

Ordinance No. 07-09

**AN ORDINANCE APPROVING THE 255 DEER VALLEY DRIVE REPLAT,
AN AMENDMENT TO LOTS 7, 8, 22, AND 23 ON BLOCK 66
OF THE AMENDED PLAT OF PARK CITY SURVEY**

WHEREAS, the owners of the property located 253 and 255 Deer Valley Drive have petitioned the City Council for approval of the Replat; and

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

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

WHEREAS, the Planning Commission held a public hearing on January 10, 2007 to receive input on the Plat Amendment and forwarded a positive recommendation to the City Council on January 10, 2007; and,

WHEREAS, on February 1, 2007, the City Council approved the 255 Deer Valley Drive Replat; and

WHEREAS the 255 Deer Valley Drive Replat will allow the consolidation of four lots into one lot within the same exterior boundary.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 255 Deer Valley Drive Replat, as shown in Exhibit 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 253 and 255 Deer Valley Drive.
2. The zoning is Historic Residential R-1.
3. One duplex exists across lots 8 and 9.
4. The current building footprint is 1,054 square feet. The R-1 zone does not have a maximum footprint.
5. The current configuration of lots is four lots. Lot 7 is 56.80' x 25.13' x 59.40' x 25.00'. Lot 8 is 54.20' x 25.13' x 56.80' x 25.00'. Lot 22 is 54.20' x 25.54' x 56.80' x 25.13'. Lot 23 is 56.80' x 25.54' x 59.40' x 25.13'.
6. The future configuration of the single lot will be 108.40' x 51.08' x 118.80' x 50.00'.
7. A slope of approximately 65% exists on lots 22 and 23.
8. A "ghost" parcel (Parcel 9) is associated with the four parcels, exists in the title report, but is not locatable.
9. The applicant has stated she would like to Quit Claim Deed the "ghost parcel" to the City.
10. A Quit Claim Deed will deed the "ghost parcel" to the City.
11. No public comment has been received.
12. The existing duplex meets the current R-1 zoning requirements for height and setbacks.

Conclusions of Law:

1. There is good cause for this Plat Amendment because it is consistent with the Park City Land Management Code. The ultimate purpose for the plat amendment is to expand a duplex, which is an allowed use in the R-1 zone.
2. There is good cause for this Plat Amendment because it will enable the quit claim deed of a "ghost parcel" to Park City Municipal Corporation.
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 stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The Quit Claim Deed will be drafted and signed by the City Engineer, City Attorney, and applicant prior to recordation of plat.
3. All standard project conditions will apply.

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

PASSED AND ADOPTED this 1st day of February, 2007.

PARK CITY MUNICIPAL CORPORATION



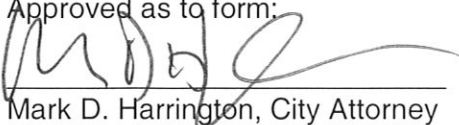
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

Ordinance No. 07-08

AN ORDINANCE APPROVING THE SPIRO CONDOMINIUMS BUILDINGS A AND G RECORD OF SURVEY PLAT AMENDMENTS, LOCATED AT 1825 AND 1835 THREE KINGS DRIVE, PARK CITY, UTAH

WHEREAS, Paladin Development Partners, L.L.C., owner of lots 2 and 3 of the Silver Star Subdivision, including Unit A-305 and Units G301, G302, and G303 of the Spiro Condominiums, located at 1825-1835 Three Kings Drive, petitioned the City Council for approval of an amendment to the Spiro Condominiums Building A record of survey plat and an amendment to the Spiro Condominiums Buildings "G", "H", "I", "J", "K", "L" and "M" and Parking Structures 2 and 3 record of survey plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on January 10, 2007, to receive input on the proposed condominium record of survey plat amendments. No public input was received; and

WHEREAS, the Planning Commission, on January 10, 2007, forwarded a positive recommendation to the City Council; and

WHEREAS, on January 25, 2007, the City Council held a public hearing and approved the amended condominium record of survey plats for Buildings A and G; and

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

SECTION 1. APPROVAL. The amended condominium record of survey plats for The Spiro Condominiums for Buildings A and G, as shown in Exhibits A and B, are approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located in the RD and RDM zoning district.
2. The property is subject to the 2004 Spiro Tunnel MPD Development Agreement.
3. The Spiro Tunnel MPD Development Agreement sets forth a maximum density of 97 unit equivalents (UE) for the MPD. The MPD approved the townhouse portion of the Spiro Tunnel MPD for 74 unit equivalents. The MPD approved 22 cottage units and one single family home with guest house on the "Donile Parcel" for a total of 97 unit equivalents.
4. Recorded condominium plats for Building A, Buildings B- F, and Buildings G-M identify 73.25 unit equivalents for the townhouse portion of the MPD.
5. Two parking spaces are required for each unit.
6. On October 25, 2006, a completed application was submitted to the Planning Department for a record of survey plat amendment to reduce the platted floor area of unit A-305 by 55 sf from 2,537 sf to 2,482 sf. This is a decrease by 0.25 unit equivalents for the MPD. The application also included a request to increase the floor area of units G-301 and G-303 from 1,997 sf to 2,443 sf. and increase the floor area of Unit G-302 from 1,467 sf to 2,433 sf. This is a total increase of 1.0 unit equivalents for the MPD. Together these amendments result in a total of 74 unit equivalents for the townhouse portion of the Spiro MPD, consistent with the MPD approval for 74 unit equivalent townhouses.
7. The amendments to Buildings A and G do not increase the parking requirements for these buildings.
8. Building heights for the Spiro Tunnel MPD were approved by the Planning Commission. A building height of 35' plus 5' for the pitched gable roof area was approved for Building G. The amendments to Buildings A and G are consistent with the approved heights.
9. Townhouse projects that are part of a city wide nightly rental management pool are required to provide units consistent and compliant with the American Disabilities Act.

Conclusions of Law:

1. There is good cause for this Record of Survey.
2. The 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 Record of Survey, as conditioned.
4. Approval of the amended record of survey plats, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
5. The proposed record of survey plat amendments are consistent with the approved Spiro Tunnel MPD Development Agreement.


Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, as a condition subsequent to plat recordation.
2. The City Attorney will review and approve the final form of the Condominium Declaration and CCRs, as a condition subsequent to plat recordation, including compliance with any ADA requirements.
3. The applicant will record the 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 for the plat will be void.
4. All conditions of approval of the Spiro Tunnel MPD continue to apply.
5. All conditions of approval of the Silver Star subdivision plat continue to apply.
6. The Owner shall certify on the plat that the condominium project will be built substantially as shown.
7. All units required to be constructed per ADA, shall be so indicated on the plat, in a manner and form to be approved prior to recordation, by the City Attorney and Chief Building Official.
8. A financial guarantee for 125% of the value of public improvements shall be submitted prior to plat recordation, in an amount approved by the City Engineer and in a form approved by the City Attorney.

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

PASSED AND ADOPTED this 25th day of January, 2007.

PARK CITY MUNICIPAL CORPORATION


Mayor Dana Williams

Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, City Attorney



THE SPIRO CONDOMINIUMS BUILDING "A" AMENDED

STIPULATED CONDITIONS

1. The applicant hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.

2. The applicant hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.

3. The applicant hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.

LEGAL DESCRIPTION

That certain parcel of land, more particularly described as follows: ...

OWNER, DEVELOPER AND CONVEY TO RECORD

... [Detailed description of owner and developer information]

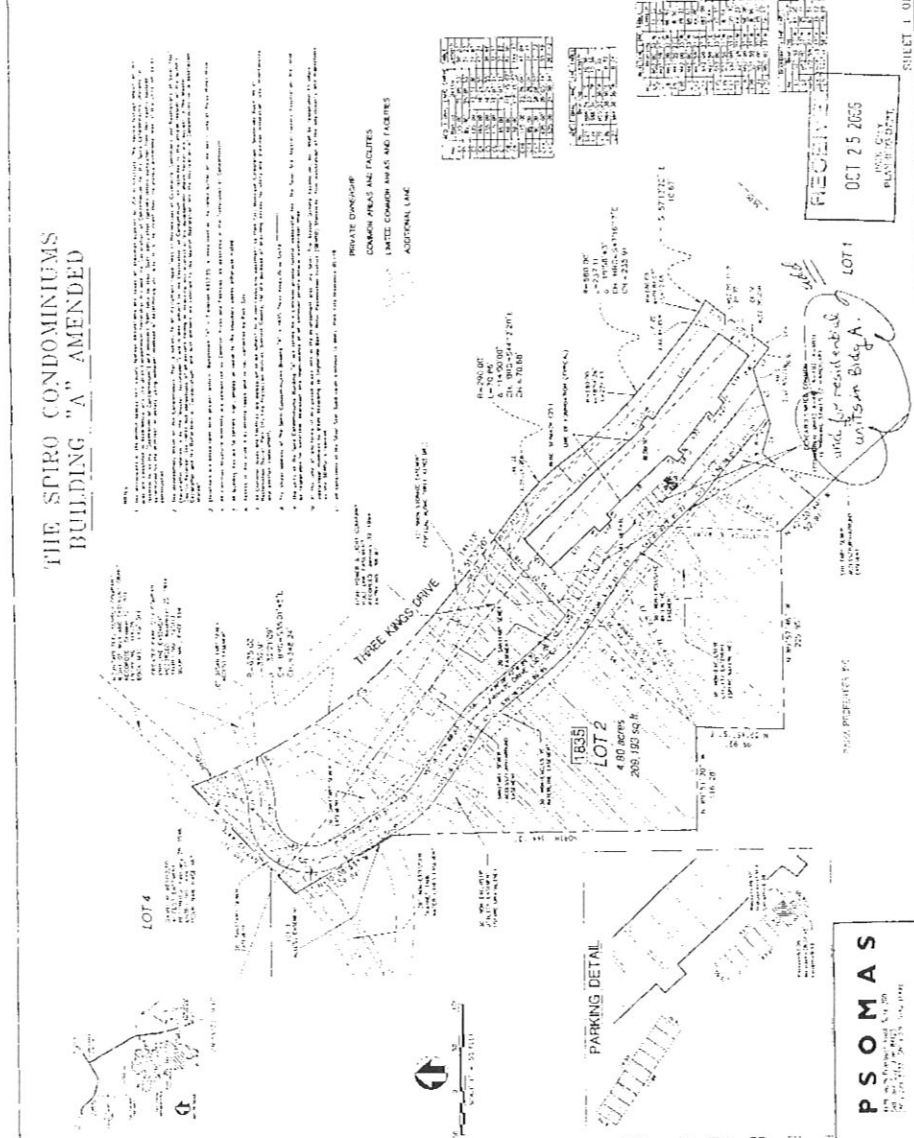
ACKNOWLEDGEMENT

... [Acknowledgment of the deed]

CONDOMINIUM PLAN

THE SPIRO CONDOMINIUMS
BUILDING "A" AMENDED
A STAT CONDOMINIUM PROJECT

... [Title block information]



PLANNING COMMISSION

APPROVAL AS TO FORM

... [Planning Commission approval information]

CITY ENGINEER

APPROVAL AS TO FORM

... [City Engineer approval information]

PLANNING COMMISSION

APPROVAL AS TO FORM

... [Planning Commission approval information]

CITY ENGINEER

APPROVAL AS TO FORM

... [City Engineer approval information]

PLANNING COMMISSION

APPROVAL AS TO FORM

... [Planning Commission approval information]

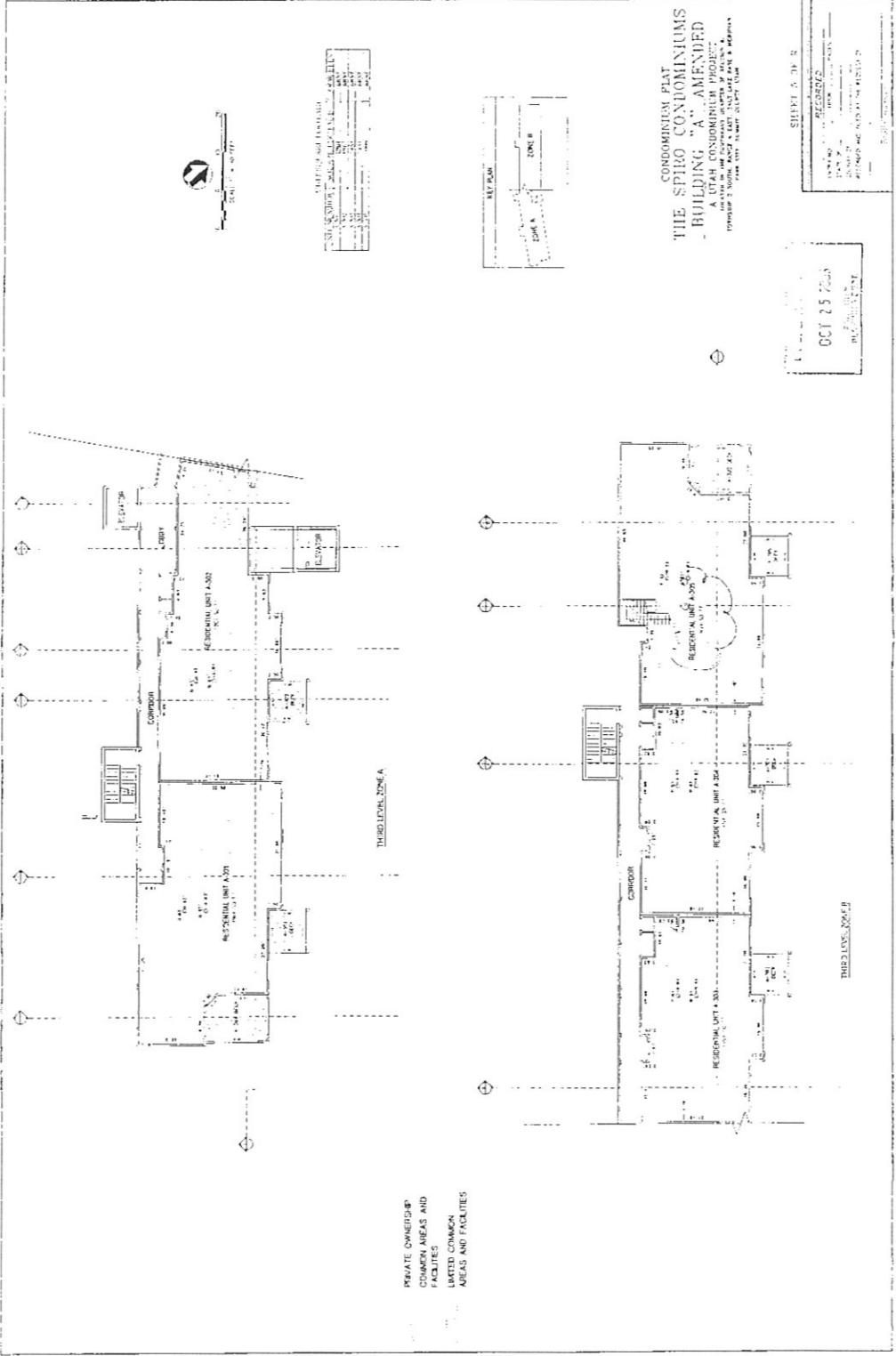
PSOMAS

... [Professional seal information]

PLANNING COMMISSION

APPROVAL AS TO FORM

... [Planning Commission approval information]



PRIVATE OWNERSHIP
 COMMON AREAS AND
 FACILITIES
 LIMITED COMMON
 AREAS AND FACILITIES

CONDOMINIUM PLAN
 THE SPIRO CONDOMINIUMS
 BUILDING "A" AMENDED

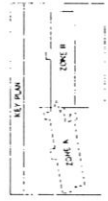
PREPARED BY: [Firm Name]
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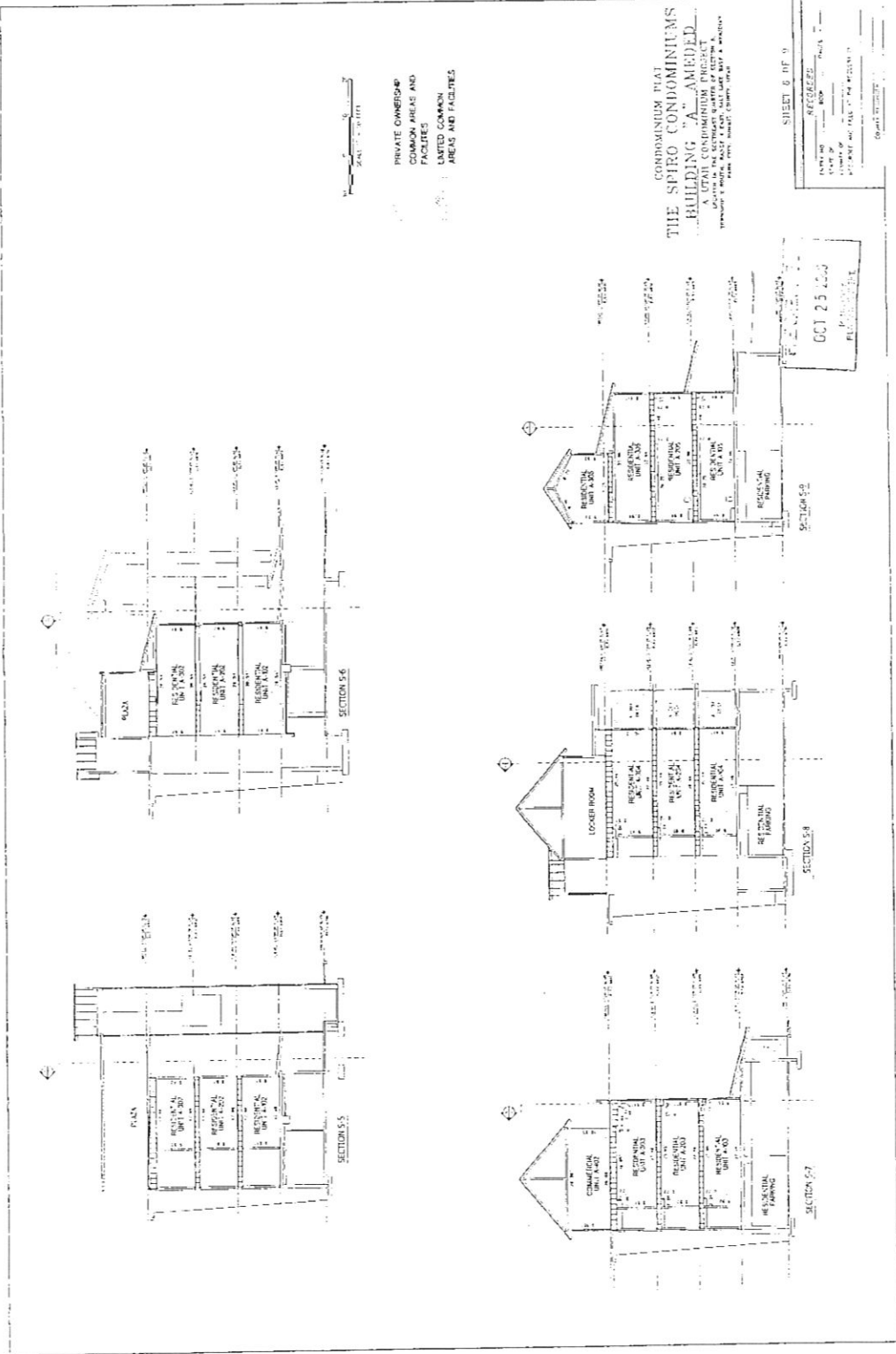
OCT 25 2008
 [Stamp]

SHEET 5 OF 8
 [Additional project details]

UNIT AND COMMON AREA SCHEDULE

UNIT NO.	COMMON AREA	AREA (SQ. FT.)	TYPE
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SCALE: 1/8" = 1'-0"

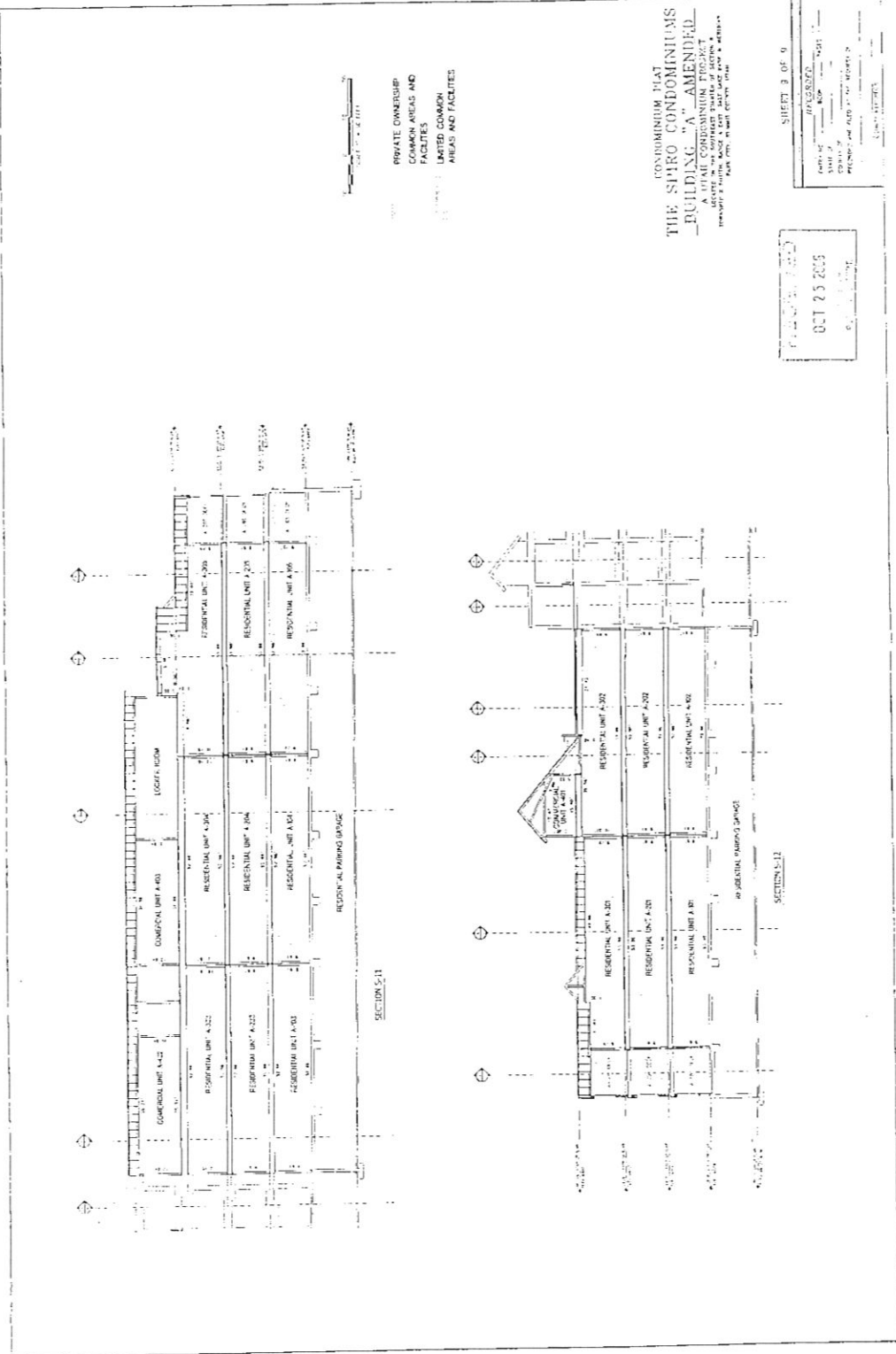
PRIVATE OWNERSHIP
COMMON AREAS AND FACILITIES
LIMITED COMMON AREAS AND FACILITIES

CONDOMINIUM PLAN
THE SPIRO CONDOMINIUMS
BUILDING "A" - AMEDED
A UTILITY CONDOMINIUM PROJECT
DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]

SHEET 6 OF 9

DATE	REVISION

CC1 25 2000

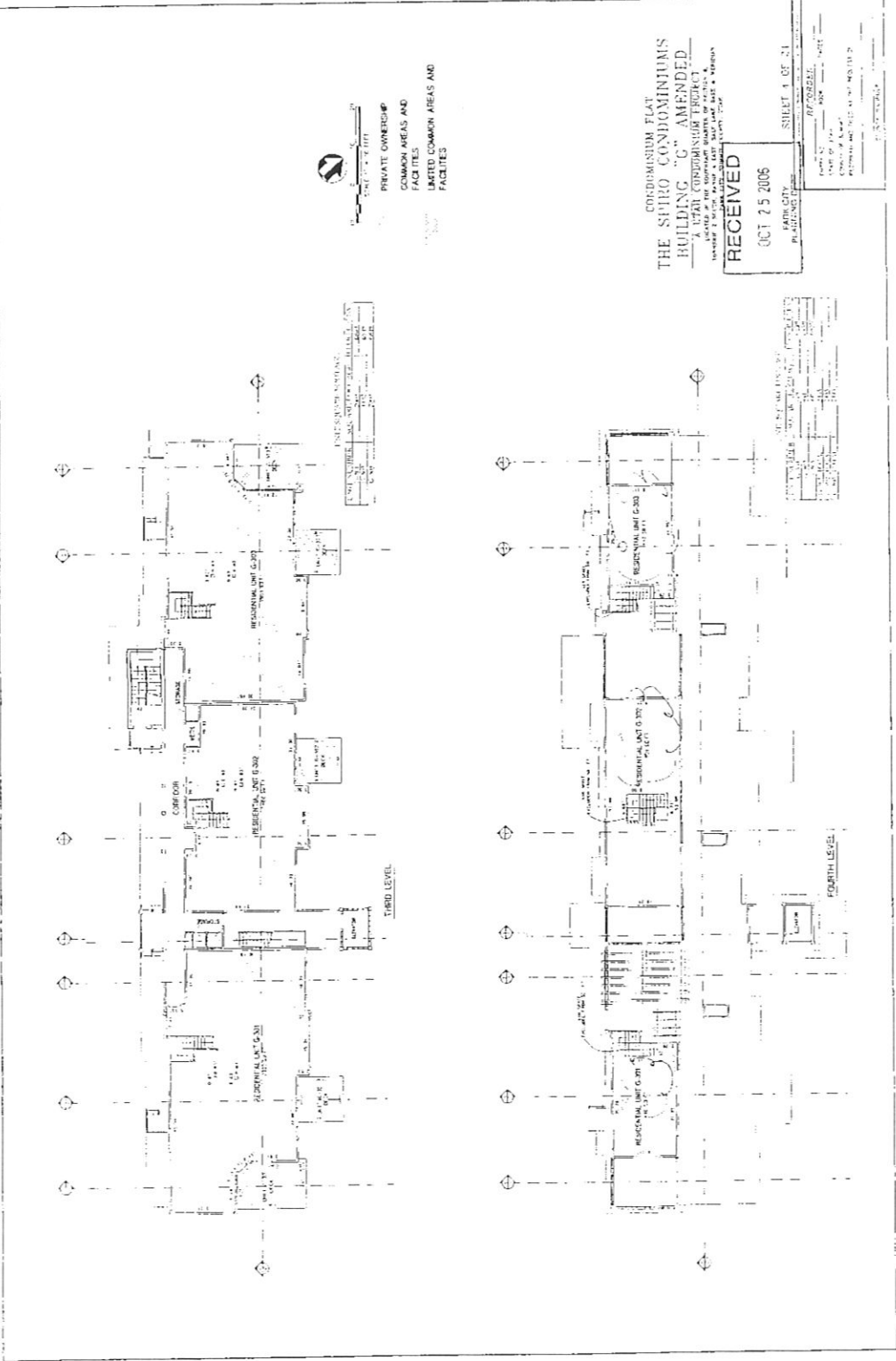


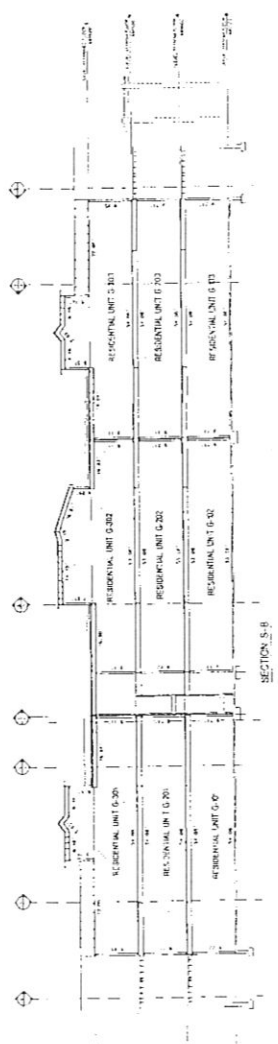
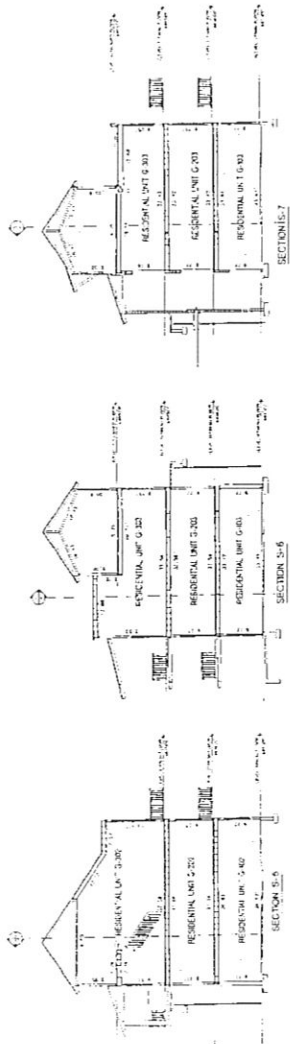
PRIVATE OWNERSHIP
COMMON AREAS AND
FACILITIES
LIMITED COMMON
AREAS AND FACILITIES

CONDOMINIUM PLAN
THE STIRO CONDOMINIUMS
BUILDING "A" AMENDED
A TOTAL CONDOMINIUM PROJECT
PREPARED BY THE ARCHITECT
DATE: 10/25/2005

SHEET 3 OF 9
DATE: 10/25/2005
BY: [Signature]
CHECKED BY: [Signature]
PROJECT: THE STIRO CONDOMINIUMS

DATE: 10/25/2005
BY: [Signature]





PRIVATE OWNERSHIP
COMMON AREAS AND
FACILITIES
LIMITED COMMON AREAS AND
FACILITIES

CONDOMINIUM PLAN
THE SPIRO CONDOMINIUMS
BUILDING "C" AMENDED
CONSTRUCTION DOCUMENT
LOCATED IN THE 300 MARKET SQUARE EAST TOWER
AT THE INTERSECTION OF MARKET SQUARE AND
HARRIS STREET, WASHINGTON, D.C.

RECEIVED
OCT 25 2006
PLANNING DEPT.

SHEET E OF 24
DATE: 10/25/06
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: [Number]
SCALE: AS SHOWN

Ordinance No. 07-07

**AN ORDINANCE APPROVING THE AMENDED PLAT FOR LOTS 28 AND 29, BLOCK 17,
SNYDERS ADDITION TO THE PARK CITY SURVEY,
LOCATED AT 1110 EMPIRE AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 1110 Empire Avenue have petitioned the City Council for approval of the Amended Plat for Lots 28 and 29, Block 17, Snyders Addition to the Park City 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 April 12, 2006, to receive input on the Amended Plat for Lots 28 and 29, Block 17, Snyders Addition to the Park City Survey;

WHEREAS, the Planning Commission, on January 10, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 25, 2006, the City Council approved Amended Plat for Lots 28 and 29, Block 17, Snyders Addition to the Park City Survey; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Amended Plat for Lots 28 and 29, Block 17, Snyders Addition to the Park City Survey.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Amended Plat for Lots 28 and 29, Block 17, Snyders Addition to the Park City Survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located in the Historic Residential (HR-1) zone.
2. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and smaller historic homes.
3. The amendment will combine two old town lots into one lot of record.
4. Access to the property is from Empire Avenue.
5. On December 19, 2006 the applicant received a variance from the Board of Adjustment to reduce the minimum lot size for a duplex in the HR-1 zone from 3,750 square feet to 3,712.5 square feet.
6. The proposed lot is 3,712.5 square feet in size.
7. Footprint for a lot of this size is 1506.7 square feet.
8. A duplex in the HR-1 zone is a conditional use.
9. There is an existing contemporary single family home on the property.
10. The applicant proposes to remove the home to accommodate the new duplex.
11. Due to the existence of the single family home, driveway and landscaping, it is difficult to

- determine existing grade for the purpose of measuring height.
12. Height for the future building shall be established by interpolating grade from a datum point measured from the center line of the front and rear property lines.
 13. Height and setbacks for this lot are 27' maximum height, 5' side setbacks, and 10' front and rear setbacks.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
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 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 review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. Prior to the receipt of a building permit for construction on this lot, the applicant shall submit an application for Historic Design Review for review and approval by the Planning Department for compliance with applicable Historic District Design Guidelines.
3. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
4. A ten-foot-wide public snow storage easement shall be dedicated along the Empire Avenue frontage of the lot.

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

PARK CITY MUNICIPAL CORPORATION



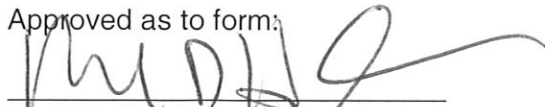
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

Ordinance No. 07-06

AN ORDINANCE APPROVING THE 16 SAMPSON AVENUE SUBDIVISION AND 201 NORFOLK AVENUE SUBDIVISION 1ST AMENDED PLAT AMENDMENTS LOCATED AT 16 SAMPSON AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 16 Sampson Avenue and 201 Norfolk Avenue have petitioned the City Council for approval of the 16 Sampson subdivision and 201 Norfolk Avenue subdivision 1st amended plat amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on January 10, 2007, to receive input;

WHEREAS, the Planning Commission, on January 10, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 25, the City Council approved the 16 Sampson subdivision and 201 Norfolk Avenue subdivision 1st amended 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 above recitals are hereby incorporated as findings of fact. The plat amendments as shown in Exhibit A are approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 16 Sampson Avenue and 201 Norfolk Avenue in the Historic Residential Low (HRL) zone.
2. The HRL zone is a residential zone characterized by a mix of larger contemporary residences and smaller historic homes.
3. The applicant is the owner of lots 14, 15, 16, 44, 45, and 46 of the Millsite Reservation to the Park City Survey.
4. There is an existing historic home on the property.
5. Lots 14, 15 and 16 are bisected by Sampson Avenue that also provides the homes with their access.
6. The applicant is proposing to combine lots 44, 45, 46 and 14 into one lot of record to accommodate an expansion to the existing historic home on the property.
7. The remaining lots, 15 and 16, are proposed to be incorporated into the 201 Norfolk Avenue subdivision.
8. The applicant has proposed to dedicate all property bisected by Sampson Avenue to the City to be used as right-of-way, including the eastern corner of the lots that are currently used by the applicant for parking.

9. The proposed 16 Sampson Avenue plat amendment will create a single lot of approximately 6,100 square feet and a maximum building footprint of 2,165 square feet.
10. The maximum height for the zone is 27 feet above existing grade.
11. The amended 201 Norfolk Lot will be approximately 5,100 square feet in size with a maximum building footprint of 1,914 square feet
12. Significant grading and retaining will be required for any construction on the property.
13. Access to both properties will come from Sampson Avenue in a very steep section of the road.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
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 stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

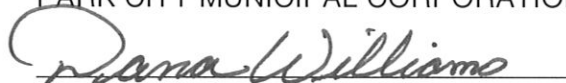
Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment (or 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 for the plat will be void.
3. A note shall be added to the plat requiring the use of modified 13-D fire sprinklers in both homes.
4. No remnant parcel shall be created to the east of existing Sampson Avenue.

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

PASSED AND ADOPTED this 25th day of January, 2007.

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

**16 Sampson Subdivision
Block 78, Millsite Reservation
to The Park City Survey
Lot Line Amendment Plat**

NARRATIVE

1. Survey requested by Jerry Flitt.
2. Purpose of survey: lot line amendment plat.
3. Block of survey: exact monument to show block dimensions from the Amended Park City Survey Control Map by Bush & Gould, Inc. recorded in City No. 190887 and the Plat of Subdivision Map of Millsite Reservation, Park City, Utah, dated June 20, 1947, and the 203 North Avenue Subdivision Plat recorded in City No. 873372, all on file in the office of the Summit County Recorder.
4. Zone of survey: to be completed.
5. Property monument set at Board of Urban.
6. Located in the Southwest Quarter of Section 16, Township 2 South, Range 4 East, 101st Lone Pine N. Meridian.
7. See the official plat of the Park City Survey and the Millsite Reservation for other possible easements, restrictions or encumbrances.

OWNER'S DECLARATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned is a member of Sampson Development, L.L.C., the owner of the person described Lots 14, 44, 45 and 46, Block 78, Millsite Reservation to the Park City Survey, and having caused this Plat Amendment to be made, does hereby consent to the registration of this Record of Survey Plat in the office of the County Recorder of Summit County, Utah, in accordance with Utah Law. Also, the owner hereby irrevocably offers for dedication to the City of Park City of the streets, and for local government uses, utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned has set his hand this _____ day of _____, 2006.

By: Jerry Flitt
Member, Sampson Development, L.L.C.

ACKNOWLEDGMENT

STATE OF UTAH
County of Summit:

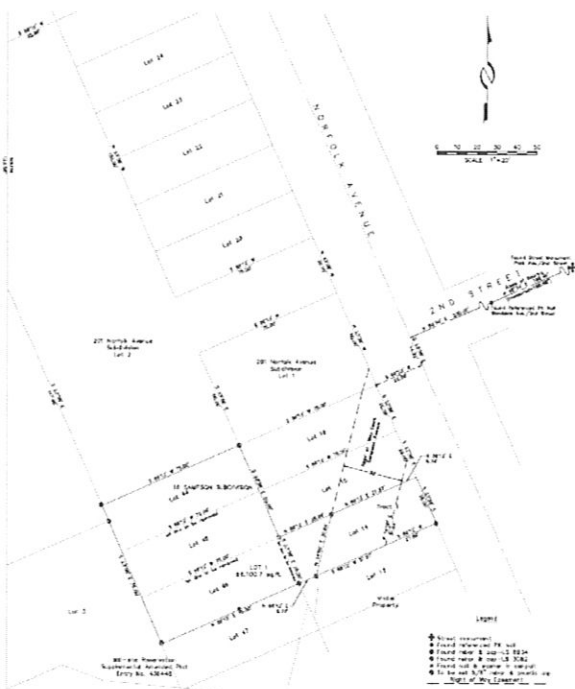
On this _____ day of _____, 2006, Jerry Flitt personally appeared before me, the undersigned Notary Public in and for said State and County, who after being duly sworn, acknowledged to me that he is a member of Sampson Development, L.L.C., that he has signed the above Owner's Declaration and Consent to Record on behalf of said Sampson Development, L.L.C., that he has not been duly appointed as member by Sampson Development, L.L.C., and that he executed this document in his capacity as member of the act of said Sampson Development, L.L.C., for the purpose set forth herein.

My commission expires: _____
RESIDING IN _____ COUNTY,

SURVEYOR'S CERTIFICATE

I, J.D. Geary, a Registered Land Surveyor as provided by the laws of the state of Utah and holding license No. 139970, do hereby certify that I have examined a survey of the herein described property and that this plat is a true representation of said survey.

Date: _____ J.D. Geary, RLS#139970



LEGAL DESCRIPTION

Parcel 1:
All of Lots 14, 15, 16, 44, 45, and 46, Block 78, Millsite Reservation to the Park City Survey, according to the official plat thereof on file and of record in the office of the Summit County Recorder.
Excepting therefrom the following:
Beginning at a point N 29°14'31" W, 25.834 feet from the Eastern most corner of lot 47, Block 78, Millsite Reservation, Park City, Utah, located in Section 16, Township 2 South, Range 4 East, 101st Lone Pine N. Meridian, and running thence S 66°22' E, 39.00 feet; thence N 23°30' W, 62.50 feet; thence N 66°22' E, 62.41 feet; thence S 16°53' W, 62.213 feet to the point of beginning.
And excepting therefrom the existing road over and across Lots 14, 15, and 16, of said Block 78.

Parcel 2:
Beginning at a point N 29°14'31" W, 25.834 feet from the Eastern most corner of lot 47, Block 78, Millsite Reservation, Park City, Utah, located in Section 16, Township 2 South, Range 4 East, 101st Lone Pine N. Meridian, and running thence S 66°22' E, 39.00 feet; thence N 23°30' W, 62.50 feet; thence N 66°22' E, 62.41 feet; thence S 16°53' W, 62.213 feet to the point of beginning.
The lots containing 11,250 square feet, not exceeding therefrom the area of existing Sampson Avenue over and across Lots 14, 15, and 16.

NEW LEGAL DESCRIPTIONS

16 SAMPSON SUBDIVISION
Beginning at the northerly corner of Lot 44, Block 78, Park City Survey, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, said point being S 23°30' E, 14.82 feet; S 66°22' W, 25.00 feet and S 66°22' W, 75.00 feet from the intersection of 2nd Street and North Avenue, and running thence S 23°30' E, along the easterly line of lots 44, and 45 of said Block 78, 50.00 feet to the northerly corner of lot 46, of said Block 78; thence S 66°22' E, along the line between lots 14 and 15 of said Block 78, 28.89 feet; thence S 16°00' W, 31.64 feet to the line between said lot 14 and lot 13 of said Block 78; thence S 66°22' W, along said line between lots 14 and 13, 5.37 feet to the southeasterly corner of said lot 46; thence S 66°22' W, along the line between said lot 46 and lot 47 of said Block 78, 75.00 feet to the easterly corner of said lot 46; thence N 23°30' W, along the westerly line of said lots 45, 45, and 44, 75.00 feet to the northwesterly corner of said lot 44; thence N 66°22' E, along the northerly line of said lot 44, 75.00 feet to the point of beginning, containing 21,007 square feet, more or less.

TRACT 1:
Beginning at the northerly corner of Lot 14, Block 78, Park City Survey, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, said point being S 23°30' E, 14.82 feet; S 66°22' W, 25.00 feet and S 23°30' E, 62.00 feet from the intersection of 2nd Street and North Avenue on the westerly right of way of said North Avenue, and running thence S 23°30' E, along said easterly right of way, 75.00 feet to the southeasterly corner of said lot 14; thence S 66°22' W, along the southeasterly line of said lot 14, 65.63 feet; thence N 14°00' E, 31.64 feet to the northerly line of said lot 14; thence N 66°22' E, along said northerly line of lot 14, 45.31 feet to the point of beginning, containing 1,069.3 square feet, more or less.

TRACT 2:
Beginning at a point on the northerly line of lot 14, Block 78, Park City Survey, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, said point being S 66°22' W, 63.64 feet from the northerly corner of said lot 14, and running thence S 14°00' W, 31.64 feet to the southerly line of said lot 14; thence S 66°22' W, along said southerly line of lot 14, 37.87 feet; thence N 14°00' E, 31.64 feet to the northerly line of lot 14; thence N 66°22' E, along said northerly line of lot 14, 37.87 feet, to the point of beginning, containing 94.9 square feet, more or less.

<p>Alpine Survey, Inc. 19 Prosektor Dr. Park City, Utah 84300 (435) 833-8218</p>	<p>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT APPROVED BY THE DISTRICT BOARD DATE OF _____ 2006 A.D.</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DATE OF _____ 2006 A.D.</p>	<p>ENGINEER'S CERTIFICATE I, THE SURVEYOR, BEING IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE, THIS DATE OF _____ 2006 A.D.</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS DATE OF _____ 2006 A.D.</p>	<p>CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY WAS TRULY APPROVED BY PARK CITY COUNCIL, THIS DATE OF _____ 2006 A.D.</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL, THIS DATE OF _____ 2006 A.D.</p>	<p>RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FILE RECORDED</p>
--	---	--	---	--	---	--	---

Ordinance No. 07-05

AN ORDINANCE APPROVING THE RED STAG LODGE CONDOMINIUM PLAT LOCATED AT 2550 DEER VALLEY DRIVE EAST, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 2550 Deer Valley Drive East have petitioned the City Council for approval of the Red Stag Lodge 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 January 10, 2007, to receive input on the Red Stag Lodge Condominium Plat;

WHEREAS, the Planning Commission, on January 10, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 25, 2007, the City Council approved Red Stag Lodge Condominium Plat and

WHEREAS, it is in the best interest of Park City, Utah to approve the Red Stag Lodge Condominium Plat.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Red Stag Lodge Condominium Plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 2550 Deer Valley Drive East.
2. The zoning is Residential Development (RD) within the Deer Valley Master Planned Development (MPD).
3. The lot is 2.62 acres in size.
4. The Red Stag Lodge Conditional Use Permit (CUP) was approved on March 22, 2000.
5. The CUP was for 11 units of 1,500 square feet in size or 8.25 Unit Equivalents (UEs).
6. The unit configurations changed during the building permit review with some units decreasing in size and one increasing from 0.75 to 1.33 UEs.
7. A separate application will amend the CUP to reflect the as-built conditions.
8. Pursuant to the amended CUP and under current MPD requirements, total residential square footage is 15, 847 square feet or 7.92 UEs.
9. Support commercial and meeting rooms are allowed at 5% each of the gross floor area per LMC 15-6-8 (C) and (D).
10. Gross floor area is 27,679 square feet. Five percent is 1,384 square feet. Neither the meeting space nor the commercial space can exceed 1,384 square feet.
11. Commercial space (C-1 and C-3) is 1,362 square feet. Meeting space (C-2 and c-4) is 498 square feet.

Conclusions of Law:

1. There is good cause for this condominium record of survey.
2. The 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 record of survey.
4. Approval of the 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 record of survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the 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 for the plat will be void.
3. All conditions of approval of the Comstock II (Red Stag Lodge) and the Deer Valley Master Planned Development shall continue to apply.
4. The 6 commercial units can only be used for meeting rooms and support commercial as defined in the Park City Land Management Code with neither use exceeding 1,384 square feet. A note shall be placed on the plat stating this limitation in use.

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

PARK CITY MUNICIPAL CORPORATION



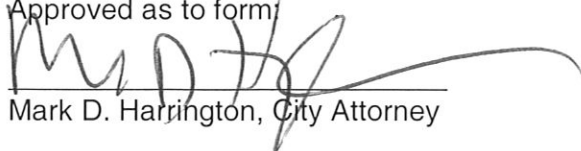
Mayor Dana Williams

Attest:

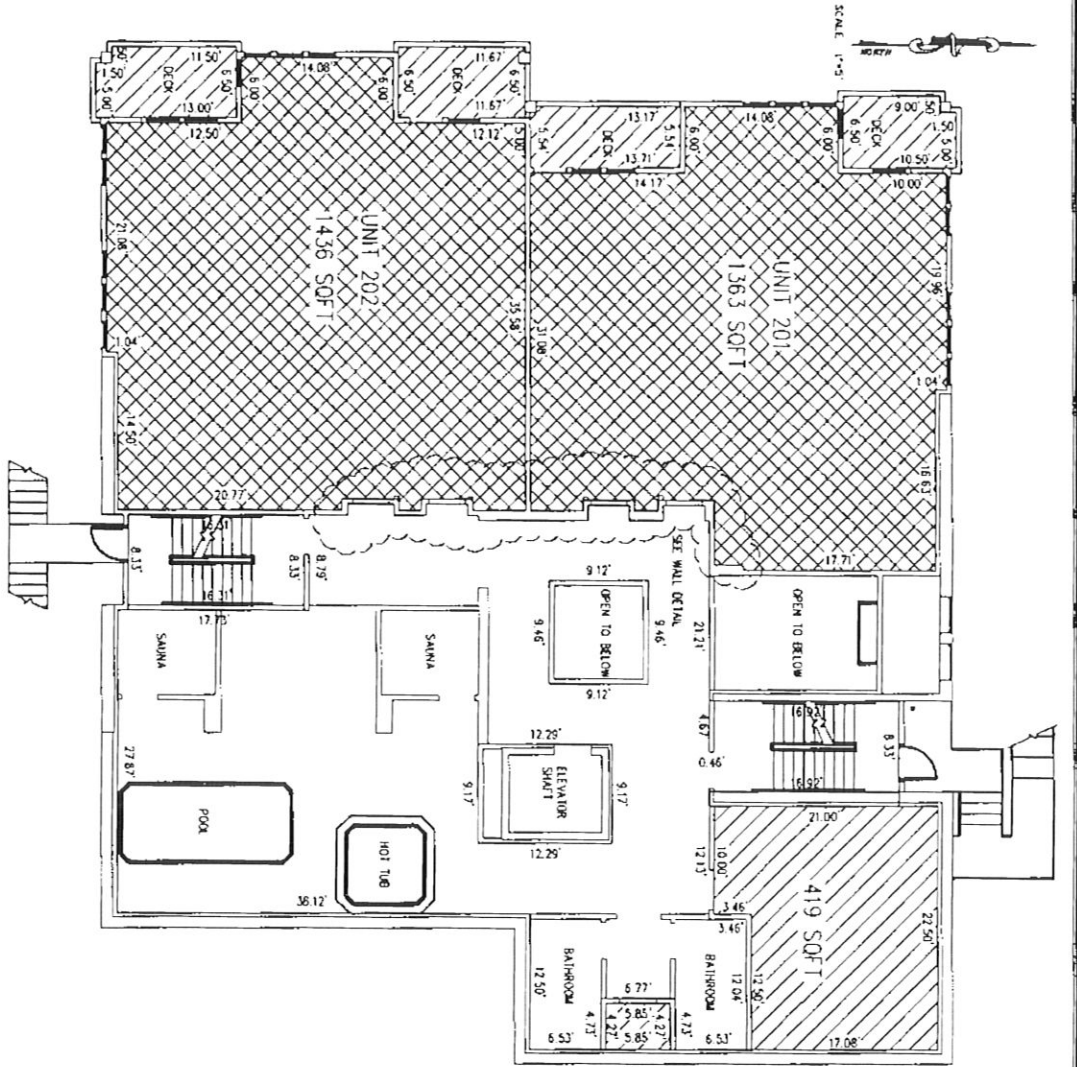


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

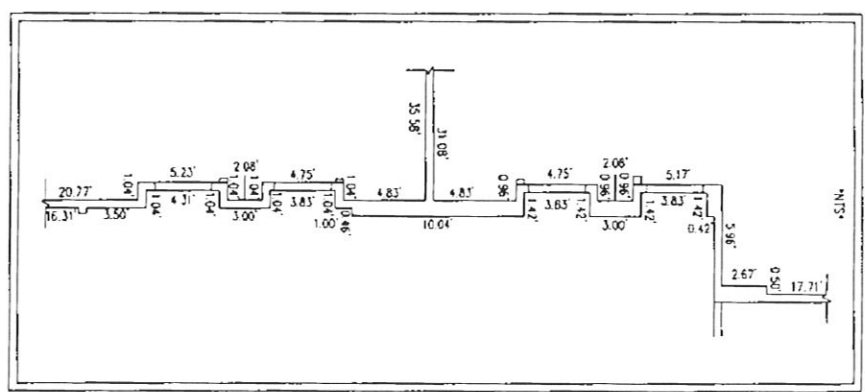


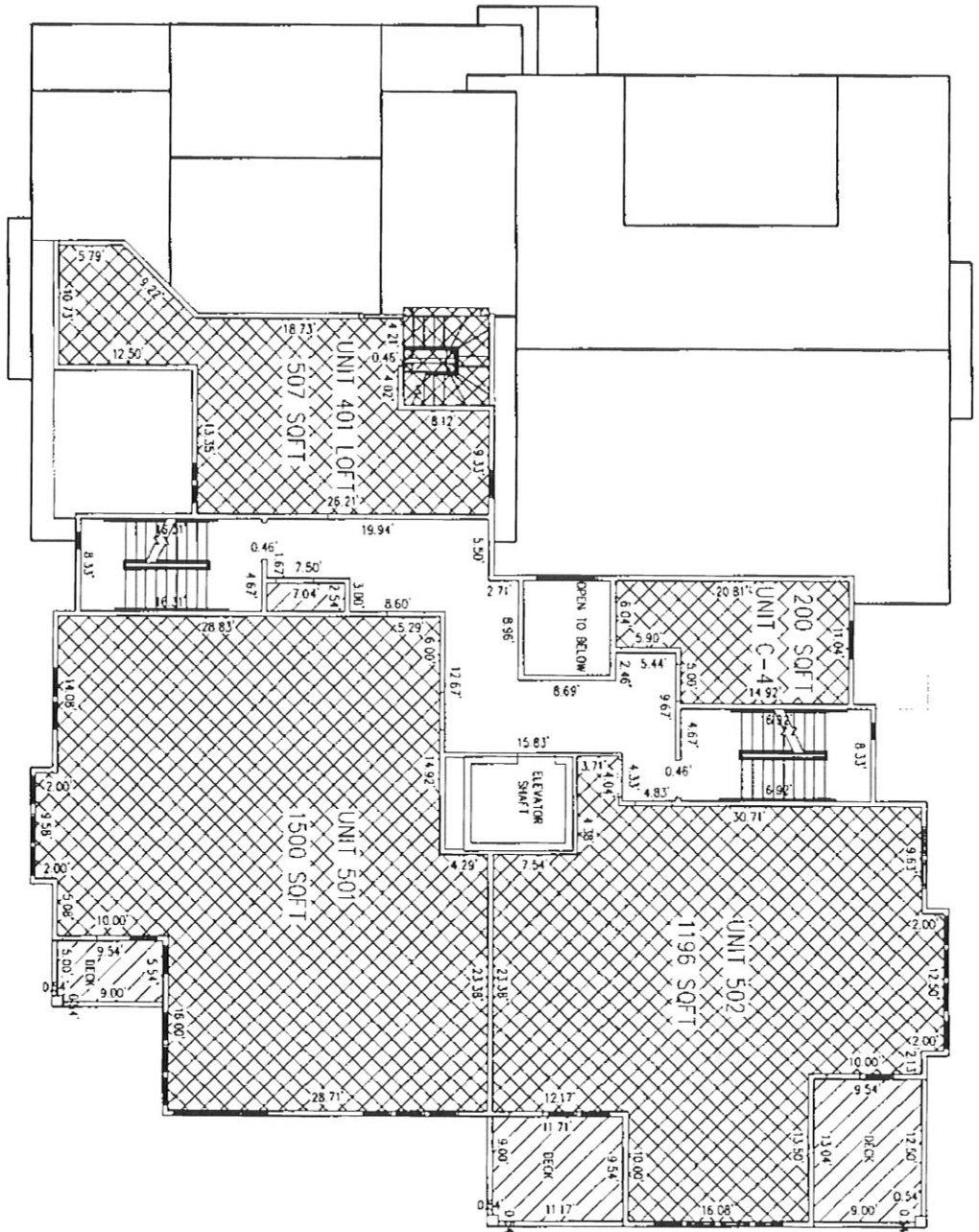
E2
Edg
Engineering

200 SOUTH 4000 EAST
 SUITE 2000 ORION BLVD
 (801) 991-9900
 20 EAST 100 SOUTH
 SUITE 200 (ORION BLVD)
 (801) 991-9900

RED STAG LODGE
 FLOOR PLAN LEVEL 2

DATE	BY	CHKD
12/21/06	JKR	JKR
PROJECT NO.	304-510-5110	
SHEET	4	9





LEGEND

UNIT

COMMON AREAS AND FACILITIES

UNITED COMMON AREAS AND FACILITIES

Epic Engineering

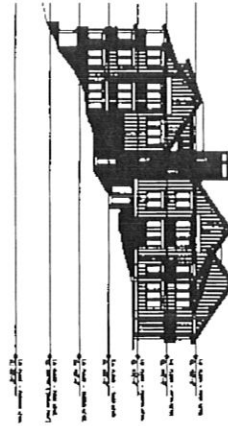
1141 SOUTH BROAD AVE
 4TH FLOOR
 NEW YORK, NY 10013
 TEL: (212) 512-5000
 FAX: (212) 512-5001

MIDWAY LODGE

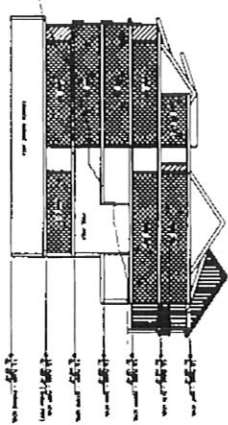
FLOOR PLAN LEVEL 5

7 of 9

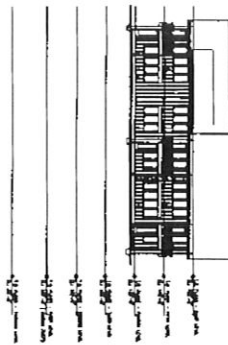




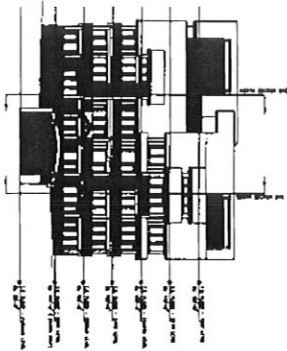
SOUTH SIDE ELEVATION



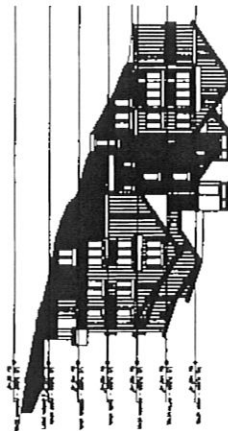
SOUTH SIDE SECTION



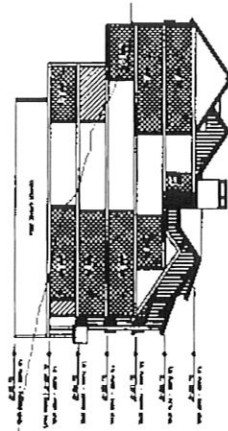
EAST SIDE ELEVATION



EAST SIDE SECTION



NORTH SIDE ELEVATION



NORTH SIDE SECTION



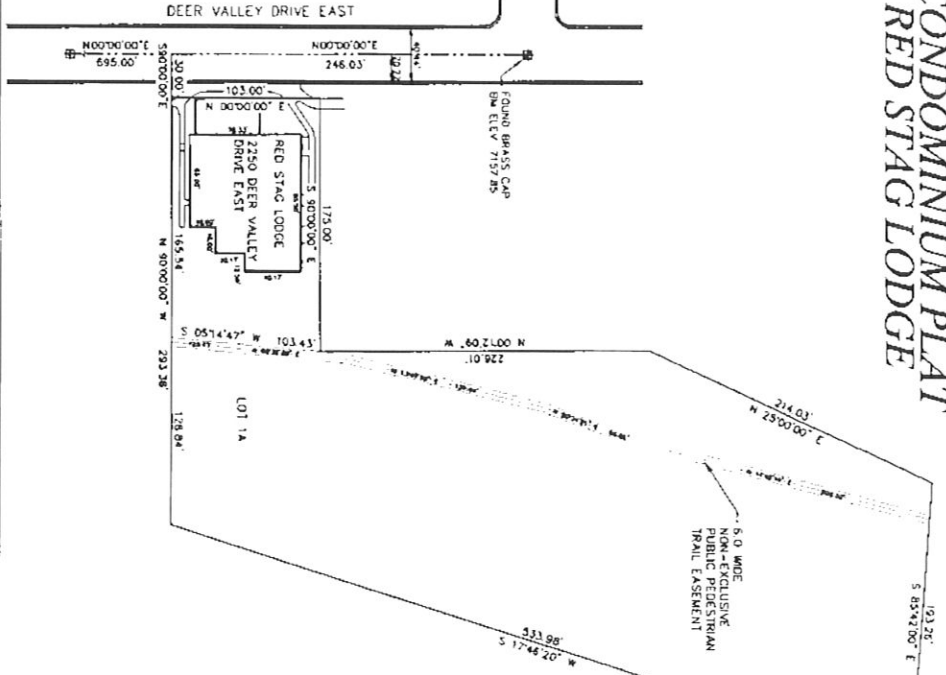
Epic Engineering
 2211 SOUTH HOVE AVE
 WEST VALLEY CITY, UT 84119
 (801) 938-3843
 4887 EAST 100 SOUTH
 WEST VALLEY CITY, UT 84119
 (801) 938-4800

RED STAG LODGE
 ELEVATION AND SECTION VIEWS

DATE	BY
12/21/06	JKR
PROJECT NO.	06-04-510
SHEET	9 OF 9



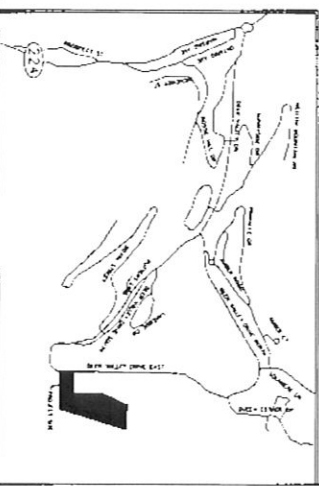
CONDOMINIUM PLAT RED STAG LODGE



8.0 ACRES
PUBLIC PEDESTRIAN
TRAIL EASEMENT

- NOTES:**
1. This Engineering was filed to partition a Condominium Conversion Plat for the Red Stag Lodge (total). All names were double checked to confirm the architectural drawings.
 2. No property corners were set with this survey, which is subject to final confirmation by the Utah Department of Hereditary and Antiquities.
 3. The Declaration of Condominium of Red Stag Lodge, recorded simultaneously herewith, and subsequent amendments thereto ("Declaration") are hereby incorporated by reference into this Declaration. The Declaration sets forth the common area restrictions and general plan of the project, including the common areas, and the common areas and facilities. The Declaration also sets forth the terms of the common area and facilities and the maintenance and repair obligations of the owners. The Declaration also sets forth the terms of the common area and facilities and the maintenance and repair obligations of the owners.
 4. A common structural element size designated as Common Areas and 4.0 inches, or greater, in the Declaration, shall be retained on the Condominium Plat, or reserved for the use of certain Owners to the exclusion of other Owners. The use of the Limited Common Areas and 4.0 inches, or greater, in the Declaration, shall be retained on the Condominium Plat, or reserved for the use of certain Owners to the exclusion of other Owners.
 5. The Declaration sets forth the common area restrictions and general plan of the project, including the common areas, and the common areas and facilities. The Declaration also sets forth the terms of the common area and facilities and the maintenance and repair obligations of the owners.
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 8. The Declaration sets forth the common area restrictions and general plan of the project, including the common areas, and the common areas and facilities. The Declaration also sets forth the terms of the common area and facilities and the maintenance and repair obligations of the owners.
 9. The Declaration sets forth the common area restrictions and general plan of the project, including the common areas, and the common areas and facilities. The Declaration also sets forth the terms of the common area and facilities and the maintenance and repair obligations of the owners.
 10. Project boundaries: bear cap found in Deer Valley Drive East, elevation 7127.85 shown herein.
 11. Units shown C-1 thru C-6 are Commercial Units.

VISIBILITY MAP
-N153.74-



RECORDING DISTRICT
RECORDING DISTRICT: _____
SECTION: _____
RANGE: _____
TOWNSHIP: _____

APPROVED AS TO FORM
DATE: _____
BY: _____

APPROVED BY THE PLAN CITY ENGINEER
DATE: _____
BY: _____

CERTIFICATE OF DEEDS
DATE: _____
BY: _____

ENGINEER'S CERTIFICATE
DATE: _____
BY: _____

COUNCIL APPROVAL AND ACCEPTANCE
DATE: _____
BY: _____

Engineering
3101 South Main Street, Suite 100
Salt Lake City, Utah 84143
Phone: (801) 521-1100
Fax: (801) 521-1101

RECORDED
STATE OF UTAH, COUNTY OF SALT LAKE, AND
FILED AT THE RECORDS OFFICE OF THE CLERK OF THE
COUNTY OF SALT LAKE, UTAH, THIS _____ DAY OF _____, 2006.
BY: _____

RECORDED
DATE: _____ TIME: _____

1 of 9

**CONDOMINIUM PLAT
RED STAG LODGE**

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

STATE OF UTAH
COUNTY OF SALT LAKE

NOTARIAL PUBLIC
BY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS, THAT I, _____, of the County of Salt Lake, State of Utah, do hereby certify that I am a registered land surveyor and hold Certificate No. 37873 as prescribed by the laws of the State of Utah. (S) BY AUTHORITY OF THE OWNER I have caused this Condominium Plat, including the Declaration of Condominium, to be recorded in the public records of the County of Salt Lake, Utah, in accordance with the provisions of Section 7-2-8-1(1) of the Utah Condominium Ownership Act.

SIGNED ON THIS _____ DAY OF _____, 2006.
IN WITNESS WHEREOF, OWNER HAS SIGNED THIS _____ DAY OF _____, 2006.
RED STAG LODGE, LLC.
A UTAH LIMITED LIABILITY COMPANY
BY: _____

BOUNDARY DESCRIPTION
ALL OF LOT 1A OF THE HIGH GUARANTEE SUBDIVISION, LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B.M. ACCORDING TO 419923 IN THE SALT LAKE COUNTY RECORDS OFFICE.

KNOW ALL MEN BY THESE PRESENTS, THAT I, _____, of the County of Salt Lake, State of Utah, do hereby certify that I am a registered land surveyor and hold Certificate No. 37873 as prescribed by the laws of the State of Utah. (S) BY AUTHORITY OF THE OWNER I have caused this Condominium Plat, including the Declaration of Condominium, to be recorded in the public records of the County of Salt Lake, Utah, in accordance with the provisions of Section 7-2-8-1(1) of the Utah Condominium Ownership Act.

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KNOW ALL MEN BY THESE PRESENTS, THAT I, _____, of the County of Salt Lake, State of Utah, do hereby certify that I am a registered land surveyor and hold Certificate No. 37873 as prescribed by the laws of the State of Utah. (S) BY AUTHORITY OF THE OWNER I have caused this Condominium Plat, including the Declaration of Condominium, to be recorded in the public records of the County of Salt Lake, Utah, in accordance with the provisions of Section 7-2-8-1(1) of the Utah Condominium Ownership Act.

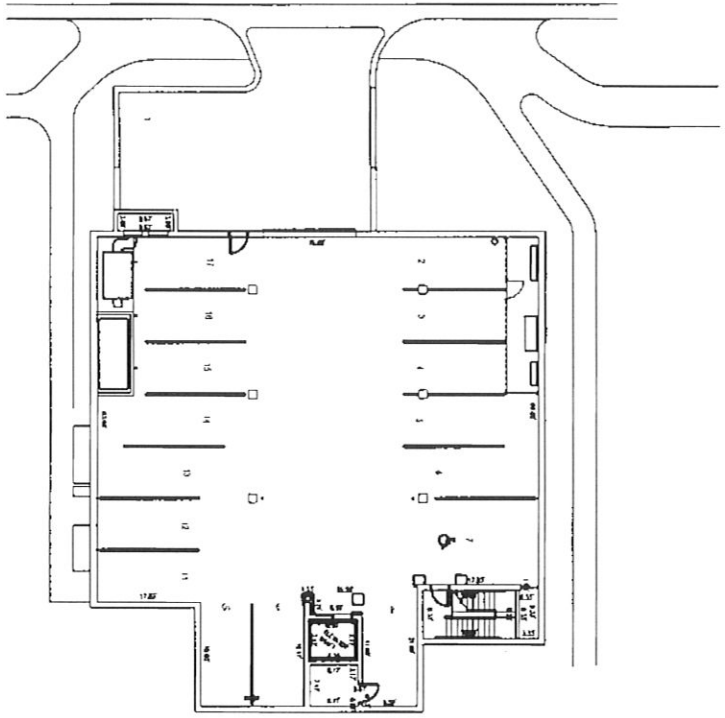
KNOW ALL MEN BY THESE PRESENTS, THAT I, _____, of the County of Salt Lake, State of Utah, do hereby certify that I am a registered land surveyor and hold Certificate No. 37873 as prescribed by the laws of the State of Utah. (S) BY AUTHORITY OF THE OWNER I have caused this Condominium Plat, including the Declaration of Condominium, to be recorded in the public records of the County of Salt Lake, Utah, in accordance with the provisions of Section 7-2-8-1(1) of the Utah Condominium Ownership Act.

KNOW ALL MEN BY THESE PRESENTS, THAT I, _____, of the County of Salt Lake, State of Utah, do hereby certify that I am a registered land surveyor and hold Certificate No. 37873 as prescribed by the laws of the State of Utah. (S) BY AUTHORITY OF THE OWNER I have caused this Condominium Plat, including the Declaration of Condominium, to be recorded in the public records of the County of Salt Lake, Utah, in accordance with the provisions of Section 7-2-8-1(1) of the Utah Condominium Ownership Act.

KNOW ALL MEN BY THESE PRESENTS, THAT I, _____, of the County of Salt Lake, State of Utah, do hereby certify that I am a registered land surveyor and hold Certificate No. 37873 as prescribed by the laws of the State of Utah. (S) BY AUTHORITY OF THE OWNER I have caused this Condominium Plat, including the Declaration of Condominium, to be recorded in the public records of the County of Salt Lake, Utah, in accordance with the provisions of Section 7-2-8-1(1) of the Utah Condominium Ownership Act.

KNOW ALL MEN BY THESE PRESENTS, THAT I, _____, of the County of Salt Lake, State of Utah, do hereby certify that I am a registered land surveyor and hold Certificate No. 37873 as prescribed by the laws of the State of Utah. (S) BY AUTHORITY OF THE OWNER I have caused this Condominium Plat, including the Declaration of Condominium, to be recorded in the public records of the County of Salt Lake, Utah, in accordance with the provisions of Section 7-2-8-1(1) of the Utah Condominium Ownership Act.

KNOW ALL MEN BY THESE PRESENTS, THAT I, _____, of the County of Salt Lake, State of Utah, do hereby certify that I am a registered land surveyor and hold Certificate No. 37873 as prescribed by the laws of the State of Utah. (S) BY AUTHORITY OF THE OWNER I have caused this Condominium Plat, including the Declaration of Condominium, to be recorded in the public records of the County of Salt Lake, Utah, in accordance with the provisions of Section 7-2-8-1(1) of the Utah Condominium Ownership Act.



LEGEND
 [Symbol] COMMON AREAS AND FEATURES



Epic Engineering
 1141 202nd Street, Suite 201
 Everett, WA 98201
 (425) 335-3800
 (425) 335-3801
 (425) 335-3802

RED STAG LODGE
PARKING GARAGE LEVEL

DATE	CD
10/12/06	JCR
PROJECT NO.	06-SM-012
SHEET	2 of 9

Ordinance No. 07-04

**AN ORDINANCE APPROVING THE 239 WOODSIDE REPLAT,
AN AMENDMENT TO LOTS 9, 10, AND 11 OF BLOCK 31 OF THE
PARK CITY SURVEY, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 239 Woodside Avenue have petitioned the City Council for approval of the Replat; and

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

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

WHEREAS, the Planning Commission held a public hearing on December 13, 2006 to receive input on the Replat and forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 25, 2007, the City Council held a public hearing on the 239 Woodside Replat; and

WHEREAS the 239 Woodside Replat will allow the consolidation of one full lot, and two half lots, and re-divide to create two equal sized lots.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 239 Woodside Replat, as shown in the attachment is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 239 Woodside Avenue.
2. The zoning is Historic Residential (HR-1).
3. The current configuration of lots is one full lot (Lot 10), and two half lots (Lot 9, Lot 11).
4. The proposed configuration of lots is two equal sized lots measuring 25' x 75'.
5. The size of each proposed lot is 1,875 square feet.
6. According to the Land Management Code the minimum buildable lot in the HR-1 District is 25' by 75', and 1,875 square feet.
7. An existing home traverses both of the interior lot lines.
8. The size of the current home is approximately 1200 square feet.
9. Landscaping, fencing and a walkway currently encroach onto the City Right of Way.
10. The north half of lot 11 is currently under the same ownership as lot 12.
11. The south half of lot 9 is under the ownership of the applicant within the Totora Replat completed in 2005.

Conclusions of Law:

1. There is good cause for this Plat Amendment because it will create two typical Old Town lots, while consolidating two half lots.
2. The Plat Amendment is consistent with the Park City Land Management Code by creating two lots of record of 25' x 75'.
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 stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. Prior to plat recordation the existing structure will be disassembled through an approved preservation plan. The reconstruction shall be in compliance with the Land Management Code, the Historic District Design Guidelines and the Historic Preservation Board decision.
3. The historic character and form of the existing home must be reconstructed on one of the new lots of record consistent with the Historic District Design Guidelines and the findings of the Historic Preservation Board.
4. The applicant will record the Plat Amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void. The applicant may apply for an extension to this time limit if needed.
5. The remnant half of lot 11 is not separately developable.
6. Addresses for the two new lots will be assigned by the City Engineer.

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

PASSED AND ADOPTED this 25th day of January, 2007.

PARK CITY MUNICIPAL CORPORATION



Mayor Dana Williams

Attest:



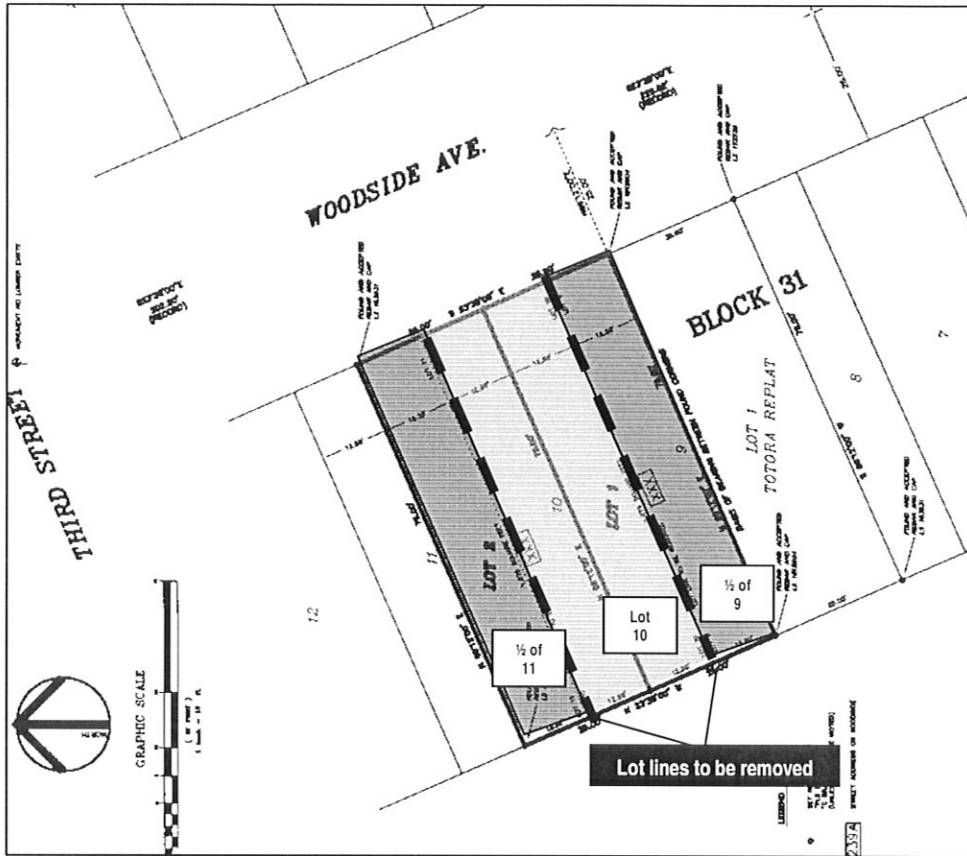
Janet M. Scott, City Recorder

Approved as to form:

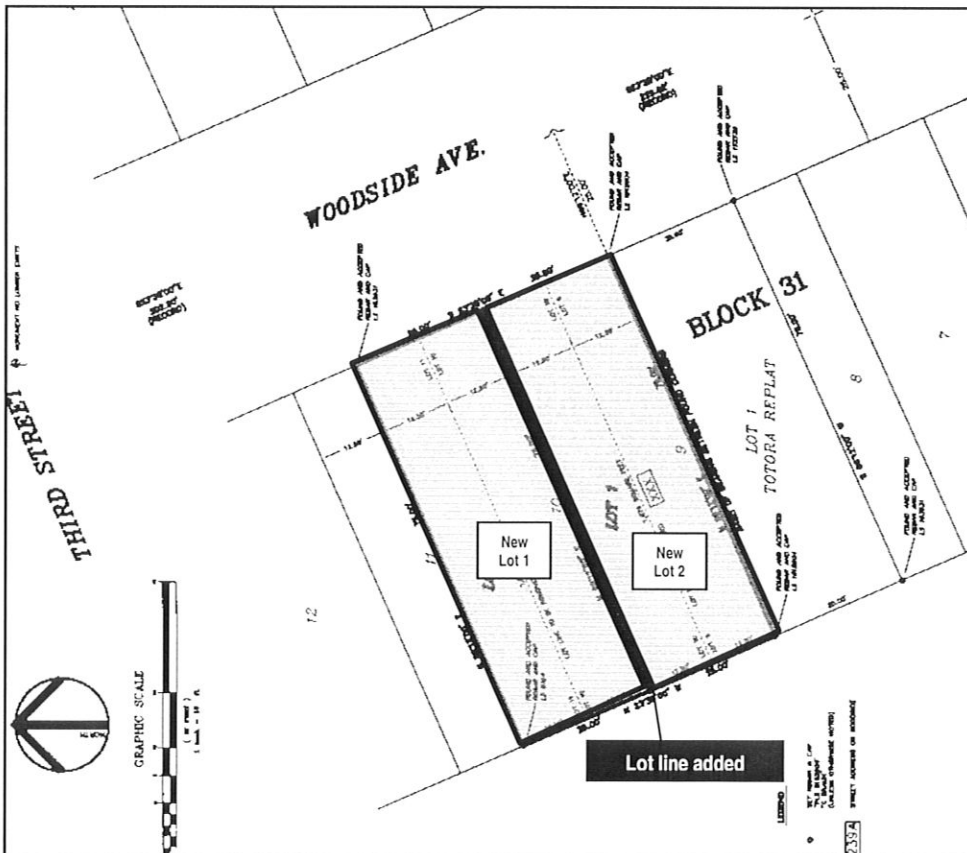


Mark D. Harrington, City Attorney

Exhibit B – Proposed plat adjustment



Existing Conditions



Proposed Conditions

Ordinance No. 07-03

**AN ORDINANCE APPROVING THE MELLOW MOUNTAIN ESTATES SUBDIVISION
LOCATED AT 940 MELLOW MOUNTAIN ROAD,
PARK CITY, UTAH**

WHEREAS, the owner of the property known as the Mellow Mountain Estates Subdivision, has petitioned the City Council for approval of a 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 December 13, 2006 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 January 11, 2007 the City Council held a public hearing on the proposed plat amendment and voted to approve the application; and

WHEREAS, the proposed plat amendment allows the property owner to subdivide a metes and bounds parcel into 4 lots of record; and

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

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as Findings of Fact:

1. The property is located in the RD, Residential Development, zoning district and is addressed at 940 Mellow Mountain Road. Single family dwellings are an allowed use in the RD zoning district.
2. The property consists of 5.4 acres with access from Mellow Mountain Road.
3. The property is located within the Sensitive Lands Overlay subject to the Sensitive Lands Overlay Ordinance, Section 15-2.21 of the Land Management Code.
4. On October 11, 2006, the Planning Commission conducted a public hearing and discussed the item. The public meeting was closed at that meeting.
5. The applicant has submitted a preliminary fire protection plan to address fire and emergency access.
6. The subdivision plat creates 4 lots of record and dedicates 53,039 square feet of land as open space.
7. Lots range in size from 32,386 square feet to 34,659 square feet.
8. Each lot is restricted to one single family dwelling unit.

9. The Gambel Oak trail runs through the proposed subdivision. The trail connects to Mellow Mountain Road on the west portion of the property at the first switch back and the trail is reconnected on the east side of the property at the second switchback.
10. The proposed density of 4 units for this 5.4 acre site (0.94 units per acre) is appropriate and the site is suitable for this density based on the conditions as outlined in LMC Section 15-2.21-5. The base density for the site is 3.8 units.
11. Per LMC 15-2.21-3(K), the Planning Commission may grant a 20% density bonus on a property. Based on the criteria cited in LMC Section 15-2.21-3(K), the Planning Commission grants the additional density. With the bonus the applicants density is 4 units.
12. The applicant has agreed to designate a total of 53,039 square feet of land as Open Space land. The open space land is concentrated at the corners of the switchbacks and will be dedicated to the City.
13. Access to the Gambel Oak trail will be maintained via Mellow Mountain Road. No new public access points have been proposed. Additionally, the applicant proposes to construct a link trail along Mellow Mountain Road that would link the existing Gambel Oak trail as it exits from the west switch back on Mellow Mountain Road and continues near the east switchback.
14. Staff has found no significant degraded wetlands on site. There are no other environmental issues such as mine waste or the like on site, the applicant has indicated that he will stipulate to any reasonable conditions placed on the property.
15. LMC section 15-2.21-4(H) states that 25% of a steep slope may be developed.
16. There are 41,471 square feet of property available for development . This amount is less than 25% of the total steep slope property.
17. Each lot will be limited to a maximum disturbance of 10,360 square feet.
18. The required height limit in the RD zone is 28 feet above existing grade plus a 5 foot exception for homes with a pitched roof.
19. The applicant is proposing to limit the height of the 4 homes to 28 feet above existing grade, including pitched roofs.
20. No remnant lots will be created as a result of this subdivision.
21. All existing and proposed utilities, access drives, sidewalks, trails, public and circulation areas for emergency vehicles will be located within approved easements to be reviewed and approved by the City Engineer prior to plat recordation.

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

1. There is good cause for this final subdivision plat.
2. The final subdivision plat is consistent with the Park City Land Management Code, the General Plan, and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed final subdivision plat.
4. Approval of this final subdivision 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. The City Council hereby adopts the following Conditions of Approval:

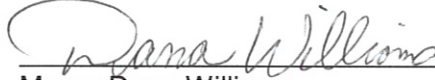
1. City Attorney and City Engineer review and approval of the final form and content of the final subdivision plat for compliance with State law, the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. The applicant will record the final subdivision plat at Summit County within one year of 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. Approval of a construction mitigation plan is a condition precedent to the issuance of building permits for the Mellow Mountain Estates Subdivision. The construction mitigation plan shall include a re-vegetation plan for re-vegetation of all disturbed areas that remain after utility, road, and trail construction.
4. A financial guarantee for public improvements in a form acceptable to the City Attorney and in an amount acceptable to the City Engineer shall be in place as a condition precedent to plat recordation and issuance of building permits.
5. The portion of Mellow Mountain Road on the property shall be dedicated to Park City and completely reconstructed to City standards by the applicant as part of this application.
6. As a condition precedent to plat recordation the City Engineer shall have approved the final utility plans, including the storm water detention plans.
7. As a condition precedent to issuance of any building permits, the Chief Building Official must conduct a final assessment and grant approval of the fire protection plan.
8. The open space property located on the interior of either switch back and at the south eastern corner shall be deeded to the City upon recordation of the plat.
9. A note shall be added to the plat indicating that the maximum disturbance area for each lot is 10,360 square feet. This disturbance area includes driveways, building footprints, and landscaping.
10. A note shall be added to the plat stating that only single family houses may be developed on the lots.
11. A note shall be added to the plat limiting the square footage of each home to

- 7,200 square feet.
12. All standard project conditions shall apply to this development.
 13. The height of the 4 homes shall be limited to 28 feet above existing grade, including pitched roofs.
 14. No nightly rentals shall be allowed.

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

PASSED AND ADOPTED this 11th day of January 2007.

PARK CITY MUNICIPAL CORPORATION



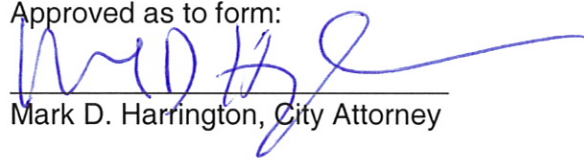
Mayor Dana Williams

Attest.



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

Ordinance No. 07-02

AN ORDINANCE APPROVING A RECORD OF SURVEY PLAT FOR THE SECOND AMENDED THE COVE AT EAGLE MOUNTAIN PHASE II, LOCATED IN THE WILBURN WEST ANNEXATION PARCEL, PARK CITY UTAH

WHEREAS, the owner of the property known as the Second Amended The Cove at Eagle Mountain Phase II, has petitioned the City Council for approval of the record of 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 December 13, 2006 the Planning Commission held a public hearing to receive public input on the proposed amended record of survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on January 11, 2007 the City Council held a public hearing on the proposed amended record of survey; and

WHEREAS, the proposed record of survey plat allows the property owner to create an 4 unit condominium project; and

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

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

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

1. The property is located in the Wilburn West parcel, accessed from Eagle Cove Drive.
2. The annexation petition for the Wilburn West property was approved by the City Council on October 19, 2006.
3. The Wilburn West annexation was recorded at the County Recorder office on November 14, 2006.
4. The property is located within the Residential Density (RD) zone, and is currently vacant.
5. The RD zone is characterized by a variety of residential uses, both multi-unit and single family.
6. The applicant is proposing two duplex buildings on the property for a total of 4 units.
7. Each unit will be approximately 5,000 square feet in size and no taller than 33 feet above existing grade.
8. The plat is consistent with the Wilburn West annexation, in terms of size and location of the buildings, proposed uses, and required parking.
9. The required setbacks for a building in the RD zone are 20 feet in the front, 12 feet on the sides and 15 feet in the rear.
10. The proposed duplexes are setback at least 20 feet from the front property line, 12 feet from the side and 15 in the rear.
11. Access to the property will be from a private drive off of Eagle Cove Drive.

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

1. There is good cause for this Record of Survey.
2. The 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 Record of Survey, as conditioned.
4. Approval of the 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. The City Council hereby adopts the following 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, as a condition subsequent to plat recordation.
2. The City Attorney will review and approve the final form of the CCR's, as a condition subsequent to plat recordation.
3. The applicant will record the 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 for the plat will be void.
4. All conditions from the October 19, 2006 annexation agreement continue to apply.
5. A financial guarantee for public improvements, in an amount approved by the City Engineer and in a form approved by the City Attorney, shall be submitted prior to plat recordation.

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


PASSED AND ADOPTED this 11th day of January, 2007.

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest:



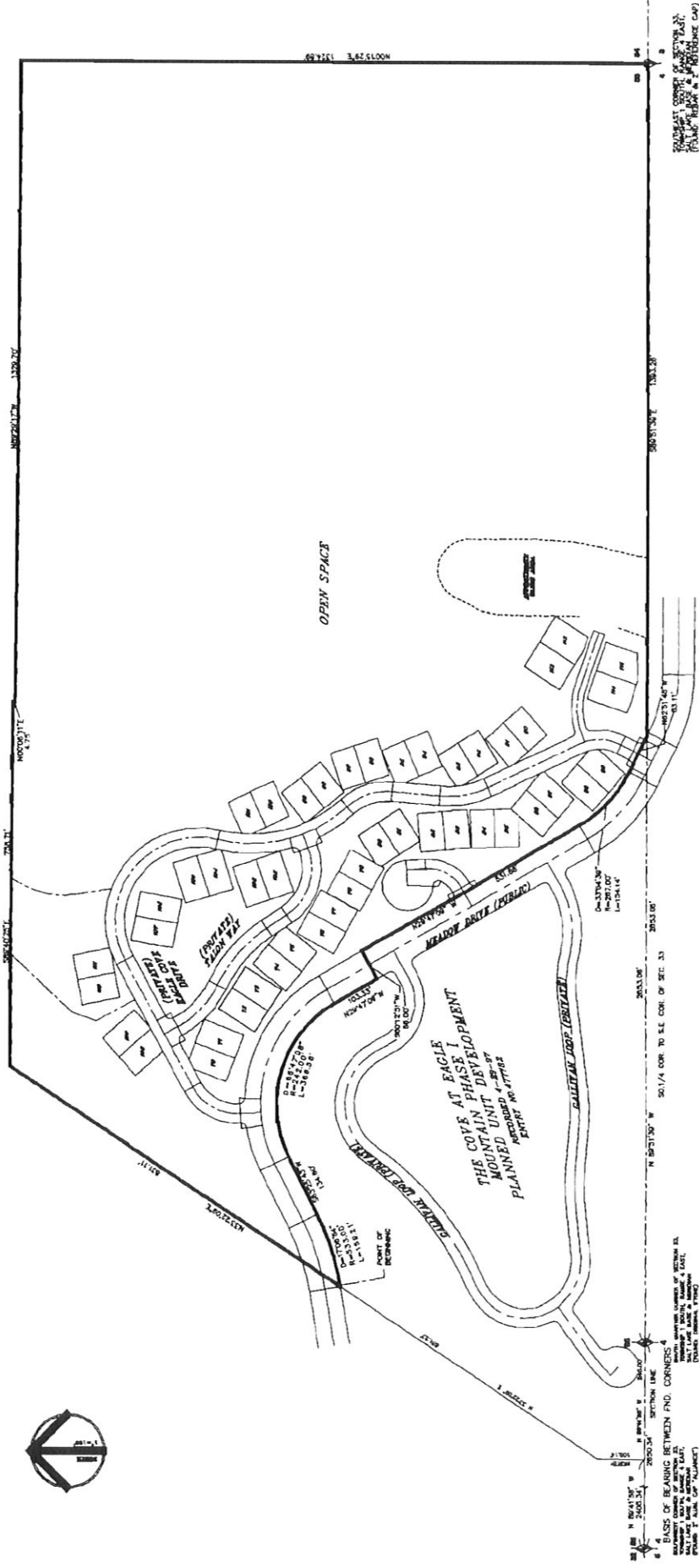
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

SECOND AMENDED THE COVE AT
 EAGLE MOUNTAIN PHASE II
 A PLANNED UNIT DEVELOPMENT
 LYING WITHIN THE SOUTH HALF OF
 SECTION 39 TOWNSHIP 1 SOUTH RANGE 4
 EAST, SALT LAKE BASIN AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH
 SHEET 2 OF 2



THE JACK JOHNSON COMPANY
 1000 W. 1000 S. SUITE 100
 PARK CITY, UTAH 84302

<p>CITY COUNCIL</p> <p>PREPARED TO THE PARK CITY COUNCIL AT WHOM THE THIS PLAT WAS APPROVED</p> <p>DATE: _____</p> <p>MAYOR _____</p> <p>CITY RECORDER _____</p>	<p>CITY ENGINEER</p> <p>I CERTIFY THIS PLAT COMPIES TO INFORMATION ON FILE IN THE OFFICE OF THE CITY ENGINEER ON THIS DATE</p> <p>DATE: _____</p> <p>CITY ENGINEER _____</p>	<p>CITY PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS DATE</p> <p>DATE: _____</p> <p>CHAIRMAN _____</p>	<p>SEWER DISTRICT</p> <p>REVIEWED FOR CONFORMANCE TO SCHEDULES FOR SEWER DISTRICT DISTRICT 3 STANDARDS THIS DATE</p> <p>DATE: _____</p> <p>SEWER DISTRICT _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM ON THIS DATE</p> <p>DATE: _____</p> <p>CITY ATTORNEY _____</p>	<p>RECORDED</p> <p>STATE OF _____</p> <p>COUNTY OF _____</p> <p>RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE: _____</p>	<p>THE JACK JOHNSON COMPANY</p> <p>RECEIVED</p> <p>COUNTY RECORDER</p>
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SEP 11 2006
 PARK CITY

ORD NO. -
07-02



Building • Engineering • Planning

August 16, 2007

Alan Spriggs
Summit County Recorder
PO Box 128
Coalville, UT 84017

ENTRY NO. 00822795
08/20/2007 04:04:41 PM B: 1884 P: 0253
Letter PAGE 1/2
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 0.00 BY PARK CITY MUNICIPAL CORP

RE: First Amended Cove at Eagle Mountain Phase II

Dear Alan:

Thank you for contacting us regarding the First Amended Planned Unit Development plat for the Cove at Eagle Mountain Phase II. We recognize that this plat is of concern to you and we offer the following statements in support of its recordation:

1. Unfortunately, the Second Amended plat was recorded prior to the First Amended. Park City is aware of this anomaly, and although we would prefer it hadn't happened, we don't regard this out-of-sequence recordation as a substantial issue. We didn't want to force a redrafting of both plats. The Second Amended plat contains a large amount of open space which is of great esthetic value to the Cove residents and all of Park City, and the processing of that plat occurred quickly. None of the significant elements of the First Amended plat have been amended by the Second Amended plat; in particular none of the building locations have been changed on the Second Amended plat, so we don't have any concerns with the recordation of the First Amended plat at this time.
2. With the recordation of the Second Amended plat, the one-foot protection strip was resolved. We recognize that the First Amended plat dedicates the protection strip to Park City but by City approval of the Second Amended plat we demonstrate no claim to ownership of the strip adverse to the unit owners' title in the Second Amended units.
3. We regret the poor quality of the added Note #12, but because that note was added at the request of the Snyderville Basin Water Reclamation District, which then approved the plat, as evidenced by their signature, the plat is acceptable to the City. If in your professional judgment the note material is unacceptable we

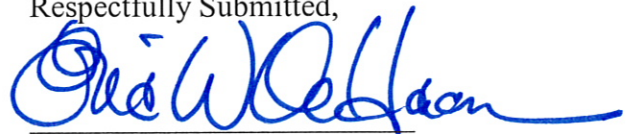
would be happy to reconstruct the note on the plat. We would ask the title company to act as the courier in that event.

4. Our attorneys reviewed the notary blocks and their irregular completion. We feel the intent of the codes of Park City and the statutes of the State of Utah have been met, albeit to a minimum standard.

In recognition of these points it is Park City's request that you record the First Amended Planned Unit Development plat for the Cove at Eagle Mountain Phase II. We very much appreciate your help and your service to all of Summit County, and we would like to thank you and your staff for your assistance.

Please do not hesitate to call if you have further questions.

Respectfully Submitted,



Eric DeHaan, P.E.
City Engineer

cc: Mike Watts

Recorded at the request of and return
to: Park City Municipal Corp.
Attn: City Recorder

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

Ordinance No. 07-01 Box 1480, Park City, UT 84060

**AN ORDINANCE APPROVING THE SUBDIVISION PLAT FOR THE
INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA
HEADQUARTERS AND TRAINING FACILITY LOCATED AT THE NORTHWEST
CORNER OF THE HIGHWAY 40/SR-248 INTERCHANGE NEAR QUINNS JUNCTION,
PARK CITY, UTAH**

WHEREAS, the owner of the subject property, has petitioned the City Council for approval of subdivision plat for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility; and

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

WHEREAS, the Planning Commission held a public hearing on January 10, 2007, to receive input on the matter; and

WHEREAS, the Planning Commission, January 10, 2007, forwarded a positive recommendation to the City Council; and,

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:

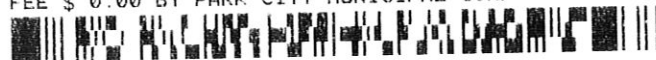
1. IHC Health Services has submitted a combined preliminary/final subdivision plat application for the Intermountain Healthcare/United States Ski and Snowboard site located in the Quinns Junction area on December 26, 2006.
2. Council approved an annexation ordinance and annexation agreement for the property on December 7, 2006 with an effective date of January 1,2007.
3. The approved annexation agreement establishes conditions of approval and commitments by the petitioner, including but not limited to the dedication of property; road and easement dedications; intersection and signalization improvements; water and water infrastructure; affordable housing; and trails.
4. The site of the subdivision is currently vacant, 157.243 acres in size, and located at the northwest corner of the State Route 248/Highway 40 interchange.
5. The site is adjacent to the City's Ice Arena and Fields Complex.

ENTRY NO. 00802750

01/23/2007 04:43:32 PM B: 1843 P: 0385

Ordinance PAGE 1 / 4

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE \$ 0.00 BY PARK CITY MUNICIPAL CORP



6. The zoning designation of the property is Community Transition (CT-MPD).
7. The proposed land uses for the subdivision consist of a hospital/medical campus and USSA's proposed new headquarters and training facility. The proposed total density at build-out for the annexation area is 535,000 square feet (gross) and equates to 2.64 units/acre.
8. The proposed 157.243 acres is to be subdivided into five lots:

Lot 1 and Lot 2:	Intemountain Healthcare Campus (<i>132.2 acres</i>)
Lot 3:	USSA Headquarters and Training Facility (<i>5 acres</i>)
Lot 4:	PCMC (<i>5 acres—Possible Affordable Housing Site</i>)
Lot 5:	PCMC (<i>15 acres—Ice Facility/Fields Complex Expansion Area</i>).
9. The purpose of the subdivision plat request is to create lots of record so that associated property sale and property transfers may be completed.
10. Associated Master Planned Development (MPD) and Conditional Use Permit (CUP) applications have been submitted to the City and are pending Planning Commission review and action.
11. The project application states that the plat will be amended concurrent with or directly following the Master Planned Development and Conditional Use Permit process to reflect all final road and public dedications as well as all utility dedications and improvements consistent with the approved annexation agreement.

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

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

SECTION 3. CONDITIONS OF APPROVAL. The City Council hereby adopts the following Conditions of Approval:

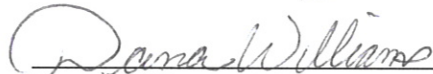
1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. A utility, grading and drainage plan shall be submitted to the City Engineer for review and approval prior to the issue of any building permit.

3. No building permits shall be issued on any of the subject lots until such time as Master Planned Development and Conditional Use Permit approvals are obtained and all requisite annexation ordinance and annexation agreement commitments have been satisfied by an amended subdivision plat. This note shall appear on the plat.
4. The applicant will record the Subdivision Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
5. Nothing in this ordinance implies approval of the pending Master Planned Development or Conditional Use Permit applications.

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

PASSED AND ADOPTED this 11th day of January 2007.

PARK CITY MUNICIPAL CORPORATION



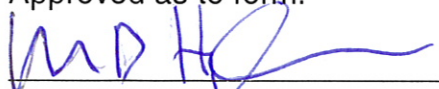
Dana Williams, Mayor

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

