recorder; thence South $21^{\circ}33'00''$ West 15.00 feet along the West line of Ridge Avenue and the East line of said Lot 33; thence leaving said West line and said Lot 33 South $68^{\circ}27'00''$ East 17.60 feet to centerline of Ridge Avenue; thence along said centerline North $21^{\circ}33'00''$ East 15.00 feet; thence leaving said centerline on an extension of the north line of said Lot 33, North $68^{\circ}27'00''$ West 17.60 feet to the Point of Beginning.

Contains 264.00 square feet, more or less.

00524269 Bk01207 Pg00449

Exhibit B
Legal Description of right-of-way areas
pg. 3 of 3



Ordinance No. 98-37

**AN ORDINANCE APPROVING A REPLAT LOCATED
AT 943 PARK AVENUE, COMBINING LOT 11 AND THE SOUTHERLY HALF OF
LOT 12, BLOCK 3, OF SNYDER'S ADDITION SURVEY,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owner, Richard B. Peek, of the property at 943 Park Avenue, located in the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Park City, Utah, has petitioned the City Council for approval of a plat amendment; and

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

WHEREAS, on July 22, 1998 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on September 3, 1998, the City Council reviewed the proposed plat amendment and held a public hearing; 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.

Findings of Fact:

1. The property is located in the HR-1 District.
2. Lot 11 and the southerly half of lot 12 currently contain a historic structure.
3. The proposed Plat Amendment will combine one and one-half lots into one lot for the existing residence.

4. The project is located on Park Avenue with high intensity residential uses and with minimal construction staging area.
5. Dedication of a ten (10) foot non-exclusive snow storage easement along Park Avenue is necessary to provide adequate snow removal services.
6. The existing structure on the newly created lot is non-conforming (side yard setbacks).

SECTION 2. CONCLUSIONS OF LAW.

The City Council hereby concludes that there is good cause for the above-mentioned plat amendment 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.

SECTION 3. PLAT APPROVAL.

The plat amendment located at 943 Park Avenue, is hereby 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 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 any additions require review and approval by the Historic District Commission in compliance with the Historic District Design Guidelines.
4. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
5. All Standard Project Conditions shall apply to this project.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect upon publication.


PASSED AND ADOPTED this 3rd day of September, 1998.



PARK CITY MUNICIPAL CORPORATION

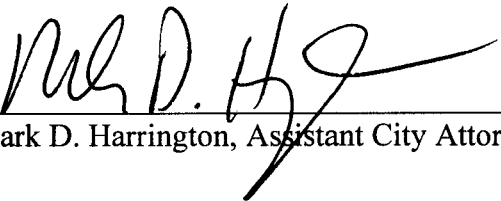

Mayor Bradley A. Olch

Attest:



Janet M. Scott, Deputy City Recorder

Approved as to form:



Mark D. Harrington, Assistant City Attorney



Ordinance No. 98-36

AN ORDINANCE APPROVING A RECORD OF SURVEY FOR CANYON CROSSING CONDOMINIUMS, CHATHAM SUBDIVISION, PARK CITY, UTAH

WHEREAS, the owner, Canyon Crossing LLC, of the property known as Canyon Crossing Condominiums, have petitioned the City Council for approval of a Record of Survey for the Canyon Crossing Condominiums; 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 12, 1998 the Planning Commission held a public hearing to receive public input on the proposed Record of Survey to Canyon Crossing Condominiums 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, the proposed plat changes the type of ownership of this property to condominium ownership.

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

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.

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 proposal involves a development currently under construction pursuant to the Canyon Crossing Large Scale Master Planned Development, approved by the Planning Commission on May 13, 1998.
5. The Plat is consistent with the Planning Commission approval of May 13, 1998 for the Canyon Crossing MPD.
6. 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.
7. The applicant stipulates to all conditions of approval.
8. Access for emergency vehicles and for routine efficient circulation of traffic is desirable.

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.
4. Construction of Canyon Crossing Condominiums can occur in accordance with codes of Park City once all-weather access exists to each unit or parcel.

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

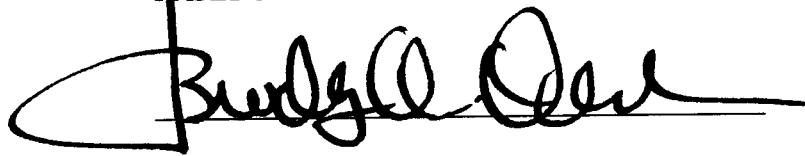
1. The City Attorney and City Engineer's review and approval of the condominium plat and CCR'S for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.
2. All standard project conditions shall apply.

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 May 13, 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. Building permits for each unit in Canyon Crossing may be issued by Park City, provided all other conditions have been met, once the necessary adjacent access roads within Chatham Crossing Subdivision have been paved.

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


PASSED AND ADOPTED this 27th day of August, 1998.

PARK CITY MUNICIPAL CORPORATION




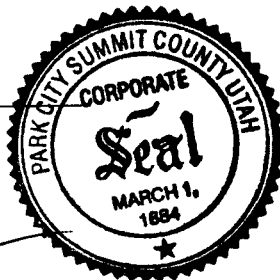
Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney





Ordinance No. 98-35

AN ORDINANCE APPROVING A PLAT AMENDMENT, AMENDING PROSPECTOR SQUARE SUPPLEMENTAL AMENDED PLAT TO COMBINE LOTS 49A, 49B, 49C, 49D OF LOT A & 19B, 19C, 7A-2 & 7B-2 OF LOT B AT 1912 & 1944 SIDEWINDER DRIVE, PARK CITY, UTAH

WHEREAS, the owner, Prothro Enterprises, of the property known as 1912 & 1944 Sidewinder Drive, have petitioned the City Council for approval of an amendment to the amended Prospector Square Supplemental 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 13, 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, the proposed plat amendment combines lots 49A, 49B, 49C, 49D of Lot A (1912 Sidewinder Drive) and 19B, 19C, 7A-2 & 7B-2 of Lot B (1944 Sidewinder Drive) 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 property is in the GC Zone.
2. A Construction Mitigation Plan is necessary to mitigate the impacts of new construction in this heavily built out commercial neighborhood.

3. The revision is necessary to combine both properties into one lot of record.
4. The proposed Lot A is 12, 561 square feet, and Lot B will be 12, 308 square feet.
5. The applicant consents 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 amendments as a better design can be facilitated on Lot A, and the building on Lot B will be brought into conformance with the Uniform Building Code.
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 & 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 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. All exterior lighting shall comply with the City's Lighting Ordinance and will need to be shown on the elevations prior to final building permit issuance.
5. A master sign plan describing general location and material type will need to be detailed and shown on elevations prior to issuance of building permit.
6. 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.
7. All modifications to the plans approved hereby (Exhibit B) as specified by conditions, and all final design aspects, such as architectural detailing, building materials, colors, lighting, sign area must be submitted to and are subject to approval by the Community

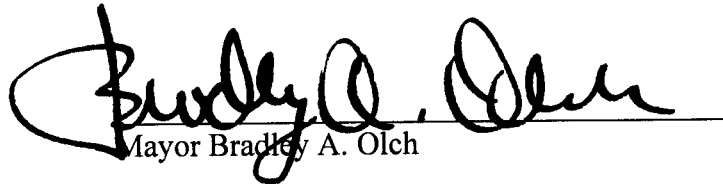
Development Department or the Planning Commission prior to the issuance of any building permits.

8. All proposed public improvements are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawing. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
9. Any desired modification to the approved plans, after the issuance of a building permit, must be specifically requested and approved by the Community Development Department in writing prior to execution.
10. All Standard Project Conditions of Approval apply to this project.

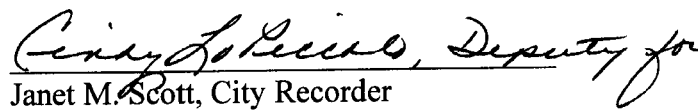
SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 20th day of August, 1998.

PARK CITY MUNICIPAL CORPORATION

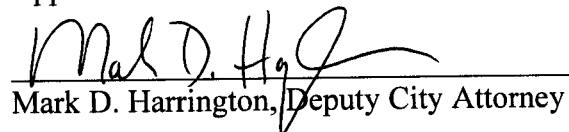

Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder

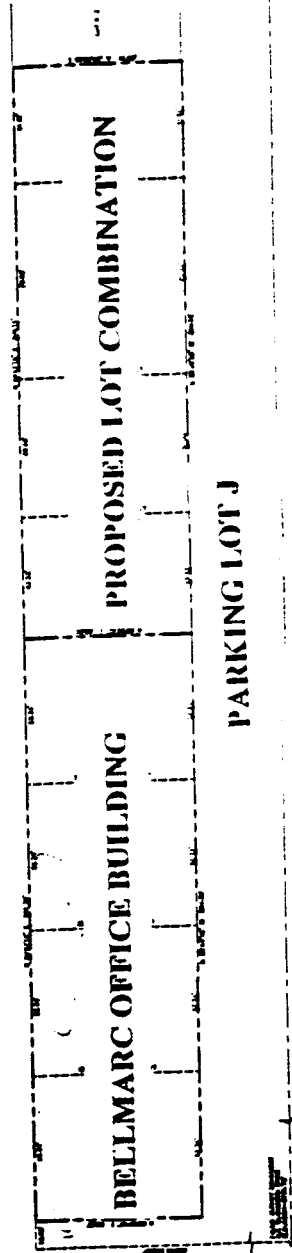


Approved as to form:


Mark D. Harrington, Deputy City Attorney

CREATIVE BEGINNINGS

ASPEN VILLAS



PROPOSED LOT COMBINATION

BELMARC OFFICE BUILDING

PARKING LOT J

SIDEWINDER DRIVE

RECEIVED

NOV 19 1997

PLANNING DEPT.
PARK CITY

SIDEWINDER REPLAT

A LOT COMBINATION LOCATED IN THE PURCHASE QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, UTAH

EXHIBIT A - PROPOSED PLAT AMENDMENT

CREATIVE BEGINNINGS
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

PROPOSED LOT COMBINATION
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

PROPOSED LOT COMBINATION
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

THE STATE OF UTAH

COUNTY

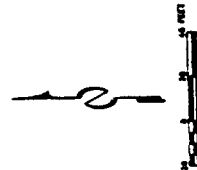
PLAT

1. The state of the property is _____ (Municipality Name)
2. The plat is prepared for the purpose of carrying out the _____ (Project Name)
3. The plat is prepared for the purpose of carrying out the _____ (Project Name)
4. The plat is prepared for the purpose of carrying out the _____ (Project Name)

DATE

BY

1. The state of the property is _____ (Municipality Name)
2. The plat is prepared for the purpose of carrying out the _____ (Project Name)
3. The plat is prepared for the purpose of carrying out the _____ (Project Name)
4. The plat is prepared for the purpose of carrying out the _____ (Project Name)



ATTIANCE ENGINEERING INC.
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

SIDEWINDER BASIN SEWER IMPROVEMENT PROJECT
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

PLANNING COMMISSION
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

ENGINEERS CERTIFICATE
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

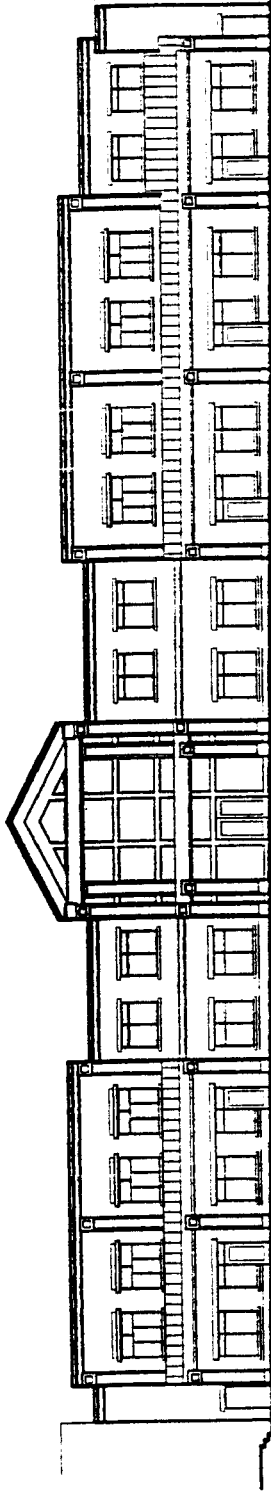
APPROVAL AS TO FORM
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

CERTIFICATE OF ATTORNEY
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

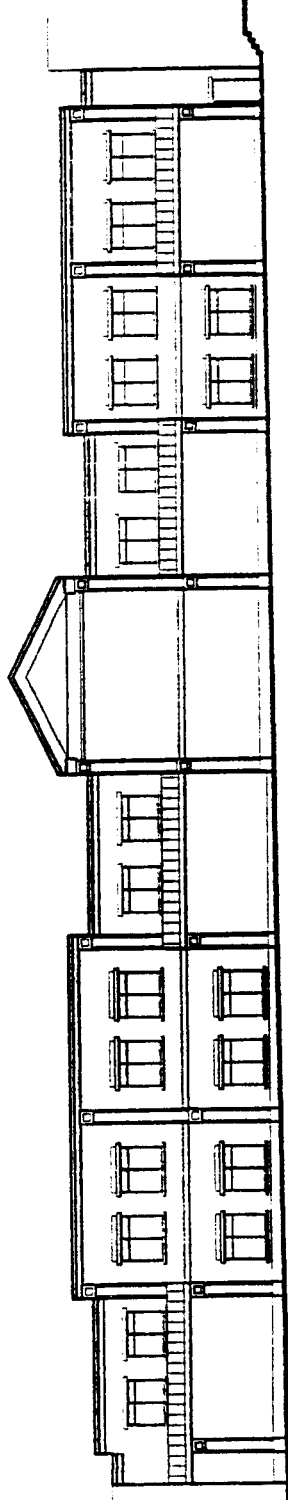
COUNCIL APPROVAL AND ACCEPTANCE
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

RECORDED
1000 WEST 1000 SOUTH, SUITE 100, PARK CITY, UTAH 84302
TEL: (435) 633-1111 FAX: (435) 633-1112

REFERENCE NOTES



1 SOUTH ELEVATION



2 NORTH ELEVATION

EXHIBIT B - ELEVATIONS

RECEIVED

MAY - 5 1996

PARK CITY
PLANNING DEPT.

COOPER/JOHNSON ARCHITECTS, A.L.A.
285 WEST 300 NORTH
SALT LAKE CITY, UTAH 84103
(801) 355-9915 FAX (801) 355-9685

PROJECT NO. 95-001
DATE 05/01/96
DRAWN BY JAC

RELIANCE BUILDING
MARK PROFFER, OWNER
1000 WEST 1000 SOUTH, PARK CITY, UTAH
PROFESSIONAL SEAL AND LICENSE NO.

A201

EXTERIOR
ELEVATIONS



Ordinance No. 98-33

AN ORDINANCE AMENDING UNIT 17 OF THE BALD EAGLE CLUB AT DEER VALLEY CONDOMINIUMS RECORD OF SURVEY LOCATED AT 7920 BALD EAGLE DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property known as 7920 Bald Eagle Drive have petitioned the City Council for approval of a revision to the record of survey; 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 12, 1998, to receive input on the proposed amended record of survey;

WHEREAS, the Planning Commission, on August 12, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on August 20, 1998, the City Council held a public hearing to receive input on the proposed 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 Bald Eagle Club at Deer Valley Condominiums Record of Survey is hereby amended as shown in Exhibit A subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The condominium project known as The Bald Eagle Club at Deer Valley was approved in 1989.
2. Unit 17 of the Bald Eagle Club condominiums is located at 7920 Bald Eagle Drive. The property is zoned RD, Residential Development.

3. The proposed Amended Record of Survey relocates the building pad and ski trail. The building pad is not increased in size.
4. Significant vegetation exists on the existing building pad site.

Conclusions of Law

1. There is good cause for this Amended Record of Survey as no visual impacts result from the change and a number of significant trees are preserved.
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.

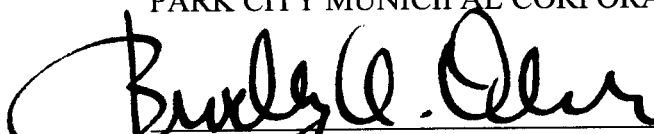
Conditions of Approval

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 recording 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 the one year's time, this approval and the plat will be void.
3. All conditions of approval of the Bald Eagle Club at Deer Valley condominium continue to apply.
4. A construction mitigation plan will be required as part of the construction of the house. Fencing of tree preservation areas must be a part of this plan.

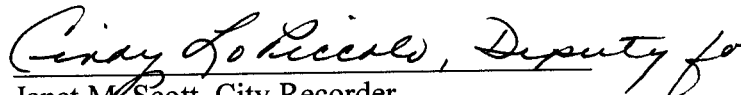
SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 20th day of August 1998 .

PARK CITY MUNICIPAL CORPORATION

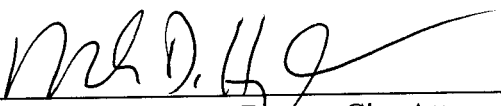

Bradley A. Olch, MAYOR

Attest:


Janet M. Scott, City Recorder



Approved as to form:



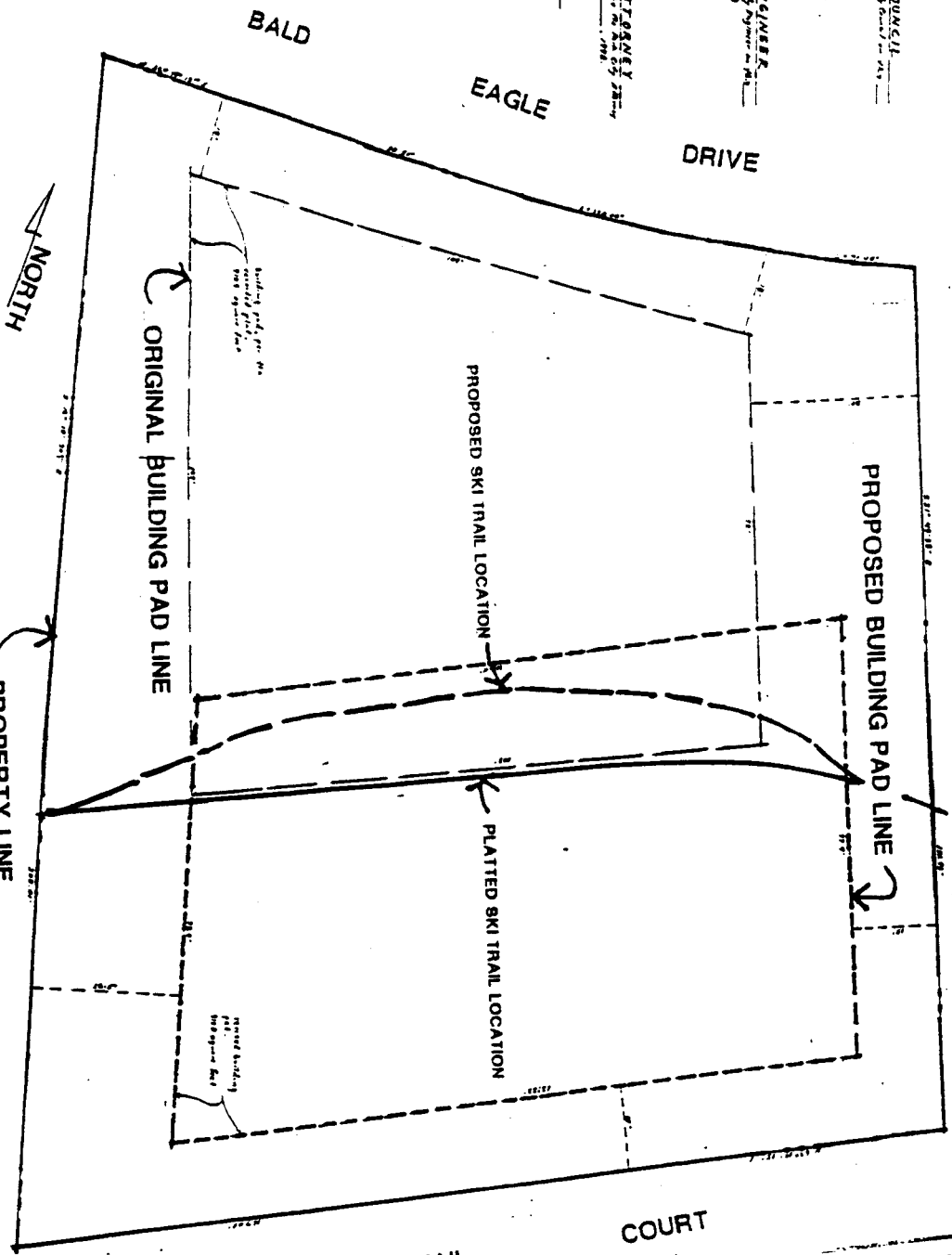
Mark D. Harrington, Deputy City Attorney

UNIT 17 THE BALD EAGLE CLUB AT DEER VALLEY
 PLAT AMENDMENT FOR BUILDING PAD REVISION

CITY COUNCIL
 Approved by the City Council on May 11, 1988
 City Engineer
 City Planner

CITY ENGINEER
 Approved by the City Engineer on May 11, 1988
 City Planner

CITY ATTORNEY
 Approved by the City Attorney on May 11, 1988
 City Planner



SITE PLAN

Scale: 1" = 32.0'

RECEIVED
 JUN 12 1988
 PARK CITY
 PLANNING DEPT.

EXHIBIT A

NOTICE: THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING CODE. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED THEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED THEREON.

City Engineer
 Park City, Utah
 83703



Ordinance No. 98-32

AN ORDINANCE APPROVING THE AMENDMENT TO THE ANCHOR DEVELOPMENT PLAT, A PLAT AMENDMENT TO THE MILLSITE RESERVATION SUBDIVISION NO. 1 LOCATED AT 81 KING ROAD, PARK CITY, UTAH

WHEREAS, the owners of the property known as the Anchor Development Plat, and the owner of Lots 36, 35, 34 and the north 15 feet of Lot 33, Block 76 and the owner of Lots 41, 42, and the south half of Lot 43, Block 75 and the north half of Lot 32 and the south 10 feet of Lot 33, Block 76, Millsite Reservation, 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, and June 24, 1998 to receive input on the proposed condominium plat;

WHEREAS, the Planning Commission, on June 24, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 23, 1998, 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 in the Historic Residential Low Density (HRL) District.
2. The site is currently undeveloped.

3. The proposed amendments to the Anchor Development plat will result in two (2) additional lots that accommodate an existing historic structure at 81 King Road and a future single family structure on Lot 3.
4. The proposed plat amendment neither increase nor decreases the potential density along King Road.
5. The right-of-way vacation criteria are as follows:
 - (a) There is no increase in density as a result of the vacation of the Ridge Avenue right-of-way;
 - (b) The volumetric constraints added to Lot 3 ensures compatibility with any future structures on Lot 3 with the surrounding neighborhood;
 - (c) Compensation for the loss of the right-of-way shall be addressed at City Council; and
 - (d) The area of the vacated right-of-way is not currently used for public utilities nor planned for such use in the future.
6. Dedication of a ten (10) foot non-exclusive snow storage easement along King Road is necessary to provide adequate snow removal services.
7. Regulations regarding height, setbacks and building articulation are necessary to ensure neighborhood compatibility for future development on Lot 3.
8. The applicant agrees with 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 Anchor Development Plat, a plat amendment to the Millsite Reservation Subdivision No. 1 to be known as the Anchor Development Replat, is approved as shown on Exhibit A, with the following conditions:

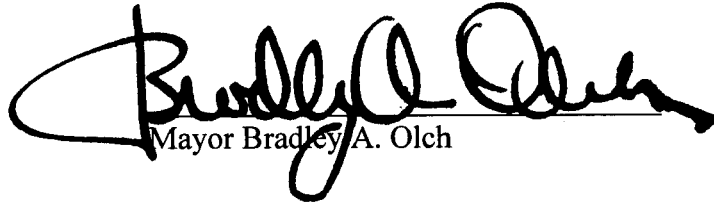
1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. A ten (10) foot non-exclusive snow storage easement along King Road shall be dedicated to the City on the plat.
3. The construction of the single family residence on Lot 3 shall comply with the following regulations and note to that effect added to the plat:
 - (a) Height Restrictions:

- The first eighty (80) feet, as measured from the west property line, are restricted to a building height no greater than eighteen feet (18') as measured from existing or final grade, whichever yields the shorter building. The remaining lot area is restricted to the twenty-seven feet (27') as stated in the current Land Management Code regulations for the HRL District.
 - No ridge shall be greater than thirty feet (30') in length without a three foot (3') step in elevation within the first eighty feet (80') of the lot, as measured from the west property line.
- (b) Building Articulation:
- No building wall within the twenty-seven foot (27') height range shall be greater than thirty feet (30') in horizontal length without a four foot (4') step in the wall plane.
- (c) Setbacks:
- The front yard setback on Lot 3 shall be twenty-five feet (25') and remaining setbacks follow the Land Management Code Requirements.
4. Construction staging for Lot 3 shall not occur on the private driveway easement for Lot 1 and Lot 3.
 5. Payment of the compensation value determined by the City Council, by the applicant, to the City prior to the recordation of the plat amendment.
 6. Only one (1) single-family home is permitted on Lot 3.
 7. The structure on Lot 1 shall comply with the setbacks as designated on Exhibit B and added to the plat.
 8. The facade preservation easement for the historic structure located at 81 King Road shall be signed and granted to the City prior to the recordation of the plat.
 9. Design of the proposed homes on all lots require review and approval by the Historic District Commission in compliance with the Historic District Design Guidelines.
 10. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
 11. 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.
 12. All Standard Project Conditions shall apply (Please see Exhibit C - Standard Project Conditions).


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

PASSED AND ADOPTED this 13th day of August, 1998.

PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

Attest:

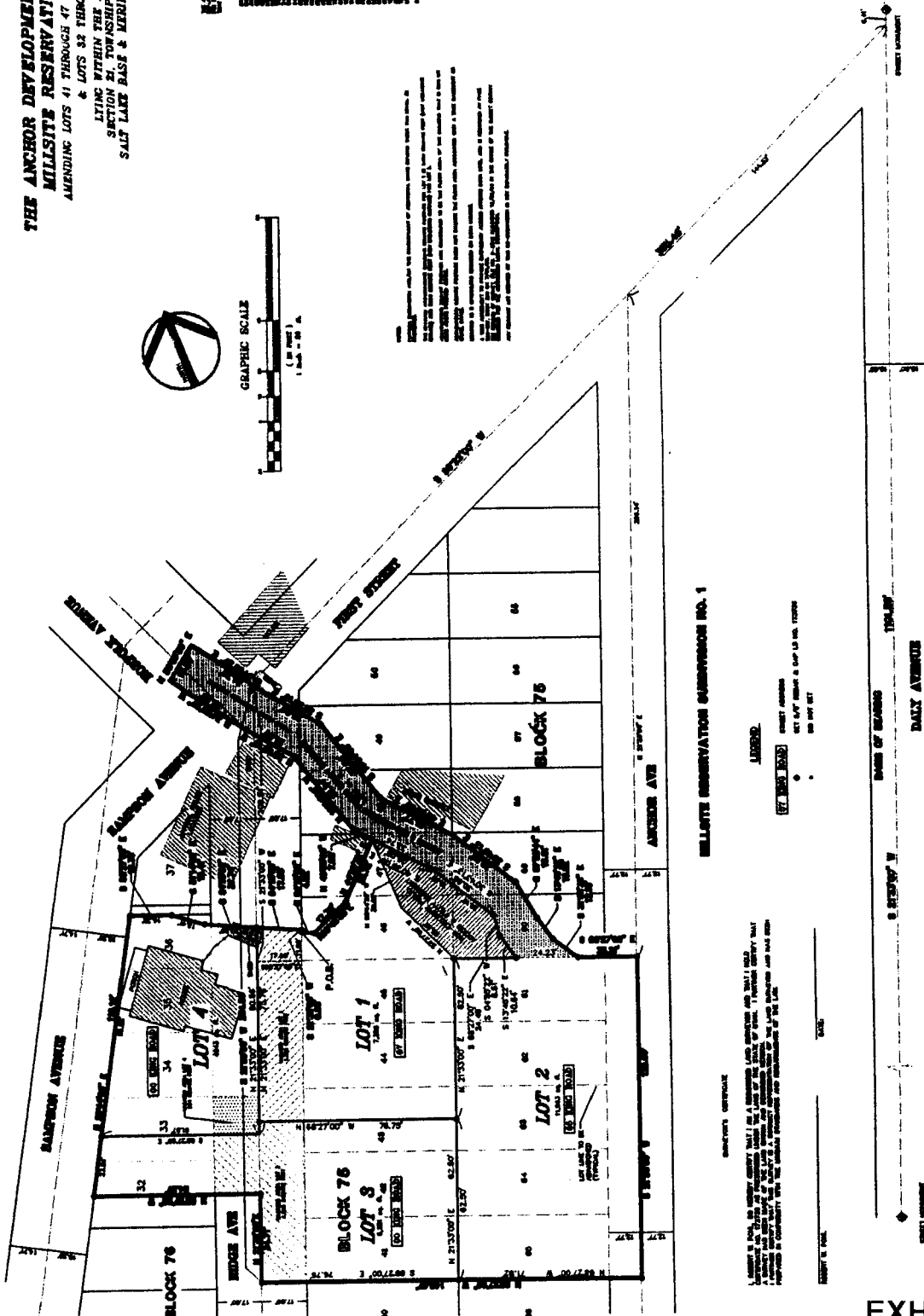
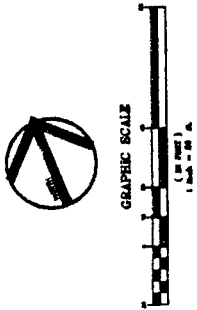

Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney



**THE ANCHOR DEVELOPMENT SECOND AMENDED PLAT
MILLSITE RESERVATION SUBDIVISION NO. 1**
AMENDING LOTS 41 THROUGH 47 & LOTS 60 THROUGH 66, BLOCK 76
& LOTS 32 THROUGH 34, BLOCK 76
LYING WITHIN THE NORTHEAST QUARTER OF
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH



THE BOARD OF SEWER ADVISORS HAS REVIEWED THE PROPOSED SEWER LAYOUT AND HAS APPROVED THE SAME AS SHOWN ON THE ATTACHED PLAT. THE BOARD HAS DETERMINED THAT THE PROPOSED SEWER LAYOUT IS IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR SEWER LAYOUTS. THE BOARD HAS ALSO DETERMINED THAT THE PROPOSED SEWER LAYOUT IS IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR SEWER LAYOUTS.

MILLSITE RESERVATION SUBDIVISION NO. 1

ENGINEER'S CERTIFICATE
I, [Name], a duly Licensed Professional Engineer in the State of Utah, do hereby certify that the above described plat is in accordance with the City Engineering Department's standards and specifications for sewer layouts and that the same have been approved by the Board of Sewer Advisors.

LEGEND
[Symbol] SEWER MAIN
[Symbol] SEWER BRANCH
[Symbol] SEWER CONNECTION

**EXHIBIT A
Plat Amendment**

 PARK CITY ENGINEERS 100 S. MAIN ST. PARK CITY, UTAH 84301 PHONE: 796-1234	RECORDED STATE OF _____ COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF: _____ COUNTY RECORDER
APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS DAY OF _____ A.D. 19____ CITY ATTORNEY	SEWER DISTRICT APPROVAL REVIEWED FOR CONFORMANCE TO SNYDERVILLE SEWER IMPROVEMENT DISTRICT STANDARDS THIS _____ DAY OF _____ A.D. 19____ \$8.50/D.
CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS DAY OF _____ A.D. 19____ CHAIRMAN	CITY ENGINEER APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPART- MENT ON THIS _____ DAY OF _____ A.D. 19____ CITY ENGINEER
COUNCIL APPROVAL SENT TO THE BOARD OF PARK CITY ENGINEERS ON THIS _____ DAY OF _____ A.D. 19____ THIS IS THE DATE THAT THIS PLAT WAS APPROVED. MAYOR CITY RECORDER	CITY RECORDER CITY RECORDER

LOT 4

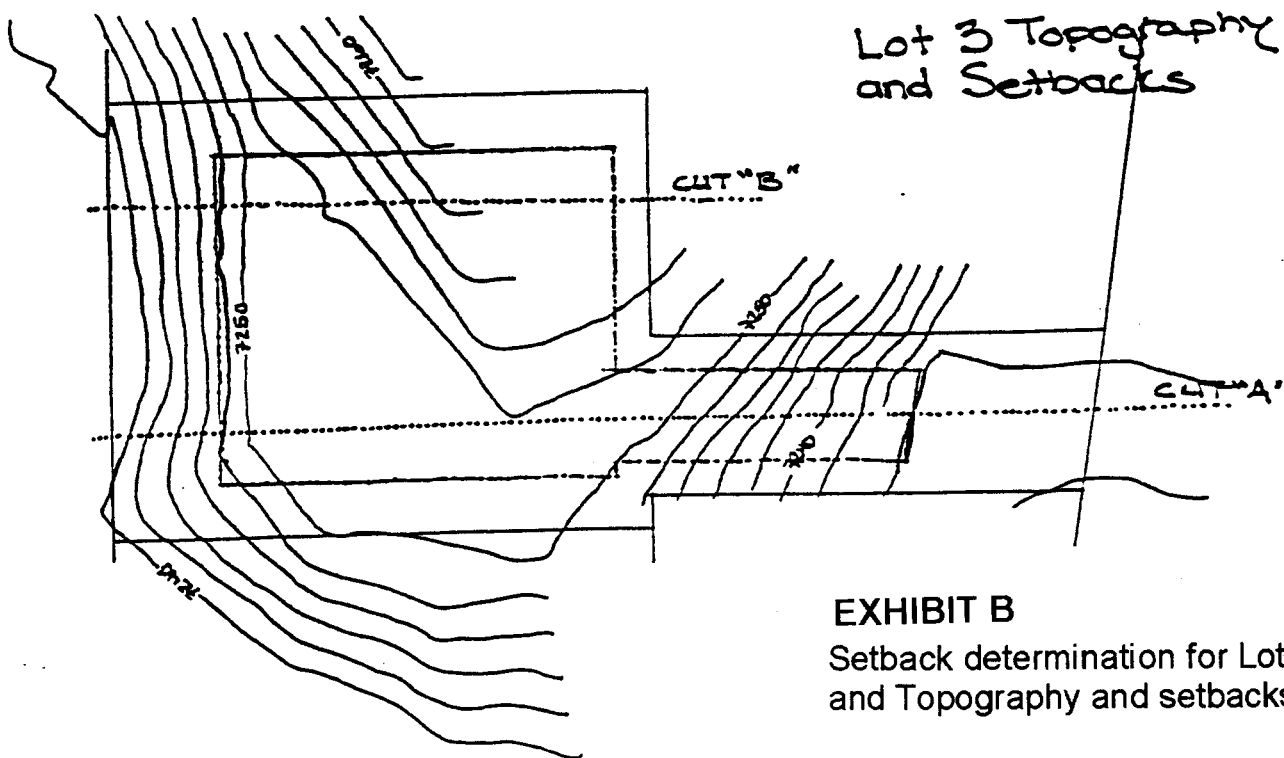
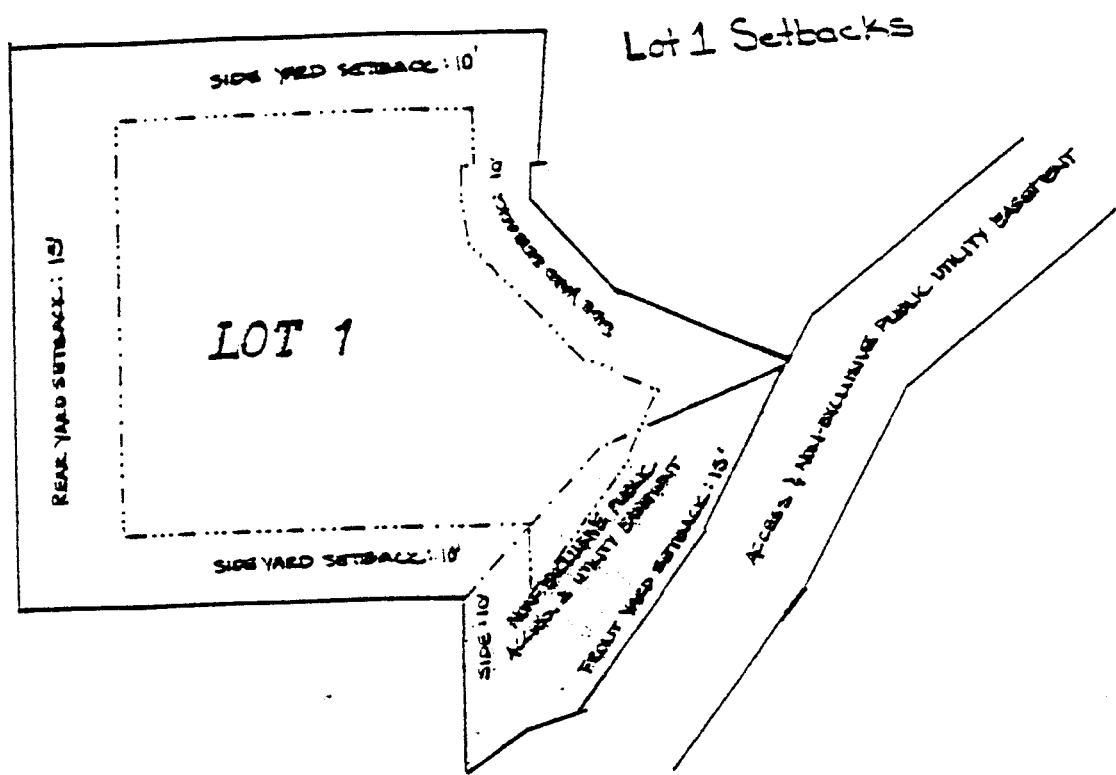


EXHIBIT B

Setback determination for Lot 1 and Topography and setbacks for Lot 3

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. 98-31

**AN ORDINANCE APPROVING THE QUEENS PLAT
AT 527 PARK AVENUE, CONSOLIDATING LOTS 7, 8, AND 9,
BLOCK 5 OF THE PARK CITY,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owner, Deffebach Limited Partnership, of the property at 527 Park Avenue, located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Park City, Utah, has petitioned the City Council for approval of a plat amendment; 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 24, 1998 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on August 13, 1998, the City Council reviewed the proposed plat amendment and held a public hearing; 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.

Findings of Fact:

1. The property is located in the HR-1 District.
2. Lot 7 and Lot 9 each currently contain structures.
3. The proposed Plat Amendment will combine three (3) lots to allow for the construction of an addition to the existing residences.

4. The proposed plat amendment reduces the potential density on Park Avenue by creating two lots for single family homes instead of allowing the development of single family home on each of the existing lots.
5. The project is located on Park 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 Park Avenue is necessary to provide adequate snow removal services.
7. The existing structures on Lot 7 and Lot 9 have non-conforming side yard setbacks.

SECTION 2. CONCLUSIONS OF LAW.

The City Council hereby concludes that there is good cause for the above-mentioned plat amendment 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.

SECTION 3. PLAT APPROVAL.

The plat amendment located at 527 Park Avenue, is hereby approved as shown on Exhibit A, with the following conditions:

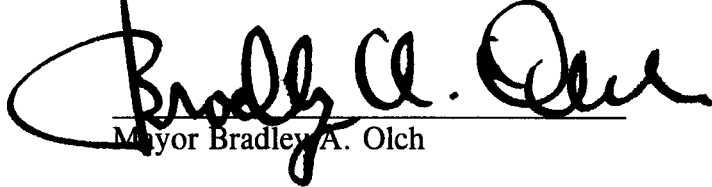
1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. A ten (10) foot non-exclusive snow storage easement along Park Avenue shall be dedicated to the City on the plat.
3. Design of any additions require review and approval by the Historic District Commission in compliance with the Historic District Design Guidelines.
4. A Construction Mitigation Plan will be required from the applicant prior to any construction on the newly created lots.
5. A sewer easement across Lot B shall be dedicated to the Snyderville Basin Sewer District on the amended plat.
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. All Standard Project Conditions shall apply.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 13 th day of August, 1998.

PARK CITY MUNICIPAL CORPORATION



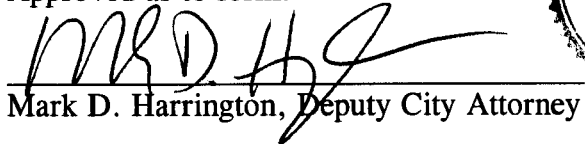
Mayor Bradley A. Olch

Attest:



Janet M. Scott, Deputy City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney



K:\LEGAL\ORD\98\98-31.WPD

PARK AVENUE

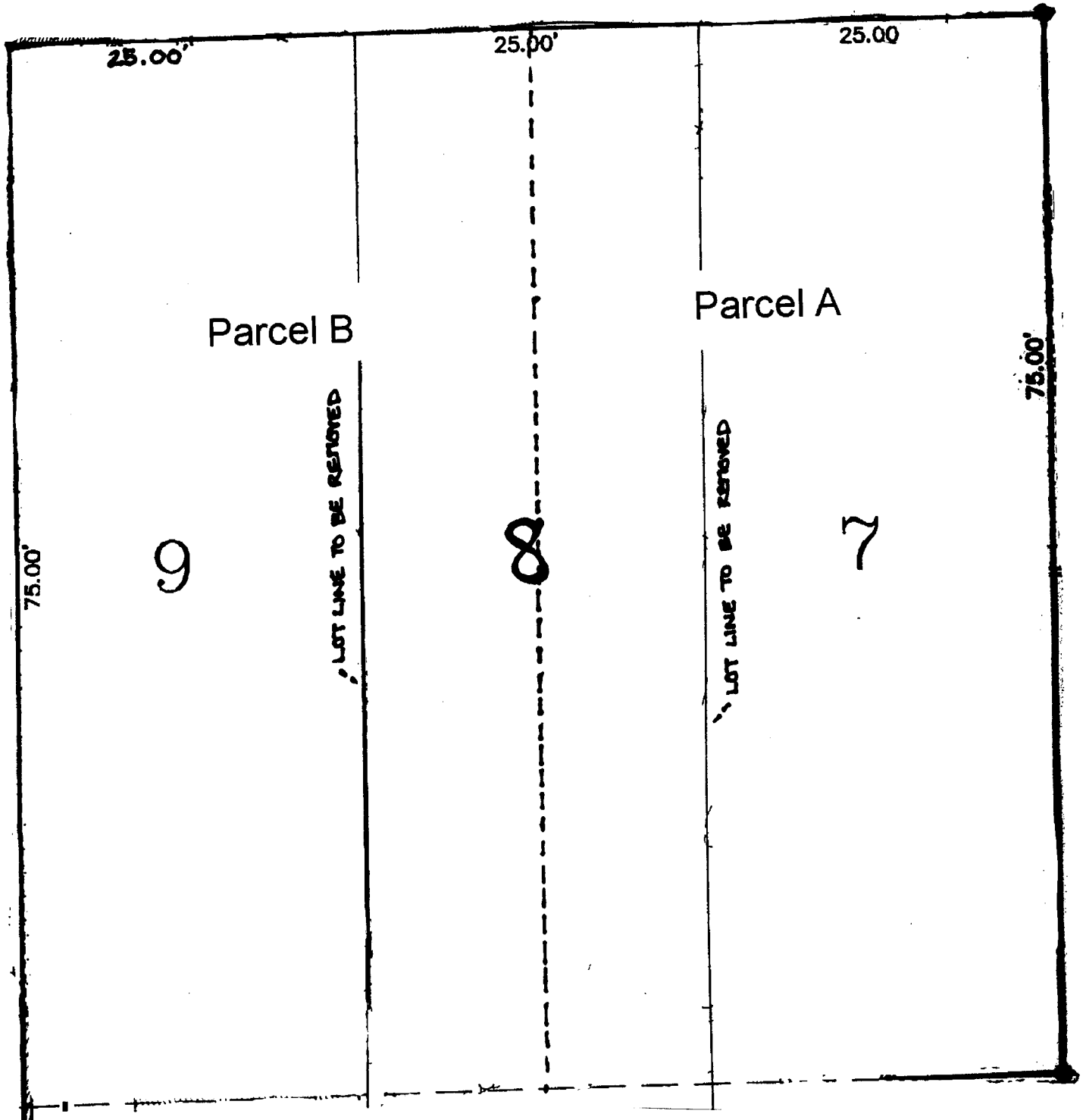


EXHIBIT "A"





Ordinance No. 98-30

**AN ORDINANCE APPROVING AMENDMENT TO THE PARK CITY SURVEY,
KNOWN AS THE 201 NORFOLK AVENUE PLAT AMENDMENT, LOCATED AT 201
NORFOLK AVENUE, CONSOLIDATING LOTS 17, 18, 19, 40, 41, 42, 43, AND
PORTIONS OF LOTS 34, 35, 36, 37, 38, AND 39
BLOCK 78 OF THE PARK CITY SURVEY,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owner, White/Hurtubise Partnership, of the property at 201 Norfolk Avenue, located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Park City, Utah, has petitioned the City Council for approval of a plat amendment; and

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

WHEREAS, on July 8, 1998 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on August 13, 1998, the City Council reviewed the proposed plat amendment and held a public hearing; 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.

1. The property is located in the Historic Residential (HR-1) District.
2. The plat amendment combines two-30' wide lots, five-25' wide lots, and five partial lots into one lot totaling 20,509 square feet.
3. The proposed density one unit per 5,000 square feet lot. The HR-1 district allows a density of one unit per 1,875 square feet.

4. The project is located on Upper Norfolk Avenue. On this street, there is constricted access and minimal areas for construction staging. A Construction Mitigation Plan is necessary to mitigate any adverse impacts on the neighboring properties and pedestrians.
5. A financial guarantee is necessary to ensure completion of public improvements.

SECTION 2. CONCLUSIONS OF LAW.

The City Council hereby concludes that there is good cause for the above-mentioned plat amendment 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.

SECTION 3. PLAT APPROVAL.

The plat amendment located at 201 Norfolk Avenue, is hereby approved as shown on Exhibit A, with the following conditions:

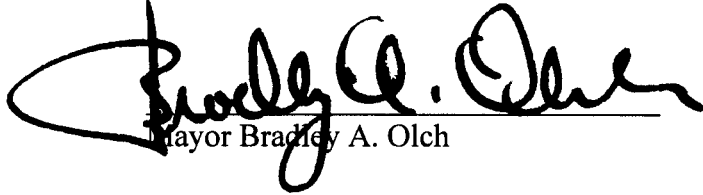
1. City Attorney and City Engineer review and approval of the final plat for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. All Standard Project Conditions and Land Management Codes shall apply.
3. A financial guarantee, for the value of all public improvements (including any road and/or retaining wall) 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 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 frame, this approval and the plat shall be considered null and void.
5. A Construction Mitigation Plan, approved by the Community Development Department, will be required from the applicant prior to any construction on the newly created parcels.
6. Dedication of a ten (10) foot non-exclusive snow storage easement along Norfolk Avenue is necessary to provide adequate snow removal services.

SECTION 4. EFFECTIVE DATE.


This Ordinance shall take effect upon publication.

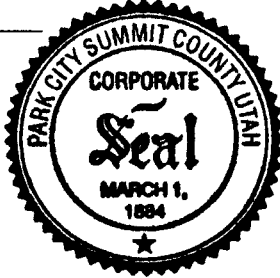
PASSED AND ADOPTED this 13 th day of August, 1998.

PARK CITY MUNICIPAL CORPORATION

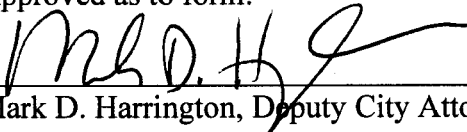

Mayor Bradley A. Olch

Attest:


Janet M. Scott, Deputy City Recorder



Approved as to form:


Mark D. Harrington, Deputy City Attorney



Ordinance No. 98-29

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT
FOR 1420 PARK AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of the property known as 1420 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 July 8, 1998, to receive input on the proposed subdivision;

WHEREAS, the Planning Commission, on July 8, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the final subdivision plat for 1420 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. There is an existing house and detached garage on this property. The existing house is listed as a "C" type structure on the Park City Historic Survey (1995) indicating that it is currently a non-contributory house due to siding material, windows, and other recent additions not compatible with the Historic District Design guidelines. Type C structures can become Type A or B structures with appropriate remodeling efforts. The structure contributes to the historic street scape along Park Avenue due to the building's general mass and scale. A determination of significance has not been conducted on this property.

3. Historic structures are a valuable asset which contribute to the distinct character of the Park City community as a whole. The historic structure contributes to the historic street scape along Park Avenue, which is the entry corridor to the Park City Historic District.
4. There are several existing trees on the property. There is a vegetated open yard area south of the existing house.
5. The proposed subdivision plat creates three platted lots for the purposes of creating a platted lot for the existing house and two lots for future construction to the rear of the house at 1420 Park Avenue. The site is approximately 0.40 acres in area.
6. No known encroachments onto this parcel are indicated on the title report.
7. This subdivision plat amendment is associated with specific development plans regarding access and circulation, utility installation, density, construction mitigation, protection and enhancement of existing vegetation, and preservation of the general mass and scale of the existing house at 1420 Park Avenue.
8. 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.
9. This property abuts City property to the east at the north end of City Park where daily recreational use is more intensive than at any other location in the Park.
10. The house at 1420 Park Avenue has an existing driveway off of Park Avenue for vehicular access.
11. There is an existing 5' paved sidewalk along the Park Avenue frontage which connects to 5' concrete paved sidewalks along the adjacent properties to the north and south.
12. Construction activity on this property will have impacts on Park Avenue, Sullivan Road, City Park, and the adjacent properties. A construction mitigation plan is part of this subdivision plat for the purposes of mitigating the potential development impacts.
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 December 10, 1997 the Planning Commission approved a sketch and preliminary plat for this 3 lot subdivision at 1420 Park Avenue.

16. On July 8, 1998 the Planning Commission held a public hearing and forwarded a positive recommendation to approval the final subdivision plat for 1420 Park Avenue.

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 (December 10, 1997) and is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The final subdivision plat for 1420 Park 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 final plat for compliance with State law, the Land Management Code, and the conditions of approval is a condition precedent to recordation of the final plat.
2. All standard project conditions shall apply.
3. 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.
4. As reflected in the note added to the final plat, no vehicular access to Sullivan Road from this property is permitted.
5. Any future additions to the existing historic structure shall be reviewed and approved by the Community Development Department prior to issuance of any building permits. A note was added to the final plat indicating the following: 1) All new additions to and remodels of the existing house at 1420 Park Avenue shall comply with the Historic District Design Guidelines and shall be reviewed and approved by the Community Development Department prior to issuance of any building permits. 2) All new construction of the buildings on Lots 2 and 3 shall comply with the Historic District Design Guidelines and shall be reviewed and approved by the Community Development Department. 3) At grade porch elements facing Sullivan Road shall be incorporated into the designs for the buildings on Lots 2 and 3.
6. Any significant changes to the development plans associated with the final plat, including the site plan, utility plan, and construction mitigation plan as submitted to and reviewed by the Planning Commission on December 10, 1997, must be reviewed and approved by the Planning Commission.
7. The construction mitigation plan shall outline specific measures, including soils testing and management, to be undertaken during construction to preserve existing vegetation to remain

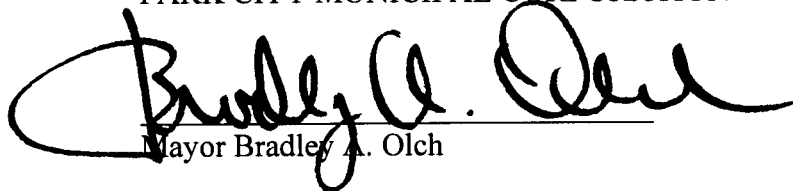
as identified on the landscape and site plan and to ensure compliance with the Prospector Landscaping and Maintenance of Soil Cover requirements of Title 11, Chapter 15 of the Municipal Code of Park City.

8. 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.
9. A building permit for any new construction on the subject property may not be issued until the final plat is recorded.
10. Prior to issuance of any building permits 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.
11. 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. A note was added to the final plat indicating that modified 13-D residential fire sprinkler systems are required.
12. 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 23 rd day of July, 1998.

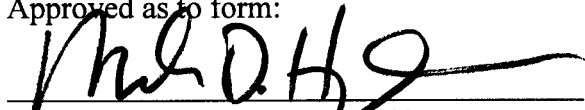
PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney



Ordinance No. 98-28

AN ORDINANCE APPROVING THE 334 WOODSIDE AVENUE REPLAT, A PLAT AMENDMENT TO THE PARK CITY SURVEY LOTS 22,23 AND THE SOUTH HALF OF LOT 21 IN BLOCK 3 OF THE PARK CITY SURVEY LOCATED AT 334 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property known as Park City Survey Lots 22, 23 and the south half of Lot 21 in Block 3 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 June 24, 1998, to receive input on the proposed condominium plat;

WHEREAS, the Planning Commission, on June 24, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 16, 1998, 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 is currently vacant.

3. The proposed Plat Amendment will combine two and a half (2½) lots to allow for the construction of two single family residences.
4. The proposed lots contain significant vegetation. Specifically a large White Poplar tree on Lot 22.
5. Dedication of a ten (10) foot non-exclusive snow storage easement along Woodside Avenue is necessary to provide adequate snow removal services.
6. Staggered front yard setbacks for the future single family residences comply with the Historic District Design Guidelines.
7. The applicant agrees with 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 for Lots 22, 23 and the south half of Lot 21, Block 3 of the Park City Survey, to be known as the 334 Woodside Avenue Replat, is approved as shown on Exhibit A, with the following conditions:

Conditions of Approval:

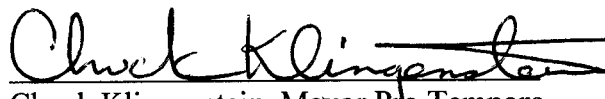
1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. A ten (10) foot non-exclusive snow storage easement along Woodside Avenue shall be dedicated to the City on the plat.
3. The structures at 334 and 340 Woodside Avenue shall have a minimum difference of two (2) feet between front yard setback lengths, upon receipt from an arborist certifying the root base of the tree.
4. The existing significant White Poplar tree, located in the center of the newly created lot line, shall be preserved and protected during future construction upon either lot. A note should be placed on the plat designating this condition.
5. Design of the proposed homes require review and approval by the Historic District Commission in compliance with the Historic District Design Guidelines. The front facade shall be designed to minimize the appearance of the single car garage and emphasize the front entry and porch elements.

7. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
8. Building Permits for Lot A and Lot B may not be issued until the plat is recorded.
9. 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 16th day of July, 1998.

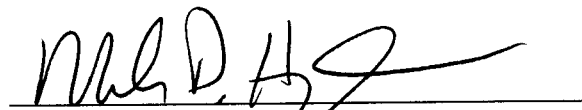
PARK CITY MUNICIPAL CORPORATION


Chuck Klingenstein, Mayor Pro Tempore

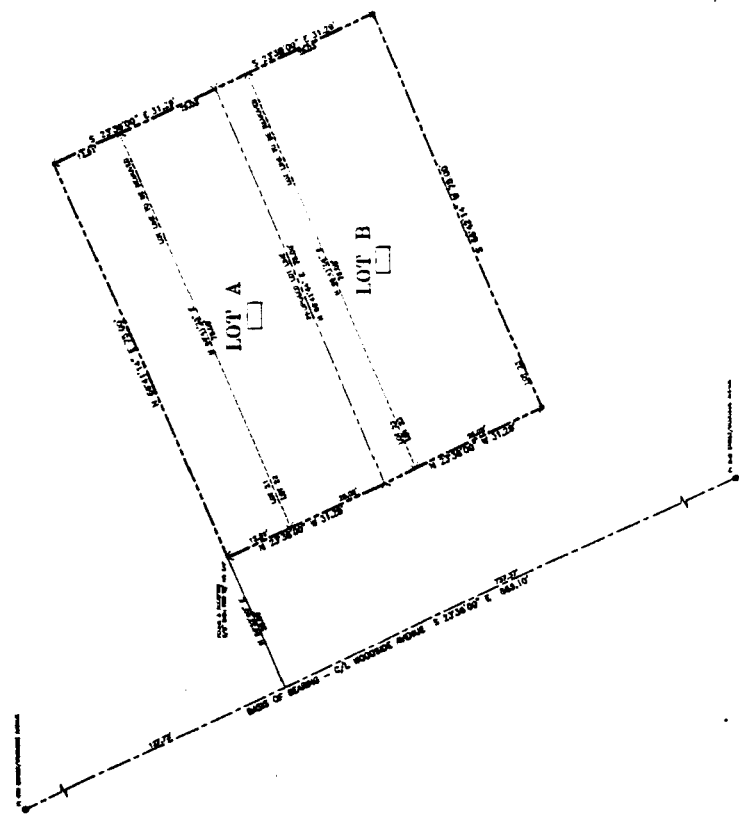
Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney

RECEIVED
 APR 14 1938
 PARK CITY
 PLANNING DEPT.



LEGEND
 * Bound survey monuments
 * Boundary not shown but may have been
 * Unsettled land from past plat map

SURVEYOR'S CERTIFICATE
 I, John P. ...

LEGAL DESCRIPTION
 PART OF ...

OWNER'S DEDICATION AND CONSENT TO RECORD
 I, the owner of ...

ACKNOWLEDGEMENT
 I, the owner of ...

NOTES
 The ...

EXHIBIT A
Proposed Plat

334 WOODSIDE REPLAT

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

<p>C. SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT HAVING FOR CONFORMANCE TO SNYDERVILLE WASH. SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS DAY OF ... 1938 A.D. BY ... S. S. ...</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF ... 1938 A.D. BY ... CHAIRMAN</p>	<p>ENGINEERS CERTIFICATE ACCORDANCE WITH REGULATION ON FILE IN AN OFFICE THIS DAY OF ... 1938 A.D. BY ... ENGINEER</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS DAY OF ... 1938 A.D. BY ... ATTORNEY</p>	<p>CERTIFICATE OF ATTORNEY I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ... DAY OF ... 1938 A.D. BY ... CITY RECORDER</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE CONSENT AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ... DAY OF ... 1938 A.D. BY ...</p>	<p>RECORDED STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE OFFICE OF THE CLERK DATE ... 1938 BOOK ... PAGE ...</p>
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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 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

EXHIBIT B

st Conditions



Ordinance No. 98-27

**AN ORDINANCE APPROVING THE TAUBER REPLAT OF LOTS 85-86 OF
THAYNES CANYON 1 SUBDIVISION, PARK CITY, UTAH**

WHEREAS, the owners of the property located 15 Hidden Splendor Court have petitioned the City Council for approval of a plat amendment to combine two lots and an adjacent metes and bounds parcel into one lot; and

WHEREAS, lots 85 and 86 and the additional parcel located at 15 Hidden Splendor Court are within the Thaynes Canyon 1 subdivision and are zoned SF; and

WHEREAS, the proposal is consistent with the Park City Land Management Code requirements for the SF District, and the Comprehensive Plan; and

WHEREAS, the property was posted and legal notice published according to the requirements of the Land Management Code and proper notice was sent to all property owners within 300 feet of the property in question;

WHEREAS, the City Council held a public hearing on July 9, 1998 to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Tauber Replat of the Thaynes Canyon 1 subdivision;

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

SECTION 1. FINDINGS OF FACT. The above recitals are incorporated herein as Findings of Facts.

SECTION 2. CONCLUSIONS OF LAW.

1. There is good cause for the plat amendment.
2. The plat amendment 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 amendment, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

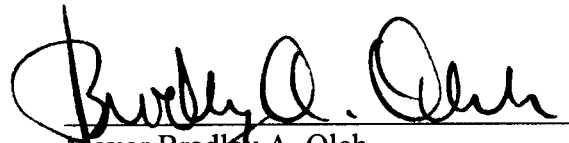
SECTION 3. PLAT APPROVAL. The plat amendment, known as the Tauber Replat, Park City, Utah, is approved as shown on the attached Exhibit A with the following conditions:

1. City Attorney and City Engineer review and approval of the final form and content of the Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the plat amendment.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within the one year's time, this approval and the plat will be void.

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

PASSED AND ADOPTED this 9th day of July 1998

PARK CITY MUNICIPAL CORPORATION

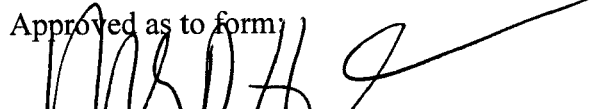


Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Assistant City Attorney





Ordinance No. 98-26

**AN ORDINANCE APPROVING THE FIRST AMENDMENT
TO THE COVE AT EAGLE MOUNTAIN PLANNED UNIT DEVELOPMENT PLAT
LOCATED AT GALLIVAN LOOP AND MEADOWS DRIVE, PARK CITY, UTAH**

WHEREAS, the owners of the property located Gallivan Loop and Meadows Drive have petitioned the City Council for approval of a revision to the P.U.D. Plat known as the Cove at Eagle Mountain; and

WHEREAS, the Cove at Eagle Mountain project is located at Gallivan Loop and Meadows Drive and the property is zoned RD - MPD;

WHEREAS, the proposal is consistent with the Park City Land Management Code requirements for the RD District, the Comprehensive Plan, and the Master Planned Development Approval;

WHEREAS, the reduction in density does not affect the intent nor the Final Conditions of Approval under the Master Planned Development for the project;

WHEREAS, a financial guarantee is in place to ensure the completion of all public improvements and to protect the public from liability and physical harm if the developer or owner does not complete these improvements.

WHEREAS, the property was posted and legal notice published according to the requirements of the Land Management Code and proper notice was sent to all property owners within 300 feet of the property in question;

WHEREAS, the City Council held a public hearing on July 9 1998 to receive input on the proposed amended P.U.D. Plat; and

WHEREAS, the Amended P.U.D. Plat is consistent with the Planning Commission approval of the Cove at Eagle Mountain, and

WHEREAS, it is in the best interest of Park City, Utah to approve the First Amended P.U.D. Plat, known as the Cove at Eagle Mountain;

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

as follows:

SECTION 1. FINDINGS OF FACT. The above recitals are incorporated herein as Findings of Facts.

SECTION 2. CONCLUSIONS OF LAW.

1. There is good cause for the Amendment to the P.U.D. Plat.
2. The Amended P.U.D. 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 P.U.D. Plat.
4. Approval of the Amended P.U.D. Plat, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

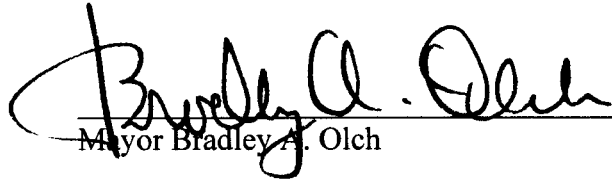
SECTION 3. PLAT APPROVAL. The First Amended P.U.D. Plat, known as the Cove at Eagle Mountain, Park City, Utah, is approved as shown on the attached Exhibit A with the following conditions:

1. The prior Master Planned Development approval for this phase, dated March 26, 1997 are in full force and effect.
2. City Attorney and City Engineer review and approval of the final form and content of the P.U.D. Plat for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the P.U.D. Plat.
3. The applicant must obtain the signatures of all affected unit owners of the project in a form approved by the City Attorney and County Recorder prior to plat recordation or otherwise satisfy the County Recorder as to recording requirements.
4. The applicant will record the First Amended P.U.D. 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.
5. The density reduction resulting from this amendment is not transferable to other phases of Eagle Mountain, nor any other project.

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

PASSED AND ADOPTED this 9th day of July 1998

PARK CITY MUNICIPAL CORPORATION



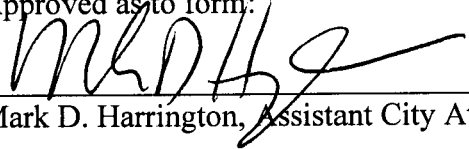
Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder



Approved as to form:


Mark D. Harrington, Assistant City Attorney



Ordinance No. 98-25

AN ORDINANCE AMENDING THE LODGES AT DEER VALLEY RECORD OF SURVEY PLAT LOCATED AT 2900 DEER VALLEY DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property known as 2900 Deer Valley Drive 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 10, 1998, to receive input on the proposed condominium plat;

WHEREAS, the Planning Commission, on June 10, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 9, 1998, 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 RD-MPD District.
2. A conditional Use permit application was granted for this project in 1996. Buildings B, C and D are currently under construction on the site.
3. The proposed Record of Survey will create an area for the construction of a Building E housing 26 of the 125 units allowed by the CUP.
4. The proposal complies with the criteria established in the original CUP.

SECTION 2. CONCLUSIONS OF LAW.

1. There is good cause for the record of survey approval as it is an element of a previous Planning Commission action.
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 the State Condominium Ownership Act.


SECTION 3. PLAT APPROVAL.

1. City Attorney and City Engineer review and approval of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. The proposed building must be reviewed for compliance with the Park City Land Management Code and Conditional Use permit under the building permit review process.
3. All conditions of approval established in the original CUP, dated April 10, 1996 for the current buildings are in full force and effect and shall be referenced on the plat.

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

PASSED AND ADOPTED this 9th day of July 1998 .

PARK CITY MUNICIPAL CORPORATION



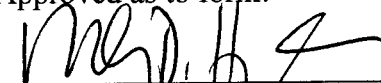
Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney



Ordinance No. 98-24

**AN ORDINANCE APPROVING AN AMENDMENT TO THE 255 DALY AVENUE
SUBDIVISION, A PLAT AMENDMENT TO THE 255 DALY AVENUE SUBDIVISION,
LOCATED AT 255 DALY AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property known as Lot A of the 255 Daly Avenue Subdivision and a metes and bounds parcel directly to the east, 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 13, 1998, to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on May 13, 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, 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 one lot. The new lot is approximately 4,922 square feet in area.
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. An existing garage eave line, on the property to the south, encroaches onto the south property line of subject property. No portion of the garage encroaches onto the property.
6. Future additions to 255 Daly require review and approval by the Historic District Commission.
7. There is an existing 10' public utility and snow storage easement across the frontage of Lot A. The applicants agree to continue to provide this public utility and snow storage easement with this plat amendment. The easement is shown on the new plat.
8. 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.
9. The actual build-able area, due to exclusion of the rear 65' as a "no-build" area, is approximately 2,650 sf. This is smaller than the 3,750 sf lot size required for a duplex. The build-able portion of the lot varies in width from 25' to 33' which is less than the typical 37.5' width for a duplex lot.
10. The applicant stipulates to the conditions of approval.
11. On May 13, 1998 the Planning Commission held a public hearing and voted to forward to the City Council a positive recommendation on this proposal.

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 255 Daly Avenue Subdivision is approved as shown on Exhibit A, with the following conditions:

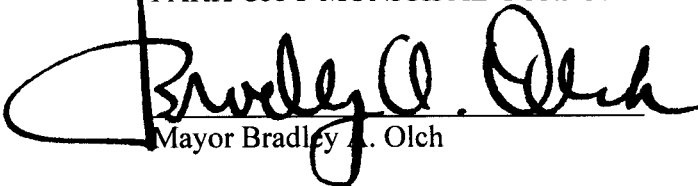
1. City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval is a condition precedent to plat recordation.
2. All conditions of approval of the 255 Daly Avenue Subdivision shall apply. All standard project conditions shall apply.
3. Development on the newly created lot shall be restricted to a single family house and accessory buildings and uses as permitted in the Land Management Code.
4. A financial guarantee, 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.

5. To preserve and protect existing vegetation on the steep slope, the rear 65' of the subject property shall remain as open space only, with allowance for a possible future pedestrian trail. No structures shall be constructed on the 65' "no-build" area as shown and indicated on the plat.
6. Any future additions to the existing historic structure shall be consistent with the Park City Historic District Design Guidelines in effect at the time of application and shall be reviewed and approved by the Historic District Commission prior to issuance of any building permits.
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 within the one year time frame, this approval and the plat shall be considered null and void.
8. 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.
9. The ten foot (10') non-exclusive utility and snow storage easement along the Daly Avenue frontage shall be shown on the amended plat.
10. A facade easement for the existing historical structure shall be granted to the City in a form approved by the City Attorney's Office or concurrent with recordation of the plat.

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

PASSED AND ADOPTED this 18th day of June, 1998.

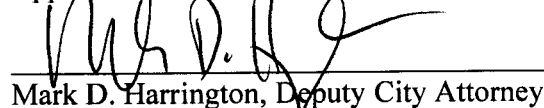
PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

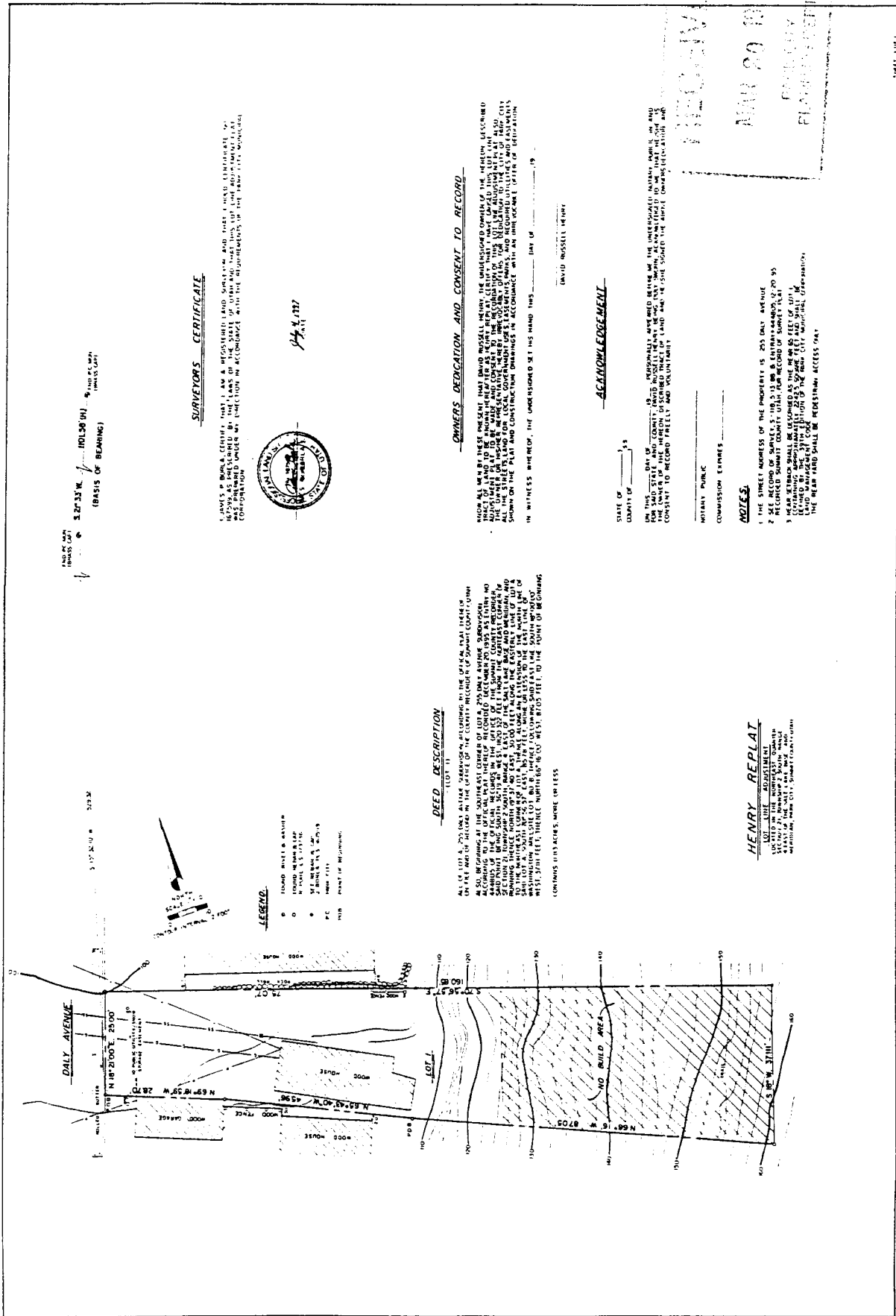
Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney





PLANNING COMMISSION
 10000 WIRE & NAIL
 (BASIS OF BEARING)
 10000 WIRE & NAIL

SURVEYORS' CERTIFICATE

I, JAMES P. BARKER, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE EXAMINED THE SURVEY AND FOUND THAT THE SAME IS ACCURATE AND CORRECT AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGISTERED SURVEYORS' ACT.



OWNERS' DEDICATION AND CONSENT TO RECORD

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY DEDICATE AND CONSENT TO THE RECORDING OF THE HEREIN DESCRIBED TRACT OF LAND FOR THE PURPOSES OF THE REGISTERED SURVEYORS' ACT AND TO THE EXTENT OF THE HEREIN DESCRIBED TRACT OF LAND AND TO THE EXTENT OF THE HEREIN DESCRIBED TRACT OF LAND FOR THE PURPOSES OF THE REGISTERED SURVEYORS' ACT.

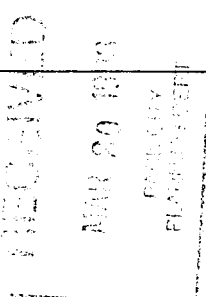
ACKNOWLEDGEMENT

STATE OF OHIO
 COUNTY OF _____

DAVID MUSSELL HEINRY

HENRY REPLAT

10000 WIRE & NAIL
 10000 WIRE & NAIL
 10000 WIRE & NAIL
 10000 WIRE & NAIL



DRAWN BY J.P.B. IN 1911 CHECKED BY J.P.B. SURVEYED BY J.P.B. & P.P. 4.3.11	PLANNING COMMISSION APPROVED AS TO FORM THIS 19th DAY OF APRIL 1911 BY: _____	ENGINEERS' CERTIFICATE APPROVED AS TO ACCURACY THIS 19th DAY OF APRIL 1911 BY: _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 19th DAY OF APRIL 1911 BY: _____	RECORDED STATE OF OHIO COUNTY OF _____ FILED APR 20 1911 SURVEYORS' CERTIFICATE
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Ordinance No. 98-23

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

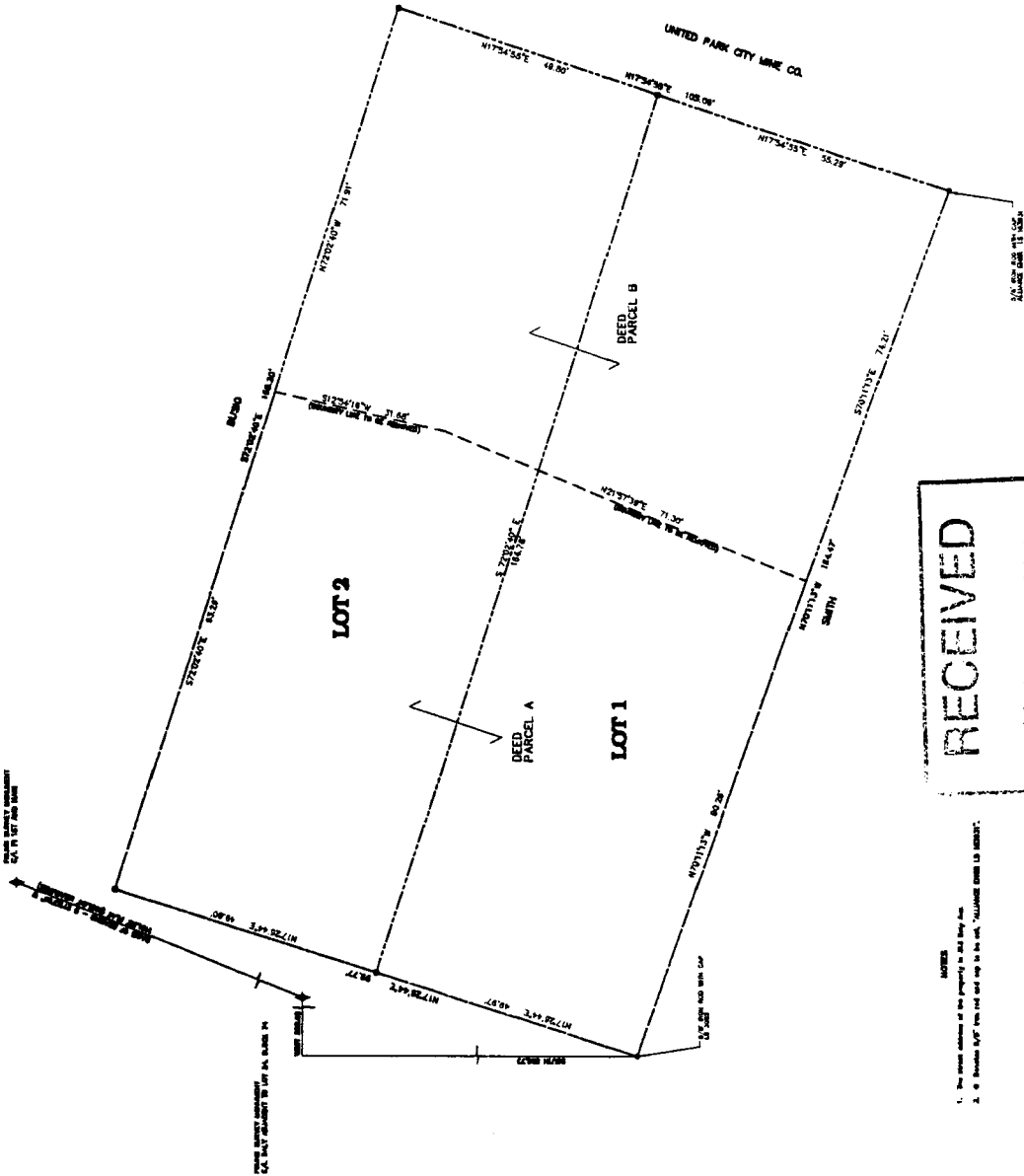
WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and plat amendment.

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.

EXHIBIT A
Proposed Plat Amendment



RECEIVED
MAR - 2 1998
PARK CITY
PLANNING DEPT.

- NOTES**
1. The owner assumes all the property to be sold hereon.
 2. A Section 509' has not yet been laid out, "ALLIANCE ENGINEERING".



ALLIANCE ENGINEERING INC.
P.O. BOX 2484
223 MAIN STREET
SALT LAKE CITY, UT 84143
(435) 545-9459

ADDITIONAL CERTIFICATE
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original survey plat as shown to me by the applicant, and that the same conforms to the requirements of the Utah Subdivision Act, Chapter 2, Title 67, Utah Code Annotated, 1953, as amended.

ENGINEER'S SIGNATURE AND LICENSE NO. BEHIND
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original survey plat as shown to me by the applicant, and that the same conforms to the requirements of the Utah Subdivision Act, Chapter 2, Title 67, Utah Code Annotated, 1953, as amended.

ADDITIONAL CERTIFICATE
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original survey plat as shown to me by the applicant, and that the same conforms to the requirements of the Utah Subdivision Act, Chapter 2, Title 67, Utah Code Annotated, 1953, as amended.

313 DALY REPLAT

A SUBDIVISION LOCATED IN THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

<p>RECORDED STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____ BOOK _____ PAGE _____ DATE _____ TIME _____</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 1998 A.D.</p>	<p>CERTIFICATE OF ATTEST I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original survey plat as shown to me by the applicant, and that the same conforms to the requirements of the Utah Subdivision Act, Chapter 2, Title 67, Utah Code Annotated, 1953, as amended.</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 1998 A.D.</p>	<p>ENGINEER'S CERTIFICATE I AND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ 1998 A.D.</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 1998 A.D.</p>	<p>SYNDRVILLE BASIN SEWER IMPROVEMENT DISTRICT REVIEWED BY DISTRICT MANAGER _____ ON _____ DAY OF _____ 1998 A.D.</p>	<p>PLANNING DEPT. APPROVED BY THE PARK CITY PLANNING DEPT. THIS _____ DAY OF _____ 1998 A.D.</p>
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Ordinance No. 98-22

**ORDINANCE ESTABLISHING COMPENSATION FOR
FOR THE MAYOR AND CITY COUNCIL FOR FISCAL YEAR 1998-1999
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 18, 1998;

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 1998-1999</u>
Mayor	\$17,014
City Council	10,022

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

PASSED AND ADOPTED this 18th day of June, 1998.

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. 98-21

**AN ORDINANCE APPROVING THE 1040 NORFOLK AVENUE REPLAT,
A PLAT AMENDMENT TO THE PARK CITY SURVEY LOTS 22,23 AND 24
OF BLOCK 9, SNYDERS ADDITION
LOCATED AT 1040 NORFOLK AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property known as Park City Survey Lot 22, 23 and 24 of Block, Snyder's Addition 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 13, 1998, to receive input on the proposed condominium plat;

WHEREAS, the Planning Commission, on May 13, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 28, 1998, 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 is currently vacant.

3. The proposed Plat Amendment will combine three (3) lots to allow for the construction of two single family residences.
4. The proposed lots are heavily vegetated.
5. The proposed plat amendment 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 lot.
6. Dedication of a ten (10) foot non-exclusive snow storage easement along Norfolk is necessary to provide adequate snow removal services.
7. Staggered front yard setbacks for the future single family residences comply with the Historic District Design Guidelines.
8. The applicant agrees with 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 for Lot 22, 23 and 24 of Block 9, Snyder's Addition, to be known as the 1040 Norfolk Avenue Replat, 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 recordation.
2. A ten (10) foot non-exclusive snow storage easement along Norfolk Avenue shall be dedicated to the City on the plat.
3. Lot A shall have a minimum front yard setback of fourteen (14) feet.
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 each of the newly-created lots.
6. Design of the proposed homes require review and approval by the Historic District Commission in compliance with the Historic District Design Guidelines. The front facade

shall be designed to minimize the appearance of the single car garage and emphasize the front entry and porch elements.

7. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
8. Building Permits for Lot A and Lot B may not be issued until the plat is recorded.
9. 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 28th day of May, 1998.

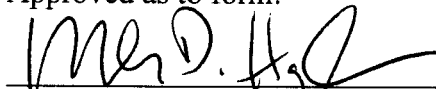
PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney



OWNERS DEDICATION AND CONSENT TO RECORD
 I, the undersigned, do hereby dedicate and consent to record the above described property for the purposes and uses set forth herein.

ACKNOWLEDGMENT
 I, the undersigned, do hereby acknowledge the foregoing and consent to record the same.

ENGINEERS CERTIFICATE
 I find this plat to be in accordance with information on file in my office this _____ day of _____, 1988 A.D.

APPROVAL AS TO FORM
 I find this plat to be in accordance with information on file in my office this _____ day of _____, 1988 A.D.

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 1988 A.D.

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
 APPROVED BY THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT ON THIS _____ DAY OF _____, 1988 A.D.

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 1988 A.D.

CERTIFICATE OF ATTEST
 I HEREBY TESTIFY AND ATTEST THAT THE FOREGOING MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 1988 A.D.

OWNERS DEDICATION AND CONSENT TO RECORD
 I, the undersigned, do hereby dedicate and consent to record the above described property for the purposes and uses set forth herein.

ACKNOWLEDGMENT
 I, the undersigned, do hereby acknowledge the foregoing and consent to record the same.

ENGINEERS CERTIFICATE
 I find this plat to be in accordance with information on file in my office this _____ day of _____, 1988 A.D.

APPROVAL AS TO FORM
 I find this plat to be in accordance with information on file in my office this _____ day of _____, 1988 A.D.

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 1988 A.D.

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
 APPROVED BY THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT ON THIS _____ DAY OF _____, 1988 A.D.

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 1988 A.D.

CERTIFICATE OF ATTEST
 I HEREBY TESTIFY AND ATTEST THAT THE FOREGOING MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 1988 A.D.

OWNERS DEDICATION AND CONSENT TO RECORD
 I, the undersigned, do hereby dedicate and consent to record the above described property for the purposes and uses set forth herein.

ACKNOWLEDGMENT
 I, the undersigned, do hereby acknowledge the foregoing and consent to record the same.

ENGINEERS CERTIFICATE
 I find this plat to be in accordance with information on file in my office this _____ day of _____, 1988 A.D.

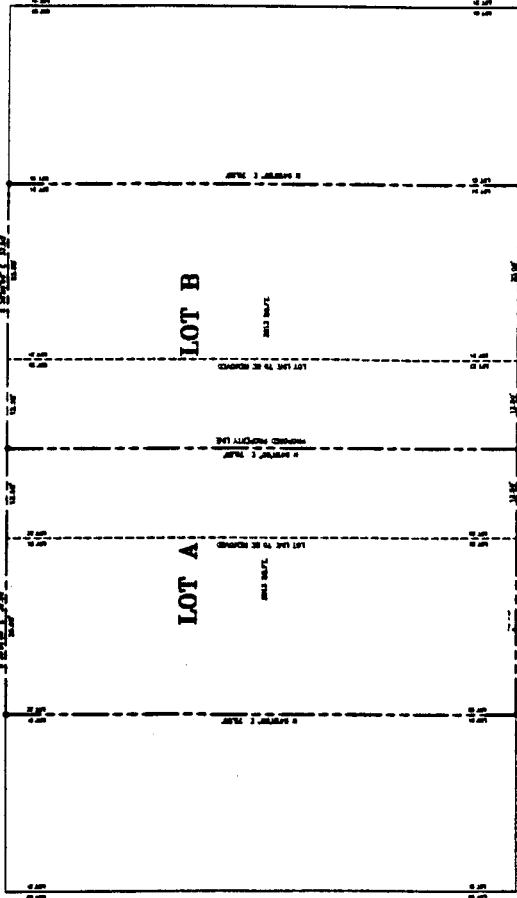
APPROVAL AS TO FORM
 I find this plat to be in accordance with information on file in my office this _____ day of _____, 1988 A.D.

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 1988 A.D.

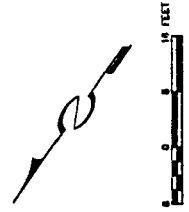
SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
 APPROVED BY THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT ON THIS _____ DAY OF _____, 1988 A.D.

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 1988 A.D.

CERTIFICATE OF ATTEST
 I HEREBY TESTIFY AND ATTEST THAT THE FOREGOING MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 1988 A.D.



**EXHIBIT A
 PLAT AMENDMENT**



MARGARITE
 1. Street address of the property to which this plat applies.
 2. If the plat is for a subdivision, the name of the subdivision.
 3. The name of the person or persons who prepared this plat.

WEST BENCH SURVEY
 AS SHOWN ON PLAT

PLANNING DEPT PAGE 1 OF 1

RECEIVED
 11 20 1988
 PARK CITY
 PLANNING DEPT PAGE 1 OF 1
 RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF _____
 DATE _____ TIME _____ ROOM _____ FLOOR _____

**LOT LINE ADJUSTMENT
 1040 NORFOLK AVENUE REPLAT**
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
 APPROVED BY THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT ON THIS _____ DAY OF _____, 1988 A.D.
 BY _____ S.S.S.D.
PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 1988 A.D.
 BY _____ CHAIRMAN
ENGINEERS CERTIFICATE
 I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 1988 A.D.
 BY _____ PARK CITY ENGINEER
APPROVAL AS TO FORM
 I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 1988 A.D.
 BY _____ PARK CITY ATTORNEY
CERTIFICATE OF ATTEST
 I HEREBY TESTIFY AND ATTEST THAT THE FOREGOING MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 1988 A.D.
 BY _____ PARK CITY RECORDER
COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 1988 A.D.
 BY _____ MAYOR

Alliance Engineering Inc.
 208 (802) 2-11-97 FAX 7-02187
 P.O. BOX 2654
 323 MAIN STREET
 (435) 631-8187

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.

EXHIBIT B
STANDARD CONDITIONS



Ordinance No. 98-20

**AN ORDINANCE APPROVING THE 329 ONTARIO AVENUE PLAT
AMENDMENT REPLAT, A PLAT AMENDMENT TO THE PARK CITY SURVEY
LOT 25 AND THE NORTH ½ OF LOT 26, BLOCK 54
LOCATED AT 329 ONTARIO AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property known as Park City Survey Lot 25 and the north ½ of Lot 26, Block 54, 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 13, 1998, to receive input on the proposed condominium plat;

WHEREAS, the Planning Commission, on May 13, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 28, 1998, 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 Lot 25 and the north ½ of Lot 26 to allow for the construction of a single family structure.
3. The lots are currently vacant.

4. Dedication of a ten (10) foot non-exclusive snow storage easement along a Ontario Avenue is necessary to provide adequate snow removal services.
5. The lot line adjustment will neither increase not decrease density of development that could occur on the lots.

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 for Lot 25 and the north ½ of Lot 26 of Block 54, to be known as the 329 Ontario Avenue Plat Amendment, is approved as shown on Exhibit A, with the following conditions:

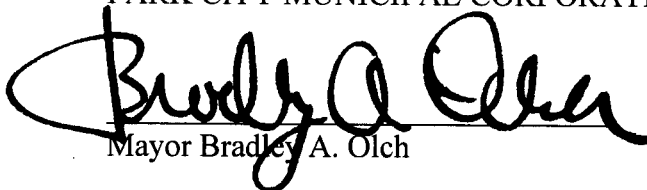
1. City Attorney and City Engineer review and approval of the lot line adjustment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. A ten (10) foot non-exclusive snow storage easement along Ontario Avenue shall be dedicated to the City on the plat.
3. Design of the proposed house requires review and approval by the Historic District Commission in compliance with the Historic District Design Guidelines. The front facade shall be designed to minimize the appearance of the single car garage and emphasize the front entry and porch elements.
4. This approval shall expire one year from the date of City Council approval, unless this lot line adjustment is recorded prior to that date.
5. No remnant lot created is separately developable.

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

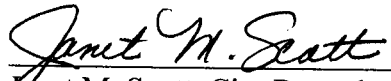
PASSED AND ADOPTED this 28th day of May, 1998.



PARK CITY MUNICIPAL CORPORATION

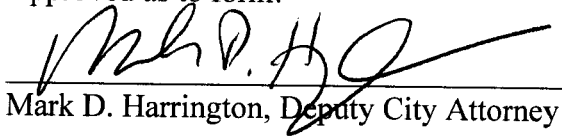

Mayor Bradley A. Olch

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 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.

EXHIBIT B
STANDARD CONDITIONS



Ordinance No. 98-19

**AN ORDINANCE APPROVING A SUBDIVISION PLAT
FOR PARCELS A1-5 OF THE
PARK CITY MOUNTAIN RESORT
LARGE SCALE MASTER PLANNED DEVELOPMENT**

WHEREAS, the Park City Mountain Resort has an approved Large Scale Master Plan; and

WHEREAS, the owner of the property, Powdr Corp., wishes to sell portions of Parcel A to accommodate development of that parcel; and

WHEREAS, Parcel A is to be developed in phases and is being split into 5 parcels so that Powdr Corp. can maintain control throughout the construction process by not releasing all of the Parcel A property at once; and

WHEREAS, a public hearing was held before the Planning Commission after proper legal notice; and

WHEREAS, the Planning Commission has reviewed the proposed plat and forwards a positive recommendation to the City Council; and

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

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

SECTION 1. FINDINGS OF FACT.

1. The property is a part of the Large Scale Master Plan approved for the Park City Mountain Resort on July 25, 1997.
2. The subdivision creates parcels necessary for the development of Parcel A of the Large Scale Master Plan.
3. Parcels A1-3 are to be developed as one project. Parcel A4 is an access parcel only and does not contain additional density.
4. The subdivision request was noticed as required by the Park City Land Management Code

and a public hearing was held on February 25, 1998. There was no public input on the subdivision request.

SECTION 2. CONCLUSIONS OF LAW.

1. The proposed subdivision plat is consistent with the Large Scale Master Plan Development for the Park City Mountain Resort.
2. The proposal, as conditioned, is consistent with the Park City Land Management Code and General Plan.
3. There is good cause for this proposed plat.
4. Neither the public nor any person will be materially injured by the proposed plat.

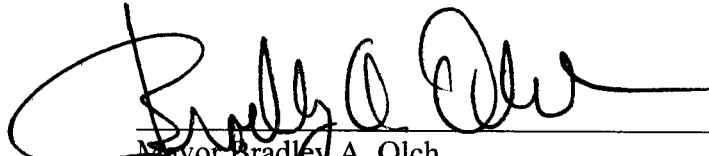
SECTION 3. PLAT APPROVAL. The subdivision plat to create parcels A1 through A5 is approved as shown on exhibit A, with the following conditions:

1. All standard conditions of approval shall apply.
2. As a condition prior to, or concurrent with, the recordation of this plat, a Master Owners' Association shall be formed. That association will be responsible for maintenance of all landscaping, streetscape and plaza improvements, pedestrian pathways and trails and other public amenities that are a part of the approved Master Plan. The Master Association shall coordinate recycling, snow removal and maintenance with the existing associations at the Resort Center.
3. City Engineer and City Attorney review and approval of the plat for compliance with the conditions of approval, the Land Management Code and state law is a condition precedent to plat recordation.
4. The plat shall contain the following notes:
 - a. A zero sideyard setback is permitted along the lot lines common to Lot A1 and A2, lot A2 and A3, and lot A1 and A5. The location of the building shall be as shown on the approved master plan.
 - b. No structural penetration between buildings may be located on separate lots unless the project is platted under the Utah Condominium Act, as an expandable condominium project and a lot combination occurs prior to construction. See note © for exception.
 - c. Penetration between lot A1 and A5 will be allowed only to accommodate subsurface parking and circulation subject to specific requirements of the Park City Chief Building Official.
 - d. In the event that separate buildings will be located on the platted lots as shown on this plat, each building shall have its own separate foundation and exterior walls. Common walls and penetrations between buildings will not be permitted.
 - e. Lot A-4 shall accommodate no density, but shall serve as ingress/egress for lots A1-5.

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

PASSED AND ADOPTED this 14th day of May, 1998

PARK CITY MUNICIPAL CORPORATION

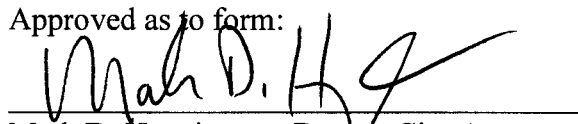


Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, Deputy City Attorney





Ordinance No. 98-18

**AN ORDINANCE AMENDING TITLE 11 OF THE MUNICIPAL CODE
OF PARK CITY, UTAH IMPOSING A REQUIREMENT
FOR A CONSTRUCTION MITIGATION PLAN
FOR ALL BUT MINOR BUILDING PERMITS**

WHEREAS, impacts of increased construction have concerned the citizens in Park City; and

WHEREAS, the City Council desires to protect the health and safety of its citizens and peaceful enjoyment of their neighborhoods; and

WHEREAS, the regulations in the Construction Mitigation Plan protect the citizens and their property from undue interference from adjacent construction activity; and

WHEREAS, the Construction Mitigation Plan is designed to address and mitigate the impacts to adjacent property owners, as well as the general public; and

WHEREAS, the City recognizes the need to put in place laws and regulations that effectively protect the citizens from construction in their area; and

WHEREAS, the Growth Management Element of the General Plan calls for the creation of a Construction Mitigation Plan requirement to minimize the impacts of growth;

WHEREAS, a public hearing, which was duly noticed, was held by the City Council on April 30, 1998;

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

SECTION 1. AMENDMENT. The following sections of Title 11 of the Park City Municipal Code are hereby amended to read as follows, and are renumbered accordingly:

TITLE 11 - BUILDING AND BUILDING REGULATIONS

CHAPTER 1 - DEFINITIONS

11- 1- 1. DEFINITIONS.

(H) CONSTRUCTION MITIGATION PLAN - A plan that is submitted to the Chief Building Official that includes mitigation details on site specific projects.

CHAPTER 14 - REGULATING HOURS OF WORK AND STORAGE OF MATERIALS AND EQUIPMENT ON CONSTRUCTION SITES

11-14-4 CONSTRUCTION MANAGEMENT PLANS

A Construction Mitigation Plan shall be required to be submitted and approved by the Community Development Department, for all building permits. The Community Development Department may waive this requirement for minor remodels, additions and interior construction where the impact on adjacent property is minimal. This plan shall be written and shall address, to the satisfaction of the Community Development Department,:

(A) Hours and Days of Operation The Construction Mitigation Plan shall specify the daily construction start and finish times. The hours of construction activity is regulated in Section 11-14-6 for normal construction activity. Construction activity occurring outside of the times specified in Section 11-14-6 may only be allowed by Special Permit issued by the Building Official or the City Engineer.

(B) Parking The Construction Mitigation Plan shall include a parking plan. Construction vehicle parking may be restricted at construction sites so as to not block reasonable public and safety vehicle access along streets and sidewalks. Construction parking in paid or permit only parking areas require the Public Works Department review and approve a parking plan. The plan shall also include anticipated temporary parking (e.g. delivery vehicles, large equipment parking).

(C) Deliveries The Construction Mitigation Plan shall identify proposed delivery locations and routes. Deliveries of construction materials and supplies including concrete may be regulated as to time and routing if such deliveries will cause unreasonable noise, parking, or access issues. In order to reduce the number of delivery trips to construction sites, the stockpiling of materials on or near the site may be required. In the case of multiple construction sites in close proximity, a common materials storage and staging site may be required.

(D) Construction Phasing Due to the narrow streets, small lot configuration, topography, traffic circulation, weather, construction parking and material staging problems, projects in the Historic District and other areas of the City may be required to be phased if more than one project is under construction in close enough proximity to create public safety or nuisance problems. In cases where phasing is deemed necessary by the Community Development Department, the first project to receive a building permit shall have priority, however, the Building Official shall have the authority to phase projects as necessary to assure efficient, timely and safe construction.

(E) Trash Management and Recycling Construction sites shall provide adequate storage and a program for trash removal.

(F) Control of Dust and Mud on Streets A program for the control of dust or other airborne debris shall be required. Provision must be made to eliminate the tracking of mud on streets and a program shall be required to remove any such mud daily.

(G) Noise Construction activity shall not exceed the noise standards as specified in Section 6-3-9 of this Code.

(H) Grading and Excavation Because of the truck hauling involved in grading and excavation, restrictions on trucking routes as well as the hours of operation may be necessary to mitigate the adverse impacts from such operations. Destination and total cubic yards of excavated material shall be noted.

(I) Construction Sign Requirements A sign, indicating the name of the party responsible for the construction project shall be posted in a location where such sign is readable from the street or driveway to the construction site. The sign shall not exceed 12 square feet in size, six feet in height and shall not exceed a letter type of 4".

Information on the sign shall include, at a minimum:

1. Name, address and phone number of contractor
2. Name, address, and phone number of person responsible for the project
3. Phone number of party to call in case of emergency

No additional fee is required for this sign.

11-14-54. TOILET FACILITIES AND CONTAINERIZED TRASH SERVICE REQUIRED.

(A) All construction sites, including duplexes, single family homes and remodeling projects, shall be required to obtain and maintain on the site a container of suitable size and design to hold and confine trash, scraps, and other construction related refuse created or accumulated on the site. All such construction refuse shall be maintained in a closed container at all times, until transferred to the landfill. Containers may be placed in setback areas, provided that the placement of the container does not obstruct the view of motorists on adjoining streets and thereby create traffic hazards. It shall be unlawful to permit accumulated debris, litter, or trash on any construction site to blow or scatter onto adjoining properties, including the public street or to accumulate on the site outside of the container, or on transit to the landfill or dump. The owner or contractor shall service the container as frequently as needed to prevent trash from over-flowing.

(B) All construction sites shall have permanent toilets, or an approved temporary toilet facility positioned in a location approved by the Building Department, at the rate of one toilet per fifteen on-site employees (1-15 employees = one toilet, 16-30 employees= two toilets and so on).

11-14-65. HOURS AND DAYS OF WORK.

~~In the Historic Residential (HR-1), Historic Transitional Overlay (HTO), Residential Development (RD), Residential Development-Medium Density (RDM), Residential (R-1), Residential-Medium Density (RM), Recreation Open Space (ROS), Estate (E), Historic Residential Development Low-Density (HR-L), Single Family (SF), Single Family-Nightly Rental (SF-N), Historic Residential-Low Intensity Commercial Overlay Zone (HR-2) and Regional Commercial Overlay (RCO) Districts; it shall be unlawful for any person to perform or cause to be performed any construction work on any construction site under his control or at which he is employed between the hours of 10:00 p.m. and 7:00 a.m. of the following day, or before 9:00 a.m. on Sunday. In all other zones, it shall be unlawful to perform or cause to be performed construction work between the hours of 10:00 p.m. and 6:00 a.m. of the following day. Unless otherwise specified in a Conditional Use Permit or Construction Mitigation Plan, in all zoning Districts throughout the City construction work shall be allowed between the hours of 7 a.m. and 9 p.m. Monday through Saturday. Construction shall be allowed in all zoning districts throughout the City between the hours of 9 a.m. and 6 p.m on Sundays. In individual Construction Mitigation Plans, the Building Official may further reduce the hours or days of work for Special Events or as other circumstances may reasonably warrant. When work is prohibited, no exterior construction, excavation or delivery of supplies and concrete are allowed. Interior work, however, may be allowed Monday through Sunday, with no limitation on hours for the following types of construction:~~

- ~~(A) Interior work on individual single-family home construction or addition projects not involving materials or supply deliveries~~
- ~~(B) Construction of decks, patios, landscape walls less than 4 feet in height, and fences on individual single-family lots~~
- ~~(C) Non-mechanized exterior painting on individual single-family residences~~
- ~~(D) Non-mechanized landscaping on individual single-family residences~~
- ~~(E) Survey work not involving grading or use of power equipment to cut vegetation.~~

Extended Hours Special Permit The Building Official may authorize extended hours for construction operations or procedures which, by their nature, require continuous operation or modify or waive the hours of work on projects in generally isolated areas where the extended hours do not impact upon adjoining property occupants. ~~In such cases, the Building Official shall issue a Special Permit identifying the extended hours. The contractor shall display the special permit on site.~~

Special Event Regulations The Building Official and/or Police Chief may, at their discretion, restrict construction activity, including governmental or special improvement agencies, in order to assure the public safety during special events within the City. Special events shall include, but not be limited to the Art Festival, Film Festival, ski events, and holiday events. Construction sites and activity with the potential of impacting the preparation for the 2002 Winter Olympic events in the City will be restricted as necessary.

11-14-76. RELATIONSHIP TO UNIFORM BUILDING CODE.

This Chapter shall be construed as being supplemental to the Uniform Building Code as adopted. The technical requirements of the Building Code are not altered by this Chapter and to the extent there is any conflicting provision between this Chapter and the Uniform Building Code, the more restrictive provision shall apply. The Building Official shall have the authority to alter specific technical requirements of Chapter 44 33 of the Uniform Building Code (1994 1997 Edition) to suit unique circumstances which might arise within Park City due to site specific conditions or narrow or steep streets.


11-14-87. ENFORCEMENT AND PENALTIES.

This Chapter shall be primarily enforced by the Building Official, with the assistance of the Police Department. When probable cause exists to believe a violation has been committed, the Building Official may issue a stop work order on any construction project until the violation is eliminated or the court finds that no violation exists. Persons violating this Chapter individually or through their employees are guilty of a Class "B" misdemeanor.

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


PASSED AND ADOPTED this 14th day of May, 1998.

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. 98-17

**AN ORDINANCE APPROVING A CONDOMINIUM PLAT
FOR THE FIRST WESTERN MORTGAGE BUILDING
AT 1245 DEER VALLEY DRIVE, PARK CITY, UTAH**

WHEREAS, the owner, First Western Management Company, of the property known as 1245 Deer Valley Drive, have petitioned the City Council for approval of a condominium plat for a condominium conversion; and

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

WHEREAS, on April 8, 1998 the Planning Commission held a public hearing to receive public input on the proposed condominium plat for a 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.

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

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

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. The proposal is consistent with both the Park City Land Management Code and the General Plan in that the GC zone allows condominium conversions to commercial buildings when all minimum code requirements are met.
4. Based on the Land Management Code, the parking requirement for a 9,169 square feet office building would be 46 parking spaces. The project will provide 47 parking spaces.
5. The site plan will result in the rear parking spaces be reserved for employee parking.
6. 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 B is hereby adopted with the following Conditions of Approval:

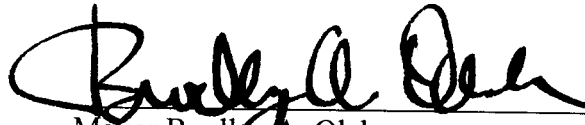
1. The City Attorney and City Engineer's review and approval of the condominium plat, for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.
2. All standard project conditions shall apply.
3. A financial guarantee in an amount acceptable 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 rear parking spaces along the aisle leading to the drive-up facility shall be identified in the CC&R's for employee parking only.
5. The 831 square feet that was calculated as part of the non-usable floor area, based on the applicant's summary for tenant finish, shall not to be converted into lease or usable space.

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 7th day of May, 1998.

PARK CITY MUNICIPAL CORPORATION



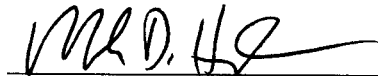
Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney





Ordinance No. 98-16

**AN ORDINANCE APPROVING A LOT LINE ADJUSTMENT,
AMENDING THE SNYNDERS ADDITION TO THE PARK CITY SURVEY
TO COMBINE LOTS 6, 7, 8, 25, 26 AND 29 OF BLOCK 29
AT 923 EMPIRE AVENUE, PARK CITY, UTAH**

WHEREAS, the owner, John Whiteley, of the property known as 923 Empire Avenue, has petitioned the City Council for approval of an amendment to the amended 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 April 8, 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, the proposed plat amendment combines Lots 6, 7, 8, 25, 26 and 27 of Block 29 into one parcel.

WHEREAS, it is in the best interest of Park City, Utah to approve the Lot Line Adjustment (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 HR-1 Zone.
2. The proposal is consistent with both Park City Land Management Code and State subdivision requirements.

3. The proposal is consistent with both the Park City Land Management Code and the General Plan in that the GC zone allows condominium conversions to commercial buildings when all minimum code requirements are met.
4. Based on the Land Management Code, the parking requirement for a 9,169 square feet office building would be 46 parking spaces. The project will provide 47 parking spaces.
5. The site plan will result in the rear parking spaces be reserved for employee parking.
6. The applicant has agreed to the conditions of approval.

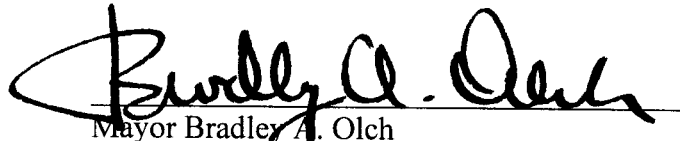
SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

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, 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 rear parking spaces along the aisle leading to the drive-up facility shall be identified in the CC&R's for employee parking only.
5. The 831 square feet that was calculated as part of the non-usable floor area, based on the applicant's summary for tenant finish, shall not to be converted into lease or usable space.

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. 98-15

**AN ORDINANCE APPROVING THE PARK PLACE REPLAT
AT 205 MAIN STREET, CONSOLIDATING LOTS 1, 2, 3, 4 AND THE SOUTHERLY
20'-0" OF LOT 5, BLOCK 12, OF AMENDED PARK CITY SURVEY,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owner, Anita DeThomas, of the property at 205 Main Street, located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Park City, Utah, has petitioned the City Council for approval of a plat amendment; 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 16, 1998 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on April 30, 1998, the City Council reviewed the proposed plat amendment and held a public hearing; 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.

1. The property is located in the Historic Commercial Business (HCB) District.
2. The plat amendment combines approximately four and four-fifth typical 25'-0" x 75'-0" lots into one 119'-10" x 75'-0" lot.
3. The proposed lot size, 8,985 square feet, is consistent with the existing ownership patterns along Main Street.

4. The project is located on historic Main Street. On this street, there is constricted access and minimal areas for construction staging. A Construction Mitigation Plan is necessary to mitigate any adverse impacts on the neighboring properties and pedestrians.
5. A financial guarantee is necessary to ensure completion of public improvements.
6. The project is located adjacent to a historic structure constructed prior to the current version of the Uniform Building Code. A Soils Report and Shoring Plan are necessary to minimize any adverse impacts on the historic structure.
7. The conclusions described in this report are based on the preliminary drawings prepared by DMJM Architects and received by the Planning Department on March 11, 1998.
8. The owner has agreed to dedicate a 5' side yard easement for the benefit of the Imperial Hotel.

SECTION 2. CONCLUSIONS OF LAW.

The City Council hereby concludes that there is good cause for the above-mentioned plat amendment 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.

SECTION 3. PLAT APPROVAL.

The plat amendment located at 205 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 plat for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. All Standard Project Conditions and Land Management Codes shall apply.
3. A financial guarantee, for the value of all public improvements (including any road and/or retaining wall) 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 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 frame, this approval and the plat shall be considered null and void.
5. A Construction Mitigation Plan, approved by the Community Development Department, will be required from the applicant prior to any construction on the

newly created parcels.

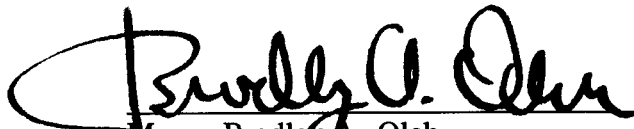
6. A Soils Report and Shoring Plan, prepared by a licensed engineer and reviewed and approved by the Community Development Department, will be required from the applicant prior to any construction on the newly created lot.
7. The building project related to this plat amendment shall be constructed in substantial compliance with the drawings presented to the Historic District Commission on March 16, 1998.
8. The five foot side yard easement for the Imperial Hotel shall be shown on the plat.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 30th day of April, 1998.

PARK CITY MUNICIPAL CORPORATION



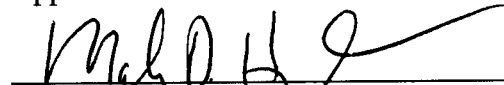
Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder

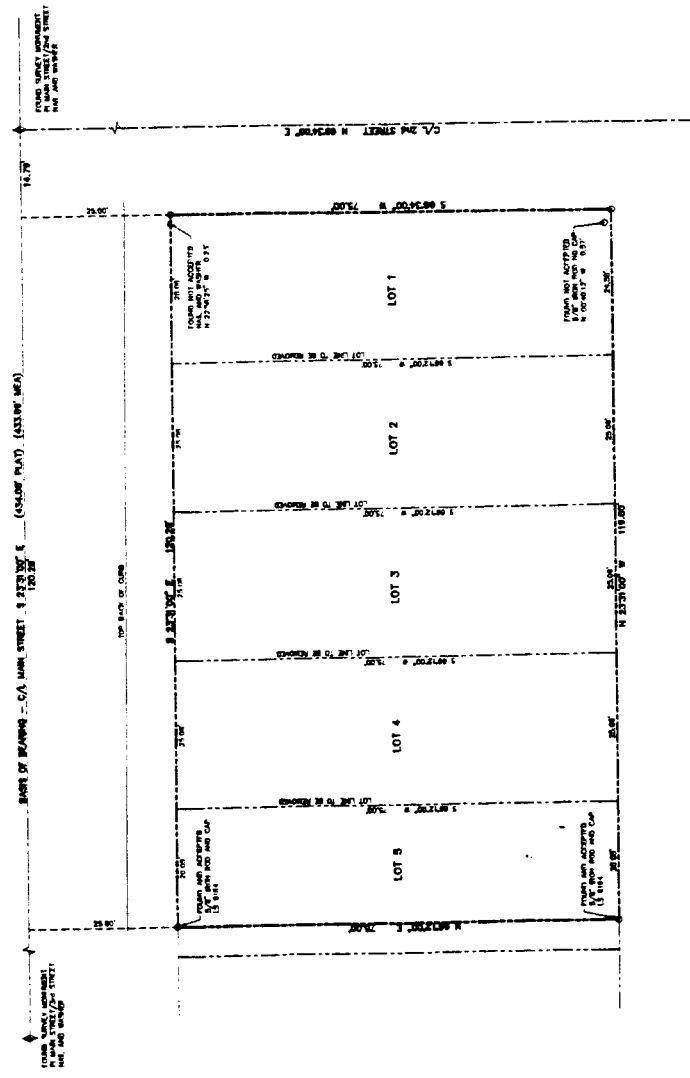
Approved as to form:



Mark D. Harrington, Deputy City Attorney



EXHIBIT "A"



SURVEYORS CERTIFICATE
 I, John Dembeck, certify that I am a Registered Land Surveyor and that I had
 performed the survey shown on this plat in accordance with the
 provisions of the Utah Land Surveying Act, Chapter 10, Utah Code, and that this
 plat is a true and correct copy of the original survey records on file in the
 office of the Park City Municipal Corporation.

BOUNDARY DESCRIPTION
 Lots 1, 2, 3, 4, and 5, Block 12, Park City Survey,
 according to the official plat thereof on file in the office of the Summit
 County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD
 I, Anita DeThommas, owner of the above described tract of land in the town, street, and
 subdivision of Park Place on Main Street, Park City, Utah, do hereby dedicate and consent to
 the recording of this plat in the office of the Summit County Recorder, and I hereby
 acknowledge that I have received the full and fair consideration therefor.
 IN WITNESS WHEREOF, the undersigned set his hand this _____ day of
 _____, 1997.

By: Anita DeThommas, General Partner
 State of Utah)
 County of Summit)

ACKNOWLEDGMENT
 On this _____ day of _____, 1997, Anita DeThommas personally
 appeared before me, the undersigned Notary Public in and for said state and county,
 and acknowledged to me that she is a general partner in the business of Anita DeThommas
 and that she is the owner of the above described tract of land. Her Dedication and Consent to
 Record was given on behalf of said partnership, and said Anita DeThommas duly
 acknowledged that said partnership intended the same.

Notary Public
 My commission expires: _____

RECEIVED
 MAY 5 1997
 PARK CITY
 PLANNING DEPT.

LOT LINE ADJUSTMENT PLAT PARK PLACE ON MAIN STREET

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

NOTES:
 1. See record of survey #S-1573, recorded Summit County, Utah, for
 record of survey plat



ALLIANCE ENGINEERING INC.
 P.O. BOX 2864
 323 MAIN STREET
 PARK CITY, UTAH 84090
 (801) 649-8467

JOB NO. 01-04-97 FILE: \PCS\APP-010497

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER
 IMPROVEMENT DISTRICT STANDARDS ON THIS
 DAY OF _____, 1997 A.D.
 BY: _____ CHAIRMAN

PLANNING COMMISSION
 APPROVED BY THE PARK CITY
 PLANNING COMMISSION THIS
 DAY OF _____, 1997 A.D.
 BY: _____ CHAIRMAN

ENGINEERS CERTIFICATE
 I FIND THIS PLAT TO BE IN
 ACCORDANCE WITH THE
 REQUIREMENTS OF THE
 ENGINEERING ACT ON THIS
 DAY OF _____, 1997 A.D.
 BY: _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS
 DAY OF _____, 1997 A.D.
 BY: _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
 I HAVE REVIEWED THIS PLAT
 AND FIND IT TO BE IN
 ACCORDANCE WITH THE
 REQUIREMENTS OF THE
 ENGINEERING ACT ON THIS
 DAY OF _____, 1997 A.D.
 BY: _____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY
 COUNCIL THIS _____, 1997 A.D.
 BY: _____ MAYOR

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

ORDINANCE NO. 98-14

**AN ORDINANCE APPROVING AN AMENDMENT TO LOT 1 , BLOCK 11
OF THE PARK CITY SURVEY KNOWN
AS 301 MAIN STREET, PARK CITY, UTAH**

WHEREAS, the owners of the property known as 301 Main Street petitioned the City Council for approval of a amendment to the final plat; and

WHEREAS, proper notice was sent 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 does not affect the development parameters for site; 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 1 , Block 11, is approved as shown on the attached Exhibit A with the following findings, conclusions and conditions:

Findings:

1. The parcel is located in the HCB, HR-1, HR-2 and HTO zoning districts.
2. The revision will combine one lot and a portion of another into one parcel in order to allow one structure to be built on the site that complies with State subdivision law.
3. Any impacts resulting from this amendment have been mitigated through the Historic District design review process and the Planning Commission review for a conditional use permit.
4. The existing historic structure shares a common wall with the adjacent property owner at 303 Main Street known as the Meyer Gallery.
5. The structure was built over 50 years ago, is historic and contributes to the historic character of Historic Main Street.

Conclusions of Law:

1. There is good cause for the revision as the Planning Commission and Historic District Commission have approved a Conditional Use Permit for an addition to the Historic Structure and have carefully examined the design and resulting impacts form such an addition.

2. Neither the public nor any person will be materially injured by the proposed plat revision.

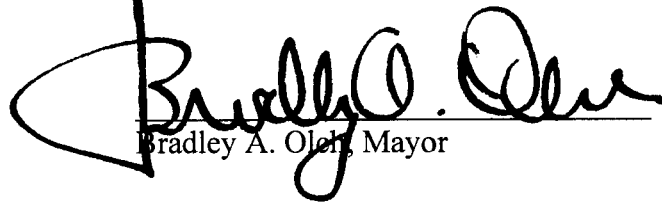
Conditions:

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. A common party wall agreement in a form approved by the Chief Building Official must be executed or recorded prior to or concurrent with recordation of the plat.
3. The owner shall execute a preservation façade easement in a form acceptable to the City Attorney for the building and record the easement with the plat amendment.
4. If the amendment is not recorded within one year of the City Council approval date, this approval shall become null and void.

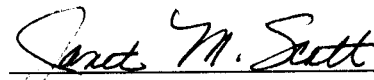
SECTION 2. This ordinance shall take effect upon publication.

PASSED AND ADOPTED this the 9th day of April , 1998.

PARK CITY MUNICIPAL CORPORATION


Bradley A. Olen, Mayor

Attest:


Janet M. Scott, Deputy City Recorder

Approved as to form:


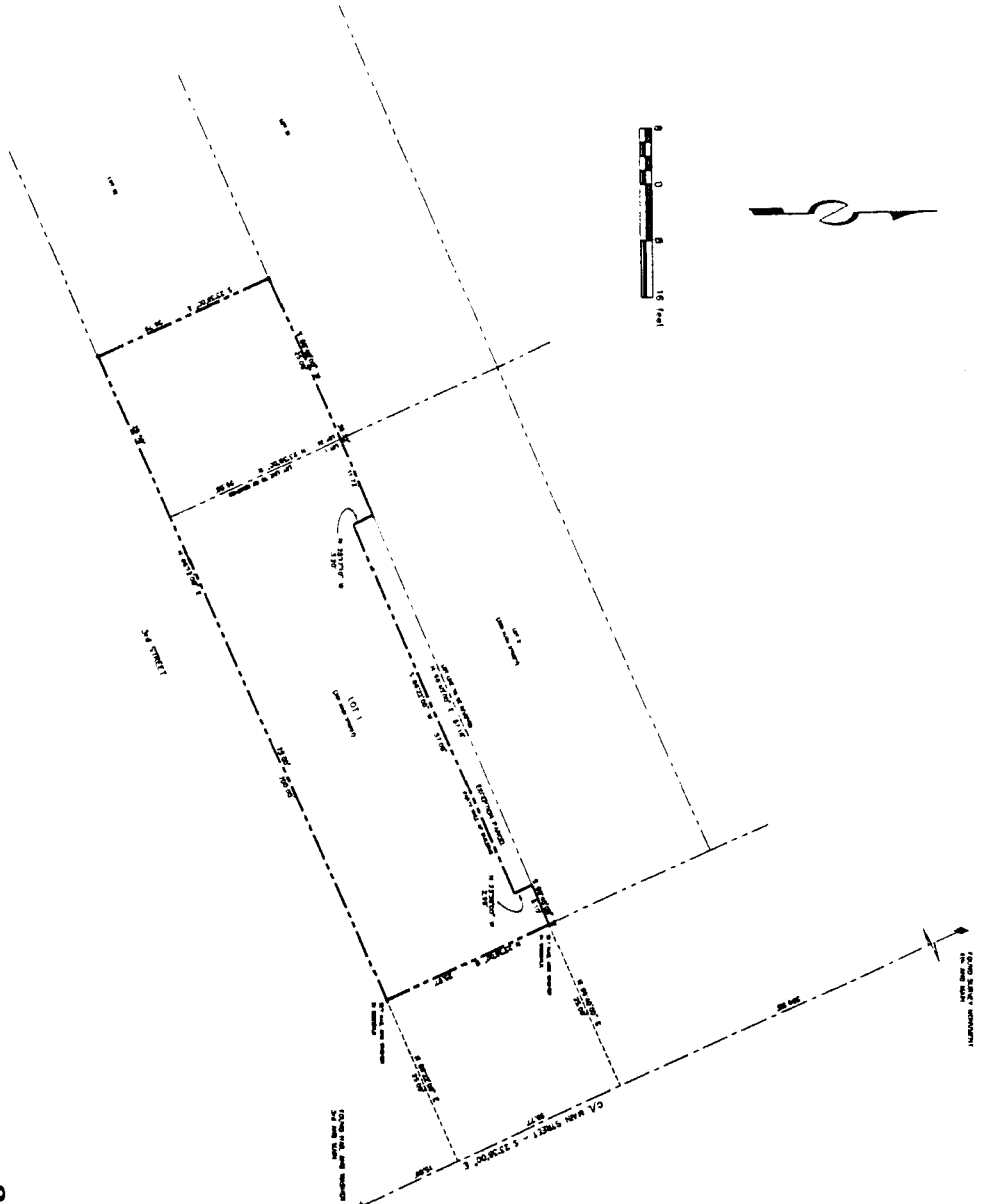

Mark D. Harrington, Deputy City Attorney



Exhibit A - Proposed plat



301 MAIN STREET REPLAT

LOT LINE ADJUSTMENT
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SIMIT COUNTY, UTAH

052245 CIVIL SERVICES ALLIANT ENGINEERING INC. 400 WEST 2000 1120 MAIN STREET PARK CITY, UTAH 84302 (435) 248-9487	SHYDENHILL BASIN SPUR IMPROVEMENT DISTRICT REQUESTED FOR CONFORMANCE TO SHYDENHILL BASIN STREETS IMPROVEMENT DISTRICT STANDARDS ON THIS DATE OF _____ 1988 A.D. BY _____ 1988 A.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 1988 A.D. BY _____ CHAIRMAN	ENGINEERS CERTIFICATE APPROVED WITH MODIFICATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ 1988 A.D. BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 1988 A.D. BY _____ PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I HEREBY THIS RECORD OF SUBJECT MAP WAS RECORDED BY PARK CITY OF COUNCIL THIS _____ DAY OF _____ 1988 A.D. BY _____ PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 1988 A.D. BY _____ MAYOR	RECORDS STATE OF UTAH COUNTY OF KUVANT AND THIS DATE _____ 1988 A.D. FILE NO. _____
--	--	---	---	--	---	---	--

RECEIVED
 JAN 23 1988
 PARK CITY
 PLANNING DEPT.

Ordinance No. 98-13

AN ORDINANCE AMENDING AND REORGANIZING THE SIGN CODE, TITLE 12 OF THE MUNICIPAL CODE OF PARK CITY

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

WHEREAS, it is in the best interest of the community to develop standards so that there is consistent criteria for review of sign applications and the community has clear notice of the Sign Code standards; and

WHEREAS, the City Council finds that the proposed changes to the Sign Code are necessary to prevent visual clutter, to aid tourists in easily identifying business locations, to facilitate traffic regulation, to preserve the historic and resort nature of Park City, to safeguard and enhance property values, and to supplement existing zoning regulations; and

WHEREAS, the Planning Staff has considered standards in other resort communities and input from the Planning Commission and business community in recommending these changes to the Sign Code;

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

SECTION 1. AMENDMENT TO CHAPTER 12, SECTION 12-9-2(C), OF THE MUNICIPAL CODE OF PARK CITY. Title 12, Section 12-9-2(C), of the Municipal Code of Park City is hereby amended to read as follows and table of contents adjusted accordingly.

- (C) **Directory Sign.** Directory Signs shall be permitted to provide information for commercial and residential multi-tenant projects.

SECTION 2. AMENDMENT TO CHAPTER 12, SECTION 12-9-2(G)(5), OF THE MUNICIPAL CODE OF PARK CITY. Title 12, Section 12-9-2(G)(5), of the Municipal Code of Park City is hereby amended to read as follows and table of contents adjusted accordingly.

- (5) **Zoning restrictions.** Free-Standing Signs may be allowed in the commercial zones GC, RM, RDM, RC, and RD. Free-Standing Signs located in the Frontage Protection Zone or the HBC Zone require a Conditional Use Permit.

SECTION 3. AMENDMENT TO CHAPTER 12, SECTION 12-10-2(C), OF THE MUNICIPAL CODE OF PARK CITY. Title 12, Section 12-10-2(C), of the Municipal Code of Park City is hereby amended to read as follows and table of contents adjusted accordingly:

- (C) **Construction Project Marketing Signs TEMPORARY SIGNAGE FOR CONSTRUCTION PROJECTS.** Because of the unique need to identify construction projects clearly for material suppliers, deliveries, and construction workers, and to allow for initial marketing, temporary construction ~~project entry~~ signs are permitted subject to the following regulations:

Temporary Construction Signs are to be ~~may not be~~ installed upon ~~prior to~~ granting of conditional use permits by the City for the project the Sign pertains to ~~and or upon prior to~~ the issuance of footing and foundation permits on permitted uses which do not require conditional use approval. On conditional uses, if the footing and foundation permits have not been taken out within six (6) months of the erection of the Sign, the Sign must be removed until permits are issued. Temporary project Signs must be removed within thirty (30) days from the date the last certificate of occupancy is given on the site. If a subsequent phase is commenced during that time, the Sign may remain so long as construction continues on the project's initial construction. If a permanent Sign is constructed on the site, all temporary signage must be removed. When a project is owned by one party and units are being marketed, but the time limit is beyond the 30 days after a certificate of occupancy is issued, the Community Development Director may authorize the temporary placement of a Sign which is subject to the limitations of this section, except that it may be displayed for a period of 90 days. This Sign would be in lieu of standard real estate Signs. ~~Until a Sign Permit is approved by the Community Development Department and issued by the Building Department. The sign may then be displayed no more than one year from the date of issuance.~~ Project Identification Signs are permitted subject to the following regulations:

(1) Size. Residential projects containing four (4) or more dwelling units, and/or commercial projects containing four thousand (4,000) square feet or more of commercial floor area, are allowed one Construction/Project Marketing Sign on the property in conjunction with a project under development or construction. The sign will be separated into two sections; one portion of the sign will be limited to the Construction Information and the other portion will be limited to the real estate information to allow for the initial marketing of projects during construction. ~~Three (3) square feet of signage area is allowed for each residential unit, provided that in no event may~~ The total sign area of the Construction/Project Marketing Sign shall not exceed thirty (36) square feet in area, but shall be divided to allow sign area for construction and real estate information. The sign area identifying real estate information may not exceed ~~thirty-two (32)~~ twenty four (24) square feet in area. ~~The construction information is limited to a total sign area of twelve (12) square feet.~~

~~are allowed one Construction/Project Marketing Sign on the property in conjunction with a project under development or construction. Two (2) square feet of signage area is allowed for each one thousand (1,000) square feet of commercial floor area, provided that in no event may~~ The sign area may not exceed twenty four (24) square feet in area.

(2) Height Limit. Construction/Project Marketing Sign may not exceed ~~ten (10)~~ seven (7) feet in vertical height from the ground at the point where the sign is located. Signs mounted on a construction barricade or fence may not extend above the height of the barricade or fence.

(3) Number of Signs. One (1) Construction/Project Marketing Sign is permitted per project-access point.

(4) Setback and Orientation. The Construction/project Marketing sign on construction sites may not be closer than twenty (20) feet to the curb line, or edge of pavement if there is no curb, of the street on which the project fronts, which is the street providing access to the project. If that twenty (20) foot setback places the sign within the construction limits of disturbance, the sign may be placed closer to the street, but not more than ten (10) feet outside of the construction limits of the disturbance. In the

HCB Zone, and the Prospector Commercial Subdivision, and other areas ~~which that~~ have been approved or zoned with no setback or sideyard requirements, the sign may be located on the construction barricade or fence surrounding the site, even if that places the sign within the public right-of-way. No portion of the sign may extend above the barricade or fence.

Construction/Project Marketing Signs must be located in a manner that does not obstruct the view, for normal passenger vehicles, of adjoining streets from the driveway of the site to the adjoining street.

Where there are conditions such as heavy vegetation on the property, or extremely steep terrain that make the sign placement standards of this Title impractical because the sign is not visible from the street, the Community Development Director, ~~or some member of that department, so authorized,~~ may grant an exception ~~of to~~ the sign setback standards, but not the size or street orientation standards. In no event may Construction/Project Marketing Signs, subject to the setback requirements, be placed within the public right-of-way.

(5) Zoning Restrictions. Temporary Construction/Project Marketing signs are permitted in all zoning districts. Upon project final approval by Staff, Planning Commission, or City Council, the Project Marketing Sign shall be installed for a time period of six (6) months. If a grading or building permit is not issued by the Building Department within six (6) months of the approval date, the Project Marketing Sign shall be removed. If a grading or building permit is issued by the Building Department within six (6) months of the approval date, the Project Marketing Sign is permitted until such time as the last temporary certificate of occupancy is issued for the project. If the sign was removed, it shall be reinstalled upon the issuance of a grading permit and shall remain until the last temporary certificate of occupancy is issued for the project.

If at any time during a phased project the sign is removed, it may be reinstalled as long as there is an open building permit for the project, and the last temporary certificate of occupancy has not yet been issued.

The Community Development Director or his/her designee may issue a six (6) month extension for the display of the Project Marketing Sign after the last temporary certificate of occupancy has been issued upon the applicant's payment of a forfeitable deposit for \$5000. Such deposit shall be forfeited to the City if the Project Marketing Sign remains six (6) months beyond the date of the last Temporary Certificate of Occupancy.

~~Project Identification Signs are to be may not be installed upon prior to the granting of conditional use permits by the City for the project the sign pertains to and or upon the issuance of footing and foundation permits on permitted uses which do not require conditional use approval. On conditional uses, if the footing and foundation permits have not been taken out within six (6) months of the erection of the sign, the sign must be removed until permits are issued. Temporary construction Signs must be removed within thirty (30) days from the date the last certificate of occupancy is given on the site. If a subsequent phase is commenced during that time, the sign may remain so long as construction continues on the project's initial construction. If a permanent sign is constructed on the site, all temporary signage must be removed. When a project is owned by one party and units are being marketed, but the time limit is beyond the 30 days after a certificate of occupancy is issued, the Community Development Director may authorize the temporary placement of a sign which is subject~~

to the limitations of this section, except that it may be displayed for a period of 90 days. This sign would be in lieu of standard Real Estate Signs.

(6) **Content.** A Construction/Project Marketing Sign may identify a new development, the contractor, builder and/or financial institution and may include a plat map and real estate information. A Construction Sign may not contain sale prices.

(7) **Design.** Temporary and yard Construction/Project Marketing Signs, excluding construction project entry signs, shall be mounted on hardware of wood or painted metal, no part of which shall be greater than four inches by four inches (4" x 4") in cross section. Construction/Project Marketing Signs, because of their larger size and the increased risk of disruption nearby, shall be mounted on at least two (2) four inch by four inch (4" x 4") posts with back bracing, or such other means that comply with the Uniform Sign Code's standards for installation. Mounting hardware shall be painted or stained in earth tones. No message may be written on the mounting hardware, so that the entire message area of the sign is contained on the sign face itself.

(8) **Illumination.** Illumination of Construction/Project Marketing Signs is prohibited.

SECTION 4. AMENDMENT TO CHAPTER 12, SECTION 12-10-2(D)(4), OF THE MUNICIPAL CODE OF PARK CITY. Title 12, Section 12-10-2(D), of the Municipal Code of Park City is hereby amended to read as follows and table of contents adjusted accordingly.

(4) **Setback and Orientation.** Temporary signs are permitted in any zone, provided that they are located a minimum of twenty (20) feet back from the edge of the curb, or edge of pavement where there is no curb, of the street on which the sign fronts. If this twenty (20) foot distance would be within a structure, the sign may be within three (3) feet of the front of the structure. Signs must be parallel to the street on which the building fronts, and placed in front of the front facade with the building as a backdrop. Signs may not be positioned in the side yard. Signs may be displayed through windows or other glass areas subject to the restrictions of Section 12-8-1(I) and 12-8-1(m). On vacant lots, where there is no structure, the sign shall maintain the twenty (20) foot setback from the street.

Real Estate Signs in conjunction with an open house shall be displayed *off premise* only immediately prior to and during the open house and shall be removed at sundown.

SECTION 5. AMENDMENT TO CHAPTER 12, SECTION 12-9-2 TYPES OF SIGNS ALLOWED.

In addition to the following regulations, all signs must be in compliance with this Title.

For the purposes of this Title, signs for commercial uses within an approved Master Planned Development (MPD), shall be permitted under sign criteria set forth in the Recreation Commercial (RC) Zoning District.

SECTION 6. FINDINGS OF FACT.

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

- 2. It is in the best interest of the community to develop standards for Project Marketing Signs so that there is consistent criteria for review of sign applications and the community has clear notice of the Sign Code standards; and
- 3. The City Council finds that the proposed changes to the Sign Code are necessary to prevent visual clutter, to aid tourists in easily identifying business locations, to facilitate traffic regulation, to preserve the historic and resort nature of Park City, to safeguard and enhance property values, and to supplement existing zoning regulations; and
- 4. The Planning Staff has considered standards in other resort communities and input from the Planning Commission and business community in recommending these changes to the Sign Code.

SECTION 7. CONCLUSIONS OF LAW. The City Council hereby concludes that the proposed amendment is consistent with the Park City Land Management Code, General Plan, and State and Federal requirements.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect upon publication.
 PASSED AND ADOPTED this 9th day of April, 1998.

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch

 Bradley A. Olch, Mayor

ATTEST:

Janet M. Scott

 Janet M. Scott, City Recorder



APPROVED AS TO FORM:

Mark Harrington

 Mark Harrington, Deputy City Attorney

Ordinance No. 98-12

**AN ORDINANCE AMENDING THE ZONING MAP OF PARK CITY
TO ADJUST ZONE BOUNDARIES AND MODIFY ZONING
CONSISTENT WITH THE DEVELOPMENT AGREEMENT
FOR THE EXPANSION OF THE PARK CITY MOUNTAIN RESORT
LOCATED IN PARK CITY, UTAH**

WHEREAS, a Large Scale Master Planned Development has been approved by the Park City Planning Commission on June 25, 1997 and the City Council granted a height variation for the MPD on August 21, 1997;

WHEREAS, the Master Plan approval requires that a zone boundary between the Recreation Commercial Zone and the Recreation Open Space Zone be adjusted to accommodate the structures as approved;

WHEREAS, the zone boundary adjustment results in an increase in the area zoned Recreation Open Space;

WHEREAS, the Master Planned Development Approval also requires the existing zoning to be modified to add the "MPD" designation referencing the approved Large Scale MPD;

WHEREAS, the Planning Commission held a public hearing on the proposed rezone on February 11, 1998 and the City Council held a public hearing on March 26, 1998;

WHEREAS, it is in the best interest of Park City to amend the Official Zoning Map of the City and the rezone is consistent with the General Plan as proposed;

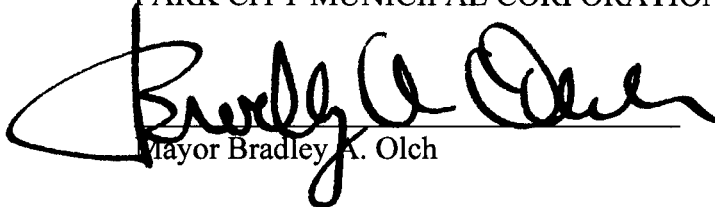
NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF PARK CITY, UTAH THAT:

SECTION 1. Zoning Map Amended. The Zoning Map of Park City is hereby amended to change the zone boundary of the Recreation Open Space Zone and Recreation Commercial Zone as depicted on Exhibit A.

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

PASSED AND ADOPTED this 9th day of April, 1998.

PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

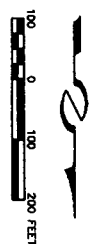
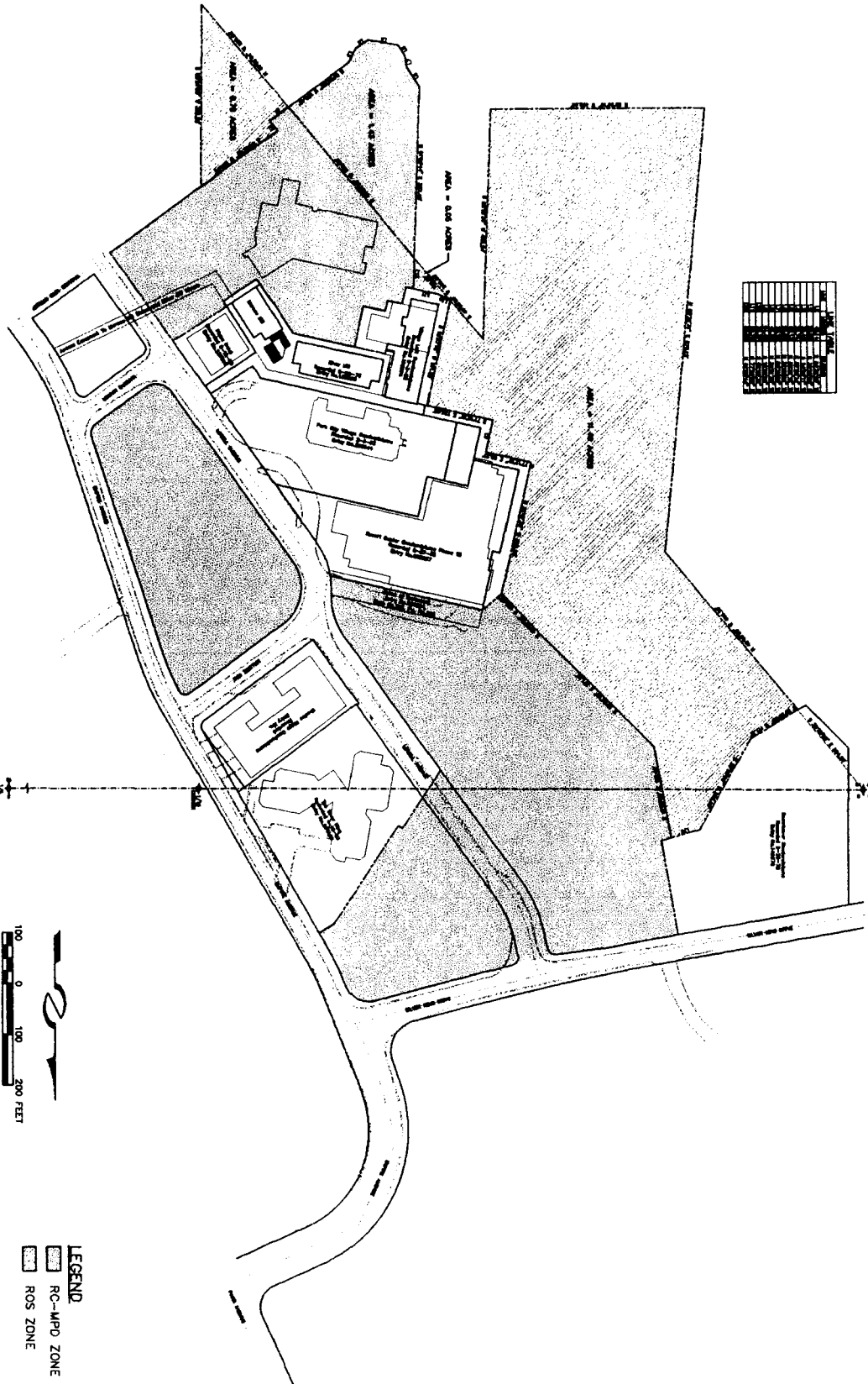
Attest:


Janet M. Scott, City Recorder


Approved as to form:


Jodi Hoffman, City Attorney





LEGEND
 [Hatched Box] RC-MPD ZONE
 [Dotted Box] ROS ZONE

 <small>CONSULTING ENGINEERS AND ARCHITECTS 20 WEST 2000 SOUTH, SUITE 200, SALT LAKE CITY, UTAH 84119</small>		PREPARED BY: A. SANDERSON D. CANNONELL	START DATE: 4-1-97	PAGE: 1 OF 1	FROM: PARK CITY MOUNTAIN RESORT JOB NO.: 8-12-98 PLAN: VISION/12-98
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Ordinance No. 98-11

AN ORDINANCE AMENDING AND REORGANIZING THE SIGN CODE, TITLE 12 OF THE MUNICIPAL CODE OF PARK CITY

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

WHEREAS, it is in the best interest of the community to develop standards so that there is consistent criteria for review of sign applications and the community has clear notice of the Sign Code standards; and

WHEREAS, the City Council finds that the proposed changes to the Sign Code are necessary to prevent visual clutter, to aid tourists in easily identifying business locations, to facilitate traffic regulation, to preserve the historic and resort nature of Park City, to safeguard and enhance property values, and to supplement existing zoning regulations; and

WHEREAS, the Planning Staff has considered standards in other resort communities and input from the Planning Commission and business community in recommending these changes to the Sign Code;

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

SECTION 1. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Title 12 of the Municipal Code of Park City is hereby amended to read as follows and table of contents adjusted accordingly:

TITLE 12 - SIGN CODE

CHAPTER 1 - PURPOSE AND SCOPE

12-1-1. PURPOSES AND SCOPE. The City Council of Park City, Utah finds and declares that by controlling and standardizing signage in the community, the regulations set forth in this Title will reduce potential hazards to motorists and pedestrians; encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy; encourage sign legibility through the elimination of excessive and confusing sign displays; prevent confusion of business signs with traffic regulations; preserve and improve the appearance of the city as an *place historic, mountain and resort community* in which to live and work; *create an unique environment to attract visitors; attraction to non-residents to come to visit or trade;* allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner; safeguard and enhance property values; protect public and private investment in buildings and open space; supplement and be a part of the zoning regulations imposed by Park City; and promote the public health, safety, and general welfare of the citizens of Park City.

12-1-2. INTERPRETATION. The Planning Commission, or Historic District Commission if the sign

is in the Historic District, shall have the authority and duty to interpret the provisions of this Title at the request of the Community Development Director or when a written appeal from a decision of the Community Development Department is filed with the Planning Commission or Historic District Commission for signs in the Historic District. In interpreting and applying the provisions of this Title, the sign requirements contained herein are declared to be the maximum allowable for the purpose set forth. ~~The Community Development Department, Historic District Commission and/or the Planning Commission may determine that a smaller sign would be is more~~ appropriate based on the size and scale of the structure(s), pedestrian traffic, safety issues, orientation, and neighborhood compatibility (See Section 12-4-1). The types of signs ~~allowedable~~ by this Title shall be plenary and sign types not specifically ~~allowedable~~ as set forth within this Title, shall be prohibited.

CHAPTER 2 - DEFINITIONS

12-2-1 DEFINITIONS. For purposes of this Title, the following abbreviations, terms, phrases, and words shall be defined as specified in this section:

~~(A)~~ **ABANDONED SIGN.** Any sign applicable to a use which has been discontinued for a period of three (3) months.

~~(B)~~ **ALTERATIONS.** Alterations as applied to a sign means change or rearrangement in the structural parts or its design, whether by extending on a side, by increasing in area or height, or in moving from one location or position to another.

~~(C)~~ **AREA OF SIGN.** The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram, circle or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle or triangle.

The area of a sign face shall be computed by measurement of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display. This shall include any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The area calculation shall not include structural supporting framework, bracing or wall when such wall meets zoning ordinance regulations and is clearly incidental to the display itself.

If individual letters are mounted directly on a wall or canopy, each message shall be considered a sign. The sign area shall be the area in square feet of the smallest rectangle which encloses the sign, message or logo.

~~(D)~~ **BALCONY.** A platform that projects from the wall of a building and is surrounded by a railing or balustrade.

~~(E)~~ **BANNER.** A strip of cloth, plastic, paper or other material on which letters or logos are ~~a sign is~~ painted or written, hung up or carried on a crossbar, staff, string or between two poles. ~~A banner is characterized as~~

~~a free flowing sign. Banners shall include signs, posters and banners and their common definitions:~~

~~(F) **BILLBOARD OR OFF-PREMISE SIGN.** A permanent outdoor advertising sign *which that* advertises goods, products, or services not necessarily sold on the premises on which said sign is located. *This includes umbrellas displaying verbiage other than the on-premise business name.*~~

~~(G) **BUILDING FACE OR WALL.** All window and wall area of a building on one plane or elevation.~~

~~(H) **CANOPY.** A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.~~

~~(J) **COMMUNITY OR CIVIC EVENT.** A public event *which that* is of interest to the community as a whole rather than the promotion of any product, political candidate, religious leader or commercial goods or services.~~

~~**DISPLAY BOX.** *A freestanding or wall sign enclosed in glass for the express purpose of displaying menus, current entertainment or other like items.*~~

~~(M) **FLAG.** A piece of cloth, plastic, paper or similar material, usually rectangular or triangular, attached by one edge to a staff, pole or rope as a distinctive symbol of a country, government, organization or other entity or cause. *All flags which contain the name or logo of an establishment, advertising copy or other miscellaneous messages shall be considered signs for purposes of this chapter.*~~

~~(O) **HEIGHT OF SIGN.** The height of a sign is the vertical distance measured from *natural grade or approved final grade (which ever yields gives the visibility of the lower Sign)* the ground plane to the top of the Sign, including the air space between the ground and the sign. *Only when the topography is altered to adjust the ground height to the level of the public right-of-way, shall the sign be measured from final grade.*~~

~~(O) **LOW PROFILE SIGN.** On-premise identification sign having a maximum height of eight (8) feet which is incorporated into a landscape planter.~~

~~**MASTER SIGNAGE PLAN.** A plan designed to show the relationship of signs for any cluster of buildings or any single building housing a number of users or in any arrangement of buildings or shops which constitute a visual entity as a whole.~~

~~(R) **MONUMENT SIGN.** *A free-standing Sign with an enclosed base meant to serve as a major identification Sign.*~~

~~(S) **NAME PLATE.** Signs identifying the name, occupation, and/or professions of the occupants of the premises.~~

~~(T) **NATURAL GRADE.** The elevation of the existing surface of the land prior to commencement of construction of any improvements proposed or any previous site disturbance.~~

(U) NON-CONFORMING SIGN (LEGAL). Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of this Code and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Code.

OFF-PREMISE SIGN. *The purpose is Any Sign located off the premises, which that is used to advertise, identify and/or direct attention to a professional business, service, activity, product, campaign or attraction which is carried on, sold, offered or manufactured off the premises.*

(V) ON-PREMISE OR BUSINESS IDENTIFICATION SIGN. A sign which that directs attention to a business, commodity, service, industry or other activity which is sold, offered, or conducted on the premises upon which the sign is located, or to which it is affixed.

PREMISE. *Land and the buildings upon it.*

(Y) PUBLIC PROPERTY. Any property owned by a governmental entity.

(Z) SIGN. Sign shall mean and include every advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface or space erected or maintained in view of the observer thereof primarily for identification, advertisement, or promotion of the interest of any person, entity, product, or service, and visible from outdoors. The definition of a sign shall also include the sign structure, supports, lighting system, and any attachments, flags, ornaments or other features used to draw the attention of observers.

SIGN, AWNING. *Any sign painted on or attached to an awning.*

SIGN, CABINET. *A frame covered by translucent material. The entire structure is one unit and the copy is not intended to include the individual letters.*

SIGN, CAMPAIGN. *A temporary sign on or off-premises, announcing, promoting, or drawing attention to any candidate(s) seeking public political office in a forthcoming election; or signs announcing political issues, for or against.*

SIGN, CANOPY. *Any sign painted or attached to a canopy.*

SIGN, CHANGEABLE COPY. *A sign which is characterized by changeable copy, whether said Sign is free-standing or wall Sign, or whether said Sign projects from and is supported by a building. The graphical content of a sign, which that can be changed or altered through mechanical or electrical means. A sign that is characterized by graphical content that can be changed or altered through mechanical or electrical means.*

SIGN, CONSTRUCTION. *A temporary sign placed on the site identifying a new development, the contractor, builder and/or financial institution and may include a plat map, Project Marketing Sign and real estate information.*

SIGN, DIRECTIONAL (GUIDE SIGN). Signs which serve as directional guides to recognized areas of regional importance and patronage. To clarify and define such areas of regional importance and patronage, five (5) three (3) four (4) types of areas are intended to be included:

- (1) Recreational and entertainment centers of recognized regional significance.

- (2) Major sports stadiums, entertainment centers or convention centers having a seating capacity in excess of ~~3,000~~ 1,000 persons.
- (3) Historical landmarks, *churches, schools, community centers, hospitals and parks.*
- (4) Public safety, municipal directional, parking and essential services.
- (5) ~~Temporary special events & festivals.~~

SIGN, DIRECTORY. *An identification sign, internally located on site the premise to direct traffic, which that contains the name of a building, complex or center and name and address of two (2) or more businesses being part of the same sign structure or interior to the building which can be seen from the outdoors.*

SIGN, ELECTRONIC. A window, wall or other sign ~~which that~~ changes copy electronically.

SIGN, FREE-STANDING (MONUMENT). A sign ~~which that~~ is supported by one or more uprights or braces which are fastened to, or embedded in the ground or a foundation in the ground *and not attached to any building or wall.* Free-standing Signs refer to on-premise advertising or project identification Signs for the purpose of this Code.

SIGN, HANGING. *A sign attached underneath a canopy, awning or colonnade.*

SIGN, HOURS OF OPERATION. A sign ~~which that~~ displays the hours of during which the building's tenant serves the public operation, this includes ~~ing~~ "open" and "closed" signs.

SIGN, MASTER IDENTIFICATION. A sign which identifies only the name and/or logo and/or address of a commercial, or industrial, or condominium complex the owner and tenants thereof.

SIGN, INTERNALLY ILLUMINATED. *Internally Illuminated Signs include any sign face which is lit or outlined by a light source located within the sign.*

SIGN, LUMINOUS TUBE (NEON). *Any sign which has characters, letters, figures, designs or outline which is illuminated by gas filled luminous tubes, such as neon, argon or florescent.*

SIGN, POLE. *An on-premise freestanding sign that is supported by one or more upright of not greater than twelve (12) inch diameter and are not attached or braced by any other structure.*

SIGN, PORTABLE. *Any sign that can be moved from place to place, which is not permanently affixed to the ground or building, and is for the purpose of display only.*

SIGN, PROJECTING. A sign attached to a building or other structure, *perpendicular to the street* and extending in whole or in part more than six (6) inches beyond any wall of the building or structure.

SIGN, PUBLIC NECESSITY. A sign ~~which that~~ informs the public of any danger or hazard existing on or adjacent to the premises.

SIGN, REAL ESTATE. *A temporary sign advertising the sale, rental or lease of the premises or part of the*

premises on which the sign is displayed.

SIGN, ROOF. *A sign erected or painted upon or above the roof or parapet of a building.*

SIGN, SOLICITATION. Sign used to advise solicitors that they are not welcome on the property.

SIGN, SPECIAL PURPOSE. Sign of a temporary nature other than those established by a business; for the purpose of advertising a special event pertaining to drives or events of a civic, philanthropic, educational, or religious organization.

SIGN, SPECIAL SALE. Temporary signs used to advertise a special sale on the premises.

SIGN, SUBDIVISION OR PROJECT ENTRANCE. An identification sign located at the entrance to a residential *subdivision* or *commercial development*.

SIGN, TEMPORARY. A sign which is intended for use during a specified limited time. Temporary signs, as defined by this Code, shall include Real Estate Signs, *Yard Sign, and Campaign Sign and construction Project Identification Signs.*

SIGN, UMBRELLA. *A sign installed upon an umbrella that includes letters and symbols which that displays the name of the on-premise and/or off-premise business.*

SIGN, VEHICLE. *Any sign, logo or advertisement placed, painted, attached, or displayed on a vehicle advertising a company, store or service for a non-profit or for-profit business.*

SIGN, WALL. A sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building *and extending not more than six (6) inches from the wall.*

SIGN, WINDOW. A sign installed upon or within *one five feet twenty three (3) feet from the window, visible from the street and exceeds two (2) square feet in area,* for the purpose of viewing from outside of the premises. This term does not include merchandise displays.

SIGN, YARD. *A temporary sign that announces a garage sale, open house or similar event on a property.*

~~(HH)~~ **THEATER MARQUEE.** A permanent structure with changeable copy letters, *which that* is used to advertise theater events.

~~(H)~~ **UMBRELLA.** A collapsible shade for protection against weather consisting of metal or fabric stretched over hinged ribs radiating from a central pole, *or any structure meeting the common definition of umbrella, that has letters and symbols which display the name of the on-premise business.*

~~(KK)~~ **WALL MURAL.** *Murals which A work of art, such as a painting applied directly to a wall that* is purely decorative in nature and content, and do not include advertising by picture or verbal message *are exempt from sign regulation.*

~~(MM)~~ **ZONE DISTRICT.** Refers to land use regulatory zones under the zoning ordinances of Park City.

CHAPTER 3 - PERMITS

12-3-1 PERMITS REQUIRED. No person shall erect, alter, or relocate any permanent or temporary sign within Park City without first *submitting a sign application and receiving approval of the* ~~obtaining a Sign Permit and a Building Permit~~ from the City, unless the sign is exempt under this code. Any person who hangs, posts, or installs a sign ~~which that~~ requires a permit under this code and who fails to obtain *an approved* permit before installing the sign, shall be guilty of a Class C misdemeanor and shall be fined accordingly.

12-3-2 PRE-APPLICATION CONFERENCE. A pre-application conference with the Community Development Department is encouraged in order for the applicant to become acquainted with application procedures, design standards, and related city ordinances. Completed Sign Permit Applications are to be submitted to the *Planning* Department. The staff may assist in the preparation of the application, and shall provide information to applicants on the regulations created by this Code. ~~(See Sign Application brochure-handout available at the Planning Department)~~

12-3-3 APPLICATIONS REQUIREMENTS. ~~A complete application~~ *Applications for Sign Permits for permanent signs* must include the following:

- (A) ***Building Elevations/Site Plan.*** ~~A site plan building elevation~~ drawn to scale which specifies the location of the sign structure, ~~or~~ drawings or photographs which show the scale of the sign in context with the scale of the building if the sign is to be mounted on the building. *If the proposed sign is free-standing, Staff will require the applicant to submit a site plan specifying the sign location on the parcel with its relation to adjacent streets and buildings.*
- (B) ***Scaled Installation and Design Drawing.*** Colored rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction and method of attachment, and color samples.
- (C) ***Master Sign Plan.*** ~~A complete signage plan, also referred to as a~~ Master Sign Plan *shall be submitted to the Planning Department* for any commercial building ~~which that~~ houses more than one use. The Master Sign Plan must be designed so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering style, symbols, scale, and size of signs and/or identical background. This must be submitted, *by the owner*, prior to issuance of a permit for any one sign on the building. ~~(See Section 12-5-3 for further information).~~ *If a Master Sign Plan has been established for the building, verification of compliance with said plan shall be submitted with the sign application.*
- (D) ***Lighting.*** *Any exterior lighting proposed for signs shall be included in the sign application. Plans submitted shall indicate the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical detail. All lighting shall comply with the standards as specified in the Land Management Code Section ?.* ~~A Sign permit application on the form provided by the Community Development Department.~~
- (E) ***Application Forms.*** *Submit a completed Planning Department Sign Permit Application and Building Permit Application on a form provided by to the Community Development Department. Both applications are available at the Planning Department.*
- (F) ***Fees.*** *Payment of the appropriate fees to the Park City Municipal Corporation.*

12-3-4 PERMIT FEES. Sign Permit Applications shall be reviewed according to a fee schedule established by resolution. See Fee Schedule at the Planning Department.

12-3-5 REVIEW PROCEDURES. Complete Sign Permit Applications will be reviewed by the ~~Planning Staff and Building Official, and are subject to the review of the~~ Community Development Department Director, ~~within ten (10) thirty (30) calendar days of upon~~ receipt of ~~the a complete application and application fee.~~ The application will be either approved, denied or returned with requested modifications. Both the Planning and Building Departments must approve the application before a permit can be issued. Either department may return the application for modifications or clarification. ~~If a permit application has not been processed within ten (10) working days, and written reasons given for the denial of the permit issued within that time, the application is deemed approved.~~

The Building Department shall inspect, as it deems necessary, Sign Applications regulated by this Code to ascertain whether the signs have been adequately installed and adequately maintained to minimize risks to the public.

The application for a permit for erection of a sign or other advertising structure in which electrical wiring and connections are to be used shall be submitted to the ~~electrical inspector~~ Building Department. The ~~electrical inspector~~ Building Department shall examine the plans and specifications with respect to all wiring and connections to determine if they comply with the electrical code of the City, and shall be approved if the plans and specifications comply with the code or denied if non-compliance with the Uniform Building Code is found.

12-3-7. MASTER PLANNED DEVELOPMENTS. ~~Master Planned Development (MPD) projects with buildings which house more than one use or tenant shall have their Master Sign Plan reviewed as part of the MPD review process and for no additional fee.~~

CHAPTER 4 - SIGN STANDARDS DESIGN STANDARDS. [Note: "Sign Types" was moved to Chapter 5.]

All Signs must comply with the following design standards:

12-4-1 TOTAL SIGN AREA SIZE REQUIREMENTS. *The sign area, per building facade, may not exceed 5% of the building face to which the sign applies, or 45 36 square feet per building face or 36 square feet per building face if used in conjunction with a free-standing sign, regardless of the number of businesses occupying the building, whichever is smaller. If additional sign area is necessary, the ~~Planning Commission~~ Community Development Director may grant additional sign area, but in no case may the total sign area exceed 5% of the building face to which the sign is attached applies. To grant additional sign area on applications, the ~~Planning Commission~~ Community Development Director must make findings based on the following criteria:*

- (A) **Location.** Signs should be designed to fit within and emphasize architectural elements of the building's facade.
- (B) **Compatibility.** Signs should establish a visual continuity with adjacent building facades and should be oriented to emphasize pedestrian visibility.
- (C) **Multiple Tenant Buildings.** *The building must have more than one tenant in more than one space.*

(D) **Street Frontage.** *The building must have more than fifty (50) feet of street frontage.*

~~the total area of all permanent signs on one building face, including window signs, wall signs, projecting signs, and hanging signs, shall not exceed 45 square feet per building face or 36 square feet per building face if used in conjunction with a free-standing sign, regardless of the number of businesses occupying the building. If additional sign area is necessary, the Planning Commission may grant additional sign area, but in no case may the total sign area exceed 5% of the building face to which the sign is attached *applies.*~~

~~The total maximum area of all permanent signs on one building face, including *all on-premise signs* Window Signs, Wall Signs, projecting Signs, and hanging Signs shall not exceed 45 square feet per building face or 36 square feet per building face if used in conjunction with a free standing sign, regardless of the number of business occupying the building shall be calculated by the following formula:~~

~~Additionally, the maximum area of all permanent Signs shall not exceed twenty (20) square feet per building face, or ten (10) square feet if used in conjunction with a free-standing or monument Sign. (Please see Section 12-5-1(a) for Free-Standing and Monument Signs). If additional signage is necessary, *In the case of a multi-tenant, mixed-use, or retail buildings,* the Planning Commission Department may grant additional signage *area on a for a building face with more than fifty (50) feet of linear frontage,* but in no case may the total signage area exceed 5% of the building face to which the sign is attached. (See Section 12-5-1(f) for specific size requirements for awning Signs; Section 12-5-1(a) for free-standing and monument Signs; Section 12-5-1(a) for temporary Signs; Section 12-5-3(a) for project construction Signs; and Section 12-5-4(a) for portable yard Signs.) Additional signage may be permitted subject to all requirements of this code. and including the following criteria:~~

(A) ~~**Location.**~~ *The signs shall fit within and emphasize architectural elements of the building's facade.*

(B) ~~**Compatibility.**~~ *The signs shall establish a visual continuity with adjacent building facades.*

(C) ~~**Scale.**~~ *The signs shall be oriented toward pedestrians or vehicles in close proximity.*

12-4-2 AREA OF INDIVIDUAL SIGNS. *The area of a sign shall include the entire area within any type of perimeter or border which *that* may enclose the outer limits of any writing, representation, emblem, figure, or character *exclusive of the supporting framework.* The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram, circle, or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of that parallelogram, circle, or triangle.*

~~The area of the second side of a two-sided sign, *i.e. hanging, projecting and free-standing signs,* shall not be included when calculating signage area unless the sides diverge more than 30 degrees. Where a sign has more than two (2) faces, the total area of the third face and all additional faces shall be included in determining the area of the sign. All existing signs, whether conforming or non-conforming signs shall be counted in establishing the permitted area of size of all new signs to be allowed on the property.~~

~~*When the sign faces of a backed sign, i.e. projecting, hanging, or free-standing signs, are parallel or within thirty (30) degrees of parallel, only one sign face is counted into the total sign area. If the sign faces are not parallel or within thirty (30) degrees of parallel, each sign face is counted into the total sign area.*~~

12-4-3 INDIVIDUAL LETTER HEIGHT. Signs shall be limited to a maximum letter height of one (1) foot. The Community Development Department may grant an exception to the letter height, allowing a *total up to a height of eighteen (18) inches*, when such extended height would be compatible with the letter's font, the buildings architecture, and the placement of the sign upon the building.

For buildings located along the Frontage Protection Zone, a letter height exception may be granted by the Community Development Director when such building is greater than one-hundred and fifty (150) feet from the right-of-way of which the building has vehicular access. The maximum letter height in these cases shall be no greater than thirty (30) inches.

12-4-4 LOCATION ON BUILDING. Signs shall be designed so that ~~it is~~ their locations are confined to the building surface below the finished floor of the second floor or twenty (20) feet above adjacent natural grade whichever is lower. For buildings with ~~sign bands approved or existing~~ significant architectural features *that may conflict with sign locations*, the Community Development Director may grant exceptions to the second floor level signage restriction. Signage located above the finished floor elevation of the second floor shall be restricted to *the Building Identifications Sign, Windows Signs and a Directory Sign, properly located adjacent to an entrance*. Architectural details of a building often suggest a location, size, or shape for a sign.

Signage should compliment the architectural details of the building. Signs should help to establish a visual continuity with adjacent store fronts and relate directly to the store entrance. Signs must be oriented toward pedestrians or vehicles in close proximity; signs oriented for distance viewing will not be permitted. Signs shall be designed and located on the building or on the premises in a manner that is compatible with the mass and scale of the building to which the sign applies. Signs must not obscure architectural details of the building; nor cover doors, windows, or other integral elements of the facade. Signs shall not obstruct views of nearby intersections and driveways.

12-4-5 SETBACK REQUIREMENTS. Permanent signs shall not be placed in the setback area as defined for the zone in which the sign is located. However, in the General Commercial Zone, signs may be set back ten (10) feet from the property line with the exception of those in the Frontage Protection Zone. The Community Development Department Director may decrease the setback if it is determined that the public will be better served with a sign located otherwise, due to site specific conditions such as steep terrain, integration of signage on retaining walls, heavy vegetation, or existing structures on the site or adjoining properties. (See Section 12-7-2(b) for specific setback requirements for temporary Signs and Section 12-7-3(b) for setback requirements for temporary construction project Signs).

12-4-6 PROJECTION AND CLEARANCE. No sign may project more than 36 (thirty-six) inches from the face of a building or pole. Projecting and Hanging Signs must maintain at least 8 (eight) feet of clearance from ground level. ~~Clearance for signs projecting or hanging over landscaped areas may be reduced to 7 (seven) feet if the sign is set back at least three (3) feet from any hard surface or pavement.~~ Signs may not extend over the applicant's property line except those ~~which~~ *that* are proposed to be placed over the Main Street sidewalk. Signs may extend over City property only after review by the City Engineer and with the written approval of the Community Development Director and ~~a certificate of insurance an encroachment agreement acceptable to the City Attorney.~~

12-4-7 MASTER SIGNAGE PLANS. Buildings or clusters of buildings, *within a project*, having

more than one tenant or use, shall provide a **Master Signage Plan** for the entire structure or project *prior to any sign permit approval by the Planning Department*. The signage plan must be designed so that it establishes a common theme or design, uses similar construction methods, has compatible colors, ~~lettering, lettering style, symbols,~~ scale and size of signs and/or identical background. *All regulations as stated herein shall apply.*

Master Signage Plans for office buildings must have their primary focus on the identification of the building, and individual tenants may be identified by using small lettering on a window or door or directories. Total signage area within the plan is subject to the maximum size limitations of this Title. Signage area cannot be transferred to a single building or facade from other buildings in the project.

For multi-tenant retail and mixed-use buildings, ~~which that~~ contain any combination of uses including residential, office, service or retail uses, sign plans shall be designed so that ~~wall signage is~~ are confined to the building surface below the finished floor elevation of the second floor or twenty (20) feet above adjacent ~~natural finished~~ grade whichever is lower. Signs ~~below the finished floor elevation of the second floor~~ may be located on flat wall areas, within windows or on sign bands above windows. For buildings with pre-existing sign bands or architectural features, the Community Development Director may grant exceptions to the second floor level signage restriction (~~See Section 12-6-1~~).

Master Sign Plans shall include the location and fixture type of all exterior lighting of the proposed signs. The lighting plan shall specify wattage and bulb type to ensure compatibility with the lighting standards as stated in this *Title and other applicable City Codes Chapter*. Lighting fixtures shall be similar in style and should direct all light onto the sign surface. Spot lights and flood lights shall be prohibited.

12-4-48 SIGN MATERIALS. Exposed surfaces of signs may be constructed of metal, glass, stone, concrete, high density foam board, brick, solid wood, or cloth. Other materials may be used in the following applications:

- (A) **Face.** The face or background of a sign may be constructed of exterior grade manufactured composite board if the face of the sign is painted and the edges of the sign are framed and sealed with silicone. Plywood is prohibited except on temporary signs where painted plywood may be used.
- (B) **Letters.** Synthetic or manufactured materials may be used for individual cut-out or cast letters in particular applications where the synthetic or manufactured nature of the material would not be obvious due to its location on the building and/or its finish. Ivory colored plastic may be used for internally illuminated letters (~~See Section 12-5-6(b)~~). Other materials may be approved by the Planning Commission at its discretion, but are otherwise prohibited. The sign materials should be compatible with the face of the building and should be colorfast and resistant to corrosion.

12-4-59 COLOR. Signs must be finished in subdued earthtone colors. Earthtones may be defined in this context to include the full spectrum of soil, clay ~~and metallic~~ colors. Spectrums of off-whites to deep browns, and light grays to black provide a wide range of acceptable colors. Brighter colors may be used provided they are imbued with brown or black tones. For example: pink imbued with brown would tend toward mauve and would be acceptable. Bright reds imbued with brown or black tones give a deeper burgundy or maroon color and may also be acceptable. Colors should compliment the color scheme of the building. A matte or flat finish is required for all painted surfaces. In no case will "day-glo", fluorescent, reflective colored materials that give

the appearance of changing color or brilliant luminescent colors be permitted.

12-4-10 ILLUMINATION.

The purpose of regulating sign illumination is to prevent light trespass and provide clear illumination of signs without causing potential hazards to pedestrians and vehicles.

(A) **Externally Illuminated Signs.**

(1) **Fixtures.** *Lighting fixtures shall be simple in form and should not clutter the building. The fixtures should be partially or fully shielded as to contain the light rays to the sign.*

(2) **Light Source.** *Only certain light sources are allowed when lighting signs. The following table describes the type of light sources permitted and the maximum wattage they are permitted. Colored lights are prohibited. See section 12-4-10C for seasonal lighting.*

<i>Type of Source (Bulb Type)</i>	<i>Maximum Wattage Allowed</i>
<i>High Pressure Sodium</i>	<i>55</i>
<i>Fluorescent</i>	<i>75</i>

(B) **Internally Illuminated Signs.**

(1) **Letters.** *Internally Illuminated Signs include any sign face which is lit or outlined by a light source located within the sign.*

(a) *Individual pan-channel letters with a plastic face or individual cut-out letters (i.e. letters routed out of the face of an opaque cabinet sign) are permitted. The cut-out letters shall consist of a single line with a maximum stroke width of 1 ½ inches. Variations in stroke width may be reviewed and approved by the Community Development Department. The plastic face or backing of the letters must be ivory colored.*

(b) *Reversed pan-channel letters with an internal light source reflecting off of the building face may also be used for "halo" or "silhouette" lighting. Internally illuminated pan-channel letters are not permitted on Free-standing Signs.*

(2) **Light Source.** *The light source for internally illuminated signs must be white.*

(3) **Wattage.** *Wattage for internally illuminated signs shall be specified on the sign application. In the case of multi-tenant buildings, the Planning Department will regulate the voltage and type of light to keep the signs consistent.*

(4) **Zoning Restrictions.** *Individual pan-channel letters are and individual reversed pan-channel letters are prohibited within the Historic District. Signs which incorporate "halo" or "silhouette" lighting behind one sign face with the letters cut out of metal or wood sign material are allowed within the Historic District.*

(C) **Seasonal.** *Seasonal restrictions apply to apply to all zones except all residential uses within the HR-1, HR-2, HRL, SF, RM, R-1, RDM, and RD Districts. Strings of lights that outline buildings, building architectural features and surrounding trees, shall be allowed from the 1st of November through the 15th of April only. These lights shall not flash, blink or simulate motion.*

(D) **Prohibited Lighting** *Lights which flash or move in any manner are prohibited.*

~~(See Section 12-12-2 for further information regarding the inspection of electrical Signs.)~~

12-4-711 SIGN CONTENT. Signs shall be limited in content to material that is intended to be permanent (with the exception of theater or gallery marquees). It is the City's intent to facilitate traffic flow and avoid traffic hazards caused by confusing or cluttered signage. Because *individuals tourists*, who may be looking for a specific business often depend on sign text that assimilates business names as listed in telephone directories or other promotional advertisements, the name of the business, nature of the goods or services offered, and street address may be contained in the sign except that a Free-standing Sign may only identify the name of the building, project or one primary businesses. Statements of prices for specific items, listing of items beyond a general category of merchandise, telephone numbers, or similar information directed at the merchandise sold or service provided, rather than the identification of the business are prohibited. The use of logotypes or other symbols is appropriate in addition to the name of the business, *as long as the materials and colors used are in compliance with the regulations set forth in this Title*. Applications for signs *which that* contain misleading content or false information shall be denied.

In each instance, and under the same conditions to which this code permits any sign, a sign containing an ideological, political, or other ~~non-commercial~~ similar message and constructed to the same physical dimensions and character shall *not* be permitted.

CHAPTER 5 - UNSAFE AND UNLAWFUL SIGNS

12-510-1 ABATEMENT OR REMOVAL OF UNSAFE, DANGEROUS NON-MAINTAINED OR ABANDONED SIGNS. If, upon inspection, the Building Official determines a sign or awning permitted by the Park City Sign Code to be unsafe, unmaintained, or abandoned, the Building Official may issue a written order to the owner of the sign and occupant of the premises stating the nature of the violation and requiring them to repair or remove the sign within five (5) working days after receipt of notice from the City. In cases of emergency, the Building Official may cause the immediate removal of a dangerous or defective sign. Signs removed in this manner must present a imminent hazard to the public safety.

12-510-2 ABATEMENT AND REMOVAL OF ILLEGAL SIGNS - VIOLATIONS OF SIGN CODE. Any person who hangs, posts, or installs a sign *which that* requires a permit under this Code, and who fails to obtain a permit before installing the Sign, shall be guilty of a Class C misdemeanor and be fined accordingly.

CHAPTER 6 - NONCONFORMING SIGNS

12-106-1 REMOVAL OF CONFORMANCE CRITERIA FOR NON-CONFORMING SIGNS. All signs, except billboards, (see below), *shall conform or be removed as follows upon the happening of any of the events described below or where any of the following conditions apply: the sign or signs shall be brought into compliance within which are not in conformance with this Title shall be removed by the owner or user of the sign within two (2) years from the date of this section, and a new permit shall be secured therefore, or shall be removed, on which the Department gives notice to the owner that the sign is non-conforming, unless another date is agreed to pursuant to subsection (B) below. In any event, the non-conforming sign shall not be transferred to a new tenant or occupant of the premises on which the sign is erected, but shall be removed at the termination of the tenancy to which it applies.*

- A) *When a non-conforming sign is destroyed or damaged to an extent in excess of fifty (50) percent of the sign value.*
- B) *The sign is relocated in any manner.*
- C) *If the sign is altered structurally, or if more than fifty (50) percent of the copy as measured by the sign area is altered, except for changeable copy signs and maintenance.*
- ~~D) *If the business or service for which the non-conforming sign(s) was installed is expanded or modified. All improvements to a single business or use within any twelve (12) month period shall be treated cumulatively in the administration of this subsection.*~~

12-106-2 ALTERATION OF NON-CONFORMING SIGNS. Non-conforming signs may be maintained and repaired in accordance with Section 12-12-1 of this Title, provided that the alterations and repairs are for the purpose of maintaining the sign in its original condition. Alterations to a non-conforming Sign ~~which that~~ change the size, use, content, color, lighting, or appearance of a non-conforming sign are *considered structural alterations* and shall be brought into subject to design review and approval by the Community Development Department. ~~To be considered, substantial modifications must be proposed which that bring the sign closer to full compliance with the standards of this Code. but in no case shall a non-conforming sign be conveyed to a new tenant, and the amortization period of the sign shall not be extended.~~ Alterations of a substantial nature which bring the sign closer to full compliance with size, location, or height standards may be made, and if those modifications are substantial, the Director may start a new five (5) year amortization period from the date of the substantial modification. ~~To be considered substantial, the modification must have brought the sign into conformance with the lighting, color, and materials standards in addition to making a major modification to height, size, or location.~~

12-106-3 REPAIR OF DAMAGED NON-CONFORMING SIGNS. No sign ~~which that~~ is not in conformance with this Code shall be repaired or restored after having been damaged to the extent of more than fifty percent (50%) of its value immediately prior to the event causing the damage or destruction. The owner of the sign or owner of the property shall have the obligation to properly remove the sign.

12-106-4 NON-CONFORMING BILLBOARDS. A non-conforming billboard may be terminated by acquiring the billboard and associated property rights through:

- (i) gift;
- (ii) purchase;
- (iii) agreement;
- (iv) exchange; or
- (V) eminent domain.

A legislative body may also remove a billboard without providing compensation if, after providing the owner with reasonable notice of proceedings and an opportunity for a hearing, the legislative body finds that:

- (A) the applicant for a permit intentionally made a false or misleading statement in his application;
- (B) the billboard is unsafe;
- (C) the billboard is an unreasonable state of repair; or
- (D) the billboard has been abandoned for at least 12 months.

~~(B) 12-6-5 AMORTIZATION period.~~ Upon receipt of notice, the owner of any non-conforming sign may enter into an agreement with the City to bring the sign into compliance, or to remove the sign, after a reasonable period of amortization which shall not, in any event, exceed five (5) years. In the absence of such an agreement, the owner of the sign is deemed to have consented to the two-year amortization period. Signs which have been in place for more than three (3) years prior to the adoption of this Code, and were non-conforming under the previous ordinance, shall not be eligible for an amortization period of more than two (2) years. Signs which have been in place for less than three (3) years prior to the effective date of this Code will be given a two (2) year amortization period, unless the owner can establish a necessity for a longer period, such as a lease agreement on the sign itself, recent improvements of substantial cost, or similar investment or commitment that makes an amortization period of longer than two (2) years necessary to avoid an economic loss. In no event will the amortization period exceed five (5) years from the date of notice that a sign is non-conforming.

12-106-5 REMOVAL OF SIGNS BY THE BUILDING OFFICIAL AND COST ACCESSED AGAINST OWNERS. The Building Official may cause the removal of an illegal sign in cases of emergency, or for failure to comply with the written orders of removal or repair under the procedures and authority of Ordinance No. 85-9 the Municipal Code of Park City Section 6-1-5, as amended.

~~(A) 12-6-6 NOTICE.~~ Notice of the non-conforming status of signs shall be given by the Department in writing. The notification shall state the location of the sign, and the modifications needed to bring it into conformance, or that the sign must be removed entirely if it cannot be made to conform. Notices may be sent by regular United States mail and notice is deemed complete upon mailing. *Notices may be sent by certified or registered mail, but that is not required.*

CHAPTER 7 - PROHIBITED SIGNS

12-7-1 OFF-PREMISE SIGNS. *A permanent outdoor sign which advertises goods, products, or services not sold on the premises on which the sign is located, is prohibited.*

12- 97-12 PROHIBITED SIGNS. No person shall erect, alter, maintain, or relocate any sign as specified in this Chapter in any zone:

~~*A-frame Signs. Any portable sign or structure composed of two (2) Sign faces mounted or attached back to back in such a manner as to form a basically triangular vertical cross-section through the faces.*~~

- (A) **Animated Signs.** A rotating or revolving sign, or signs where all or a portion of the signs moves in some manner.
- (B) **Bench Signs.** Any outdoor bench or furniture with ~~commercial~~ any signage.
- (C) **Electronic Message Signs.** A permanent free-standing roof, wall, or other Sign which changes copy

electronically using switches and electric lamps. Automatic changing signs, such as public service announcements, time, temperature and date signage are prohibited. ~~Municipal governmental public safety, and municipal directional and informational signs are exempt.~~

- (D) **Flashing Signs or Lights.** Any sign ~~which that~~ contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Flashing light sources are prohibited.
- (E) **Home Occupation Signs.** Business Identification Sign for a home occupation.
- ~~Illuminated awnings. Illuminated (back-lit), Translucent, awnings are not considered appropriate in Park City and are prohibited.~~
- (F) **Inflatable Signs or Displays.** Any inflatable object used for signage or promotional purposes.
- ~~(H) **Subdivision Sign Residential Free-standing and Monument Signs.** Any sign which that serves to identify the name of a subdivision or single family residential project. Please refer to Section 12-7-4 for regulations on Subdivision Development Temporary Signage.~~
- (G) **Mobile or Portable Signs.** A sign not permanently attached to the ground or building, except for Public Necessity Signs and temporary signs as allowed by this Code
- (H) **Portable Signs.** Any sign that can be moved from place to place, is not permanently affixed to the ground or building, and is for the purpose of display only is prohibited. Temporary Open House Signs for real estate are permitted but must comply with the regulations as stated in Section 12-10-2(D).
- (I) **Roof Signs.** Any Signs erected partly or wholly on or over the roof of a building, including ground signs that rest on or overlap a roof. Signs mounted anywhere on a mansard roof are not allowed.
- (J) **Wind Signs.** Any propeller, whirling, or similar device ~~which that~~ is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include "gasoline flags", or banners.
- ~~(M) **Vehicle Signs.** Roof or antenna mounted signs on automobiles, except for student driver signs. Vehicle Signs painted, vinylled or magnetically attached to the sides of vehicles or the vehicle's windows are allowed, as long as the vehicle is in use or parked in a bonafide parking space. Vehicle Signs may not be illuminated.~~
- (K) **Video Signs.** Animated visual messages ~~which that~~ are projected on a screen.

CHAPTER 8 - ~~CRITERIA FOR NON-REGULATED SIGNS~~

12-8-1 SIGNS EXEMPT FROM PERMIT REQUIREMENT. The following signs are not

subject to a permit requirement. ~~if the following standards are met.~~ They shall be regulated by the following size and placement standards and shall not be included when calculating permitted sign area for any parcel, use or development. Building permits may be required for the installation of these signs even though they are exempt from design review and regulation.

- (A) **Addressing Numbers.** Addressing numbers may be no higher than twelve (12) inches. When placed on commercial buildings, they may be taken into account in the review of the signage plan, and counted as signage area if part of the overall signage area for the building.

~~**Flags, symbols, or insignias.** The flag of the United States, the state of Utah flag, other flags or insignias of governmental entities or agencies and decorative flags may be displayed, and not counted as signage. However, these types of flags are subject to the same standards as found in Section 12-5-1(S).~~

- (B) **Campaign Signs.** Campaign Signs are exempt from obtaining permits as long as the sign is in compliance with the regulations as stated in Section 12-10-2(B).

- (C) **Historic Signs and Plaques.** Locations and size may be reviewed by the Historic District Commission.

- (D) **Hours of Operation Sign.** One "hours of operation" sign is allowed per entryway. Each sign may not exceed one square foot in area. The sign may not be illuminated.

- (E) **Interior Signs.** Non-illuminated signs ~~which that~~ are on the interior of buildings set back at least ~~three (3) feet five (5) feet set back~~ at least two (2) square feet in area from any window are not regulated at all. Illuminated interior signs setback at least ten feet are not regulated for design but a building permit is required for electrical and installation details. All signs placed within the regulated area will be included within the total sign area calculation per building facade. Please refer to Section 12-9-2(O) for Window Sign requirements, and Section 12-9-2(I) for Luminous Tube Sign requirements.

- (F) **Nameplates (residential).** One nameplate sign for each single family residence, ~~which that~~ shall not exceed one square foot in area. If lighted, a building permit is required.

- (G) **Private Plazas.** Private pedestrian walkways may have signs on privately owned walls or plazas that are so located as to be oriented to the plaza and not to public streets are not regulated, however building permits shall be required for mounting and wiring. Private Plazas as part of a Master Planned Development must have an approved Master Sign Plan. Private Plazas approved prior to March 19, 1998, do not need come into conformance with the Sign Code and Master Sign Plan requirements.

- (H) **Private Recreational Facilities.** Signs located inside open air recreational facilities ~~which that~~ are not oriented to public streets, e. g. Directional Signs in ski resorts and golf courses are not regulated.

- (I) **Public Necessity Signs.** Public Necessity Signs such as bus stop, no parking and street name signs installed by or with permission of Park City Municipal Corporation are exempt from permit requirements. Approval of the Public Works Director ~~and Community Development Director~~ is

required in order to insure safe placement and prevent unsightly or distracting sign placement.

- (J) **Real Estate Signs.** *Real Estate Signs are exempt from obtaining permits as long as the sign is in compliance with the regulations as stated in Section 12-10-2(D).*
- (K) **Solicitation Signs.** One "no solicitors" sign, not to exceed one square foot, is allowed per major entrance to any building or apartment complex.
- (L) **Special Events Fliers.** Fliers or posters advertising special events may be displayed on the inside of windows of businesses, provided all window signage does not exceed 30% of window area and the owner of the business approves of the placement. Such posters may be displayed for up to one week prior to an event, and must be removed within 48 hours after the event. Posters or fliers may not be tacked up to the exterior of any building or to telephone/utility poles or distributed by placement on parked automobiles or on door steps, etc.
- (M) **Special Sale Signs.** Merchants may advertise special sales with temporary paper signs on the inside of windows provided that all window signage does not cover more than fifty percent (50%) thirty percent (30%) of the window area. Special sale signs may be displayed two (2) weeks at a time, five (5) times a year. Please see Section 12-7-2 for Temporary Signs.
- (N) **Trespassing Signs.** "No trespassing" signs may be posted on doors, windows or other property entrances, or on fence or property lines. They may not exceed one square foot in area, and may not be illuminated.
- (O) **Vacancy Signs.** Vacancy Signs are allowed only for those buildings *which that* are permitted and licensed for nightly rentals within the *HR-1, HR-2, HCB, HRC, GC and RC* zones. Vacancy Signs may be a maximum of two (2) square feet. If illuminated, approval from the Community Development Department and a building permit is are required. Neon Luminous tube signs are prohibited.
- (P) **Vehicle Signs.** Vehicle Signs *painted, vinylled or magnetically attached to the sides of vehicles or the vehicle's windows are allowed, as long as the vehicle is in use or parked in a bonafide parking space.* Roof or antenna mounted signs on automobiles are prohibited, except for student driver signs.
- (Q) **Yard Signs.** *Yard Signs are exempt from obtaining permits as long as the sign is in compliance with the regulations as stated in Section 12-10-2(G).*

CHAPTER 9 - PERMITTED SIGN REGULATIONS

12-9-1 ON-PREMISE SIGNS. *On-Premise signs as used in this Title shall mean the primary purpose is to advertise, identify and/or direct attention to a profession, business service, activity, product, campaign, or attraction ~~which that~~ is carried out, sold, offered or manufactured in or upon the premise.*

12-59-12 TYPES OF SIGNS ALLOWED. *In addition to the following regulations, all signs must be in compliance with all other provisions of this Title. ~~types of signs are allowed subject to Planning staff~~*

review based upon the regulations set forth in this code:

(A) **Awning and Canopy Signs**

(1) **Size**—Only A maximum of 20% of the canvas area on any one face of an awning may be used for signage area regardless of the size of the building facade to which the sign applies *not to exceed that which would be allowed otherwise.*

(2) **Height Limit**. Awnings must have a minimum clearance of eight (8) feet to the frame and seven (7) feet to the bottom of the valance.

(3) **Number of Signs**. Not applicable

(4) **Setback and Orientation**. Awnings must be located in a traditional manner above doors, windows, or walkways, provided said walkways lead to a bona fide entrance, if they are compatible with the architecture of the building, and follow relevant design guideline criteria. All other locations are prohibited. Free-standing Awning Signs are prohibited.

They Awnings may project a maximum of 36 inches from the face of the building except when used as entrance canopies, in which case awnings may extend to the setback lines. Awnings are *permitted calculated as part of the total* as signage area for the building. *The design must provided they* blend with the architecture of the building and *do should* not obscure details of the building. Awnings should serve as an accent to the building's design but should not be the dominant architectural feature. Awnings are counted as signage area if they have lettering or other graphics conveying a commercial message or name of a business or product sold in the building to which the awning is attached.

(5) **Zoning Restrictions**. Awning Signs are permitted in all commercial zoning districts.

(6) **Content**. Sign content shall be limited to the tenant name or the nature of the goods or services provided.

(7) **Design**. *Awnings in the Historic District are encouraged to resemble the typical awning found during the mining area.* Only fire resistant canvas will be permitted. Material should be high quality, colorfast and sunfade resistant. Vinyl or plastic materials are not ~~considered~~ permitted in Park City. Awning colors are generally limited to a single field color with a single contrasting color for lettering and logos. However, if the awning is striped in a traditional manner, either with vertical stripes along the entire awning or horizontal stripes along the valance, two field colors may be used. Corporate colors may be used only if they are finished in subdued earthtone colors. ~~For a more complete description of the permitted colors please see Section 12-4-5 of this Code.~~

(8) **Illumination**. Illuminated (back-lit) translucent awnings or translucent letters on opaque backgrounds are prohibited. Canvas awnings illuminated in the traditional manner with high pressure sodium or florescent lighting are permitted.

(B) **Changeable Copy Signs**. Manual Changeable Copy signs are permitted, provided they comply with

the following regulations. Electronic Changeable Copy Signs are prohibited.

(1) Size. All other size requirements set forth in this Code must be adhered to.

(2) Height Limit. Sign plans shall be designed so that the signage area is confined to the building surface below the finished floor elevation of the second floor or twenty (20) feet above adjacent natural grade, whichever is lower.

(3) Number of Signs. The maximum number of Changeable Copy signs for a commercial or non-profit business is one (1).

(4) Setback and Orientation. Changeable Copy Signs shall be placed so as to utilize existing architectural features of a building without obscuring them. The sign shall be orientated toward pedestrians or vehicles within close proximity.

(5) Zoning Restrictions. Changeable Copy Signs are allowed in all commercial zoning districts.

(6) Content. Changeable copy signs may only be used in conjunction with gas station pricing, theaters, entertainment, educational facilities, non-profit art galleries, or similar exhibit facilities.

(7) Design. The sign materials should be compatible with the face of the building and should be colorfast and resistant to erosion. *The individual letters shall be uniform in size and color. Letters shall be enclosed within a case with a transparent face. The individual letter shall not exceed eight (8) inches in height.*

(8) Illumination. *Illumination of Changeable Copy Signs shall be enclosed in the case, down directed toward the letters.*

~~(C) — Directional or Guide Signs—~~

~~(1) Size— Directional or Guide Signs which that give direction to recognized areas of regional importance and patronage may be a maximum of sixteen (16) square feet.~~

~~(2) Height Limit. Directional or Guide Signs shall be no more than eight (8) feet in height when measured from natural grade.~~

~~(3) Number of Signs. The number of Directional or Guide Signs shall be determined appropriate by the Community Development Director and/or the Public Works Director.~~

~~(4) Setback and Orientation. Setback and orientation shall be determined appropriate by the Community Development Director.~~

~~(5) Zoning Restrictions. Directional or Guide Signs are permitted in all Zoning Districts.~~

~~(6) Content. Directional or Guide Signs serve to identify recreational and entertainment centers of recognized regional significance; major sports stadiums, entertainment centers or convention centers having a seating capacity in excess of 3,000 persons; historical landmarks; public safety, municipal directional, parking and essential services.~~

~~(7) **Design.** Design shall be compatible with other Directional and Guide Sign in order to establish a consistent standard which citizens and visitors can recognize.~~

~~(8) **Illumination.** Illumination of Directional or Guide Signs is prohibited.~~

- (C) **Directory Sign.** Directory Signs shall be permitted to provide information for *commercial* multi-tenant projects, ~~either commercial or residential.~~

(1) **Size.** Wall mounted Directory Signs shall adhere to all other size requirements as set forth in this Code. ~~twenty (20) square feet~~ Free-standing Directory Signs may have a maximum of ~~thirty-six fifteen (15) twenty (20)~~ square feet of sign area to serve as a directory for the project. Each phase of an expandable condominium or other phased project shall be considered a part of the initial phase for signage purposes if the project is joined by a common conditional use permit, zoning approval or management structure such as a condominium homeowners' association.

(2) **Height Limit.** The height of the Directory Sign shall not exceed ~~six (6) seven (7)~~ feet, ~~and shall be directed towards pedestrians.~~

(3) **Number of Signs.** The combined area of all Directory Signs on a project may not exceed twenty (20) square feet in area.

(4) **Setback and Orientation.** Signs shall be located in the common area of the project and oriented toward a central pedestrian path, *entrance* or common parking area. *Free-standing* Directory Signs must maintain the setback requirements for the zone in which they are located.

(5) **Zoning Restrictions.** Directory Signs are allowed in all zoning districts, provided they are identifying multi-tenant projects, either commercial or residential.

(6) **Content.** The contents of *such commercial Directory* Signs shall be limited to the name of the multi-tenant structure, its street address, and the names and unit numbers of the tenants of the project. *Directory Signs in a residential complex shall identify the building and unit* numbers. Directory Signs may not be oriented for off-site viewing. No telephone numbers, rental information, or sales information shall be permitted on the Directory Sign.

(7) **Design.** Directory Signs shall be simple in form and shall be compatible with the architectural elements and materials of the multi-tenant project.

(8) **Illumination.** *Lighting of the Directory Sign is permitted. Lighting shall be down directed towards the text.*

- (D) **Display Boxes** *Display boxes will be included in the total sign area for a building facade. Display boxes may contain an establishment's current menu, current entertainment information and merchandise.*

(1) **Size.** *The maximum size shall be six (6) square feet and shall be included in the calculation of the total building sign area.*

(2) **Height Limit.** *The height of a display box shall be oriented towards pedestrian viewers.*

(3) **Number of Signs.** *Not Applicable*

(4) **Setback and Orientation.** *Displays boxes shall be oriented towards pedestrian viewers. Wall mounted display boxes shall not extend from the building over public property.*

(5) **Zoning Restrictions.** *Display Boxes are allowed in all commercial zoning districts.*

(6) **Content.** *This Display Box may be used for changeable copy signs provided the sign remains inside the mounted display box. The display box shall also contain merchandise which is typical and representative of products for sale in the business premises and shall not be used to display wares of another business located elsewhere or merchandise not available in the store to which the display case applies.*

(7) **Design.** *The size and scale shall be appropriate to the surroundings and shall be designed and fabricated so as to be compatible with the surrounding architecture. Free-standing display boxes shall be designed and constructed to withstand wind and may be located only on private property. Display boxes must be constructed to coordinate with the building design, must contain a clear face which would protect the menu/event display from the weather and must not extend over public property.*

(8) **Illumination.** *Lighting of the display box is permitted within the display case. Lighting shall be down directed towards the items displayed.*

(E) **Entrance/Exit Signs** *Entrance and exit signs are not included into the total sign area allowed for a structure. Entrance and exit signs are for the facilitation of traffic onto and off the site.*

(1) **Size.** Entrance/Exit Signs shall be limited to a maximum of three (3) square feet per side.

(2) **Height Limit.** Entrance/Exit Signs shall be no higher than five (5) feet above the ground at the top of the sign.

(3) **Number of Signs.** Two Entrance/Exit Signs are allowed at each approved driveway opening for commercial uses and multi-tenant dwellings.

(4) **Setback and Orientation.** Entrance/Exit Signs shall not be placed in the City right-of-way.

(5) **Zoning Restrictions.** Entrance/Exit Signs are permitted in all commercial and multi-family residential zoning districts.

(6) **Content.** The Content shall be limited to "Entrance" or "Exit".

(7) **Design.** Entrance/Exit Signs shall be simple in form and shall be compatible with the architectural elements of the commercial or multi-family project.

(8) **Illumination.** *Illumination of Entrance/Exit Sign is permitted, provided that the lighting complies with Section 12-4-10.*

(F) **Flags.** *The regulations stated below regarding flags shall apply to all zones in the City except for Single Family zones.*

(1) **Size.** *The maximum size of any one flag shall be 24 square feet if visible from a public right-of-way. Flags used in conjunction with telecommunication facilities may request a larger flag size due to the increase allowable height of the flag poles used. The increase flag size requires approval by the Community Development Director.*

(2) **Height Limit.** *Flag poles may not exceed the maximum height of the nearest building or 25 feet measured from natural or final grade, whichever yields the smaller pole. Flag poles, in association with a telecommunication facility may not exceed the height as specified for the zone in which it is located.*

(3) **Number of Flags.** *No more than three free-standing flag poles per property may be shown at any time if these Flags are visible from a public right-of-way. Properties with right-of-way frontage greater than 100 yards may be allowed an additional three flags per additional 100 yards of street frontage. Flag poles are restricted to only flying one flag per pole.*

No more than eight (8) building mounted flags per property may be shown at any time if these Flags are visible from a public right-of-way.

(4) **Setback and Orientation.** *Free-standing flag poles shall not be placed in the setback area as designed for the zone in which ~~it is~~ the flags are located.*

(5) **Zoning Restrictions.** *Flags are allowed in all zoning districts. ~~Decorative flags are not considered as signage and require a permit in all zoning districts, except those districts residential in nature.~~*

(6) **Content.** *All flags which contain the name or logo of an establishment or advertising copy shall be considered signs for purposes of this Chapter. The Flag of the United States, the state of Utah, other flags or insignias of governmental entities, or decorative flags are not considered signs for purposes of maximum allowable square footage calculation, but are subject to the restrictions of this section.*

(7) **Design.** *It is recommended that the flagpoles be black, brown, dark green or bronze. The flag poles shall utilize noise reduction methods. Flags shall be kept in good repair. ~~may contain internal hazards.~~ Design of the U.S. flag should be consistent with the Federal Flag Code, 36 U.S.C. Section 173-8 as amended.*

(8) **Illumination.** *Flags may be illuminated ~~so that~~ provided that the lighting complies with Section*

12-4-10. Lighting proposed for the flags shall be included in the sign application.

(G) **Free-standing Sign** *Municipal, public safety and municipal Directional Signs are exempt from these requirements.*

(1) **Size**. Free-Standing Signs shall be limited to a maximum of ~~thirty-six (36)~~ twenty (20) square feet in area, unless there are other approved signs on the building, in which case this maximum shall be reduced to ten (10) square feet. ~~Unless the building to which the sign applies has no other signage, in which case a forty-five (45) square foot sign is allowed. However, in no case may the area of a free-standing sign exceed a total of one (1) square foot in three (3) feet of frontage occupied by the business or enterprise or 5% (five percent) of the building facade area to which the sign applies.~~

(2) **Height limit**. Free-standing may not exceed a height of ~~ten (10)~~ *six (6) seven (7)* feet. ~~Exception: Free-standing Monument signs with solid or included bases may not exceed a height limit of five (5) feet.~~

(3) **Number of Signs**. Businesses, projects or parcels are limited to one (1) Free-Standing Sign. ~~Except that properties with more than 1000 (one thousand) feet of continues frontage and: If the property with has more than one entrance and frontage on more than one street *one additional sign may be permitted for directional proposes only*. The directional sign shall not exceed three (3) feet in area.~~ The combined square footage of all Free-Standing Signs shall not exceed the maximum square footage allowed. ~~Provided that the combined square footage of all free-standing signs does not exceed 72 (seventy-two) square feet (two 36 square foot signs). Where there is frontage on more than one street, each frontage is treated independently. Signage area may not be transferred from one frontage to another.~~

(4) **Setback and Orientation**. Free-Standing Signs shall not be placed in the setback area as defined for the zone in which the sign is located. However, in the General Commercial Zone, signs *may must* be set back ten (10) feet from the property line.

Free-Standing Signs may be aligned either perpendicular or parallel to the road provided that signs perpendicular to the road are finished on both sides, and that signs parallel to the road maintain a setback of at least twenty-five (25) feet from the curb or edge of pavement. ~~With the exception of those in the Frontage Protection Zone, the Community Development Director may decrease this setback if it is determined that a particular road alignment or traffic conditions would facilitate adequate visibility of the sign for street or pedestrian traffic.~~

(5) **Zoning restrictions**. Free-Standing Signs may be allowed in the commercial zones GC, and RC. Free-Standing Signs located in the Frontage Protection Zone or the HBC Zone require a Conditional Use Permit. ~~In the HCB Zone only with Conditional Use approval from the Planning Commission (Section 12-3-6). Free-standing signs are permitted in all other zones except that in the Hr-1, HRL, HRC and RD zones, they are permitted only as part of subdivision of 50 (fifty) lots or more or master planned developments, subject to the provisions of Section 12-4-1(k).~~

(6) **Content**. ~~Because it is the City's intent to facilitate traffic flow and avoid traffic hazards caused by confusing or cluttered signage, and because tourists, who may be looking for a specific business often depend on Sign text that assimilates business names as listed in telephone directories or other~~

~~promotional advertisements~~; Free-standing Signs are permitted for the purpose of identifying the name of the a building, project or one primary business-only.

(7) Design. Free-Standing Signs with a solid or enclosed base are permitted. Signs supported by at least two (2) poles without enclosed bases are also permitted provided that the exposed pole's height does not constitute more than 50% of the Sign's overall height (i.e., the height of the open area beneath a sign cannot exceed 50% of the Sign's total height).

(8) Illumination. ~~Please refer to Section 12-4-6 of this Title.~~ Lighting of Free-Standing Signs *is permitted, provided that the lighting complies with Section 12-4-10. However, internally illuminated pan-channel letters are not permitted on Free-standing Signs. Any exterior lighting proposed for the signs shall be included in the sign application.*

(H) **Hanging and Projecting Signs.**

(1) Size. No single Hanging or Projecting Sign may exceed *twelve (12) square feet in area*. A Hanging Sign may be placed on a building or underneath an approved canopy, awning, or colonnade, as long as it does not project more than thirty-six (36) inches from the face of the building to which it is attached. *Sign brackets incorporating design elements that are descriptive or informative of the business use shall be included as part of the sign area.*

(2) Height Limit. Hanging and Projecting Signs must have at least eight (8) feet of ground clearance unless reduced according to the projection and clearance provisions of Section 12-6-3, ~~and cannot be higher than the building to which they are attached.~~

(3) Number of Signs. There is no number of maximum hanging signs per building face. The total square footage of signage area shall not exceed the maximum square footage allowed per building face.

(4) Setback and Orientation. Hanging and Projecting Signs may not project more than thirty-six (36) inches from the face of the building to which it is attached. They may not extend beyond the applicant's property, except those which are proposed to be placed over the Main Street sidewalks. Signs may extend over City property only after review by the City Engineer and with the written approval of the Community Development Director and an encroachment agreement acceptable to the City Attorney. *Hanging and Projecting Signs must have a minimum of six (6) feet of separation between each sign similar in nature.*

(5) Zoning Restrictions. Hanging and Projecting Signs are permitted within all commercial zoning districts.

(6) Content. Sign content shall be limited to the tenant name and the nature of the goods or services provided.

(7) Design. Exposed surfaces of signs may be constructed of metal and/or solid wood. The sign materials should be compatible with the face of the building and should be colorfast and resistant to

corrosion.

(8) Illumination. *Lighting of Hanging/Projecting Signs is permitted, provided that the lighting complies with Section 12-4-10. Any exterior lighting proposed for the signs shall be included in the sign application.*

- (I) **Luminous Tube Signs (Neon).** *Neon Luminous Tubes (LT) used to draw attention to a business or building in any manner, including (but not limited to) neon text, or logos are considered signage and shall be regulated according to the provisions of this code as follows.*

(1) **Size.** All other size requirements set forth in this Code must be adhered to.

(2) **Height Limit.** Neon LT Signs shall be limited to the ground floor elevation.

(3) **Number of Signs.** Not Applicable

(4) **Setback and Orientation.** *Neon LT Signage must be located within a building and displayed through a window rather than being attached to the exterior of the building. If the a neon LT Signage are located within ten (10) twenty (20) feet of the front window, visible from the street and exceeds two (2) square feet in area, it is considered as signage area and must have a permit and will be included in the total sign area for the building. Neon LT Signs located ten (10) feet back from the window is are considered interior lighting and is are not regulated. The Neon Sign must be designed to be compatible with the space in which it is located, and have a sense of balance and proportion.*

(5) **Zoning Restrictions.** *Neon LT Signs may be used only in the HCB, HRC, and GC zones. Neon LT Signs are prohibited in all other zones.*

(6) **Content.** *LT-Neon signage may include letters graphics and symbols displaying the name of the on-premise business.*

The following are prohibited in *neon LT Signs*: open/closed Signs; vacancy/no vacancy signs, product brand names, message/sales promotion. *Neon LT Signs* may not flash, move, alternate, or show animation. The outlining of a building's architectural features is prohibited. In certain cases, open/closed Directional Signs for drive-through, may be permitted to facilitate traffic circulation and control traffic congestion.

(7) **Design.** The following historic colors are permitted in the Historic District in primary shades only: red, yellow, white, blue, green. All others are prohibited. Other colors are permitted in the RC and GC zones, but are subject to the design standards of *this title Chapter 4*.

(8) **Illumination.** *Neon LT Signs within themselves are illuminated. No other additional illumination is permitted.*

- (J) **Menu/Event Sign.**

(1) **Size.** The maximum size shall be *two* square feet and shall be included in the calculation of the total building signage area *unless enclosed within a display box which is included in the calculation of the building sign area.*

(2) Height Limit. Height of a Menu/Event Display Sign shall be oriented towards pedestrian viewers, with a maximum height of six feet (6').

(3) Number of Signs. One Menu/Event Display Sign is permitted per restaurant, per building tenant elevation.

(4) Setback and Orientation. Displays for menus and events may be located on the inside of a window for a restaurant or inside a wall mounted or free-standing display box.

(5) Zoning Restrictions. Menu/Event Display Signs are allowed in all commercial zoning districts.

(6) Content. This display may be used for changeable copy signage provided the signage remains inside the mounted menu box or inside the window frame.

(7) Design. All wall mounted or free standing menu boxes shall be reviewed within the context of the Historic District Design Guidelines. Free-standing display boxes shall be designed and constructed to withstand wind and may be located only on private property. If a Display boxes is used, it must be constructed to coordinate with the building design, must contain a clear face which would protect the menu/event display from the weather and must not extend over public property.

(8) Illumination. Lighting of the menu or event display is permitted within the display. Lighting shall be down directed towards the text. Any lighting proposed for the display boxes shall be included in the sign application. Light fixtures must be simple in form and mounted so they do not obscure building ornamentation. The light fixtures should emphasize the contiguity of the building surface and should not clutter the building in an unorganized manner. Spot lights and flood lights shall be directed only at the sign surface. No exposed light sources are allowed, and all light sources must be shaded to contain light rays to the sign. Colored lighting is prohibited.

(K) Projecting Signs. See Hanging Signs Projecting Signs are permitted provided that the signs meet the following provisions:

(1) Size. No single Projecting Sign may exceed 18 (eighteen) 8 (eight) square feet in area.

(2) Height Limit. Projecting Signs must have at least eight (8) feet of ground clearance unless reduced according to the projection and clearance provisions of Section 12-6-3, and cannot be higher than the building to which they are attached.

(3) Number of Signs. There is no number of maximum projecting signs per building face. The total square footage of signage area shall not exceed the maximum square footage allowed per building face.

(4) Setback and Orientation. Projecting Signs may not project more than thirty-six (36) inches from the face of the building to which it is attached. They may not extend beyond the applicant's property, except those which are proposed to be placed over the Main Street sidewalks. Signs may extend over City property only after review by the City Engineer with the written approval of the Community Development Director and an certificate of insurance encroachment agreement acceptable to the City

Attorney:

~~(5) Zoning Restrictions. Projecting Signs are permitted in the commercial zoning districts.~~

~~(6) Content. Sign content shall be limited to the tenant name or the nature of the goods or services provided.~~

~~(7) Design. Exposed surfaces of signs may be constructed of metal and/or solid wood. The sign materials should be compatible with the face of the building and should be colorfast and resistant to corrosion.~~

~~(8) Illumination. Any exterior lighting proposed for the signs shall be included in the sign application. Light fixtures must be simple in form and mounted so they do not obscure building ornamentation. The light fixtures should emphasize the contiguity of the building surface and should not clutter the building in an unorganized manner. Spot lights and flood lights shall be directed only at the sign surface. No exposed light sources are allowed, and all light sources must be shaded to contain light rays to the sign. Colored lighting is prohibited.~~

~~(M) — Public Necessity Sign. Public Necessity Signs such as "Bus Stop", "No Parking" and street name~~

~~(1) Size. Public Necessity Signs may be a maximum of twelve (12) square feet in area.~~

~~(2) Height Limit. Maximum of eight (8) feet in height when measured from natural grade.~~

~~(3) Number of Signs. Not applicable~~

~~(4) Setback and Orientation. Setback and orientation is determined appropriate by the Community Development Department.~~

~~(5) Zoning Restrictions. Public Necessity Signs must be approved by the Public Works Director and the Community Development Director, if the sign is to remain in place for more than five working days.~~

~~(6) Content. These signs shall contain no advertising of any kind. This shall not apply to signs erected by the City, state highway department, franchised utilities, or their contractors.~~

~~(7) Design. Design shall be compatible with other Public Necessity Signs in order to establish a consistent standard of which citizens and visitors can recognize.~~

~~(8) Illumination. Illumination of Public Necessity Signs is prohibited.~~

~~(L) Subdivision Signs.~~

~~(1) Size. Subdivision Signs are limited to a maximum of ten (10) square feet per sign.~~

~~(2) Height Limit. Subdivision Signs may not exceed a height of seven (7) feet.~~

(3) Number of Signs. Subdivisions are limited to one (1) Subdivision Sign.

(4) Setback and Orientation. Subdivision Signs shall not be placed in the setback area as defined for the zone in which the sign is located.

Subdivision Signs may be aligned either perpendicular or parallel to the road provided that the signs perpendicular to the road are finished on both sides and that signs parallel to the road maintain a setback of at least twenty-five (25) feet from the curb or edge of pavement.

(5) Zoning Restrictions. Subdivision Signs are permitted in all other zones except in the HR-1, HR-2, HRL, HRC, and RD zones. Subdivision Signs are only permitted as part of subdivisions of fifty (50) lots or more or master planned developments.

(6) Content. The sign shall contain only the name of the subdivision.

(7) Design. Subdivision Signs shall be designed with natural materials, including rock and stone.

(8) Illumination. Illumination of subdivision Signs is prohibited.

(M) Umbrella Sign. Unless approved as a Conditional Use Permit, Umbrellas shall meet the following requirements:

(1) Size. Signage on umbrellas ~~is~~ are limited to a height of no more than 5" letters and graphics. Only the area of the umbrella containing the signage, as opposed to the entire area of the umbrella, shall be considered, for purposes of calculation, the maximum allowable square footage.

(2) Height Limit. Not applicable

(3) Number of Signs. Not applicable

(4) Setback and Orientation. Umbrellas shall be located on private property.

(5) Zoning Restrictions. Umbrella signs are permitted in all commercial zoning districts.

(6) Content. Umbrellas may only contain ~~are counted as signage area if they have~~ lettering or other graphics displaying the name and/or logo of the on-premise business.

(7) Design. Materials should be high quality vinyl, nylon, canvas or other similar material in order to withstand the weather and climate changes. Umbrella colors are generally limited to a single field color with a single contrasting color for lettering and logos. However, if the umbrella is striped, two colors may be used. Corporate colors may be used, only if they are finished in subdued earthtone colors. ~~For a more complete description of the permitted colors please see Section 12-4-5 of this Code.~~

(8) Illumination. Illumination of Umbrella Signs is prohibited.

(N) **Wall Signs.** Wall Signs may be placed upon a building provided that they meet the following conditions of approval.

(1) **Size.** The size of the wall signs shall not exceed *the maximum square footage allowed per building facade.*

(2) **Height Limit.** Sign plans shall be designed so that *the signage* are confined to the building surface below the finished floor elevation of the second floor or twenty (20) feet above adjacent *natural finished* grade whichever is lower.

(3) **Number of Signs.** There is no maximum number of wall signs specified per building face. *However, in a multi-tenant building the primary focus of sign area shall be for Building Identification.* The total square footage of signage *area* shall not exceed the maximum square footage of signage *area* allowed per building face.

(4) **Setback and Orientation.** Wall signs shall be placed so as to utilize existing architectural features of a building without obscuring them. Wall sign shall be orientated toward pedestrians or vehicles within close proximity.

(5) **Zoning Restrictions.** Wall Signs are permitted in all zones.

(6) **Content.** Wall Signs may identify the name of a building, project of primary business. Wall Signs may also identify the nature of the goods or services offered and/or the street address.

(7) **Design.** The Sign materials should be compatible with the face of the building and should be colorfast and resistant to erosion.

(8) **Illumination.** *Lighting of Wall Signs is permitted, provided that the lighting complies with Section 12-4-10. Any exterior lighting proposed for the signs shall be included in the sign application. . Please refer to Section 12-4-6 of this Title.*

(O) **Window Signs.** Window Signs are permitted provided they meet the following criteria.

(1) **Size.** Permanent Window Signs shall be no more than one (1) square foot *each* and *thirty percent (30%)* of the total transparent area of the window.

(2) **Height Limit.** Window Signs are limited to the *ground main* floor level of the building. *Window Signs are permitted upon second storey windows within the Historic District.*

(3) **Number of Signs.** Not Applicable

(4) **Setback and Orientation.** Window Signs may be placed in or upon any window ~~provided that on windows~~ below the elevation of the second floor level ~~provided that~~ the total square footage of signage *area* does not exceed thirty percent (30%) of the total transparent area of the window is obscured.

Window Signs include any signs within ~~twenty (20)~~ three feet (3') of the front window, visible from the street and exceeds two (2) square feet in area. ~~except that in multi-tenant buildings, window Signs shall be restricted to windows below the second floor level. (See Section 12-5-3) Windows on or above the elevation of the second floor level shall be limited to not more than two rows of lettering identifying the business with characters not exceeding six (6) inches in height.~~

(5) Zoning Restrictions. Window Signs are permitted in all zoning districts.

(6) Content. Window Signs may identify the name of the tenant or the nature of the goods sold.

(7) Design. The Window Sign must be permanently attached to the window face by either using vinyls, etching or other similar attachment methods. The vinyl color should be compatible with the building face., *White ivory* or cream lettering is preferred.

(8) Illumination. Illumination of Window Signs are prohibited.

CHAPTER 10 - TEMPORARY SIGNS

12-710-1 POLICY. It is the policy of the City as outlined in this Section to restrict the use of temporary signage. Temporary signage *is are* often poorly constructed, poorly maintained, and located in a manner that obscures traffic Signs, views of intersections of public and private streets and driveways and tends to depreciate the scenic beauty and quality of life of the community by creating visual clutter. Temporary signage *has* a place in the community for specialized purposes, such as announcing properties for sale or lease, construction activities, temporary sales, or making political or ideological statements. Temporary signage *is are* permitted for those and similar purposes subject to the regulations of this Chapter.

12-710-2 TYPES OF TEMPORARY SIGNS. Temporary Signs are those signs which are installed on a property with the intent of displaying them continuously for more than twenty-four (24) hours, but *which that* are not a part of a permanent land use on the property, and are not intended to be displayed for more than one year. *Real Estate Signs, Construction Signs, Special Purpose Signs, Yard Signs, and Campaign Signs* Temporary signs include signs announcing properties for sale, lease or rent, and campaign signs and other similar signs of a non-commercial nature. Temporary signs are permitted subject to the following regulations on placement and location.

(A) **Business Name or Tenant Change Signs**. *Due to a change in business name or tenant, a temporary sign is permitted as per the following regulations.*

(1) Size. *Business Name or Tenant Change Signs shall not exceed twenty-four (24) square feet of area on the exposed sign face, and shall not exceed the sign area per building face when included within the sign area calculation for all permanent signs.*

(2) Height Limit. *All requirements as stated in this Chapter shall apply.*

(3) Number of Signs. *Only one temporary wall sign is permitted on any one parcel of property.*

Additional window sign area may also be use, but may not exceed the total sign area allowed per building face.

(4) Setback and Orientation. Temporary signs are permitted in any zone, provided that they comply with all size and setback requirements for the permanent signs of similar nature.

(5) Zoning Restrictions. Business Identification Signs are allowed in all zoning districts.

(6) Content. The content of Business Identification Signs shall be limited to the text of the business name.

(7) Design. Temporary Business Identification Signs shall be mounted on hardware of wood, painted metal or other similar material. Sign mounting shall comply with the Uniform Sign Code's standards for installation.

(8) Illumination. Illumination of Temporary Business Signs is prohibited.

(B) Campaign Signs. Campaign Signs do not require a Sign Permit, as issued by the Planning Department, but shall comply with the following regulations.

(1) Size. Campaign Signs shall not exceed three (3) square feet of area on the exposed sign face.

(2) Height Limit. No portion of the sign shall extend more than ~~six (6)~~ four (4) feet above natural grade or finished grade, whichever yields the lower sign. Mounting devices may extend above the sign by not more than six (6) inches.

(3) Number of Signs. Only one temporary sign is permitted on any one parcel of property, except that for sixty (60) days preceding a general or special election, up to three (3) election-related temporary signs may be placed on any one parcel of property, all of which must comply with the size, color, and placement standards of this Code.

(4) Setback and Orientation. Temporary signs are permitted in any zone, provided that they are located a minimum of twenty (20) feet back from the edge of the curb, or edge of pavement where there is no curb, of the street on which the sign fronts. If this twenty (20) foot distance would be within a structure, the sign may be within three (3) feet of the front of the structure. Signs must be parallel to the street on which the building fronts, and placed in front of the front facade with the building as a backdrop. Signs may not be positioned in the side yard. Signs may be displayed through windows or other glass areas subject to the restrictions of Section 12-8-1(I) and 12-8-1(m). On vacant lots, where there is no structure, the sign shall maintain the twenty (20) foot setback from the street.

(5) Zoning Restrictions. Campaign Signs are allowed in all zoning districts.

(6) Content. The content of Campaign Signs shall be limited to the text associated with the election candidate or issue.

(7) Design. Campaign Signs shall be mounted on hardware of wood or painted metal, no part of

(2) Height Limit. Construction/*Project Marketing Sign* may not exceed ten (10) ~~seven (7)~~ feet in vertical height from the ground at the point where the sign is located. Signs mounted on a construction barricade or fence may not extend above the height of the barricade or fence.

(3) Number of Signs. One (1) Construction/*Project Marketing Sign* is permitted per project access point.

(4) Setback and Orientation. Temporary signage on construction sites may not be closer than twenty (20) feet to the curb line, or edge of pavement if there is no curb, of the street on which the project fronts, which is the street providing access to the project. If that twenty (20) foot setback places the sign within the construction limits of disturbance, the sign may be placed closer to the street, but not more than ten (10) feet outside of the construction limits of the disturbance. In the HCB Zone, and the Prospector Commercial Subdivision, and other areas ~~which that~~ have been approved or zoned with no setback or sideyard requirements, the sign may be located on the construction barricade or fence surrounding the site, even if that places the sign within the public right-of-way. No portion of the sign may extend above the barricade or fence.

Construction/*Project Marketing Signs* must be located in a manner that does not obstruct the view, for normal passenger vehicles, of adjoining streets from the driveway of the site to the adjoining street.

Where there are conditions such as heavy vegetation on the property, or extremely steep terrain that make the sign placement standards of this Title impractical because the sign is not visible from the street, the Community Development Director, ~~or some member of that department, so authorized,~~ may grant an exception ~~of to~~ the sign setback standards, but not the size or street orientation standards. In no event may Construction/*Project Marketing Signs*, subject to the setback requirements, be placed within the public right-of-way.

(5) Zoning Restrictions. Temporary construction Construction/*Project Marketing Signs* are permitted in all zoning districts. ~~Project Identification Signs are to be may not be installed upon prior to the granting of conditional use permits by the City for the project the sign pertains to. and or upon Construction/Project Marketing Signs may not be installed prior to the issuance of footing and foundation of a grading permit for the projects. The sign shall be removed within one year of its installation. If an extension due to the length of construction is needed the Community Development Director may grant an additional time frame of six (6) months. For phased projects, when a subsequent phase has commenced, the sign may remain for an additional six (6) months so long as construction continues on the project's initial construction. on permitted uses which do not require conditional use approval. On conditional uses, if the footing and foundation permits have not been taken out within six (6) months of the erection of the sign, the sign must be removed until permits are issued. Temporary Construction Signs must be removed within thirty (30) days from the date the last certificate of occupancy is given on the site. If a subsequent phase is commenced during that time, the sign may remain so long as construction continues on the project's initial construction. If a permanent sign is constructed on the site, all temporary signage must be removed. When a project is owned by one party and units are being marketed, but the time limit is beyond the 30 days after a certificate of occupancy is issued, the Community Development Director may authorize the temporary placement of a sign which is subject to the limitations of this section, except that it may be displayed~~

for a period of 90 days. This sign would be in lieu of standard Real Estate Signs.

(6) **Content.** A Construction/Project Marketing Sign may identify a new development, the contractor, builder and/or financial institution and may include a plat map and real estate information. *A Construction Sign may not contain sale prices.*

(7) **Design.** Temporary and yard Construction/Project Marketing Signs, excluding construction project entry signs, shall be mounted on hardware of wood or painted metal, no part of which shall be greater than four inches by four inches (4" x 4") in cross section. Construction Construction/Project Marketing Signs, because of their larger size and the increased risk of disruption nearby, shall be mounted on at least two (2) four inch by four inch (4" x 4") posts with back bracing, or such other means that comply with the Uniform Sign Code's standards for installation. Mounting hardware shall be painted or stained in earth tones. No message may be written on the mounting hardware, so that the entire message area of the sign is contained on the sign face itself.

(8) **Illumination.** Illumination of Construction/Project Marketing Signs is prohibited.

(D) **Real Estate Signs** *Real Estate Signs do not require a Sign Permit, as issued by the Planning Department, but shall comply with the following regulations.*

(1) **Size.** *Real Estate Signs* shall not exceed three (3) square feet of area on the exposed sign face.

(2) **Height Limit.** No portion of the sign shall extend more than six (6) feet above natural grade or finished grade, whichever yields the lower sign. Mounting devices may extend above the sign by not more than six (6) inches.

(3) **Number of Signs.** Only one temporary sign is permitted on any one parcel of property and must comply with the size, color, and placement standards of this Code.

(4) **Setback and Orientation.** Temporary signs are permitted in any zone, provided that they are located a minimum of twenty (20) feet back from the edge of the curb, or edge of pavement where there is no curb, of the street on which the sign fronts. If this twenty (20) foot distance would be within a structure, the sign may be within three (3) feet of the front of the structure. Signs must be parallel to the street on which the building fronts, and placed in front of the front facade with the building as a backdrop. Signs may not be positioned in the side yard. Signs may be displayed through windows or other glass areas subject to the restrictions of Section 12-8-1(I) and 12-8-1(m). On vacant lots, where there is no structure, the sign shall maintain the twenty (20) foot setback from the street.

Real Estate Signs in conjunction with an open house shall be displayed only immediately prior to and during the open house and shall be removed at sundown.

(5) **Zoning Restrictions.** Real Estate Signs are allowed in all zoning districts.

(6) **Content.** *Real Estate Signs shall be limited to the name of the agent and/or agency. Prices are prohibited on Real Estate Signs.*

(7) **Design.** Real Estate Signs shall be mounted on hardware of wood or painted metal, no part of which shall be greater than four inches by four inches (4" x 4') in cross section. Mounting hardware shall be painted or stained in earthtones. No message may be written on the mounting hardware, so that the entire message area of the sign is contained on the sign face itself.

(8) **Illumination.** Illumination of Real Estate Signs is prohibited.

(E) **Project Marketing Signs.** Signs which allow for the initial marketing of projects under construction are regulated under the Construction/Project Marketing Signs. Please refer to the Section 12-10-2(C) regulations stated for Temporary Construction/Project Marketing Signs.

(F) **Special Purpose Signs.** Signs promoting events sponsored by civic, charitable, educational, or other non-profit organizations may be erected on private property up to two (2) weeks in advance of the event being promoted. These signs shall be removed within three (3) days following the conclusion of the event.

(1) **Size.** Special Purpose Signs shall not exceed three (3) square feet of area on the exposed sign face.

(2) **Height Limit.** No portion of the sign shall extend more than six (6) feet above natural grade or finished grade, whichever yields the lower sign. Mounting devices may extend above the sign by not more than six (6) inches.

(3) **Number of Signs.** A maximum of three (3) Special Purpose Signs is permitted on any one parcel of property and must comply with the size, color, and placement standards of this Code.

(4) **Setback and Orientation.** Temporary signs are permitted in any zone, provided that they are located a minimum of twenty (20) feet back from the edge of the curb, or edge of pavement where there is no curb, of the street on which the sign fronts. If this twenty (20) foot distance would be within a structure, the sign may be within three (3) feet of the front of the structure. Signs must be parallel to the street on which the building fronts, and placed in front of the front facade with the building as a backdrop. Signs may not be positioned in the side yard. Signs may be displayed through windows or other glass areas subject to the restrictions of Section 12-8-1(I) and 12-8-1(m). On vacant lots, where there is no structure, the sign shall maintain the twenty (20) foot setback from the street.

(5) **Zoning Restrictions.** Special Purpose Signs are allowed in all zoning districts.

(6) **Content.** Special Purpose Signs shall limit their content to the address and the name and date of the event.

(7) **Design.** Special Purpose Signs shall be mounted on hardware of wood or painted metal, no part of which shall be greater than four inches by four inches (4" x 4') in cross section. Mounting hardware shall be painted or stained in earthtones. No message may be written on the mounting hardware, so that the entire message area of the sign is contained on the sign face itself.

(8) Illumination. Illumination of Special Purpose Signs is prohibited.

- (G) **Yard Signs** Yard Signs shall be displayed only immediately prior to and during the yard sale or garage sale, and shall be removed at sundown if located within public rights-of-ways to avoid creating a hazard to the public using the streets and sidewalks. Yard Signs may not be displayed for more than forty-eight (48) hours continuously. Signs not removed after forty-eight (48) hours of display are deemed refuse. The owner or erector of the sign is subject to a fee per sign removal charge in an amount set forth by resolution if the sign is removed by the City as refuse. In addition, the owner or erector shall be guilty of a Class "B" misdemeanor of littering. *Yard Signs do not require a Sign Permit, as issued by the Planning Department, but shall comply with the following regulations.*

(1) Size. Yard Signs shall not exceed three (3) square feet of area on the exposed sign face.

(2) Height Limit. No portion of the sign shall extend more than six (6) feet above natural grade or finished grade, whichever yields the lower sign. Mounting devices may extend above the sign by not more than six (6) inches.

(3) Number of Signs. Only one temporary sign is permitted on any one parcel of property and must comply with the size, color, and placement standards of this Code.

(4) Setback and Orientation. Temporary signs are permitted in any zone, provided that they are located a minimum of twenty (20) feet back from the edge of the curb, or edge of pavement where there is no curb, of the street on which the sign fronts. If this twenty (20) foot distance would be within a structure, the sign may be within three (3) feet of the front of the structure. Signs must be parallel to the street on which the building fronts, and placed in front of the front facade with the building as a backdrop. Signs may not be positioned in the side yard. Signs may be displayed through windows or other glass areas subject to the restrictions of Section 12-8-1(I) and 12-8-1(m). On vacant lots, where there is no structure, the sign shall maintain the twenty (20) foot setback from the street.

(5) Zoning Restrictions. Yard Signs are allowed in all zoning districts.

(6) Content. Yard Signs shall limit their content to the address and hours of the sale.

(7) Design. Yard Signs shall be mounted on hardware of wood or painted metal, no part of which shall be greater than four inches by four inches (4" x 4') in cross section. Mounting hardware shall be painted or stained in earthtones. No message may be written on the mounting hardware, so that the entire message area of the sign is contained on the sign face itself.

(8) Illumination. Illumination of Yard Signs is prohibited.

CHAPTER 11 - BANNERS

12-11-1 BANNER OVER PUBLIC PROPERTY.

- (A) ~~Administration.~~ The City Manager is authorized to administer the placement of banners over public property.
- (B) ~~Approval.~~ Approval of all applications to display banners over public property shall be given by the City Manager only if all conditions in this section are met.
- (C) ~~Terms and Conditions.~~ In order to receive approval to display a sign or banner over public property, the applicant shall meet the following terms and conditions:
- (1) The banner or sign shall only inform the community of an upcoming community event. A banner may be approved by meeting at least two of the following criteria:
 - (a) the event is open to the public to view and/or participate;
 - (b) the event supports the resort nature of Park City;
 - (c) the event is governmental; or
 - (d) the event has an approved Master Festival License.
 - (2) The banner may only be displayed immediately prior to and during a community event which it advertises, and in no case shall the banner be displayed for less than five (5) days, more than ten (10) days, or more than two (2) weekends.
 - (3) Banners shall only be displayed at site(s) approved by the City Manager.
 - (4) Reservation of dates for a banner site may be made up to three (3) months prior to the date of display. Site(s) are generally reserved on a first-come, first-serve basis; however, preference may be given for recurring annual events, historically or traditionally tied to a specific date, holiday or season. Additionally, a request to advertise the reoccurrence of the same event or same type of event within any one calendar year (IE., plays or class registrations) may be honored if no request for the banner site for an un-repeated scheduling is received.
 - (5) All banners over public property shall be hung by City personnel, and must meet the following specifications:
 - (a) Maximum banner size over public property (Park Avenue location) shall not exceed four (4) feet by thirty (30) feet and the minimum size shall not be less than three and one-half (3.5) feet by twenty-four (24) feet. Banners not over the Park Avenue location shall not exceed the above-mentioned maximum size, and must be approved by the Planning Director.
 - (b) Day-glo, or fluorescent colors shall not be allowed.
 - (c) Banners shall be constructed of durable canvas or similar type weather resistant fabric.
 - (d) Banners must be slit to reduce wind resistance.

~~(e) Banners must be reinforced with rope within a casing at the bottom and the top of both banner edges.~~

~~(f) Each corner of the banner must have a grommet and a lead of 1/4" rope from each corner, no less than four (4) feet long.~~

~~(g) Banners must have a minimum of seven (7) grommets (including the two corner grommets) across the top edge, which ~~that~~ allows the banner to be attached to a cable.~~

~~(h) An additional one hundred and fifty (150) feet of 1/4" rope is required to hang each banner, and shall be provided to the Public Works Department by the applicant or sponsor of the banner.~~

~~(6) The primary purpose of banners which extend over public property shall be to advertise and inform the public of upcoming community events. No more than twenty-five per cent (25%) of each side of the banner space shall be used for the name or logo of a commercial sponsor.~~

~~(7) Prices or fees charged for the event shall not be displayed.~~

~~(8) Banners shall be hung or displayed in a manner that does not interfere with or impede traffic or interfere with or obscure traffic signs or control devices.~~

~~(9) The owner of a banner shall agree to assume full liability and indemnify the City for any damage to persons or property arising from the display of the banner by the City.~~

~~(10) If the banner is not picked up from the Public Works Department by the applicant or sponsor within ten (10) days after it has been taken down, the banner shall become the property of the City and will be disposed of.~~

~~(11) Banners should be received by the Public Works Department one week prior to the date of scheduled display.~~

~~(12) The City is not responsible for any damage that may occur to the banner from any cause.~~

~~(D) Fee. A fee shall be payable to the City when the banner is dropped off at the Public Works Department before its reservation commences to cover manpower costs associated with installation and removal of the banner. Said fee shall be set by resolution.~~

12-11-1 BANNERS ON CITY LIGHT STANDARDS. The City Planning Department is authorized to administer the placement of banners on City light standards. Approval of all applications to display banners on City light standards, along Main Street and Empire Avenue, shall be given by the Planning Department only if all conditions in this section are met.

(A) **Applications.** Applications shall be presented to the Planning Department in sufficient time to allow the determination of eligibility of the Sponsor, design review, fabrication of the banners and

verification of the scheduling of their period of display. Sponsors will pay for the artwork, banner production, installation and dismantling of the banners.

Sponsors shall accept that the display period is contingent upon a workable arrangement within the overall schedule of other City banners as well as prior commitments to other outside Sponsors. Prior commitments may preclude the desired display period of an otherwise acceptable Sponsor's banner. Park City acknowledges that a Sponsor's interest and ability to participate may be contingent upon a minimum period which would warrant the expense of the fabrication of the banners. The display period will be based on a first-come basis.

- (B) **Size**. The Main Street banners shall be 29" X 72"; unless otherwise approved by the Parks staff. Banners along Empire Avenue shall be 24" x 36".
- (C) **Number of Banners**. The number of banners to be hung for winter and summer shall be 55 along Main Street and 30 along Empire Avenue. Five additional banners must be submitted for replacement.
- (D) **Content**. Banners displayed in the Park City Main Street or Empire Avenue area shall be either: (a) those sponsored by, designed for and commissioned by, fabricated for, and installed by the direction of the Planning Department and Parks staff, or (b) those sponsored by outside entities (Sponsors) that meet the terms and conditions set forth in this section.

(1) The eligible sponsor must be a non-commercial, non-profit entity whose primary purpose is the offering of cultural, educational, or entertainment enrichment to the community.

(2) The design of banners must be presented to the Planning Department, or a designated committee thereof, for review and approval. Artwork should be of sufficient size and show actual colors and banner material in sufficient detail to adequately represent the proposed final product. Artwork should be approved at least two months prior to hanging date. A written permit will be issued by the Planning and Parks staff. Fabrication and colors are to be within color guidelines of the Planning Department and Historic District. The design must be on both sides, or as otherwise approved by the Parks Department.

- (E) **Design of Banners**. Fabrication of the banners must meet the minimum standards adopted by the Park Staff, or a designated committee of Park City Municipal Corporation. Fabric must be of a durable material to withstand snow and heavy winds. One and one half inch (1 ½") brass grommets should be installed on both bottom corners.

Banners must be sewn for mounting on existing brackets. A three and one half to four inch (3 ½" to 4") by 29 inch wide sleeve, or 24" inch sleeve for Empire Avenue banners, at the top of the banner is required to hang the banners on brackets. A sample will be provided by the Parks Department. Sponsors are required to contact the Parks Department for review of their proposal for compliance with the actual specifications.

- (F) **Installation and Removal**. Banners should be received by the Parks Department one week prior to the date of scheduled display. All banners on City light standards shall be hung by City personnel.

The dates for the banners to be installed and dismantled will be arranged by the Sponsor and the Parks staff. If the banner is not picked up from the Parks Department by the applicant or sponsor within ten days after it has been taken down, the banner shall become the property of the City and will be disposed of.

The owner of a banner shall agree to assume full liability and indemnify the City for any damage to persons or property arising from the display of the banner by the City. The City is not responsible for any damage that may occur to the banner from any cause.

- (G) **Fee.** A fee shall be paid to the city when the application is presented to the Parks Department before the applicant's reservation commences to cover costs associated with the installation and removal of the banners. This fee shall be established by the Fee Resolution. Checks shall be made payable to the Park City Leisure Services department and submitted with the application.

CHAPTER 12 - MASTER FESTIVAL SIGN PLAN

Any person desiring permission to display temporary banners and signs related to an event on various dates at one location shall submit plans along with the application for a Master Festival License, which is issued by the City. Parameters and requirements are stated within the Master Festival License Application and shall be reviewed by the Planning Department prior to the issuance of a permit.

~~**12-12-1 REQUIREMENTS.** Any person desiring permission to display banners and signs related to the event on various dates at one location may submit an application for a Master Festival Sign Plan. The application shall be processed through the Planning Department and shall require the following:~~

- ~~(A) **Site Plan.** A site plan drawn to scale which specifies the location of the signs, or drawings or photographs which show the scale of the sign in context with the scale of the building if the sign is to be mounted on the building.~~
- ~~(B) **Scaled Installation and Design Drawing.** Colored rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction and method of attachment, and color samples.~~
- ~~(C) **Lighting.** Any exterior lighting proposed for signs shall be included in the application.~~
- ~~(D) **Application Forms.** Submit a completed Planning Department Master Festival Sign Plan Application and Building Permit Application to the Community Development Department.~~
- ~~(E) **Fees.** Payment of the appropriate fees to the Park City Municipal Corporation.~~

~~**12-12-2 MASTER SPONSOR BANNERS.** Once a Master Festival Sign Plan has been approved, and during the term of such plan, each sponsor banner which is to be displayed pursuant to such plan must be authorized by a Planning Department Sign Permit. At the time of submission of such permit application, a scaled rendering of the proposed banner and its location must be submitted, together with such information~~

~~as the Community Development Department deems necessary.~~

~~**12-12-3 KIOSKS.** The intended use of the kiosks is to hold posted materials, fliers, handouts, schedules, etc., that pertain to activities that occur during the festival. The use of the kiosks is to allow an area to post materials related to the festival, instead of posting the materials on buildings, which is prohibited by City Code. Structural details for the kiosks are to be submitted with the Master Festival Sign Plan.~~

CHAPTER 13 - APPEALS

12-12-1 APPEALS. Any applicant who believes a denial ~~was~~ is not justified, has the right to appeal to the Planning Commission or, if the property is in a Historic District, to the Historic District Commission, and to appear at the next regularly scheduled meeting for which proper notice can be given and agenda time is available. Intention to take an appeal to the Commission shall be filed with the Community Development Director in writing within ~~three (3)~~ ten (10) business days following the denial of the permit by the Planning Department.

Applicants may have any action of the Planning or Historic District Commissions reviewed by the City Council by petitioning in writing ~~for a hearing before that body~~ within ten (10) *business* days following Planning Commission or Historic District Commission action on the Sign Permit. Actions of the Commission are subject to appeal and review according to the procedures set forth in the Land Management Code, Chapter 1.

CHAPTER 13 - VIOLATION OF TITLE

12-13-1 PENALTY. Violation of this Title is a Class "C" misdemeanor.

SECTION 3. FINDINGS OF FACT.

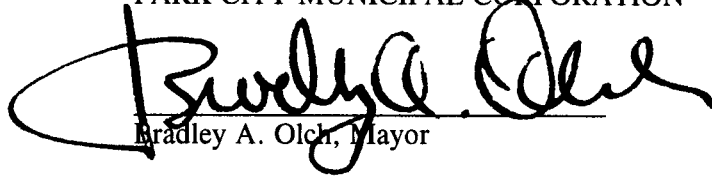
1. A uniform sign code has been adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City; and
2. It is in the best interest of the community to develop standards so that there is consistent criteria for review of sign applications and the community has clear notice of the Sign Code standards; and
3. The City Council finds that the proposed changes to the Sign Code are necessary to prevent visual clutter, to aid tourists in easily identifying business locations, to facilitate traffic regulation, to preserve the historic and resort nature of Park City, to safeguard and enhance property values, and to supplement existing zoning regulations; and
4. The Planning Staff has considered standards in other resort communities and input from the Planning Commission and business community in recommending these changes to the Sign Code;

SECTION 4. CONCLUSIONS OF LAW. The City Council hereby concludes that the proposed amendment is consistent with the Park City Land Management Code, General Plan, and State and Federal

requirements.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect upon publication.
PASSED AND ADOPTED this 26th day of March, 1998.

PARK CITY MUNICIPAL CORPORATION

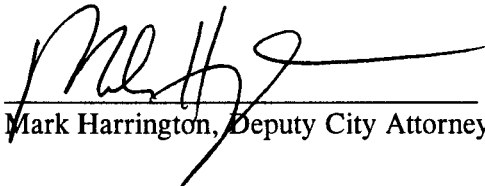

Bradley A. Olch, Mayor

ATTEST:


Jan Scott, City Recorder



APPROVED AS TO FORM:


Mark Harrington, Deputy City Attorney



Ordinance No. 98-10

**AN ORDINANCE AMENDING TITLE 11 OF THE MUNICIPAL CODE
OF PARK CITY TO UPDATE THE EFFECTIVE
EDITIONS OF THE BUILDING CODES**

WHEREAS, the City Council has determined that updated building rules and regulations safeguard the health, safety, and property of the community; and

WHEREAS, updating the building codes facilitates customer service and the public's general knowledge of the current law;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL of Park City, Utah that:

SECTION 1. AMENDMENT. Title 11 of the Municipal Code of Park City, Utah is hereby amended as follows:

CHAPTER 3 - UNIFORM BUILDING CODE

11-3-1. UNIFORM BUILDING CODE ADOPTED.

The Uniform Building Code, 1994 1997 edition, establishing rules and regulations for the design, construction quality of materials, use and occupancy, location and maintenance of building and structures, as promulgated by the International Conference of Building Officials, together with the following amendments: Appendix Chapters and Amendments.

- (A) Appendix Chapter 11, Divisions 1 and 2, Chapter 12, ~~Division 2, Chapter 13,~~ Chapter 15, Chapter 16, Division 1, Chapter 30, and Chapter 33, located in the appendix of the Uniform Building Code are adopted and incorporated herein with an Amendment to Section 3306.1 as follows: Except as specified in Section 3306.2 of this section, no person shall do any grading or removing or grubbing existing vegetation without first having obtained a grading permit from the building official.

11-3-2. AUTOMATIC FIRE EXTINGUISHING SYSTEMS.

- (F) All existing buildings within the Historic Commercial Business District shall be required to

be protected with a fire sprinkling system, in compliance with the Uniform Building Code Standards by August 15, 1996.

~~All newly constructed structures used as dwelling units in a multi-unit structure shall have at least one hour fire resistive separation between units.~~

CHAPTER 4 - MECHANICAL CODE.

11-4-1. MECHANICAL CODE.

The Uniform Building Mechanical Code, 1994 1997 edition, establishing rules and regulations for the design, construction quality of materials, use and occupancy, location and maintenance of building and structures, as adopted by the International Conference of Building Officials is hereby adopted as the Mechanical Code of Park City.

CHAPTER 5 - UNIFORM HOUSING CODE.

11-5-1. HOUSING CODE.

The Uniform Housing Code, 1994 1997 edition, printed as code in book form, and adopted by the International Conference of Building Officials (providing minimum requirements for the protection of life, limb, health, safety and welfare of the general public and the owners and occupants of residential buildings is hereby adopted as the Housing Code of Park City.

- (A) **APPLICATION.** The provisions of the Housing Code shall apply to all buildings or portions thereof used, or designed for or intended to be used for human habitation. Occupancies in existing buildings may be continued as provided in Section 104(C) 3401 of the Uniform Building Code, except as to those structures found to be substandard as defined in the Housing Code.

CHAPTER 6 - UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

11-6-1. ADOPTION OF A CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

The "Uniform Code for the Abatement of Dangerous Buildings, 1994 1997 edition," printed as a code in book form and adopted by the International Conference of Building Officials (providing for a just, equitable and practicable method whereby buildings or structure which from any cause endanger the life, limb, health, morals property, safety or welfare of the general public or their occupants, may be required to be repaired, vacated, or demolished) is hereby adopted as the Abatement of Dangerous Buildings Code for Park City.

CHAPTER 7 - UNIFORM PLUMBING CODE.

11-7-1. ADOPTION OF A PLUMBING CODE.

~~The Uniform Plumbing Code, 1991 edition, as amended~~ The International Plumbing Code 1997 edition, as promulgated by the International Code Council, is hereby approved and adopted as the plumbing code of Park City. Section 106.1 of the International Plumbing Code is amended as follows:

- (B) **PLUMBING INSPECTIONS.** The Building Official shall perform all functions of plumbing inspection and shall, among other things, inspect the construction, installation and repair of all plumbing fixtures and appliances and apparatus connected with a plumbing system which are installed within the limits of Park City and shall require that they conform to the provisions of the Plumbing Code, ~~including Park City and Utah State amendments which are incorporated herein by this reference.~~

CHAPTER 8 - NATIONAL ELECTRICAL CODE.

11-8-1. ADOPTION OF ELECTRICAL CODE.

The National Electrical Code, 1993 ~~1996~~ edition, as adopted by the National Fire Protection Association ~~and the American Standards Association and~~ printed as a code in book form is hereby approved and adopted as the electrical code of this City, including all Park City and state amendments which are incorporated herein by this reference.

- (B) **PERMITS, INSPECTIONS AND FEES.** No alterations or additions shall be made in existing wiring, nor shall any new wiring be installed or any apparatus which generates, transmits, transforms or utilizes any electricity be installed without first obtaining a permit thereof. Applications for such permit, describing such work, shall be made in writing and shall conform to the requirements set forth in the Uniform Building Code as to extent of information disclosed. ~~No permit shall be required for the use of approved lamps, lights, appliances, tools, or equipment connected to permanently installed wiring by means of a receptacle or fixture.~~ The fee for electrical permits shall be as set forth in Park City Fee Resolutions.

CHAPTER 9 - UNIFORM FIRE CODE.

11-9-1 UNIFORM FIRE CODE.

The "Uniform Fire Code", ~~1994~~ 1997 edition as ~~adopted~~ promulgated by the International Conference of Building Officials and the Western Fire Chiefs Association and printed as codes in book form is hereby adopted as the Fire Code of Park City with the following amendments to Appendix Chapter III C:

CHAPTER 10 - UNIFORM SIGN CODE.

11-10-1. UNIFORM SIGN CODE ADOPTED.

The Uniform Sign Code, 1994 1997 edition, as adopted by the International Conference of Building Officials and printed as a code in book form is hereby approved and adopted with the following amendment to table 4-B as the Uniform Sign Code of this City.

TABLE 4-B - PROJECTION OF SIGNS

CLEARANCE (feet)	MAXIMUM PROJECTION (feet)
x 304.8 for mm	x 304.8 for mm
Less than 8	Not permitted
8	+ 3
8 to 16	1 plus 0.5 for each foot of clearance in excess of 8
Over 16	5

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

PASSED AND ADOPTED this 19th day of March, 1998.

PARK CITY MUNICIPAL CORPORATION



Mayor Bradley A. Olch

Attest:



Janet M. Scott, City Recorder



Ordinance No. 98-9

**AN ORDINANCE APPROVING THE JORGENSEN REPLAT
AT 501 DEER VALLEY DRIVE, CONSOLIDATING LOTS 4, 5, 30 AND 31, BLOCK
65, OF AMENDED PARK CITY SURVEY,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owner, Michael and Laura Jorgensen, of the property at 501 Deer Valley Drive, located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Park City, Utah, has petitioned the City Council for approval of a plat amendment; 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 25, 1998 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on March 19, 1998, the City Council reviewed the proposed plat amendment and held a public hearing; 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.

1. The Project is located in the R-1, Residential District, zoning district.
2. The plat amendment combines four lots into one lot.
3. The proposed lot size of 7,500 square feet is consistent with the existing development patterns in the surrounding area.
4. The project is located on Deer Valley Drive with a high volume of traffic and important connection to the Silver Lake area.
5. The project is located on a steep hillside with minimal snow storage areas.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment 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.

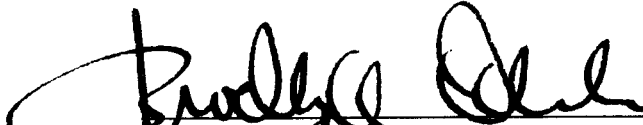
SECTION 3. PLAT APPROVAL. The plat amendment located at 501 Deer Valley Drive, is hereby approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat amendment, for compliance with the Land Management Code and these conditions of approval, is a condition precedent to plat recordation.
2. All Standard Project Conditions 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 the one year time frame, this approval and the plat shall be considered null and void.
4. A Construction Mitigation Plan will be required from the applicant prior to any issuance of a building permit for construction on the newly created lot.
5. A ten foot (10'-0") non-exclusive snow storage easement along Deer Valley Drive shall be dedicated to the City and noted on the amended plat.
6. Any new construction or addition to the existing structure shall be similar in architecture and comply with the Historic District Design Guidelines.

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


PASSED AND ADOPTED this 19th day of March, 1998.

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

**AN ORDINANCE APPROVING A 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 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 25, 1998 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 19, 1998 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. On March 12, 1997 the Planning Commission approved a Small Scale Master Planned Development for the 78 unit condominium project known as the Chateaux at Silver Lake CUP, a Small Scale MPD.
2. The Chateaux at Silver Lake project is located at 7815 Royal Street East and the property is zoned RD-MPD, Residential Development- Master Planned.

3. The property is subject to the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit of April 14, 1993.
4. The proposed plat changes the type of ownership of this property to condominium ownership.
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.
6. Under state law, convertible space expires after 5 years. A five year expiration is consistent with the expiration of the Chateaux at Silver Lake CUP to ensure future development complies with contemporary LMC regulations.
7. On February 25, 1998 the Planning Commission held a public hearing on the proposed record of survey plat and forwarded 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 Planning Commission approval of the Chateaux at Silver Lake CUP, a Small Scale Master Planned Development.

SECTION 3. PLAT APPROVAL. The 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:

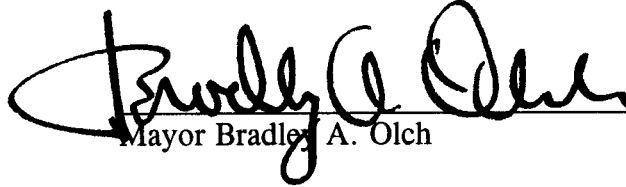
1. The City Attorney and City Engineer shall review and approve the final form and content of the record of survey plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. All conditions of approval for the Chateaux at Silver Lake 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 plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

5. All convertible space shown on this record of survey shall expire 5 years from the date of City Council approval and shall thereafter exist as common area.
6. 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.

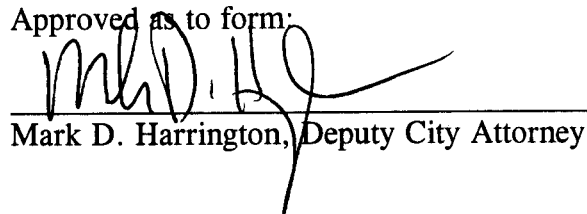
PASSED AND ADOPTED this 19th day of March, 1998.

PARK CITY MUNICIPAL CORPORATION


Mayor Bradley A. Olch

Attest:


Janet M. Scott, Deputy City Recorder

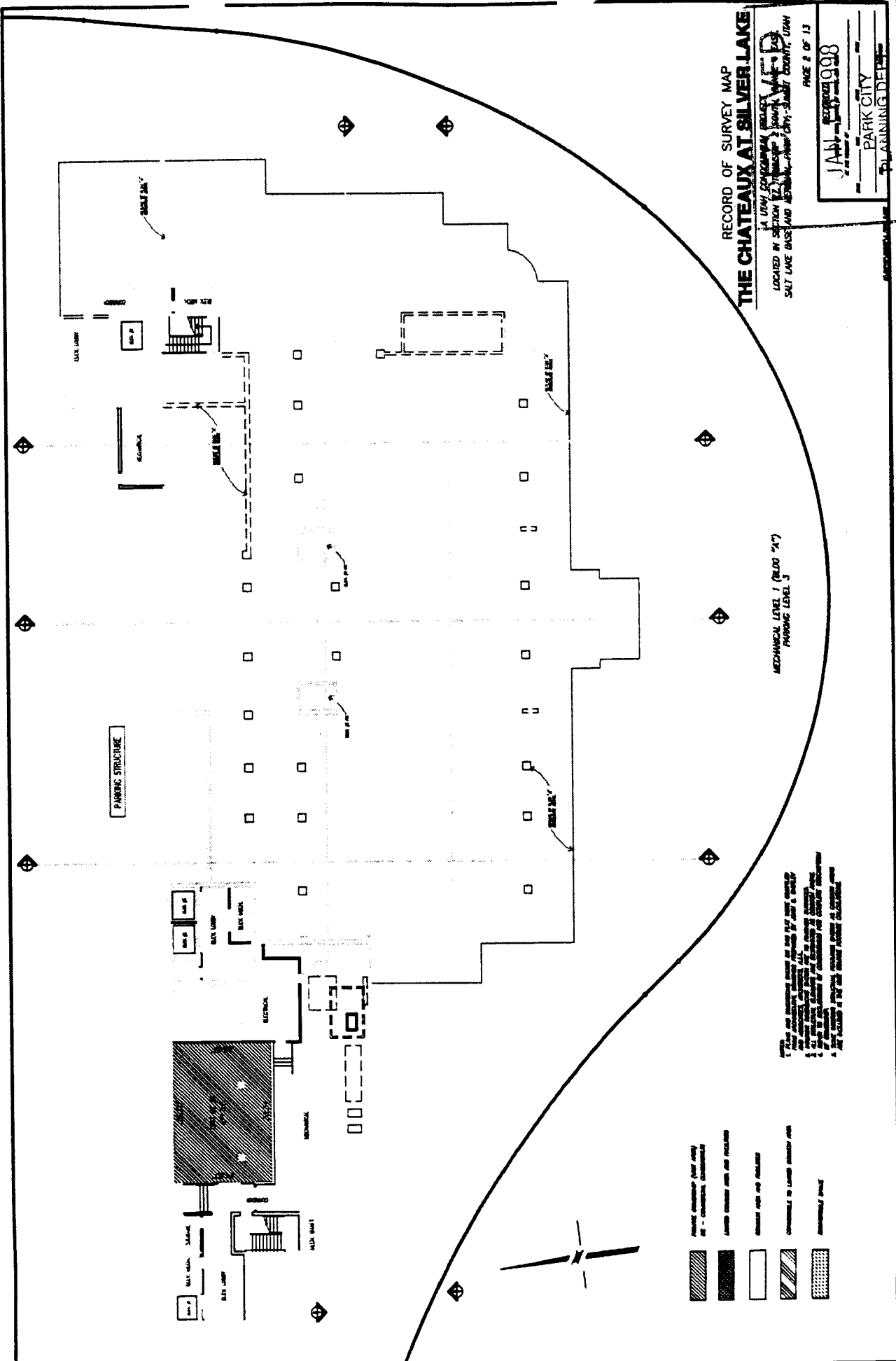
Approved as to form:

Mark D. Harrington, Deputy City Attorney



RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE

A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 17, T12N, R10E, S12E, SALT LAKE COUNTY, UTAH
 SALT LAKE BASE AND MERIDIAN

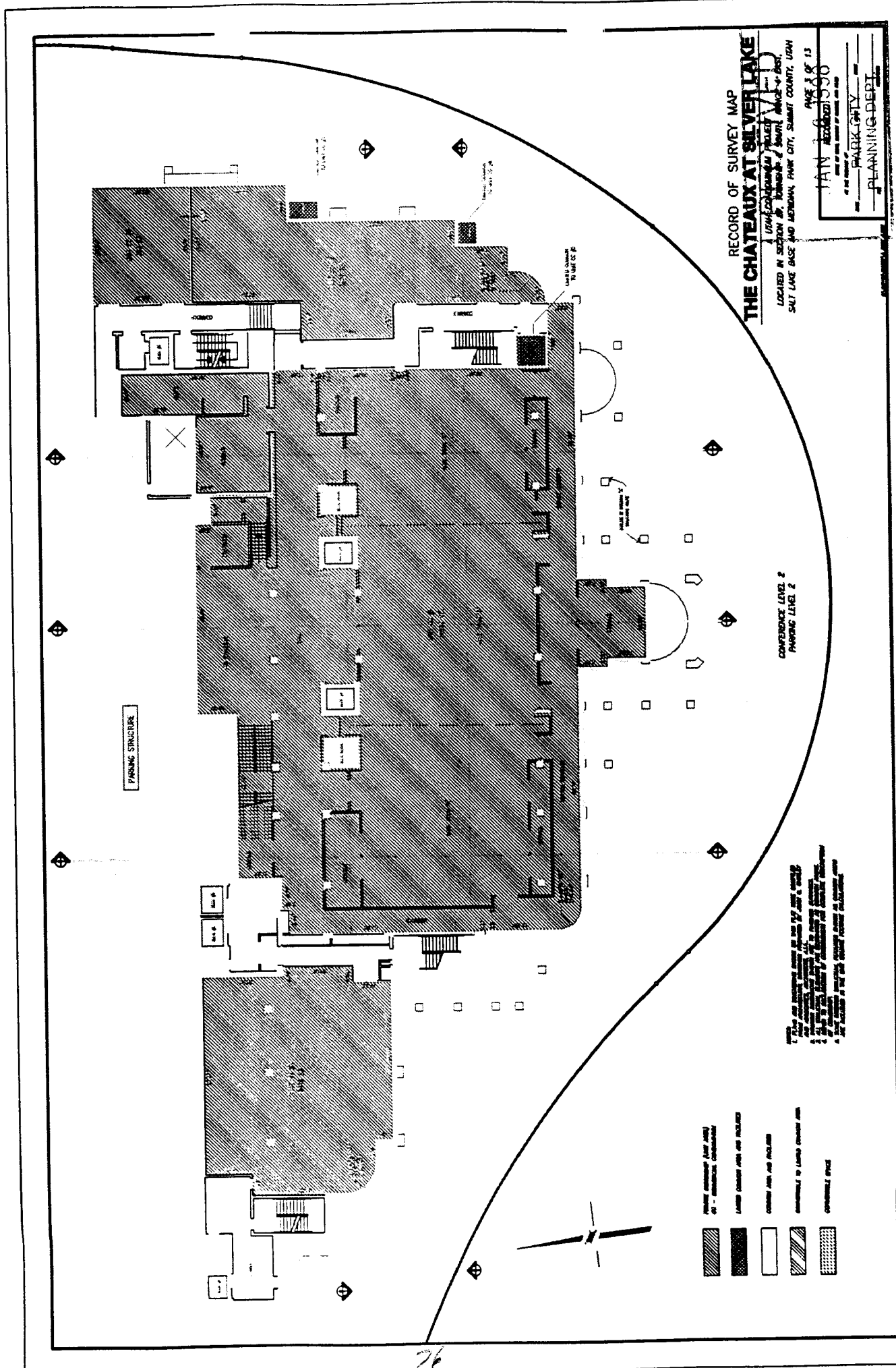
PLANNING DEPT.
 PARK CITY
 JAN 19 1998
 PAGE 2 OF 13



MECHANICAL LEVEL 1 (BUDG. 417)
 PARKING LEVEL 1

- PORTAL CONCRETE (NOT SHOWN)
- CONCRETE
- LAND CONCRETE WITH AND WITHOUT
- CONCRETE WITH AND WITHOUT
- CONCRETE TO LARGER DIMENSION AREA
- DIMENSIONAL POINT






THIS PLAN AND ARCHITECTURE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED 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. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR ARCHITECTURE DRAWING.



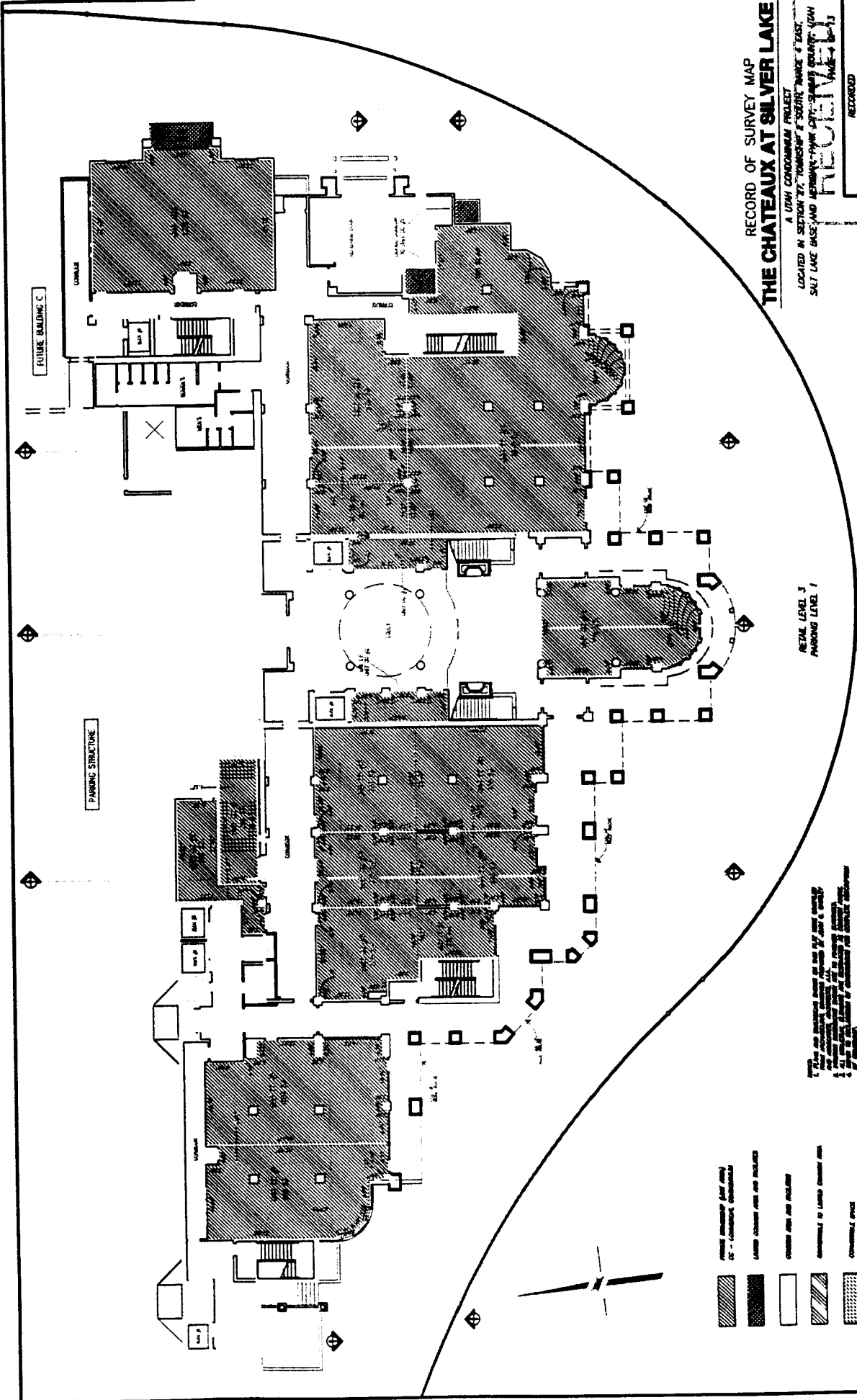
RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE
 A UNIT OF THE CHATEAUX AT SILVER LAKE
 LOCATED IN SECTION 36, T12N, R10E, S4W, SUMMIT COUNTY, UTAH
 SALT LAKE BASIN AND MOUNTAIN PARK CITY, SUMMIT COUNTY, UTAH

CONFERENCE LEVEL 2
 PARKING

THIS MAP AND RECORD OF SURVEY MAP ARE THE PROPERTY OF THE PLANNING DEPARTMENT OF THE CITY OF PARK CITY, UTAH. ANY REPRODUCTION OR USE OF THIS MAP OR RECORD OF SURVEY MAP WITHOUT THE WRITTEN PERMISSION OF THE PLANNING DEPARTMENT IS PROHIBITED.

- 
 PARKING STRUCTURE AND PARKING SPACES
- 
 LANDS OWNED BY THE CITY OF PARK CITY
- 
 COMMON AREAS AND FACILITIES
- 
 UNASSIGNED TO LANDS OWNED BY THE CITY OF PARK CITY
- 
 CONTINGENT SPACE

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PLANNING DEPT.



RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE







A URM CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST,
 SALT LAKE BASIN, AND NEARBY PARK CITY, SALT LAKE COUNTY, UTAH

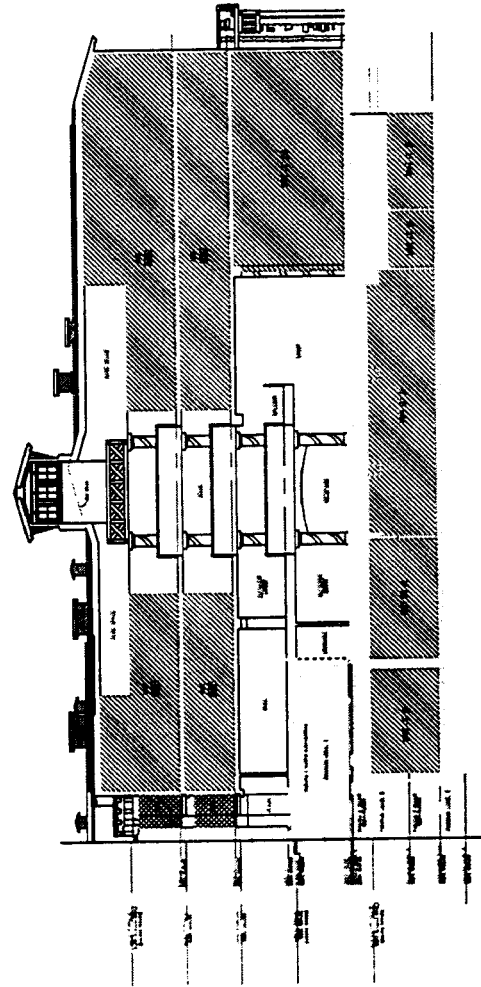
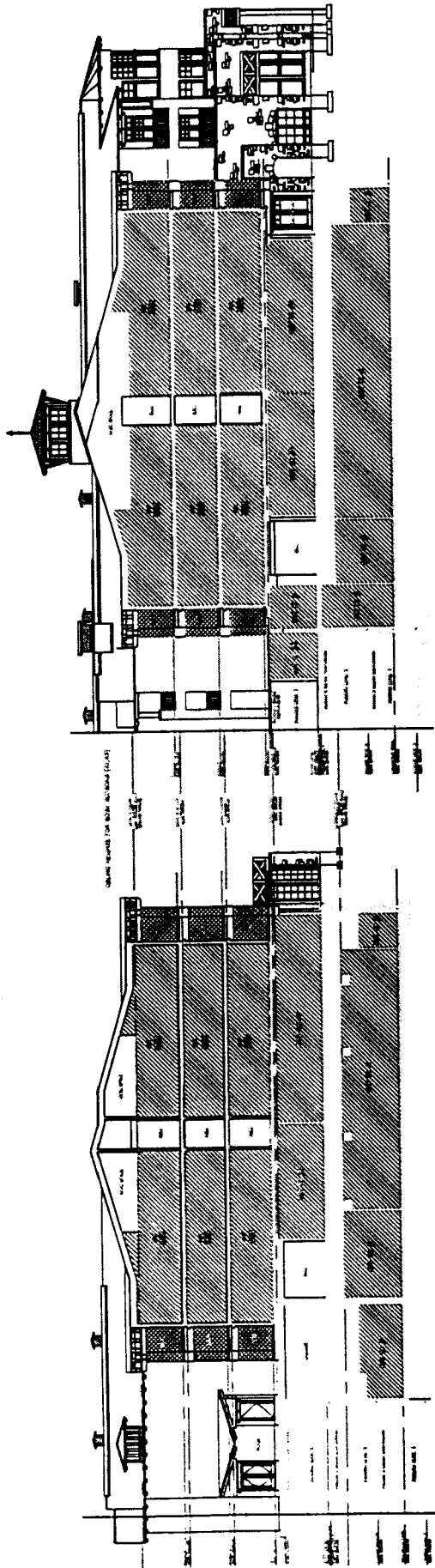
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 JAN 16 1998






RECORDED
 JAN 16 1998
 PARK CITY
 PLANNING DEPT.

RETAIL LEVEL 3
 PARKING LEVEL 1

THIS PLAN AND RECORDING INSTRUMENT IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND 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 AND ENGINEER.

-  FUTURE CONSTRUCTION (SEE PLAN)
-  EXISTING CONSTRUCTION
-  LANDSCAPED AREAS AND WALKWAYS
-  EXISTING AREAS AND WALKWAYS
-  AVAILABLE TO LIMITED COMMONS AREAS
-  COMMONS AREAS



-  Private structure (not sold)
-  Landlocked area and parking
-  Common area and parking
-  Common to landlocked area
-  Common area

SCALE 1"=10'

RECORD OF SURVEY MAP

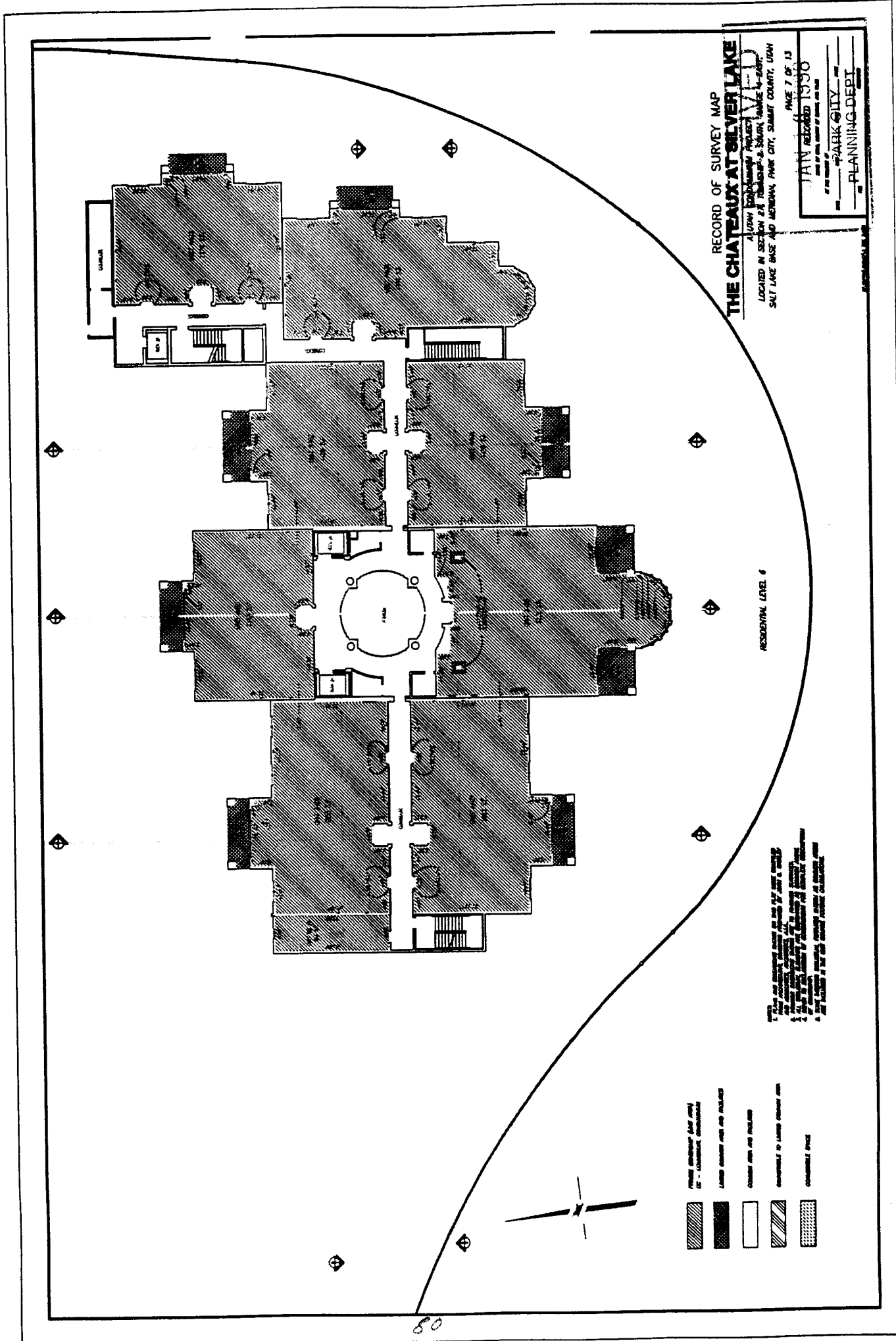
THE CHATEAUX AT SILVER LAKE

A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 SOUTH,
 SALT LAKE BASIN AND MERRILL PARK CITY, SALT LAKE COUNTY, UTAH

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PAGE 8 OF 13

JAN 16 1998
 PARK CITY
 EXAMINING DEPT.









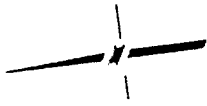
RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE
 A U.S. Army Corps of Engineers Project
 LOCATED IN SECTION 28, T14S09N, R10E03W, SALT LAKE COUNTY, UTAH
 SALT LAKE BASE AND METRICUM PARK CITY, SUMMIT COUNTY, UTAH

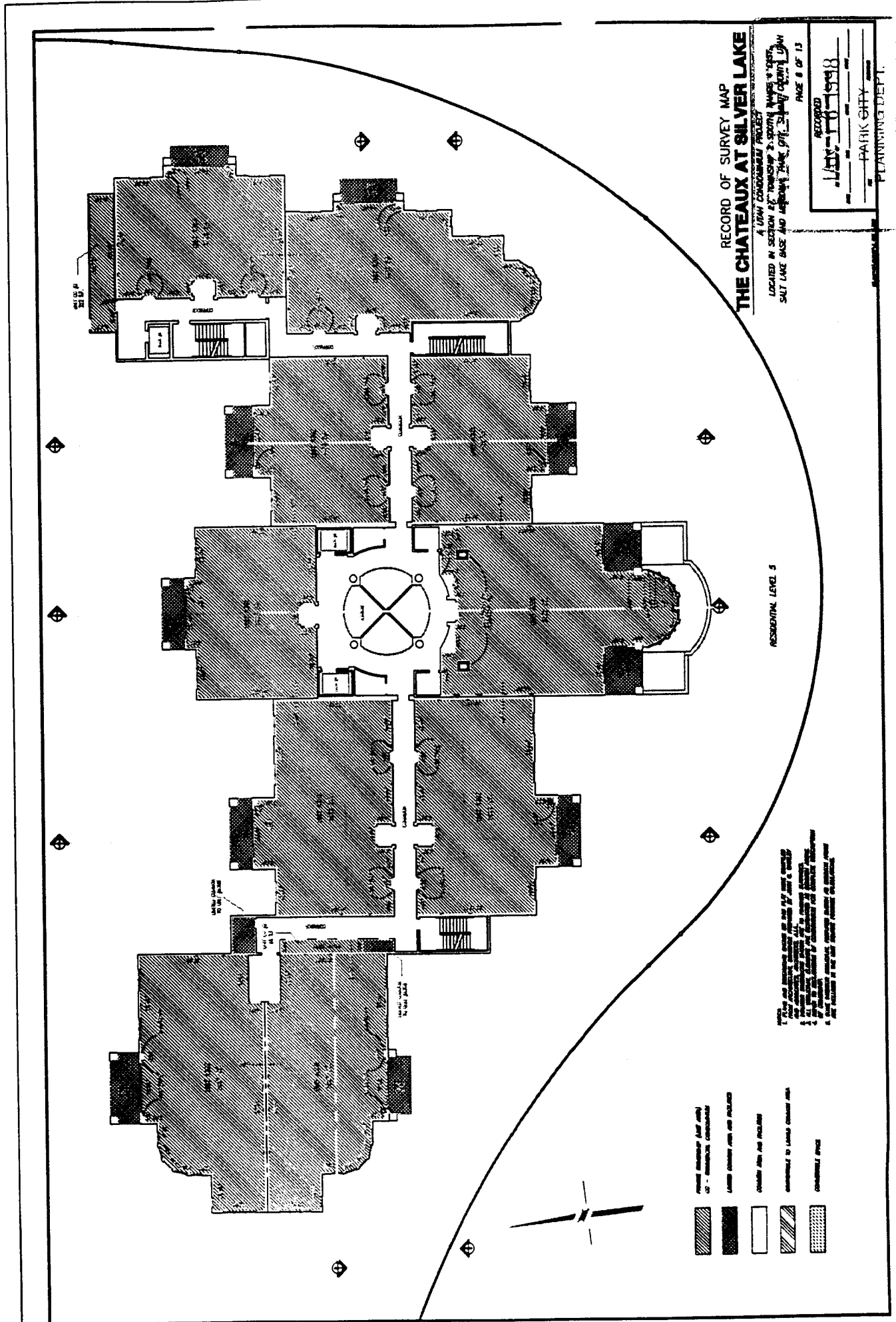
DATE: JAN 1990
 DRAWN BY: PARK CITY
 CHECKED BY: PLANNING DEPT.

RESIDENTIAL LEVEL 6

1. THIS PLAN AND SPECIFICATIONS SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE UTAH BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.

- 
 FINISH SPECIFICATIONS (SEE PLAN)
- 
 CONCRETE FLOORING
- 
 LAMINATE FLOORING AND WALLS
- 
 CARPET FLOORING
- 
 DIMENSIONAL TO LAMINATE FLOORING AND WALLS
- 
 DIMENSIONAL SPACE





RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE
 A LOW RISE CONDOMINIUM PROJECT

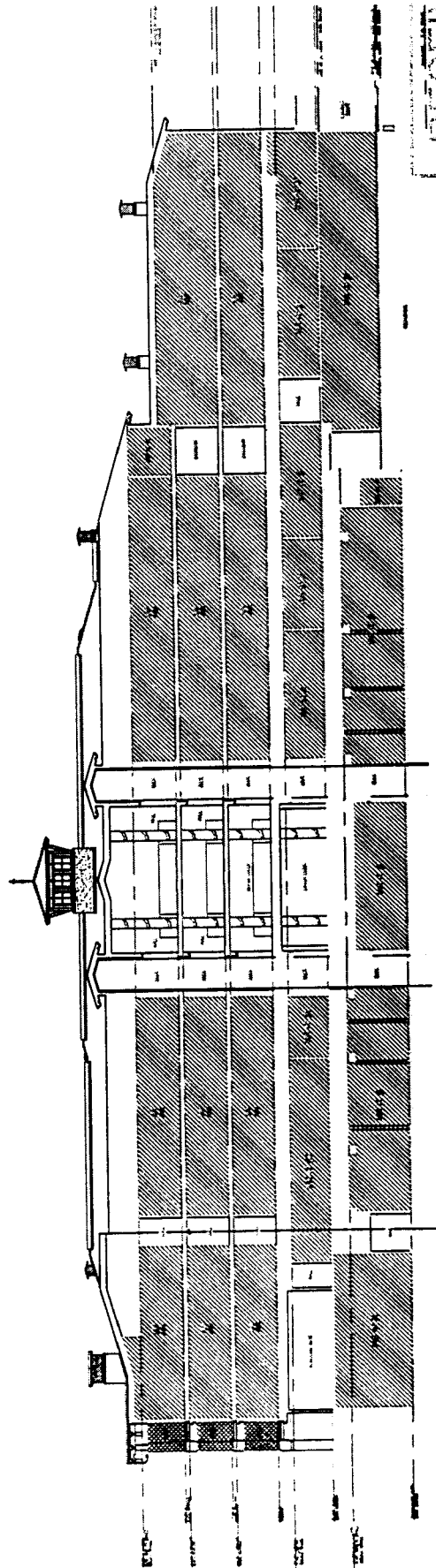
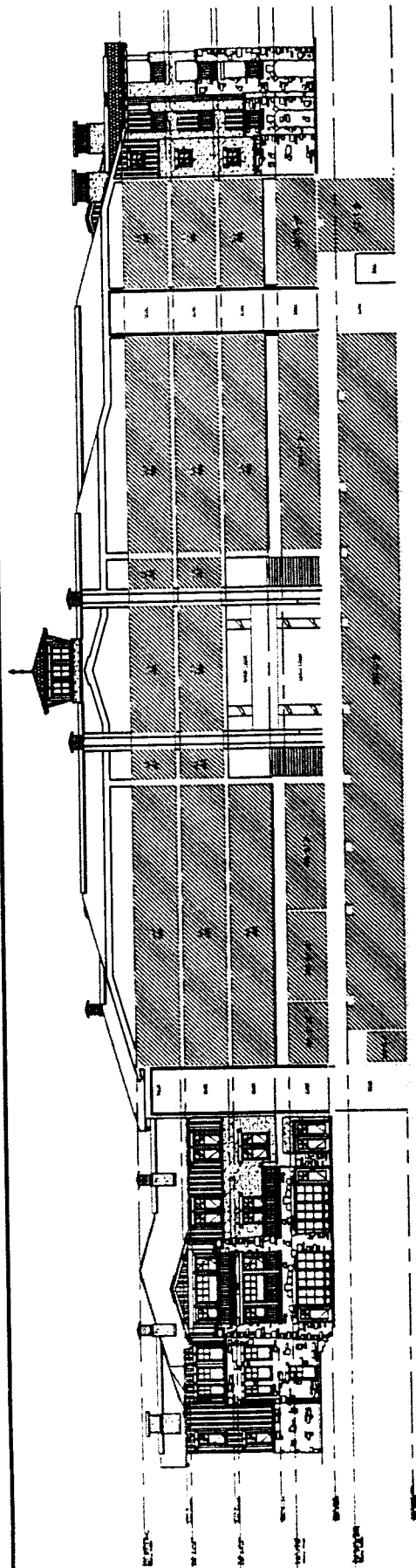
LOCATED IN SECTION 42, TOWNSHIP 2, SOUTH RANGE 1, WEST
 SALT LAKE BASIN AND NEARBY THE CITY OF SALT LAKE COUNTY, UTAH






PAGE 8 OF 13

RECORDED
 JAN 10 1998
 PLANNING DEPT.

RESIDENTIAL LEVEL 5

- 1. THIS PLAN AND RECORD OF SURVEY MAP ARE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND RULES OF THE STATE OF UTAH AND THE COUNTY OF SALT LAKE COUNTY, UTAH.
 - 2. I AM A LICENSED PROFESSIONAL ARCHITECT AND REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF UTAH.
 - 3. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THIS RECORD OF SURVEY MAP.
 - 4. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THIS RECORD OF SURVEY MAP.
-
- SHADING PATTERNS:
 - Diagonal lines (top-left to bottom-right): FINISHED EXTERIOR WALLS
 - Diagonal lines (bottom-left to top-right): UNFINISHED EXTERIOR WALLS
 - Horizontal lines: COMMON AREAS AND PATIOES
 - Vertical lines: COMMON AREAS AND PATIOES
 - Stippled pattern: UNFINISHED INTERIOR WALLS
 - Grid pattern: COMMON AREAS

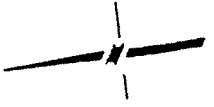
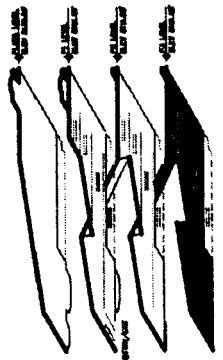


-  FLOOR FINISHES (SEE PLAN)
-  LAMINATED CLADDING AND PANELING
-  CONCRETE AND BRICK
-  CONCRETE OF LAND COUNTY AND
-  CONCRETE BLOCK

RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 SOUTH,
 SALT LAKE BASIN AND BERENSON PARK CITY, SUMMIT COUNTY, UTAH
 SCALE 1"=10'

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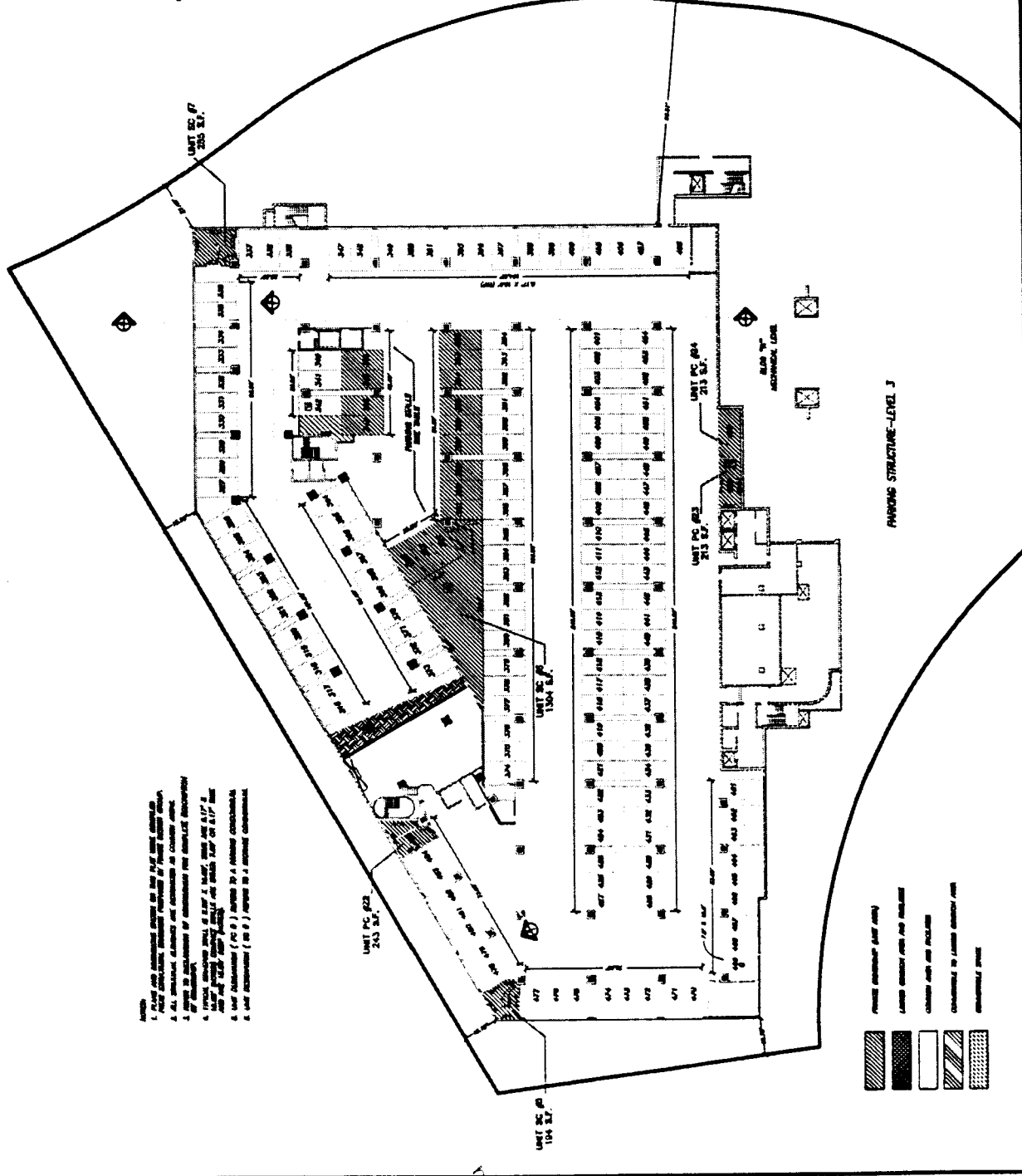
PAGE 3 OF 13
 JAN 16 1990
 PLANNING DEPT.



UNIT #	S.C.
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108	108
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200	200

RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE
 A URM CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PLAN 16 MAY 18, 1988
 RECORDED
 OFFICE OF THE CLERK OF COURTS AND DISTRICT CLERK
 PARK CITY
 PLANNING DEPT.

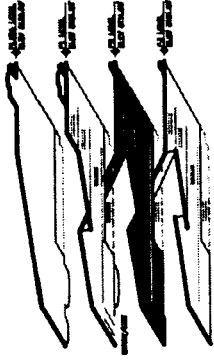


NOTES:
 1. THIS PLAN AND ARCHITECTURE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED IN CONCRETE WORK.
 3. REFER TO ARCHITECTURE DRAWINGS FOR COMPLETE INFORMATION.
 4. FINISH SCHEDULE SHALL BE AS SHOWN ON SHEET 200 AND AS SHOWN ON SHEET 201.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
 6. ALL DIMENSIONS (IN FEET) SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

PREFERRED PARKING (HATCH PATTERN)
 LIMITED PREFERRED PARKING AND AVAILABLE
 CORRIDOR AND SERVICE AREAS
 CONDOMINIUM TO LIMITED SERVICE PARKING
 UNAVAILABLE PARKING

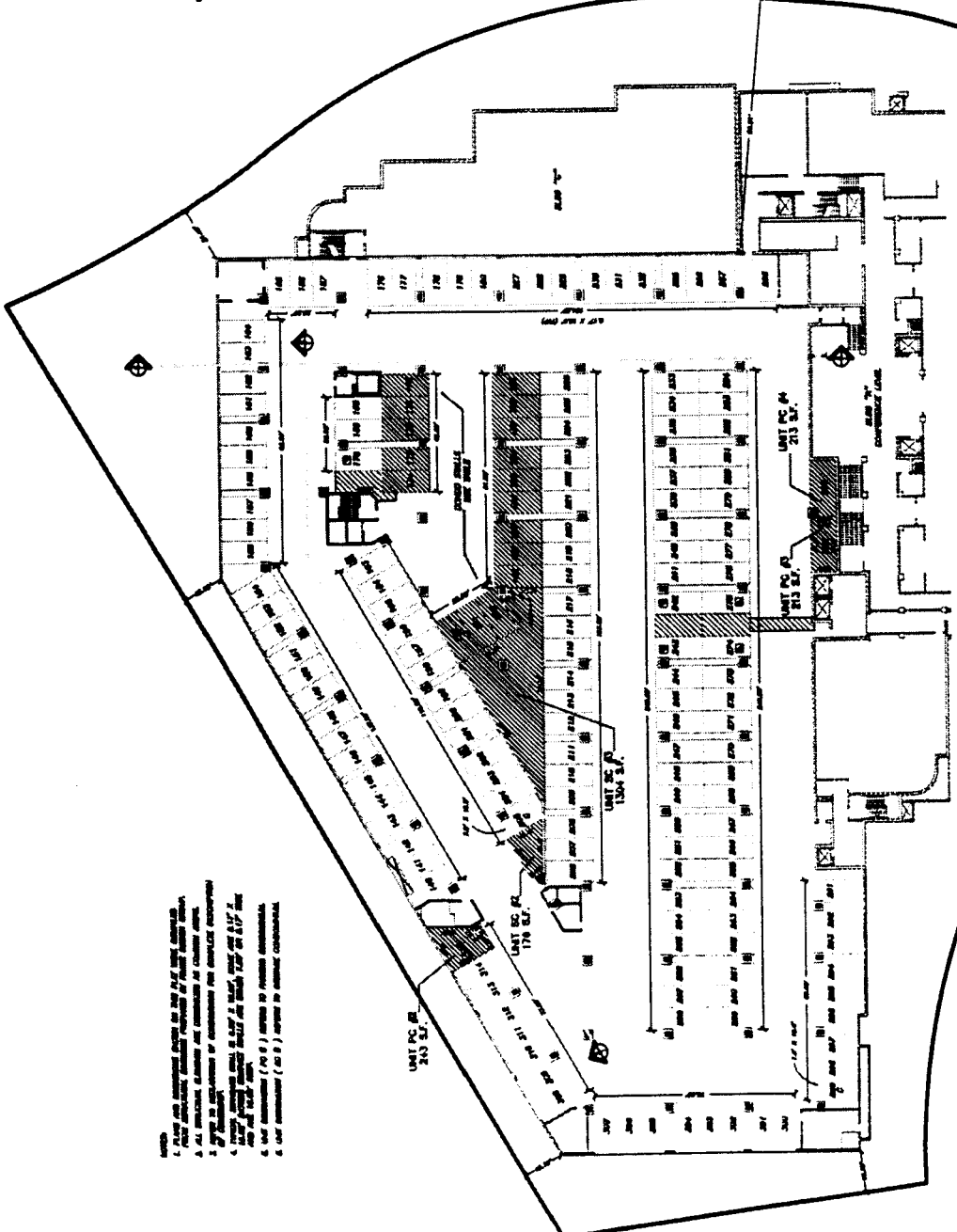
PARKING STRUCTURE—LEVEL 3

3



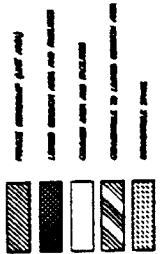
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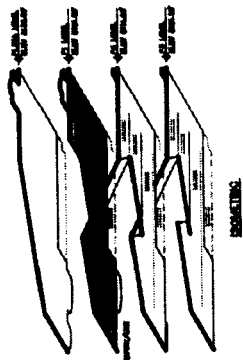
RECORD OF SURVEY MAP
THE CHATEAU AT SILVER LAKE
 A URBAN RESIDENTIAL PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASIN AND MERRIMA, PARK CITY, SUMMIT COUNTY, UTAH
 JAN 16 1988 11 of 12
 RECORDED
 CITY OF PARK CITY
 PLANNING DEPT.



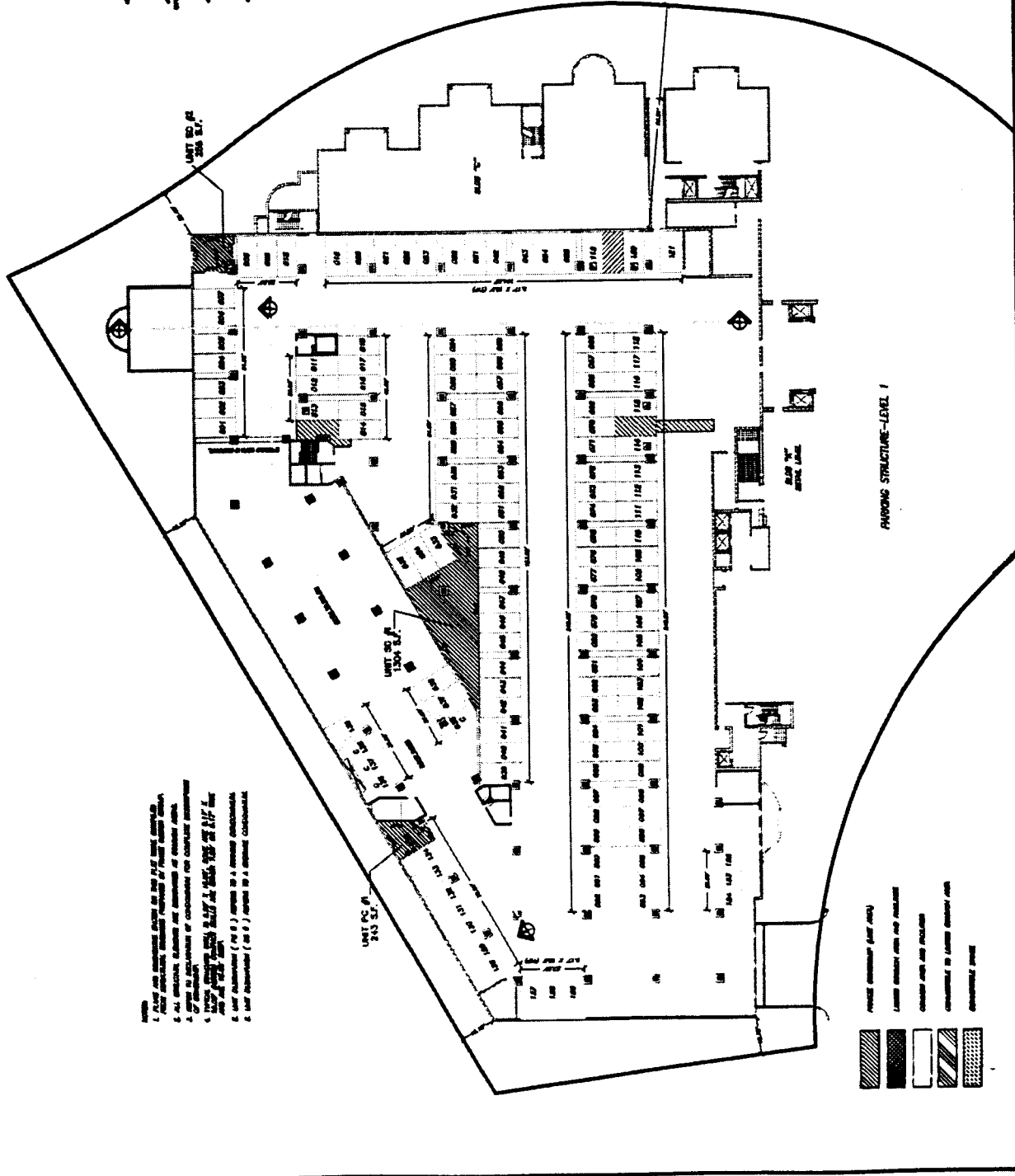
NOTES:
 1. THIS PLAN SHOWS THE PROPOSED LAYOUT OF THE BUILDING.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. THE EXISTING FOUNDATION IS SHOWN BY DOTTED LINES.
 4. THE PROPOSED FOUNDATION IS SHOWN BY SOLID LINES.
 5. THE PROPOSED FOUNDATION IS TO BE CONCRETE.
 6. THE PROPOSED FOUNDATION IS TO BE 18" THICK.
 7. THE PROPOSED FOUNDATION IS TO BE 18" THICK.
 8. THE PROPOSED FOUNDATION IS TO BE 18" THICK.
 9. THE PROPOSED FOUNDATION IS TO BE 18" THICK.

PENDING STRUCTURE-LEVEL 2

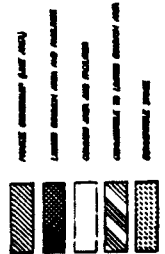




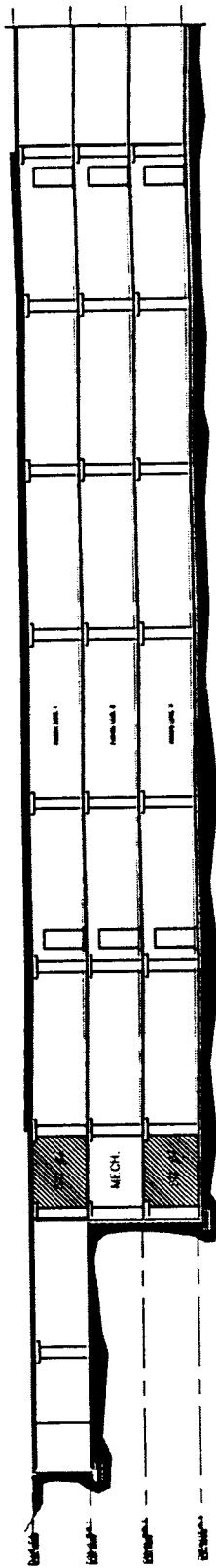
RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE
 A URM CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE, BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
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 RECORDED
 PARK CITY
 PLANNING DEPT.



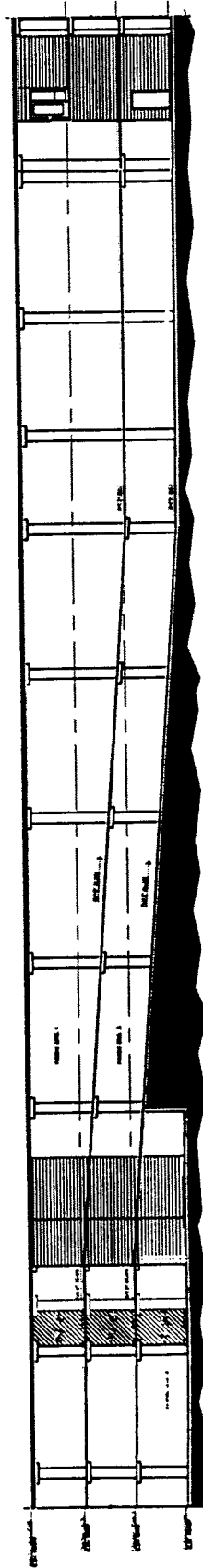
- NOTES:
 1. THIS PLAN SHOWS THE GENERAL LAYOUT OF THE BUILDING.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

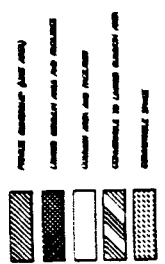


PARKING STRUCTURE SECTION - A1



PARKING STRUCTURE SECTION - B1

SCALE 1"=10'
 RECORD OF SURVEY MAP
THE CHATEAUX AT SILVER LAKE
 A UDAY CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



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PAGE 13 OF 33
 CITY OF PARK CITY
 PLANNING DEPT.



Ordinance No. 98-7

**AN ORDINANCE AMENDING CHAPTERS 9 AND 13
OF THE LAND MANAGEMENT CODE OF PARK CITY
REGARDING THE REGULATION OF LIGHTING STANDARDS
FOR COMMERCIAL, RECREATIONAL AND RESIDENTIAL USES
IN ALL ZONING DISTRICTS**

WHEREAS, advancements in the field of energy have resulted in products that consume less energy while concurrently maintaining safe standards of illumination; and

WHEREAS, many of our citizens rely on the recreational based facilities in our community that are based on the natural environment; and

WHEREAS, the citizens of Park City have the desire to protect these natural resources, energy and the beauty of the night sky; and

WHEREAS, these regulations are not sacrificing the safety of our citizens but instead minimizing light trespass, glare and light pollution; and

WHEREAS, the City recognizes the need to put in place laws and regulations that effectively balances the aesthetic and safety effects of buildings and urbanization on our natural landscapes; and

WHEREAS, legal notice was duly published and public hearings were held before the Planning Commission on May 14, 1997, and June 25, 1997 and before the City Council on August 21, 1997, September 17, 1997 and on January 15, 1998;

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

SECTION I AMENDMENT. Section 9.1 of the Land Management Code is hereby amended to read as follows:

9.1. POLICY AND PURPOSE. As a community dependent upon the

tourism industry, the atmosphere and aesthetic features of the community take on an economic value for the residents and property owners of Park City. It is in the best interests of the general welfare of the community to protect the aesthetic values of the community through the elimination of those architectural styles, and those building materials which, by their nature, are foreign to this area, and this climate, and therefore tend to detract from the appearance of the community. Park City's older neighborhoods are a National Register Historic District, which is a point of considerable importance to the tourism industry. New development, while distinct from the Historic District, should not detract from it. Park City is densely developed due to the shortage of level, buildable land. The effects of one development are felt on the community as a whole. It is the policy of the City to foster good design within the constraints imposed by climate, land ownership patterns, and a unified architectural theme.

It is also the intent of this section to encourage lighting practices and systems which will minimize light pollution, glare, and light trespass; conserve energy and resources while maintaining night time safety, utility, and security; and curtail the degradation of the night time visual environment. It is recognized that the topography, atmospheric conditions and resort nature of Park City are unique and valuable to the community. The enjoyment of a starry night is an experience the community desires to preserve. The City of Park City, through the provisions herein contained, promotes the reduction of light pollution that interferes with enjoyment of the night sky.

SECTION II AMENDMENT. Section 9.5 of the Land Management Code is hereby amended to read as follows:

- (g) Skylights / Solar Panels and other translucent roof accessories. ~~Skylights and Solar panels must be designed to fit flush with the roof surface, or up to a maximum of two feet above the roof's surface. Any skylight or other translucent roof material which allows the transmission of light from the interior of the building to the exterior shall be designed as follows:~~
- i) ~~the feature is limited to no more than 25% of the roof area;~~
 - ii) ~~the design shall facilitate the use of natural light in to the building and any light emitted from the feature shall be shielded from adjacent properties;~~
 - iii) ~~the feature may not be the highest point of the structure; and~~

iv) the feature shall be designed to fit as flush as possible with the roof. In no case shall the feature exceed two feet above the roof plan.

Solar panels shall be designed so as to be incorporated into the roof plan or architectural feature to the best extent possible. In no case shall the panels project more than 6" above the roof plane.

~~No reflective materials may be used unless thoroughly shielded to prevent reflection into adjoining or nearby properties.~~

(I) Lighting. ~~With the exception of Americans with Disabilities Act lighting requirements and street lighting, the following design standards shall apply when exterior lighting is proposed and/or required:~~

- ~~1. Shielding. Exterior lighting shall be shielded and directed downward so that the light source (the actual bulb) is not visible from beyond the property line on which the structure is located. Exterior lighting shall not project above the horizontal plane of the building.~~
- ~~2. Color. Warm lighting colors are required. The blue-white colors of fluorescent and mercury vapor lamps are prohibited. Lamps emitting a color temperature in excess of 5,000 degrees Kelvin are prohibited.~~
- ~~3. Parking Area Lighting. In parking lots, a minimum foot candle of 1.0 at the perimeter and between light sources, and a maximum of 5.0 foot candles under light fixtures are required. The height of light fixtures shall be in proportion to the building mass and no more than 14 feet high. When all businesses are closed, only a minimum of security lighting shall be maintained. Shielded spot lights may be used when highlighting trees, art work or other special landscape features. Lighting fixtures affixed to structures for the purposes of lighting parking areas shall be prohibited.~~
- ~~4. Advertising. The operation of search lights or similar sources for advertising, display or any other commercial purpose is prohibited.~~

1. Purpose. The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe, comfortable and energy efficient use. The number of fixtures shall be

limited to provide for safe entry and egress and for sign or business identification.

Illumination of new building features for architectural enhancement is prohibited. Historic structures may be illuminated under the terms prescribed in this code.

With the exception of Americans with Disabilities Act lighting requirements, the minimum lighting standards generally applied and recommended by the Illuminating Engineering Society of North America, (IES) are observed by this code.

2. Conformance with applicable codes. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of this Code, the Building Code, the Electrical Code, and the Sign Code under the appropriate permit and inspection. When discrepancies in these codes exist, the most restrictive shall apply.

3. Definitions. As used in this Code, unless the context clearly indicates, certain word and phrases used in this chapter shall mean the following:

"Average Foot-candle (afc)" means the level of light measured at an average point of illumination between the brightest and darkest areas. The measurement can be made at the ground surface or at four to five feet above the walkway surface.

"Cutoff-type Luminaire" means a luminaire with elements such as shields, reflectors, or refractor panels that direct and cut off the light at a cutoff angle that is less than ninety (90) degrees.

"Filtered" means any outdoor light fixture which has a refractive light source. Quartz or clear glass does not meet this requirement.

"Foot candle" means a unit for measuring the amount of illumination on a surface. The measurement is candlepower divided by distance.

"Fully Shielded" means outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. This means that the shield is not flush or parallel with the light source or bulb.

"Horizontal Foot-candle(hfc)" means a unit of illumination produced on a horizontal surface, all points of which are one(1)foot from a uniform point source of one(1)foot candle.

"Illuminance" means the amount of light falling on a surface.

"Installed" means the attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

"Light Source" means a single artificial point source of luminescence that emits measurable radiant energy in or near the visible spectrum.

"Lumen" means a measurement of light output or the amount of light coming out of the luminaire from the source.

"Luminaire" means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

"Outdoor Light Fixture" means electrically powered illuminated devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement. Such devices shall include but are not limited to exterior lights for:

1. all new residential projects;
2. hotel, commercial and light industrial structures;
3. recreational areas and facilities;
4. parking lot lighting;
5. landscape lighting for commercial, hotel, multi-family over four units and light industrial developments;
6. billboards and other signs (advertising or others)
7. outdoor product display area lighting;
8. building overhangs and open canopies (including Gas stations);
9. underground parking garage entryways; and
10. public and private pedestrian thoroughfares.

"Partially Shielded" means luminaries that are constructed so that no more than ten percent of the light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. This means that the

shield is not flush or parallel with the light source or bulb.

"Refractive light source" means a light source that controls the vertical and horizontal foot candles and eliminates glare.

"Uniformity Ratio" means the ratio between the average and minimum light distribution or illuminance across a given area.

"Vertical Foot-candle" means a unit of illumination produced on a vertical surface, all points of which are one (1) foot from a uniform point source of one (1) foot candle.

4. Approved Materials and Methods of Construction or Installation/Operation. The provisions of this code are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this Code, provided any such alternate has been approved. The Chief Building Official may approve any such proposed alternate providing that he/she finds that:

- i. The alternative provides approximate equivalence to the applicable specific requirement of this Code;
- ii. The alternative is otherwise satisfactory and complies with the intent of this Code; or
- iii. The alternate has been designed or approved by a registered professional engineer and the content and function promotes the intent of this Code.

5. Submissions of Plans and Evidence of Compliance with Code.

Submission Contents. The applicant for any permit required by any provisions of the laws of this jurisdiction in connection with proposed work involving outdoor lighting fixtures shall submit (as part of the application for permit) evidence that the proposed lighting fixtures and light source will comply with this Code. The submission shall contain the following: (Additional information may be required elsewhere in the laws of this jurisdiction upon application for the required permit)

- i. plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, and installation and electrical details;
- ii. description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description may include, but is not limited to, catalog cuts by manufacturers, and drawings, (including section where required);
- iii. photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. A point by point light plan may also be required to determine the adequacy of lighting over the entire site.

Lamp or Fixture Substitution. On commercial structures if any outdoor light fixture or the type of light source therein is proposed to be changed after the permit has been issued, a change request must be submitted to the Community Development Department for approval. Adequate information to assure compliance with this Code must be provided and the request must be received prior to substitution.

6. Shielding. All non-exempt outdoor lighting fixtures shall have shielding as required by Table 7 of this Code.

Historic District Shielding and Fixture Exemption. Fixtures in the HR1, HR-2, HTO, HCB, and HRC Zoning Districts that replicate a historic fixture shall be permitted to be installed without partial shields with the approval of the Community Development Director. All fixtures shall be filtered and refractors that direct the light downward shall be installed if the bulb is exposed. Historic Fixtures that are fifty years or older and contribute to the architectural and cultural character of the Historic District are exempt from these requirements. Architectural features on historic structures may be illuminated with fully shielded fixtures.

7. Wattage/Fixture and Light Source Requirements. Wattage, fixture and light source requirements as outlined below apply to all zones throughout the City.

Table 7. Permitted Light Sources, Shielding and Maximum Watt Requirements.

<u>Light Source</u>	<u>Fully Shielded</u>	<u>Partially Shielded</u>	<u>Watt (Maximum Per fixture)</u>
High Pressure Sodium 1		X	50
Low Pressure Sodium		X	55
Metal Halide 2	X		1000
Low Voltage/Halogen 3		X	50
Compact Fluorescent		X	75

Other Sources As approved by the Community Development Director

Note: "X" indicates the required standard.

1/This is the standard light source for Park City and Summit County unless otherwise noted in a specific section. Fully shielded fixtures are preferred but not required with this light source. Other sources are only permitted as noted. Wattages outlined are the maximum and can be decreased under the building permit review process depending on the number and location of the fixture on each project. In no case shall the levels be reduced to levels below the Illuminating Engineering Society (IES) minimum standards.

2/Metal Halide sources shall be permitted only for recreational sport field or ski area uses and installed only in 100% fully enclosed luminaries. Metal Halide lights shall also be filtered.

3/Low voltage/Halogen sources are permitted in landscaping lighting only.

- 8. Gas Station Canopies. Gas station canopies may not exceed an average horizontal illuminance level of eight (8) foot-candles across the site and the maximum point levels should not exceed fifteen (15) foot-candles within the area directly underneath the canopy.
- 9. Area Lighting - Building Canopy and Soffit, Wall Mounted. Area, stand alone or wall mounted fixtures shall not be mounted above eighteen feet (18) as measured from the top of the fixture to the adjacent grade or horizontal plane being lit by the fixture. The horizontal illuminance level along the sidewalk or building facade shall not exceed 1

horizontal foot-candle with a uniformity ratio of 4:1.

10. Construction sites. All commercial construction sites shall submit a lighting plan as part of the Construction Mitigation plan for the project prior to building permit issuance. Criteria for review shall include duration, number, location, height, light source and hours of operation.
11. Landscape Lighting. The primary function of landscape lighting is to provide illumination for pathways, steps, and entrances to buildings.
 - i. Pathway lighting. Two types of lights can be selected: Three-foot bollards with louvers and ten-foot, pole mounted, down-directed luminaires. Bollard lights shall be low voltage. The intent of pathway lights is to provide pools of light to help direct pedestrians along the path, not to fully illuminate the path. Steps and path intersections should be illuminated for safety. The maximum foot-candle permitted on the ground is 1 horizontal foot-candle or less.
 - ii. Highlighting, backlighting. Only low voltage systems are permitted. Lights must be partially shielded and light must not be directed off the property. A maximum foot candle permitted at 10' is 0.6 horizontal foot candles from the light source. Up-lighting is prohibited.
 - iii. Moonlighting. Low voltage systems may be placed in trees or on buildings to give the effect of moonlight. Lights must be down-directed and partially shielded. A maximum foot candle permitted at 10' is 0.25 horizontal foot candles from the light source. Up-lighting is prohibited.
12. Recreational Lighting. Because of their unique requirements for nighttime visibility and their limited hours of operation, baseball diamonds, playing fields, tennis courts and ski area runs may use the light source permitted under Table 6 of this Section of the Code with the following conditions and exceptions:
 - i. The height of outdoor recreational posts shall not exceed seventy (70) feet above natural grade. The average horizontal foot-candle shall not exceed 3.6 across the area boundary

with a uniformity ratio of 4:1. Ski area lighting may require higher illumination levels in some instances. Those levels shall be reviewed and approved by the Planning Commission under the Conditional Use Process outlined in this Code.

- ii. All fixtures used for event lighting shall be fully shielded as defined in Section 3 of this Code, or be designed or provided with sharp, cutoff capability, so as to minimize up-light, spill light and glare.
- iii. Recreational lighting shall be turned off within 30 minutes of the completion of the last game, practice or event. In no case shall recreational lighting occur after 11:00 p.m.

13. Residential Lighting.

- i. All exterior lights on porches, garage doors or entryways shall be shielded to prevent glare onto adjacent property or public right of ways and light trespass in to the night sky. Lights shall be direct at walkways or entries and shall not be directed in to the night sky.
- ii. High-pressure sodium fixtures are the recommended light source, compact fluorescent are also permitted.
- iii. Bare bulb light fixtures such as flood or spotlights are not permitted.
- iv. Lighting exterior building features for architectural interest is prohibited.
- v. Security lighting shall be fully shielded and shall be set on a timer or motion detector. Infrared sensor spotlights are the recommended light type for security.
- vi. Private sport court facilities shall use fully shielded fixtures and shall not use the lights past 11 p.m.

14. Seasonal Display of Lights

- i. Seasonal restrictions apply to the HCB, GC, LI and HRC zones. Residential uses in the HR-1,

HR-2,E, HRL, SF, RM, R-1, RDM, and RD zones are exempt from this requirement. Winter seasonal displays are permitted from the first of November to the 31st of March. Displays should be turned off at midnight. Any color or lights may be used; however the lights shall not be used to create advertising messages or signs (e.g. spelling out the name of a business is prohibited).

15. Outdoor Display Lots. Any light source permitted by this Code may be used for lighting of outdoor display lots such as, but not limited to, automobile sales or rental, recreational vehicle sales, building material sales, and seasonal goods, provided all the following conditions are met:
 - i. All fixtures shall be Fully Shielded as defined in Section 9.5(I)(3.13) of this chapter.
 - ii. The maximum horizontal illuminance across the site shall not exceed an average foot candle of 2 across the site with a uniformity ratio of 4:1.
 - iii. Display lighting shall be turned off within 30 minutes of closing of the business. Any lighting used after 11 p.m. shall be used as security lighting. Security lighting shall be required to be motion sensitive not permanently illuminated. Infrared sensor security lights are the only type of security light permitted.
16. Prohibitions. The following light fixtures and light sources are prohibited: Mercury Vapor Lamps, Laser Light sources, Unshielded Floodlights or Spotlights, Metal Halide (except for recreational uses - see Section 9.5(I)(7) and Searchlights.
17. Other Exemptions.
 - i. Nonconformance. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of the ordinance codified in this chapter are exempt from all requirements of this Code. On commercial projects, all such fixtures shall be brought into compliance with this code upon any application for any exterior building

permit. On residential structures, only new exterior fixtures on remodels or new additions must comply with this ordinance.

ii. Fossil Fuel Light. All outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels are exempt from the requirements of this Code.

18. Temporary Exemption.

i. Requests. Any person may submit a written request to the Community Development Director for a temporary exemption request. A temporary exemption request shall contain the following information:

1. Specific exemption or exemption request;
2. Type and use of outdoor light fixture involved;
3. Duration of time for requested exemption;
4. Total wattage;
5. Proposed location on site;
6. Description of event or reason for need of exemption;
7. Other data as deemed necessary to adequately review and make a determination on the request.

ii. Approval; Duration. The Community Development Department shall have ten business days from the date of a complete submission of the temporary request to act, in writing, on the request. The Community Development Department shall approve the request if it finds that the exemption is necessary for public safety, security or other public necessity and the exemption does not materially subvert the purpose of this Chapter.

If approved, the exemption shall be valid for not more than thirty days from the date of approval. The approval shall be renewable by the Community Development Director upon consideration of all the circumstances and provided a finding of public safety/necessity is made, and no intent to circumvent the intent of this chapter is present. Each such renewed exemption shall be valid for not more than thirty days.

iii. Denial/Appeal. If the request for a temporary exemption is denied, the person making the request, in writing, may appeal the decision to the Planning Commission within ten (10) days of the denial as provided for in Chapter 3 of this Code.

SECTION III. AMENDMENT. Section 13.2(c) of Chapter 13, Off-Street Parking, is hereby amended to read as follows:

(c) Parking Lot and Street Lighting. ~~Lots shall be illuminated with standards arranged so as to reflect light away from any adjoining residential~~ Amber colored low-pressure or high pressure sodium light sources are the only light sources permitted for this uses. Lighting fixtures affixed to structures for the purposes of lighting parking areas shall be prohibited. Light levels should be designed with minimum trespass off-site by using a cut-off luminaire that is fully shielded with no light distributed above the horizontal plane of the luminaire.

1. Maximum Light Distribution. For uniformity in lighting and prevention of shadows, an average horizontal illuminance level of 1.5 foot candles with a 4:1 uniformity ratio over the site is the maximum allowed.
2. Pole Height/Wattage/Design. Height. Luminaire mounting height shall be in the range of 12', 14', 16', 18' or 20' as determined by the Community Development Department and the Planning Commission. The determination shall be based on:
 - i) review of the site plan,
 - ii) the nature of the surrounding land uses,
 - iii) the size of the parking lot,
 - iv) building mass,
 - v) location of the site with respect to other lighting sources,
 - vi) and impacts on the adjacent properties.

In general, poles higher than 16' would only be considered appropriate for large parking lots exceeding 200 stalls that are not in close proximity to residential areas. Topography or other site features may also warrant the use of taller poles. The maximum height shall only be permitted at the review and approval of the Community Development Department with specific findings.

Wattage/Design Standard: The luminaire for 12', 14' and 16' poles shall not exceed 70 watts per pole. The lamp for 18' and 20' poles shall not exceed 150 watts per pole.

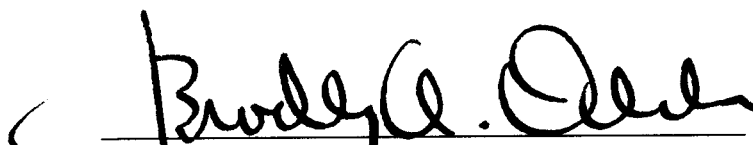
Wood fixtures and fixtures mounted on wooden poles are encouraged. They should be naturally stained or painted in earth tones. If metal poles are used they should be black, dark brown or earth tone. Landscape planting at the base of poles is required. The base of the pole shall also be treated with paint, stain, wood or another form of decorative cover. Exposed concrete bases are prohibited.

3. Underground Parking Garage Entryways. Light sources within the first thirty feet of an open garage entryway shall be amber colored high-pressure sodium light sources with partially shielded fixtures.
4. Submission requirements. The submission shall contain the following, all or part of which may be part or in addition to the information required elsewhere in the laws of this jurisdiction, upon application for the required permit:
 - i. plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
 - ii. description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cuts by manufacturers, and drawings, (including section where required);
 - iii. photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. A point by point light plan may be required to determine the adequacy of the lighting over the site.
5. Nonconformance. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of the ordinance codified in this chapter are exempt from all requirements of this Code. All such fixtures shall be brought into compliance with this code upon any application for any exterior building permit.

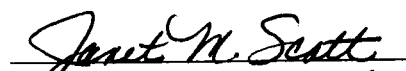
SECTION IV. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 19th day of February 1998.

PARK CITY MUNICIPAL CORPORATION

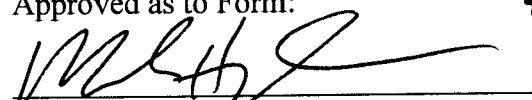

Bradley A. Olch, Mayor

Attest:


Janet M. Scott, City Recorder



Approved as to Form:


Mark Harrington, Deputy City Attorney

Ordinance No. 98-6

AN ORDINANCE APPROVING LOT LINE ADJUSTMENT, AMENDING THE SYNDERS ADDITION TO THE PARK CITY SURVEY TO COMBINE LOTS 25 AND 26 OF BLOCK 3 AT 940 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owner, Carolyn Helm, of the property known as 940 Woodside Avenue, has petitioned the City Council for approval of an amendment to the amended 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 January 14, 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, the proposed plat amendment combines Lots 25 and 26 of Block 3 into one parcel.

WHEREAS, it is in the best interest of Park City, Utah to approve the Lot Line Adjustment (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 HR-1 District.
2. The plat amendment combines 2 lots into one 2,500 square foot lot.
3. The proposed lot size, 2,500 square feet, is consistent with the existing lot sizes in the surrounding area.
4. Dedication of a ten foot (10'-0") non-exclusive snow storage easement, along Woodside Avenue, is necessary to provide adequate snow removal services.

5. 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 amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.

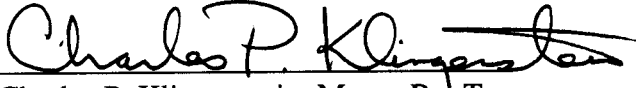
SECTION 3. Conditions of Approval. The proposed plat amendment attached as Exhibit A is hereby adopted with the following Conditions of Approval:

1. City Attorney and City Engineer review and approval of the plat amendment, for compliance with the Land Management Code, is a condition precedent to plat recordation.
2. All Standard Project Conditions 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 the one year time frame, this approval and the plat shall be considered null and void.
4. A ten foot (10'-0") non-exclusive snow storage easement along Woodside Avenue shall be dedicated to the City on the amended plat.
5. No remnant lot created hereby is separately developable.

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

PASSED AND ADOPTED this 5th day of February, 1998.

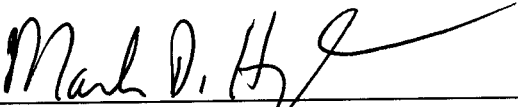
PARK CITY MUNICIPAL CORPORATION


Charles P. Klingenstein, Mayor Pro Tem

Attest:

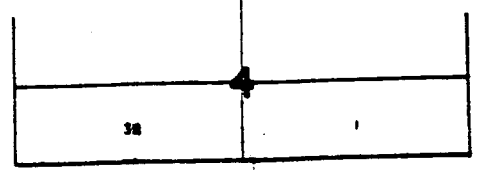
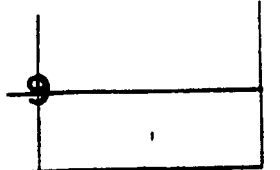
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, Assistant City Attorney

**PARK CITY - BLOCKS 3, 10, 14, SECTION 16, T2S R4E,
SNYDERS ADDITION**



(10TH STREET)
HALLADAY STREET (N 54°01' E)

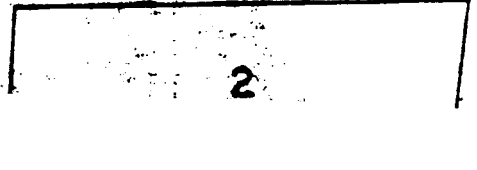
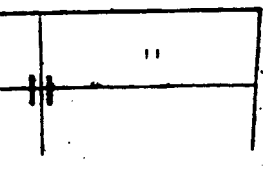
SA-109 Thomas C. P... 468-329 648-292 N72-430 447-408-48 468-292	SA-108 THOMAS C. PEEK JR N72-430
SILVER SWISS CONDO (1982)	
MOUNTAIN WOOD TRAILS (1988)	
SA-103 ERIK HILL SCHIFFERL 621-697 442-307 MIB-525	SA-102 MARGARET ARAI KIDIOZ 981-245
SA-100-101 CYNDI SCHWANDT	M122-125 442-258 412-257
SA-99 ELAYNE SCOOPLAND 884-818 918-794	SA-98 JUDITH

WOODSIDE AVENUE (N 35°59' W)

SA-20 MIB-167	SA-19-A M47-9-10
SA-18 HELEN L M111-178	SA-17 JOAN W. KEISER (JR) M186-328
SA-17A RICHARD & JOAN W. KEISER (JR) 20 M186-328	SA-17 LOUIS MORIZZO JR KIMBERLY STEVENSON
SA-16A TERRY & JOANNE S DEER 594-357 2283567676 M22-249	SA-16 RICHARD B. PARK 0-0126 902-651 1028-300
SA-15-A RICHARD C. FLANNERY II 0-0126 28 462-570 718-719	SA-15 CORY M HIGHAMTC 10 JAMES A. KEESLER
SA-14 JOHNNA CAMERON MIB-605 385-133	SA-14 WILLIAM R SULLIVAN ETAL MIB-605 385-133
SA-13 EDWIN K. MACREK M108-66 M108-129	SA-13 EDWIN K. MACREK M108-66 M108-129
SA-12 LINDA DANE HEORLEK M88-681	SA-12-A-1 M 297-265 M 297-265
SA-11 BEATRICE O SNOW M108-564 301-628	SA-11 BEATRICE O SNOW M108-564 301-628
SA-10 AMOS E & ANAT MADANES (JT) 241-420 1041-351 246-616 177-375 04-418 793-700	SA-10 AMOS E & ANAT MADANES (JT) 241-420 1041-351 246-616 177-375 04-418 793-700

PARK AVENUE (N 35°59' W)

(8TH STREET)
SHEPARD STREET (N 54°01' E)
CLOSURE M 292-553



0	INITIAL	(In Penail)

Exhibit A

Ordinance No. 98-5

**AN ORDINANCE APPROVING THE PEEK-A-BOO REPLAT
AT 951-973 WOODSIDE AVENUE, CONSOLIDATING LOTS 13 THROUGH 16,
BLOCK 10, OF SNYDER'S ADDITION SURVEY,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owner, Thomas Peek, Jr., of the property at 951-973 Woodside Avenue, located in the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Park City, Utah, has petitioned the City Council for approval of a plat amendment; and

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

WHEREAS, on January 14, 1998 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on February 5, 1998, the City Council reviewed the proposed plat amendment and held a public hearing; 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.

1. The Park City LMC, Chapter 15: Subdivision application procedure and approval process regulates the subdivision of land and amendments to existing subdivided land within the Corporate limits of Park City.
2. The Project is located in the HR-1 Historic Residential, zoning district.
3. The plat amendment completes the combination of four lots into three lots.
4. The proposed lot sizes of 3,000 square feet (2,024 max. floor area), 1,875 square feet (1,687 max. floor area), and 2,625 square feet (1,912 max. floor area) are consistent with the existing ownership patterns in the surrounding area.

5. The project is located on Woodside Avenue with high intensity residential uses and with minimal construction staging area.
6. The project is located on Woodside Avenue which is narrow street and with minimal snow storage areas.
7. A rehabilitated historic structure is located on the lot at 951 Woodside Avenue.

SECTION 2. CONCLUSIONS OF LAW.

The City Council hereby concludes that there is good cause for the above-mentioned plat amendment 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.

SECTION 3. PLAT APPROVAL.

The plat amendment located at 951-973 Woodside Avenue, is hereby approved as shown on Exhibit A, with the following conditions:

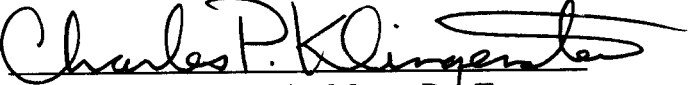
1. City Attorney and City Engineer review and approval of the plat amendment, for compliance with the Land Management Code and these conditions of approval, is a condition precedent to plat recordation.
2. All Standard Project Conditions and Land Management Codes shall apply.
3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
4. A Construction Mitigation Plan will be required from the applicant prior to any issuance of a building permit for construction on the newly created parcels.
5. A ten foot (10'-0") non-exclusive snow storage easement along Woodside Avenue shall be dedicated to the City and noted on the amended plat.
6. A financial guarantee, 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.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 5th day of February, 1998.

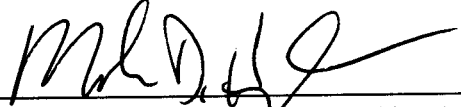
PARK CITY MUNICIPAL CORPORATION


Charles P. Klingenstein, Mayor Pro Tem

Attest:

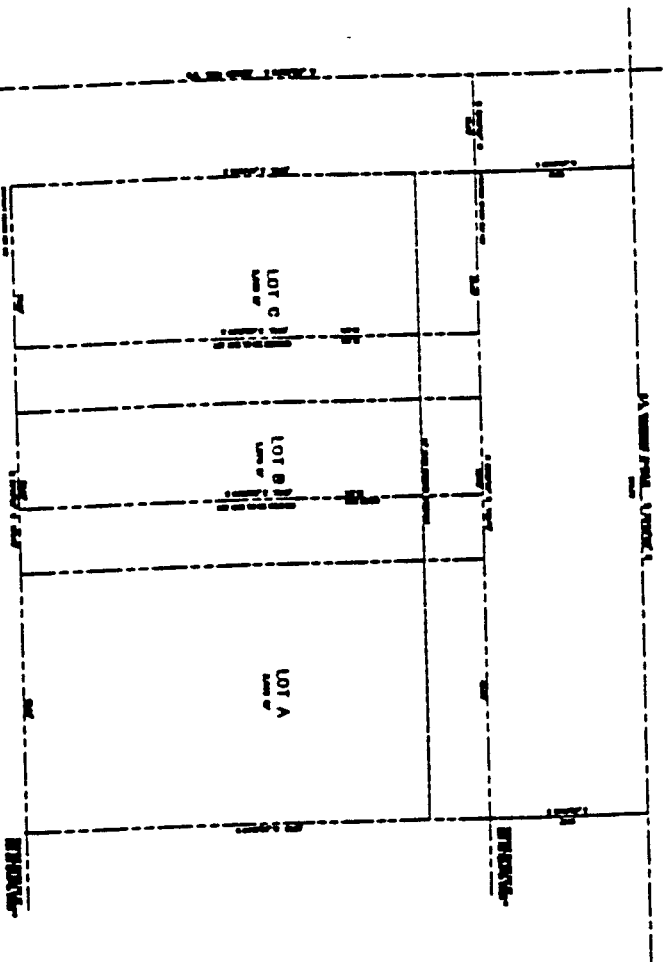
Janet M. Scott, Deputy City Recorder

Approved as to form:



Mark D. Harrington, Deputy City Attorney

EXHIBIT "A"



RECEIVED
 11 5 1991
 PARK CITY
 PLANNING DEPT

PEEK - A - BOO REPLAT

LOT LINE ADJUSTMENT
 SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

THE STATE OF UTAH, COUNTY OF SUMMIT, BEFORE ME, the undersigned authority, on this _____ day of _____, 1991, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

<p>ENTIRETY OF THIS INSTRUMENT IS HEREBY ACKNOWLEDGED BY THE SIGNER AND SUBMITTED TO THE PUBLIC RECORDS OF THE COUNTY OF SUMMIT, UTAH, ON THIS _____ DAY OF _____, 1991.</p>	<p>ALLIANCE ENGINEERING INC. 100 WEST 1000 SOUTH SALT LAKE CITY, UTAH 84119</p>	<p>ENGINEERING CERTIFICATE I HAVE THIS DAY EXAMINED THE ORIGINAL AND TRUE COPY OF THE FOREGOING INSTRUMENT AND THE SAME IS TRUE AND CORRECTLY REPRESENTS THE SAME AS THE SAME WAS PRESENTED TO ME.</p>	<p>APPROVAL AS TO FORM I HAVE THIS DAY EXAMINED THE ORIGINAL AND TRUE COPY OF THE FOREGOING INSTRUMENT AND THE SAME IS TRUE AND CORRECTLY REPRESENTS THE SAME AS THE SAME WAS PRESENTED TO ME.</p>	<p>SALT CITY ATTORNEY AT LAW ACKNOWLEDGMENT I HAVE THIS DAY EXAMINED THE ORIGINAL AND TRUE COPY OF THE FOREGOING INSTRUMENT AND THE SAME IS TRUE AND CORRECTLY REPRESENTS THE SAME AS THE SAME WAS PRESENTED TO ME.</p>	<p>RECORDED I HAVE THIS DAY EXAMINED THE ORIGINAL AND TRUE COPY OF THE FOREGOING INSTRUMENT AND THE SAME IS TRUE AND CORRECTLY REPRESENTS THE SAME AS THE SAME WAS PRESENTED TO ME.</p>
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951-97 Woodside Ave

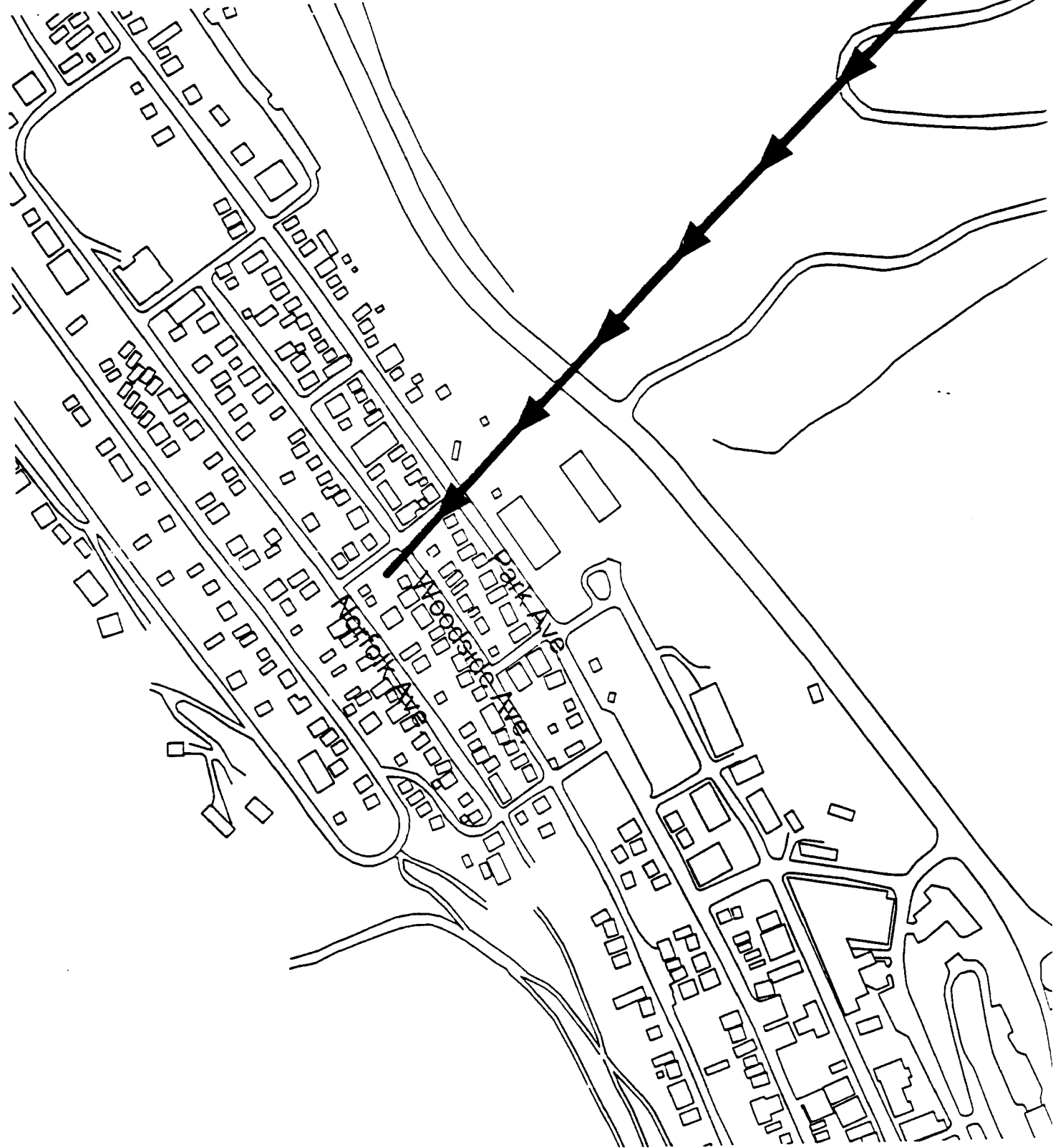
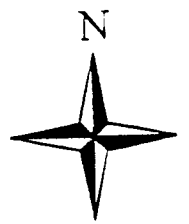


EXHIBIT "B"
Vicinity Map



Ordinance No. 98-4

**AN ORDINANCE APPROVING THE VACATION OF THE ASPEN
RIDGE CONDOMINIUM RECORD OF SURVEY, LOCATED AT 1325
CRESCENT ROAD, PARK CITY UTAH**

WHEREAS, the owner, Richard Marriott, of the property known as 1325 Crescent Road, has petitioned the City Council for approval of a vacation of the Aspen Ridge Condominium Plat; and

WHEREAS, the proposed vacation reduces the number of units from five into one parcel of record;

WHEREAS, it is in the best interest of Park City, Utah to approve the vacation of 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 along with the following:

1. The property is in the RC Zone.
2. The proposed vacation changes the number of lots from five to one lot of record.
3. The owner requested the vacation.
4. The City retains a non-exclusive public utility easement over the parcel.
5. The applicant stipulates to all conditions of approval.

00499184 Bk01117 Pg00727-00728
2-25-1998
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1998 FEB 13 10:05 AM FEE \$1.00 BY DMG
REQUEST: PARK CITY MUNICIPAL CORP

SECTION 2. CONCLUSIONS OF LAW. The following are adopted as Conclusions of Law:

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

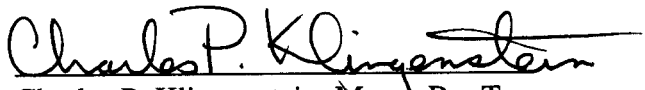
SECTION 3. APPROVAL. The City Council hereby approves the vacation of the Aspen Ridge Condominium plat subject to the following Conditions of Approval:

1. The ordinance shall be recorded at Summit County Records Office.
2. This vacation does not release any dedicated non-exclusive utility easement.

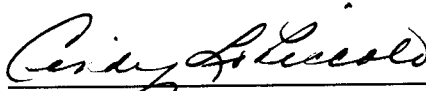
SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

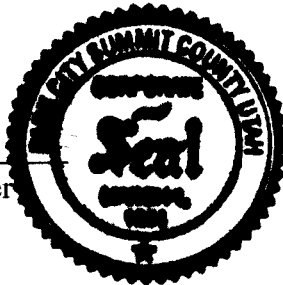
PASSED AND ADOPTED this 22nd day of January, 1998.

PARK CITY MUNICIPAL CORPORATION



Charles P. Klingenstein, Mayor Pro Tem

Attest:


Cindy LoPiccolo, Deputy City Recorder



Approved as to form:


Mark D. Harrington, Deputy City Attorney

00499 184 8k01117 Pg00728

Ordinance No. 98-3

**AN ORDINANCE APPROVING THE 364 MAIN STREET
LOT LINE ADJUSTMENT, AMENDING THE PARK CITY
SURVEY TO COMBINE LOT 15 OF BLOCK 22 AND
LOTS 16 AND 17 OF BLOCK 69 AT 364 MAIN STREET,
PARK CITY, UTAH**

WHEREAS, the owner, Aaron Hofmann, of the property known as 364 Main Street, Lot 15 of Block 22 and Lots 16 and 17 of Block 69 of the Park City Survey, has petitioned the City Council for approval of an amendment to the amended 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 October 22, 1997, the Planning Commission held a public hearing to receive public input on the proposed final 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 combines Lot 15 of Block 22 and Lots 16 and 17 of Block 69 into one parcel; 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 project is located in the HCB zoning district.
2. The proposed plat amendment is required to allow a building addition to 364 Main Street. Currently the rear lots along Swede Alley are used for parking.
3. The applicant's property is subject to restrictive parking covenant dated February 28, 1986, recorded at the Summit County Recorder's Office in Book 375, Page 384, which requires the property owner to maintain said portion of the property for the parking purposes, unless an in-lieu payment is made to the City.
4. The property owner is applying for a plat amendment to combine three lots into a single lot of record. The amendment will combine the property into one 4,560 square foot lot.

5. The newly created parcel abuts Swede alley, a busy city street. No sidewalk or pedestrian access ways currently exist.
6. A triangular setback is required of the future building, if any, at the corner of Swede Alley and 4th Street to provide a clear view of intersecting streets.
7. 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 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. A five-foot wide public pedestrian easement shall be dedicated to the City and constructed by Owner along Swede Alley from 4th Street to the northerly side of the 350 Main building. Unless otherwise approved by the Historic District Commission, no gross building area shall be constructed above the easement, except that an enclosed walkway or covered deck may be constructed above. The plans dated 9/27/97 are in compliance with hits requirement. That portion of the easement within this plat amendment shall be dedicated to the City on the plat. The remaining easement area shall be dedicated to the City on a plat amendment for the adjacent property or by an easement in a form approved by the City Attorney's Office.
3. The owner shall complete construction of a sidewalk or other walkway approved by the City to City standards along the easement from 4th Street south to 350 Main Street concurrent with any new construction or building addition constructed within this plat or upon any lot adjacent to the easement, but in any event prior to 10/1/01 or before any certificate of occupancy is issued on the adjoining property.
4. The owner shall pay \$60,000 in cash to the City prior to plat recordation.
5. The owner shall execute a new parking covenant for four (4) parking spaces immediately behind the 350 Main building at a release rate (currently \$14,000 per space) as established by City resolution for HCB in-lieu parking fee. The new covenant shall be substantially in the same form as Exhibit E and approved as to form by the City Attorney's Office. If the

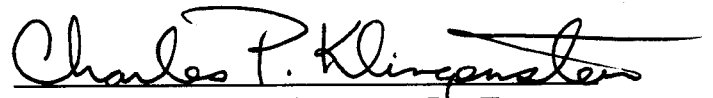
parking covenant is paid off, the owner shall extend the easement granted in Condition of Approval #2 across the area subject to the new parking covenant. The easement shall have the same restrictions as specified in Condition of Approval #2.

6. A triangular setback as required by the Land Management Code will be required for the future building, if any, at Swede Alley and 4th Street to provide a clear view of intersecting streets.
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. Upon plat recordation, the City shall record a release of the old parking covenant attached as Exhibit D.

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

PASSED AND ADOPTED this 22nd day of January, 1998.

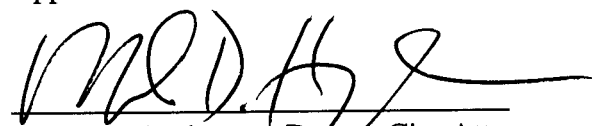
PARK CITY MUNICIPAL CORPORATION


Charles P. Klingenstein, Mayor Pro Tem

Attest:


Janet M. Scott, City Recorder

Approved as to form:

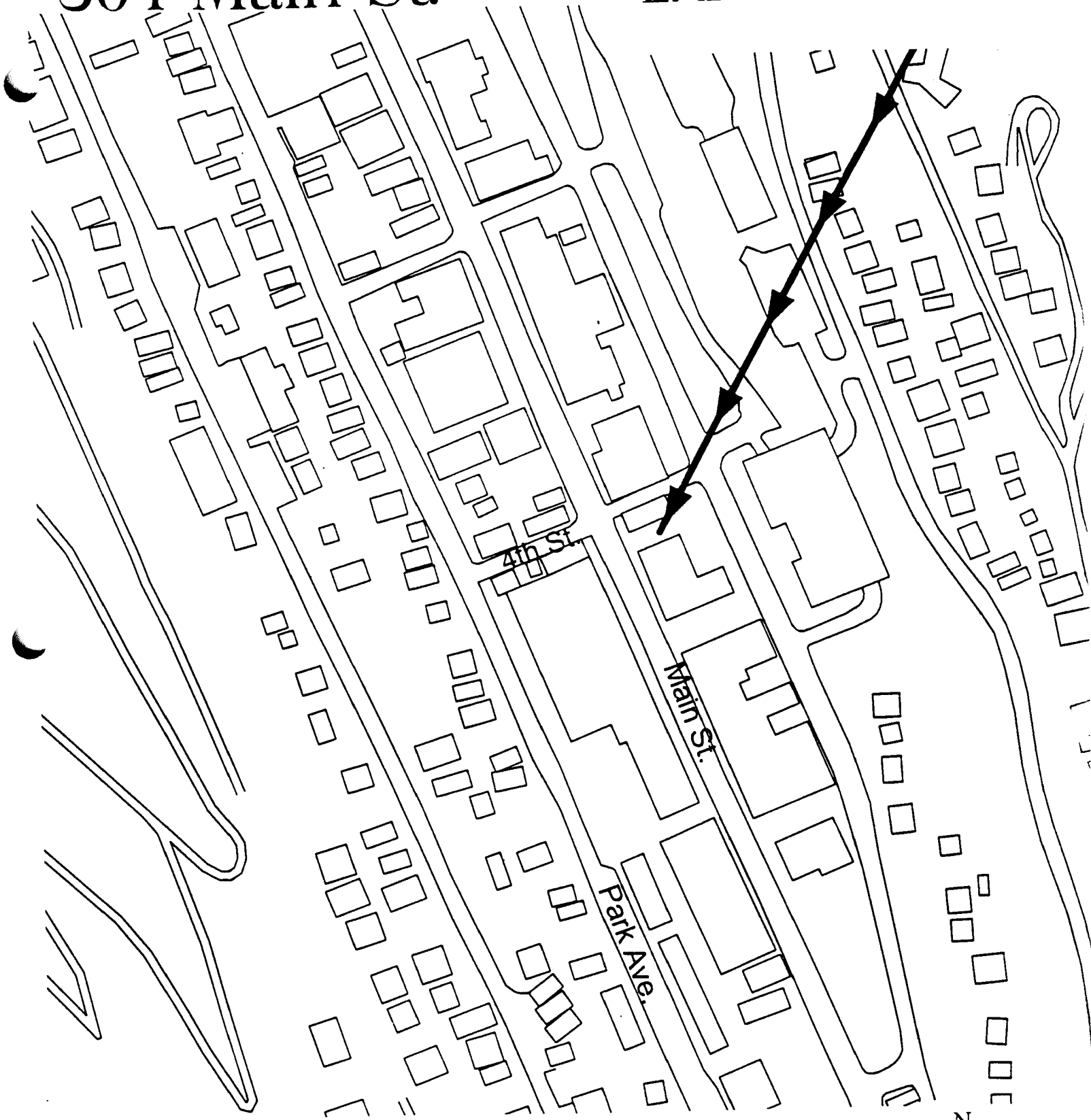

Mark D. Harrington, Deputy City Attorney



364 Main St.



EXHIBIT C



Vicinity Map

EXHIBIT C - VICINITY MAP

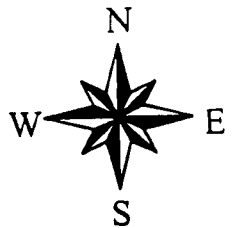


EXHIBIT D

RESTRICTIVE COVENANT

COPY
5-7
STAMP NO: _____

TO WHOM IT MAY CONCERN:

Please be advised that the following described land has been designated as a portion of the code required parking for the Main Street Marketplace development in Park City, Utah. The owner of the Marketplace project has agreed to temporarily encumber the land described below for the purpose of providing twenty-two (22) parking spaces, which satisfies a portion of the ordinance requirement for the Marketplace development. The described land cannot be used for any purpose that is inconsistent with or prohibits the intended use or function as a parking lot. The owners of the property, covenant with Park City Municipal Corporation that no use will be made of these lands that prevents the parking of twenty-two (22) cars on the property. The owners will maintain the parking areas, including snow removal service at their cost. This Covenant shall last in perpetuity, provided however that Park City agrees to release the Covenant, entirely or in part, as appropriate, upon the Owner providing other parking to replace the parking spaces required under this Covenant. Nothing in this Covenant shall prevent the owner from charging for the use of the parking spaces, nor from regulating the use or restricting the use to patrons of the Main Street Marketplace or otherwise. This shall not constitute a public dedication of the spaces. The Covenant will be released upon the payment of \$10,000 per parking space

REQUEST OF *Alan Sorace*
ALAN SORACE, SUBMIT TO RECORD
FEE \$ *3.25*
RECORDED *3-28-95*
BY *AL*

42

released by the owner to Park City, unless the amount is adjusted as provided in the Master Parking Agreement, of which this is a part.

The land affected by this Covenant is described as follows, being located in Summit County, Utah:

Block 22, Park City Survey, Lots 10, ~~9~~, and the North half of Lot 9; and

Block 69, Millsite Reservation, Lots 10, 11, ~~12~~, ~~13~~, 16 and 17.

This Covenant is part of a Master Parking Agreement between the parties dated the 28 day of February, 1986, and should be construed in a manner that is consistent with that Agreement. This Covenant is specifically enforceable, and the party successful in obtaining an order of enforcement shall also be entitled to a judgment for its reasonable attorney fees incurred in enforcement.

Dated this 28 day of February, 1986.

SILVER HILL OF UTAH

By

[Signature]
Randall K. Fields
General Partner

AMERICAN SAVINGS AND LOAN ASSOC.

By
Its

[Signature]
S.V.P.

PARK CITY MUNICIPAL CORPORATION

By

[Signature]
Hal W. Taylor
Mayor

EXHIBIT E

AMENDED RESTRICTIVE COVENANT

THIS AMENDED RESTRICTIVE COVENANT (the "Covenant") made and entered into this _____ day of January, 1998, by **AARON HOFMANN** (hereinafter designated ("Hofmann")), and **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation ("Park City").

WITNESSETH:

WHEREAS, Silver Mill of Utah, American Savings & Loan Association and Park City Municipal Corporation, mutually executed and delivered a certain Restrictive Covenant, dated February 28, 1986, which Restrictive Covenant was recorded as Entry No. 247147 in Book 375, Pages 384-387, records of Summit County, Utah (the "Prior Covenant"); and

WHEREAS, Hofmann has acquired title to and desires to construct a building upon the following described portion of the real property which is subject to said Prior Covenant:

Lots 16 & 17 of Block 69, Park City Survey, Park City, Utah. (the "364 Main Parcel")

and

WHEREAS, it is the desire of the parties to terminate said Prior Covenant and to substitute, therefore, a covenant encumbering the title to the Parking Property, described as follows:

Beginning at the southeast corner of Lot 12, Block 69, Millsite Reservation to Park City, according to the Official Plat on file in the Summit County Recorder's Office; and running thence along the southerly line of Lot 12 south 66° 25' 50" west 20.00 feet; thence north 23° 31' 00" west 38.92 feet; thence north 66° 33' 26" east 20.00 feet along the northerly line of 350 Main Street Lot Line

Adjustment Plat, recorded April 25, 1997, as Entry 477440 in the Summit County Recorder's Office; thence along the east line of Lots 13 and 12, Block 69 south 23° 31' 00" east 38.87 feet to the point of beginning. ("Parking Property")

NOW, THEREFORE, the parties hereto hereby covenant and agree as follows:

1. The Prior Covenant insofar, but only insofar, as it relates to the 364 Main Parcel is hereby canceled and terminated and shall hereafter be of no force or effect. Park City hereby releases and forever discharges all rights granted to or acquired by it pursuant to the Prior Covenant in or with relation to the 364 Main Parcel.
2. Hofmann hereby agrees that the Parking Property cannot hereafter be used for any purpose that is inconsistent with or prohibits the intended use or function of the Parking Property as vehicle parking.
3. Hofmann agrees that he will maintain the Parking Property at his cost.
4. This Covenant shall last in perpetuity unless released as hereinafter provided.
5. This Covenant may be released upon the payment to Park City of Fourteen Thousand Dollars (\$14,000) per parking space (4 parking spaces) in accordance with the Master Parking Agreement dated February 28, 1986, between Silver Mill of Utah, American Savings & Loan Association, Park City Municipal Corporation and the Redevelopment Agency of Park City, Utah, unless said amount is adjusted as provided by parking Ordinance or Resolution. This Covenant is part of said Master Parking Agreement and shall be construed in a manner that is consistent with Said Master Parking Agreement. Park City acknowledges and agrees that the Parking Property qualifies as 4 parking spaces for purposes of said Master Parking Agreement. Upon release, a five foot pedestrian easement shall be dedicated to Park City along Swede Alley.
6. Nothing in this Covenant shall prevent Hofmann or his successors in ownership of the Parking Property of the right to park vehicles thereon, from charging for use of the parking spaces situated on the Parking Property nor from regulating the use thereof. This shall not constitute a public dedication of the parking spaces situated on the Parking Property.

7. This Covenant is specifically enforceable. In the event litigation becomes necessary to enforce the rights of a party hereunder, the party successful in obtaining an order of enforcement shall also be entitled to a judgment for its reasonable attorneys' fees incurred in said litigation.

EXECUTED the day and year first-above written.

AARON HOFMANN

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this _____ day of January, 1998, by **Aaron Hofmann**.

Notary Public, State of Utah
Residing in Park City, Utah

PARK CITY MUNICIPAL CORPORATION

By _____
BRAD OLCH, MAYOR

Attest:

City Recorder

Approved as to Form:

City Attorney

When recorded return to:
PCMC
Attn: City Recorder
PO Box 1480
Park City UT 84060

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

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1-27cw
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1998 JAN 20 13:13 PM FEE \$0.00 BY NAT
REQUEST: PARK CITY MUNICIPAL CORP

Ordinance No. 98-2

**AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS
AT TREASURE HILL SUBDIVISION**

WHEREAS, Treasure Hill Subdivision was approved by the Park City Council on September 7, 1995; and

WHEREAS, construction of the public improvements has been accomplished by the developer, including trails, storm drains, and a water distribution system; and

WHEREAS, Park City has adopted LMC Section 15.3.1(g), which provides for the City Council to accept (by Ordinance) those public improvements which are dedicated and built in accordance with the requirements of Chapter 15 of the Land Management Code; and

WHEREAS, the public improvements within Treasure Hill subdivision were installed in accordance with the ordinances in effect at the time of plat recordation and have been duly inspected by the City Engineer.

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

SECTION 1. PUBLIC IMPROVEMENTS. The City hereby accepts from the developer all public improvements at Treasure Hill subdivision which were intended for City ownership, subject to the developer's warranty of these improvements for one year following the adoption of this ordinance. Stabilization of all disturbed soil areas with revegetation shall have been achieved by the end of the one-year period commencing with the adoption of this ordinance.


SECTION 2. FINANCIAL GUARANTEE. To guarantee the improvements, Park City shall hold the remaining guarantee of \$20,410.00 for a period of one year.

SECTION 3. SNOW PLOWING. The turnaround at the end of Upper Norfolk is hereby accepted for purposes of snow plowing because over 50% of the buildable lots within Treasure Hill are built out or are in progress.

SECTION 4. EFFECTIVE DATE This ordinance shall be effective upon publication.

PASSED AND ADOPTED this 8th day of January, 1998.

PARK CITY MUNICIPAL CORPORATION

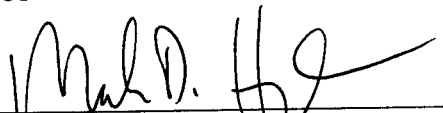

Bradley A. Olch, Mayor

ATTEST:


Janet M. Scott, City Recorder



Approved as to Form:


Mark D. Harrington, Deputy City Attorney

00497367 Bk01111 Pg00298

When recorded return to:
PCMC
Attn: City Recorder
PO Box 1480
Park City UT 84060

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

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1-27aw
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1998 JAN 20 13:14 PM FEE \$1.00 BY MAT
REQUEST: PARK CITY MUNICIPAL CORP

Ordinance No. 98-1

**AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS
AT HIDDEN OAKS SUBDIVISION**

WHEREAS, Hidden Oaks subdivision was approved by the Park City Council in four phases between May, 1995, and May, 1996; and

WHEREAS, construction of the public improvements has been accomplished by the developer, including portions of Solamere Drive, Hidden Oaks Cove, Hidden Oaks Lane, and Sun Ridge Cove, trails, storm drains, and a water distribution system; and

WHEREAS, Park City has adopted LMC Section 15.3.1(g), which provides for the City Council to accept (by Ordinance) those public improvements which are dedicated and built in accordance with the requirements of Chapter 15 of the Land Management Code; and

WHEREAS, the public improvements within Hidden Oaks subdivision were installed in accordance with the ordinances in effect at the time of plat recordation and have been duly inspected by the City Engineer.

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

SECTION 1. PUBLIC IMPROVEMENTS. The City hereby accepts from the developer all public improvements at Hidden Oaks Subdivision which were intended for City ownership, subject to the developer's warranty of these improvements for one year following the adoption of this ordinance. Stabilization of all disturbed soil areas with revegetation shall have been achieved by the end of the one-year period commencing with the adoption of this ordinance.

SECTION 2. FINANCIAL GUARANTEE. To guarantee the improvements, Park City shall hold the remaining guarantee of \$202,002.88 for a period of one year.

SECTION 3. SNOW PLOWING. The City streets are not yet accepted for purposes of snow plowing because fewer than 50% of the buildable lots within Hidden Oaks are built out or are in progress.

SECTION 4. EFFECTIVE DATE This ordinance shall be effective upon publication.

PASSED AND ADOPTED this 8th day of January, 1998.

PARK CITY MUNICIPAL CORPORATION

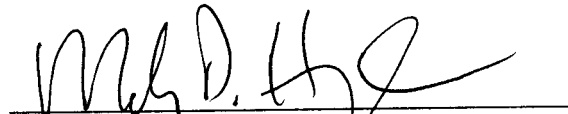

Bradley A. Olch, Mayor

Attest:


Janet M. Scott, City Recorder



Approved as to Form:


Mark D. Harrington, Deputy City Attorney

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