

Ordinance No. 07-27

**AN ORDINANCE APPROVING THE AMENDED PLAT OF LOTS 21 AND 22,
BLOCK 26 SNYDER'S ADDITION TO THE PARK CITY SURVEY,
LOCATED AT 1287 EMPIRE AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of the property known as Lots 21, 22, and a portion of vacated 13TH Street at 1287 Empire Avenue, has petitioned the City Council for approval of a plat amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 25, 2007 to receive input on the Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City.

WHEREAS, the Planning Commission, on April 25, 2007, forwarded a positive recommendation to the City Council; and

WHEREAS, on May 17, 2007 the City Council approve the Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City; and

WHEREAS, it is in the best interest of Park City Utah to approve the Amended plat of lots 21 and 22, Block 26 Snyder's Addition to Park City.

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 of lots 21 and 22, Block 26 Snyder's Addition to Park City as shown in Exhibit B is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is Lots 21, 22, and a portion of the adjacent vacated Calhoun (13th) Street of Block 26, of Snyder's Addition to the Park City Survey.
2. The zoning is Recreational Commercial (RC).
3. The property is located within two blocks of the HR-1 zone. Therefore, any future applications must meet the criteria in the Historic District Design Guidelines, per LMC Section 15-2.16-7(B).
4. The Recreation Commercial zone is characterized by a mix of contemporary residences, smaller historic homes, and condominiums.
5. The amendment will combine two lots and one parcel into two lot of record.
6. There is an existing non-historic single family home on the property.
7. Access to the property is from Empire Avenue.
8. The proposed lots measures 32.5' x 75'.
9. Each proposed lot is 2437.5 square feet in size.
10. The minimum lot size for a single family home in the RC zone is 1,875 square feet.
11. The maximum building footprint for each of the proposed lots is 1,062 square feet.

12. The maximum height limit in the RC zone for a single family home is 27 feet above existing grade.
13. Setbacks for the lot are 3' on the sides, and 10' in the front and rear.
14. Minimal construction staging area is available along Empire Avenue.
15. All other facts within the Analysis section of this report are incorporated within.

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.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

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. Demolition of the existing home on the subject lot must occur prior to plat recordation.

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

PASSED AND ADOPTED this 17th day of May 2007.

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest



Janet M. Scott, City Recorder

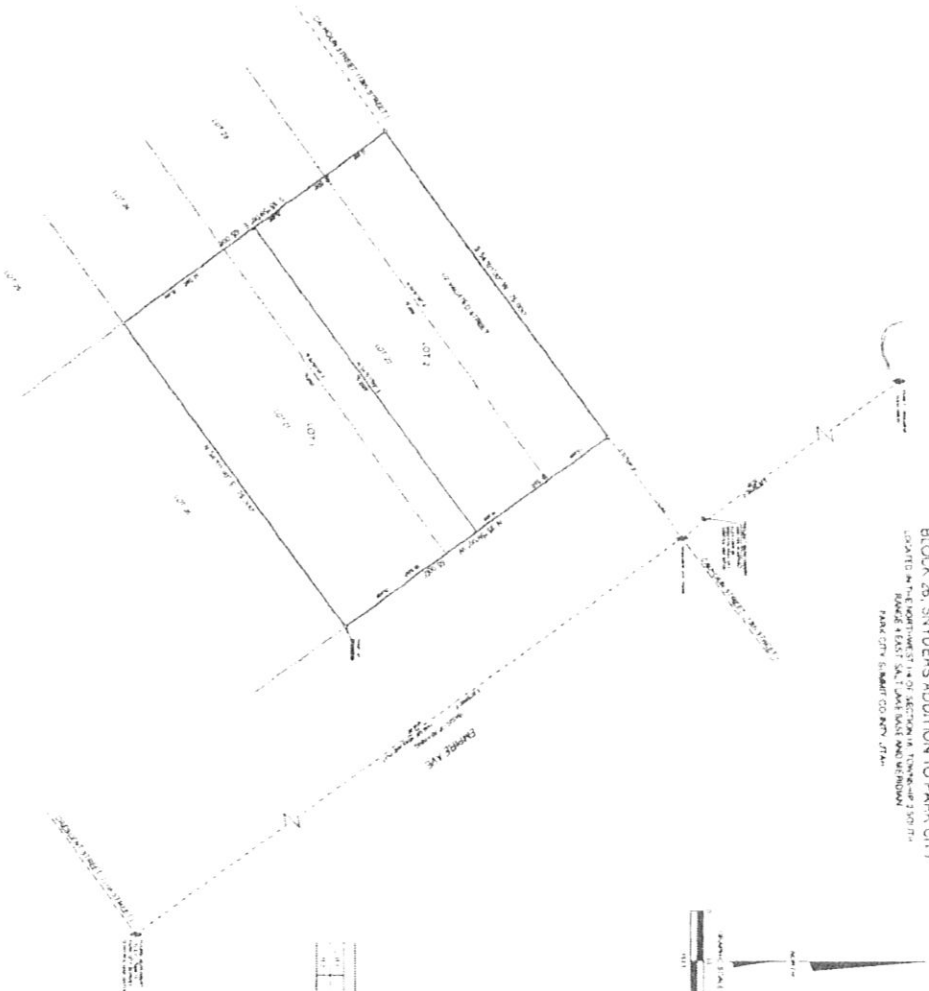
Approved as to form:



Mark D. Harrington, City Attorney



**AMENDED PLAT OF LOTS 21 AND 22
BLOCK 26, SNYDE'S ADDITION TO PARK CITY
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 NORTH,
RANGE 6 EAST, SALT LAKE AND WASHINGTON
PARK CITY, BLAINE CO. NEW MEXICO**



STATE OF NEW MEXICO
COUNTY OF SALT LAKE
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat of Lots 21 and 22, Block 26, Snyder's Addition to Park City, located in the southwest 1/4 of Section 16, Township 3 North, Range 6 East, Salt Lake and Washington Park City, Blaine Co. New Mexico, as the same appears of record in my office.

NOTARY PUBLIC
I, _____, Notary Public for the State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original plat of Lots 21 and 22, Block 26, Snyder's Addition to Park City, located in the southwest 1/4 of Section 16, Township 3 North, Range 6 East, Salt Lake and Washington Park City, Blaine Co. New Mexico, as the same appears of record in my office.

APPROVED FOR THE CITY
I, _____, Mayor of the City of Park City, do hereby approve the foregoing plat of Lots 21 and 22, Block 26, Snyder's Addition to Park City, located in the southwest 1/4 of Section 16, Township 3 North, Range 6 East, Salt Lake and Washington Park City, Blaine Co. New Mexico, as the same appears of record in my office.

APPROVED FOR THE COUNTY
I, _____, County Clerk, do hereby approve the foregoing plat of Lots 21 and 22, Block 26, Snyder's Addition to Park City, located in the southwest 1/4 of Section 16, Township 3 North, Range 6 East, Salt Lake and Washington Park City, Blaine Co. New Mexico, as the same appears of record in my office.

APPROVED FOR THE STATE
I, _____, Secretary of State, do hereby approve the foregoing plat of Lots 21 and 22, Block 26, Snyder's Addition to Park City, located in the southwest 1/4 of Section 16, Township 3 North, Range 6 East, Salt Lake and Washington Park City, Blaine Co. New Mexico, as the same appears of record in my office.

<p>OWNER'S REPRESENTATIVE Name: _____ Address: _____ City: _____ State: _____ Zip: _____</p>	<p>PLANNING COMMISSION Date: _____ Action: _____</p>	<p>SHADE STATE COMMISSION Date: _____ Action: _____</p>	<p>ADVISORY BOARD Date: _____ Action: _____</p>	<p>COMMISSIONER OF STATE LANDS Date: _____ Action: _____</p>	<p>COUNTY CLERK Date: _____ Action: _____</p>	<p>NOTARY PUBLIC Date: _____ Action: _____</p>
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**AMENDED PLAT OF LOTS 21 AND 22
BLOCK 26, SNYDE'S ADDITION TO PARK CITY**

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 NORTH,
RANGE 6 EAST, SALT LAKE AND WASHINGTON
PARK CITY, BLAINE CO. NEW MEXICO

Ordinance No. 07-26

AN ORDINANCE APPROVING THE MUSEUM SUBDIVISION, COMBINING AN ADJACENT PARCEL AND REPLATTING PART OF LOT 4, LOTS 5 AND 6, PART OF LOT 7, BLOCK 24 OF THE PARK CITY SURVEY, PARK CITY, UTAH

WHEREAS, the owner of the property known as 528 Main Street, has petitioned the City Council for approval of a subdivision plat for the Park City Museum to combine part of Lot 4, Lots 5 and 6, part of Lot 7 of Block 24 of the Park City Survey with an adjacent 3,144 square foot parcel to create a single lot of record, as shown in Exhibit A; 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 25, 2007, the Planning Commission held a public hearing to receive public input on the proposed subdivision and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on May 17, 2007, the City Council held a public hearing on the proposed subdivision; and

WHEREAS, the proposed subdivision creates one lot of record for the historic buildings at 528 Main Street; and

WHEREAS, it is in the best interest of Park City, Utah to approve the subdivision plat, creating one lot of record for the historic buildings at 528 Main Street, to allow compliance with the Land Management Code and the current Building and Fire Codes, and to allow expansion of the Park City Museum.

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.

Findings of Fact

1. The property is located in the Historic Commercial Business (HCB) zone.
2. The HCB zone is a commercial zone characterized by a mix of historic and contemporary commercial structures, parking, and government uses.
3. The subdivision plat will combine two lots and parts of two adjacent lots, as well as a 3,230 sf un-platted City owned parcel into a single lot of record.
4. The property is currently occupied by the historic buildings at 528 Main Street and associated plazas, landscaping, and public access ways. A non-historic addition is located on a portion of Lot 4.

5. Access to the property is from platted Main Street as well as from Swede Alley. The property is in close proximity to the City's transit center. The pedestrian sidewalks and access ways are a hub of pedestrian activity between Main Street and Swede Alley.
6. The proposed lot is 9,704.4 square feet in lot area.
7. The minimum lot size in the HCB zone is 1,250 square feet.
8. There are no minimum setbacks in the HCB zone and the maximum building floor area ratio is 4.0.
9. Minimal construction staging area is available on the property.
10. Several construction projects are contemplated to be underway in this area, during the proposed museum expansion. Sharing off-site construction staging areas and delivery would help mitigate construction impacts on pedestrians and vehicle activity on Swede Alley and Main Street.
11. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal.
12. Landscaping, walkway treatment, appropriate signs, and public art will be important to both highlight the building as a museum as well as draw pedestrians from the transit center to Main Street via the pedestrian ways associated with this property.
13. The City Council is currently reviewing an amended lease for the Park City Historical Society regarding use of this property.

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.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

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. Recordation of this plat is a condition precedent to receipt of a building permit for construction on this lot.
3. Recordation of this plat is conditioned on City Council approval of the amended lease for the property.
4. Approval of a Historic Design Review, for compliance with applicable Historic District Design Guidelines, is a condition precedent to issuance of a building permit on this Property.
5. Prior to the receipt of a building permit for construction on this Property, the applicant shall submit a detailed construction phasing plan and a construction mitigation plan,
6. A fire protection plan shall be included with the building permit submittal for

- review and approval by the Building Department prior to permit issuance.
7. The applicant shall 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 and the plat will be void.
 8. A landscape plan shall be submitted for the public access, plaza areas, and snow storage areas, at the time of the conditional use permit.
 9. Proposals for placement of public art and historic artifacts on this Property are subject to Land Management Code requirements found in Section 15-4-15 – Outdoor Display of Works of Art on City-Owned Property.
 10. Specific public use of the walkways and plazas shall be considered by the City, as property owner, and incorporated into any lease involving this Property.
 11. Any proposed signs shall be reviewed for compliance with the City's Sign Code and shall be issued a sign permit prior to installation.

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

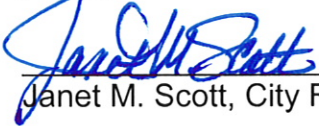
PASSED AND ADOPTED this 17th day of May 2007.

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



Museum Subdivision
 Portions of Lots 4, 5, 6, & 7,
 Block 24, The Park City Survey
 1st Live Amendment

THESE PLANS AND SPECIFICATIONS ARE HEREBY SUBMITTED TO THE CITY OF PARK CITY, UTAH, FOR REVIEW AND APPROVAL. THE APPLICANT ASSURES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE APPLICANT ASSURES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE APPLICANT ASSURES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

OWNER'S CERTIFICATE
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

STATE OF UTAH
 COUNTY OF MOHAVE

COMMENTS, REVISIONS AND CONSENT BY RECORDS
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

PLANNING COMMISSION
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

ENGINEER'S CERTIFICATE
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

APPROVAL AS TO FORM
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

COUNCIL APPROVAL AND ACCEPTANCE
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

REMARKS
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

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DEFINITIONS
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

LEGAL DESCRIPTION
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

SUBDIVISION CERTIFICATE
 I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I hereby authorize the preparation and filing of the above described plans and specifications.

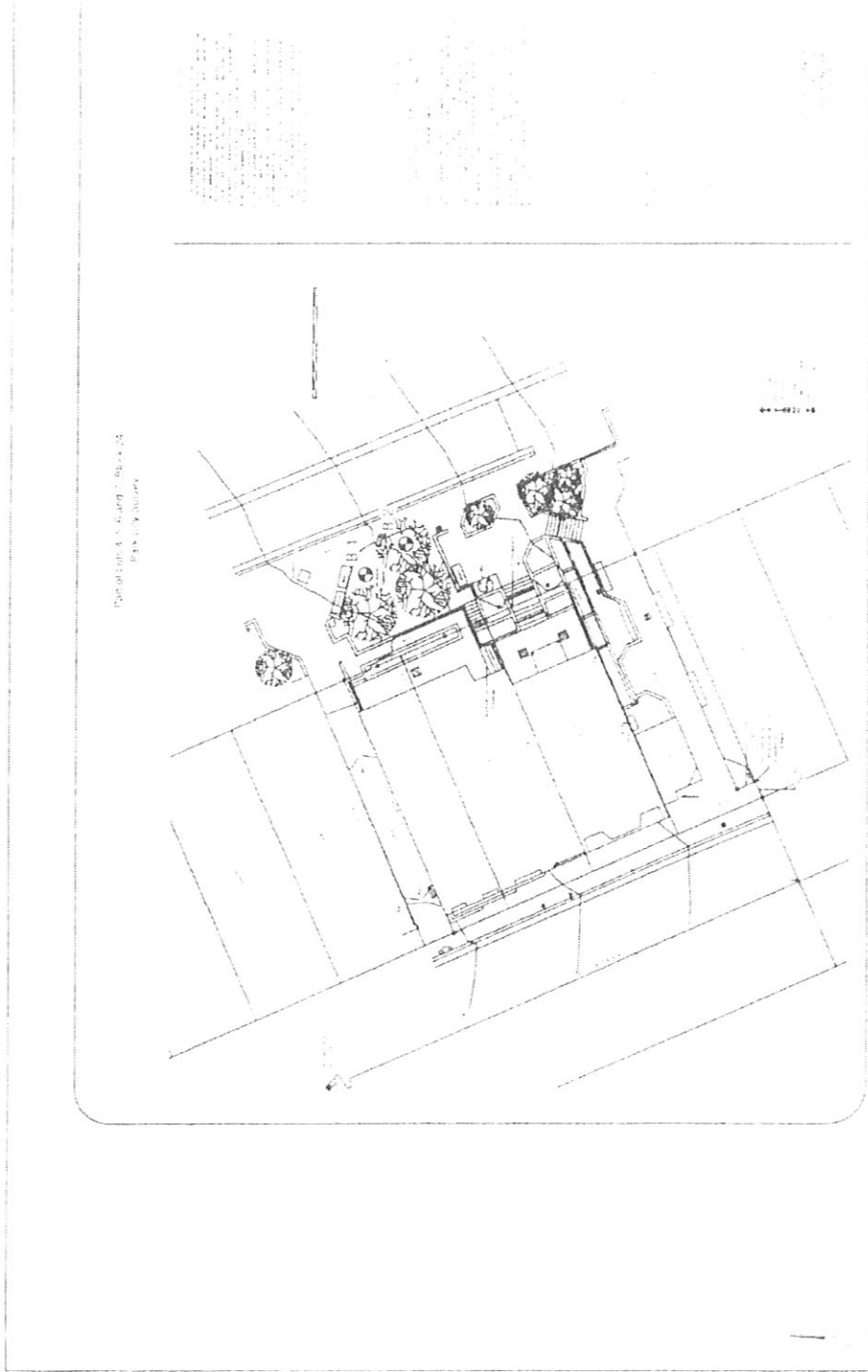


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Part of Unit A - Quarry - Block 24
Park City, Utah

Scale: 1/4" = 1'-0"

Park City Historical Society & Museum
728 Main Street
Park City, Utah 84301

Legend
 Existing Structure
 Proposed Structure

Architect: [Name]
 Date: [Date]
 Project: [Project Name]

EXHIBIT B

PARK CITY MUNICIPAL CORPORATION STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. 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 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation 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 Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist

the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning 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. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. 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 City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation 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.

14. The planning and infrastructure review and approvals are transferable 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.
15. When applicable, 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.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

Ordinance No. 07-25

AN ORDINANCE APPROVING AMENDMENTS TO THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, TO ADDRESS SUBSTANTIVE REVISIONS TO CHAPTER 2.2 HISTORIC RESIDENTIAL (HR-1) DISTRICT, CHAPTER 2.23 COMMUNITY TRANSITION (CT) DISTRICT, CHAPTER 3- PARKING, CHAPTER 4- SUPPLEMENTAL REGULATIONS, CHAPTER 15- DEFINITIONS, AND CHAPTER 2- ZONING DISTRICTS.

WHEREAS, the Land Management Code is designed and enacted to implement the objectives of the Park City General Plan; to protect the general health, safety, and welfare of Park City's citizen's and property owners; to maintain the quality of life and experience for its residents and visitors; and to preserve the community's unique character and values;

WHEREAS, the City reviews the General Plan and Land Management Code on an annual basis and identifies necessary amendments to the Land Management Code to address substantive revisions;

WHEREAS, Chapter 2-2- Historic Residential (HR-1) District allows a parking waiver for Bed and Breakfast Inns, Boarding Houses, and Hotel/Motel uses which are more intensive uses than Single Family and other Dwelling Units. These uses are only allowed in historic structures. As the historic neighborhoods build out with infill development, less on-street parking is available. The intent of these amendments is to require these more intense uses to provide parking according to the LMC requirements as stated in Chapter 3- Parking;

WHEREAS, Chapter 2-23- Community Transition (CT) Zoning District lists "Conservation Activities" as both an Allowed Use and a Conditional Use and the intent of the CT District is for Conservation Activities to be an Allowed Use consistent with the Park City General Plan;

WHEREAS, Chapter 3- Parking includes an amendment to require additional parking for Nightly Rental uses with more than 6 bedrooms due to the increased impacts of such rentals;

WHEREAS, Chapter 4- Supplemental Regulations includes requirements for review of height of walls and retaining walls and additional clarity is necessary to not conflict with regulations in other areas of the LMC;

WHEREAS, Chapter 15- Definitions provide clarity of meaning for words used in the Land Management Code and amendments to existing definitions are necessary to clarify and differentiate between various lodging uses, such as Bed and Breakfast Inns, Boarding Houses, Guest Houses, Hotels/Motels. Additional clarity was necessary for Accessory Apartments, Nightly Rental, and Pitched Roofs;

WHEREAS, Chapter 2- Zoning Districts includes an amendment to require a minimum roof pitch of 4:12 in order to qualify for the Building Height exception;

WHEREAS, these amendments are changes identified since the 2006 Land Management Code revisions;

WHEREAS, the Planning Commission duly noticed and conducted a public hearing at its regularly scheduled meeting on February 28, 2007 and on March 28, 2007 and forwarded a positive recommendation to the City Council;

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on April 19, 2007; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the Utah State Code and the Park City General Plan, and to be consistent with the values and identified goals of the Park City community to protect health and safety, maintain the quality of life for its residents, and to preserve the community's unique character.

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

SECTION 1. AMENDMENT TO CHAPTER 2.2 OF THE LAND MANAGEMENT CODE. Chapter 2.2 is hereby amended as attached hereto as Exhibit A. Any conflicts or cross-references from other provisions of the LMC to Chapter 2.2 shall be resolved by the Planning Director.

SECTION 2. AMENDMENTS TO CHAPTER 2.23 OF THE LAND MANAGEMENT CODE. Chapter 2.23 is hereby amended as attached hereto as Exhibit B. Any conflicts or cross-references from other provisions of the LMC to Chapter 2.23 shall be resolved by the Planning Director.

SECTION 3. AMENDMENTS TO CHAPTER 3 OF THE LAND MANAGEMENT CODE. Chapter 3 is hereby amended as attached hereto as Exhibit C. Any conflicts or cross-references from other provisions of the LMC to Chapter 3 shall be resolved by the Planning Director.

SECTION 4. AMENDMENTS TO CHAPTER 4 OF THE LAND MANAGEMENT CODE. Chapter 4 is hereby amended as attached hereto as Exhibit D. Any conflicts or cross-references from other provisions of the LMC to Chapter 4 shall be resolved by the Planning Director.

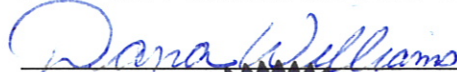
SECTION 5. AMENDMENTS TO CHAPTER 15 OF THE LAND MANAGEMENT CODE. Chapter 15 is hereby amended as attached hereto as Exhibit E. Any conflicts or cross-references from other provisions of the LMC to Chapter 15 shall be resolved by the Planning Director.

SECTION 6. AMENDMENTS TO CHAPTER 2 OF THE LAND MANAGEMENT CODE. Chapter 2 is hereby amended as attached hereto as Exhibit F. Any conflicts or cross-references from other provisions of the LMC to Chapter 2 shall be resolved by the Planning Director.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

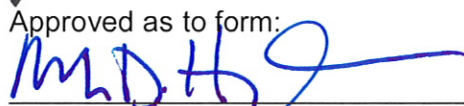
PASSED AND ADOPTED this 19th day of April, 2007

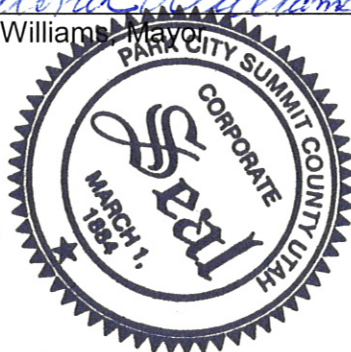
PARK CITY MUNICIPAL CORPORATION


Dana Williams, Mayor

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark Harrington, City Attorney



- (2) Guest House on Lots one (1) acre or greater
- (3) Secondary Living Quarters
- (4) Accessory Apartment³
- (5) Group Care Facility
- (6) Child Care Center
- (7) Public and Quasi-Public Institution, church and school
- (8) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (9) Telecommunication Antenna⁴
- (10) Satellite Dish, greater than thirty-nine inches (39") diameter⁵
- (11) Bed and Breakfast Inn⁶
- (12) Boarding House, hostel⁶
- (13) Hotel, Minor, (fewer than sixteen (16) rooms)⁶
- (14) Residential Parking Area or Structure with five (5) or more spaces.
- (15) Temporary Improvement⁷
- (16) Passenger Tramway Station and Ski Base Facility⁸

³See LMC Chapter 15-4, Supplemental Regulations for Accessory Apartments

⁴See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

⁵See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

⁶In Historic Structures only. Parking requirements of Chapter 15-3 shall apply.

⁷Subject to Administrative Conditional Use permit

⁸ See LMC Chapter 15-4-18, Passenger Tramways and Ski-Base Facilities

- (17) Ski Tow, Ski Lift, Ski Run, and Ski Bridge⁸
- (18) Recreation Facility, Private
- (19) Fences greater than six feet (6') in height from Final Grade^{7,9}

(C) **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

(Amended by Ord. No. 06-56)

15-2.2-3 LOT AND SITE REQUIREMENTS.

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

Minimum Lot and Site requirements are as follows:

(A) **LOT SIZE.** The minimum Lot Area is 1,875 square feet for a Single Family Dwelling and 3,750 square feet for a Duplex. The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.

⁹ See LMC Chapter 15-4-2, Fences and Walls

*

to a City staircase or pathway.

(10) Detached Accessory Buildings not more than eighteen feet (18') in height, located a minimum of five feet (5') behind the Front facade of the Main Building, maintaining a minimum Side Yard Setback of three feet (3').

(11) Screened mechanical equipment, hot tubs, or similar Structures located a minimum of five feet (5') from the Side Lot Line.

(J) **SNOW RELEASE**. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

(K) **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

(Amended by Ord. No. 06-56)

15-2.2-4. EXISTING HISTORIC STRUCTURES.

Historic Structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures. Additions to Historic Structures are exempt from Off-Street parking requirements provided the addition

does not create a Lockout Unit or an Accessory Apartment. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. All Conditional Uses shall comply with parking requirements of Chapter 15-3.

*

(A) **EXCEPTION.** In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings:

- (1) Upon approval of a Conditional Use permit,
- (2) When the scale of the addition or driveway is Compatible with the Historic Structure,
- (3) When the addition complies with all other provisions of this Chapter, and
- (4) When the addition complies with the International Building and Fire Codes.

(Amended by Ord. No. 06-56)

15-2.2-5. BUILDING HEIGHT.

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. In cases where due to excavation Final Grade is lower than Existing Grade, Building Height shall be measured from Final Grade around the perimeter of the Building. This measure shall not include approved window wells.

(E) The rooms are available for Nightly Rental only.

(F) An Owner/manager is living on-Site, or in Historic Structures there must be twenty-four (24) hour on-Site management and check-in.

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

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

*

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

~~(1) no on Site parking is possible without compromising the Historic Structure or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and~~

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

(J) The Use complies with Chapter 15-1-10, Conditional Use review process.

15-2.2-10. VEGETATION PROTECTION.

The Property Owner must protect

Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 15-3-3 and Title 14.

(Amended by Ord. No. 06-56)

15-2.2-11. SIGNS.

Signs are allowed in the HR-1 District as provided in the Park City Sign Code (Title 12).

15-2.2-12. RELATED PROVISIONS.

- X Fences and Walls. LMC Chapter 15-4-2.
- X Accessory Apartment. LMC Chapter 15-4-7.
- X Satellite Receiving Antenna. LMC Chapter 15-4-13.
- X Telecommunication Facility. LMC Chapter 15-4-14.
- X Parking. LMC Chapter 15-3.
- X Landscaping. Title 14; LMC Chapter 15-3.3(D).

15-2.23-2. USES.

Uses in the Community Transition District are limited to the following:

(A) **ALLOWED USES.**

- (1) Conservation Activities

(B) **CONDITIONAL USES.**

- (1) Master Planned Developments (MPDs)
- (2) Public, Quasi-Public, Civic, Municipal Uses
- (3) General Acute Hospital
- (4) Alternative Professional Health-related Services
- (5) Athletic Training and Testing Offices and Facilities
- (6) Athletic Program Administrative Offices
- (7) Support Short-Term Athlete Housing (within an approved MPD)
- (8) Accredited Physician Office Space
- (9) Accredited Medical & Dental Clinics
- (10) Medical Heliport
- (11) Group Care Facility
- (12) Ancillary Support Commercial (within an approved MPD)
 - (a) Gift Shop
 - (b) Dispensing pharmacy
 - (c) Medical supply
 - (d) Restaurant
 - (e) Deli

- (f) Outdoor Grills/ Beverage Service Stations
- (g) Day Care
- (13) Recreation Facility, Public and Private
- (14) Recreation Facility, Commercial
- (15) Park and Ride Lot
- (16) Municipal/Institutional Accessory Building and Use
- ~~(17) Conservation Activity~~
- (18) Parking Lot, Public or
- (19) Public Utility or Essential Services
- (20) Single Family Dwelling (with an approved MPD¹)
- (21) Duplex Dwelling (with an approved MPD¹)
- (22) Multi-Unit Dwelling (with an approved MPD¹)

(C) **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

15-2.23-3. LOT AND SITE REQUIREMENTS.

Except as may otherwise be provided in this Code, no Building Permit will be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development must comply with the following:

¹ Residential Uses cannot exceed 1 unit/acre

PARK CITY MUNICIPAL CODE - TITLE 15 LMC, Chapter 3 - Off-Street Parking

15-3-11

each Dwelling Unit within the Structure. Specific Uses, and the related parking ratio requirements are also shown below: Also refer to 15-15 Definitions for clarification of Uses.

RESIDENTIAL PARKING RATIO REQUIREMENTS		
USE	PARKING RATIO (NUMBER SPACES)	
Accessory Apartment	1 per bedroom	
Lockout Unit in Single Family and Duplex Dwellings	1 per bedroom	
Single Family Dwelling	2 per Dwelling Unit	
Duplex Dwelling	2 per Dwelling Unit (4 total)	
Triplex Dwelling	2 per Dwelling Unit (6 total)	
Multi-Unit Dwelling	Apartment/ Condominium not greater than 650 sf floor Area	1 per Dwelling Unit
	Apartment/Condominium greater than 650 sf and less than 1000 sf floor Area	1.5 per Dwelling Unit
	Apartment/ Condominium greater than 1,000 sf and less than 2,500 sf floor Area	2 per Dwelling Unit

	Apartment/ Condominium 2,500 sf floor Area or more	3 per Dwelling Unit
Dormitory	1 per 200 sf floor Area devoted to accommodations	
Boarding House, Hostel,	1 per 2 beds; and 1 per manager's unit	
Secondary Living Quarters	1 per bedroom in addition to requirements for primary residence	
Guest House	1 per Unit	
<u>Nightly Rental</u>	<u>Parking for the first six (6) bedrooms is based on the parking requirement for the Dwelling. An additional space is required for every additional 2 bedrooms utilized by the Nightly Rental use. Parking for Historic Structures may be allowed on the street adjacent to the Property, if approved by the Planning, Engineering, and Building Departments.</u>	

(B) **NON-RESIDENTIAL USES.** In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply: Also refer to LMC Chapter 15-15, Definitions, for clarification of Uses.

NON-RESIDENTIAL PARKING RATIO REQUIREMENTS

EXHIBIT C

PARK CITY MUNICIPAL CODE
TABLE OF CONTENTS
TITLE 15 LAND MANAGEMENT CODE - CHAPTER 4

TITLE 15 - LAND MANAGEMENT CODE

CHAPTER 4 - SUPPLEMENTAL REGULATIONS	1
15-4- 1. PURPOSE	1
15-4- 2. FENCES AND <u>RETAINING</u> WALLS	1
15-4- 3. HOME OCCUPATION	2
15-4- 4. SECONDARY LIVING QUARTERS	3
15-4- 5. LOCKOUT UNITS	4
15-4- 6. GUEST HOUSES	4
15-4- 7. ACCESSORY APARTMENTS	4
15-4- 8. GROUP CARE FACILITIES	8
15-4- 9. CHILD CARE AND CHILD CARE FACILITIES	10
15-4-10. TIMESHARE PROJECTS	18
15-4-11. TIMESHARE CONVERSION	19
15-4-12. CONDOMINIUM CONVERSION	22
15-4-13. PLACEMENT OF SATELLITE RECEIVING ANTENNAS	23
15-4-14. TELECOMMUNICATION FACILITIES	26
15-4-15. OUTDOOR DISPLAY OF WORKS OF ART ON CITY-OWNED PROPERTY	33
15-4-16. TEMPORARY STRUCTURES, TENTS, AND VENDORS.	34
15-4-17. SETBACK REQUIREMENTS FOR UNUSUAL LOT CONFIGURATIONS.....	35
15-4-18. PASSENGER TRAMWAYS AND SKI BASE FACILITIES	37
15-4-19. REVIEW CRITERIA FOR VEHICLE CONTROL GATES	40
15-4-20. SPECIAL EVENTS OVERCROWDING ADMINISTRATIVE CONDITIONAL USE PERMITS	41



TITLE 15 - LAND MANAGEMENT CODE (LMC)
CHAPTER 4 - SUPPLEMENTAL REGULATIONS

Chapter adopted by Ordinance No. 02-07

CHAPTER 4 - SUPPLEMENTAL REGULATIONS.

15-4 -1. PURPOSE.

The regulations set forth in this chapter qualify or supplement, as the case may be, the regulations appearing elsewhere in this Code.

15-4 -2. FENCES AND RETAINING WALLS.

(A) LOCATION. Fences and retaining walls may be erected or allowed within the buildable Area, and as allowed in the Setback exceptions in Chapter 2. Any Fence or retaining wall greater than six feet (6') in height, within the Setback areas, requires an administrative Conditional Use permit approved by the Planning, Building and Engineering Departments, unless the Fence or retaining wall is approved as part of a Master Planned Development (MPD) or Conditional Use permit. Any Fence or retaining wall greater than six feet (6') in height requires a Building Permit.

Within any required Front Yard or Street Side Yard, Fences and retaining walls shall not exceed four feet (4') in height, measured from Final Grade.

Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Yard or Side Yard. Where a Fence or retaining wall occurs along a Property Line separating two (2) Lots and there is a difference in the Grade of the Properties, the Fence or retaining wall may be erected or allowed to the maximum height permitted on either side of the Property Line.

EXCEPTION

The height of retaining walls in the Front Yard may exceed four feet (4'), measured from Final Grade, subject to approval by the Planning Director and City Engineer, and may exceed six feet (6') in height subject to approval of an administrative Conditional Use permit or as approved as part of a Master Planned Development (MPD) or Conditional Use Permit. ~~with a CUP.~~

The height of retaining walls in the Side or Rear Yards may exceed six feet (6'), measured from Final Grade, subject to

* approval of an administrative Conditional Use permit or as approved as part of a Master Planned Development (MPD) or Conditional Use Permit. ~~with a CUP.~~

(B) **RESTRICTIONS ON**

MATERIALS. Chain link Fences are prohibited in all zones with the following exceptions, which must be approved by the Planning Director.

- (1) For recreational facilities such as tennis courts,
- (2) As temporary limits of disturbance, fencing during construction as approved by the Planning Department.
- (3) Chain link Fences within the required Yard Areas may be permitted in other circumstances by the Planning Director when it is found that the Fence is necessary in the interest of security or public safety, and when the Fencing needs cannot be reasonably met with any other type of Fencing .

(C) **BERMS.** Berms within the required Yard Area may be constructed subject to the following:

- (1) Landscaping shall be incorporated into the design of the berm and shall extend its entire length.
- (2) Berms shall be designed with sufficient undulation to provide visual relief and shall meander for

the entire length.

- (3) Within Front Yard Areas berms may not be constructed to interfere with required sight distance and may not obstruct driver's line of sight from Streets and roads.

(Amended by Ord. No. 06-22)

15-4 - 3. HOME OCCUPATION.

A Home Occupation is a permitted Accessory Use, conducted and carried on entirely within a dwelling by Persons residing in the dwelling, which Use is clearly incidental and secondary to the Use of the dwelling for dwelling purposes and does not change the residential character thereof.

Only those Persons making the home their primary residence may be employed in a Business operated from that home.

A Home Occupation shall not include the on-Site sale of goods or merchandise except those, which are produced on the premises, or those that are clearly Incidental Retail Sales, and shall not involve the Use of any outdoor yard space to conduct the Business, with the exception of permitted agricultural and horticultural products. Activity outside of the Buildings, related to the Home Occupation that is not normally associated with a residential Use is not permitted.

The Use of mechanical equipment shall be limited to small tools whose Use shall not generate noise, vibration, smoke, dust, heat, glare, or odors perceptible beyond the



TITLE 15 - LAND MANAGEMENT CODE (LMC)
CHAPTER 15 - DEFINITIONS

Chapter adopted by Ordinance No. 00-25

CHAPTER 15 - DEFINED TERMS.

15-15-1. DEFINITIONS.

For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations"; "used" or "occupied" as applied to any land or Building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

15-15-1.1. **Access.** The provision of vehicular and/or pedestrian ingress and egress to Structures, facilities or Property.

15-15-1.2. **Accessory Apartment.** A self-contained Apartment, with cooking, sleeping, and sanitary facilities, created either by converting part of and/or by adding on to ~~an existing detached~~ a Single-Family Dwelling or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of the Property and are an Accessory Use to the primary Dwelling.

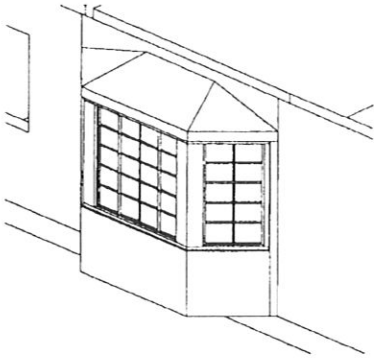
15-15-1.3. **Accessory Building.** A Building on the same Lot as the principal Building and that is:

- (A) clearly incidental to, and customarily found in connection with such principal Building;
- (B) operated and maintained for the benefit of the principal Use;
- (C) not a Dwelling Unit; and
- (D) not including Structures that do not require a Building Permit, such as sheds, less than 160 square feet.

15-15-1.4. **Accessory Use.** A land Use that is customarily incidental and

*

15-15-1.22. **Bay Window.** A window or series of windows forming a recess or bay from a room and projecting outward from the wall. A Bay Window does not include a window directly supported by a foundation.



* 15-15-1.23. **Bed and Breakfast Inn.** A Business, located in an Owner or on-site manager occupied Dwelling, dwelling, in which ~~two (2) or more~~ up to 10 Bedrooms are rented nightly or weekly, and where one (1) or more meals are provided to the guests only, the price of which is usually included in the room rate. Bed and Breakfast Inns are considered a lodging use where typical lodging services are provided, such as daily maid service.

15-15-1.24. **Bedroom.** A separate room designed for or used as a sleeping room.

15-15-1.25. **Billboard.** A separate room designed for or used as a sleeping room.

15-15-1.26. **Blank Wall.** A wall of a Building faced with a single material of uniform texture and color on a single plan with less than thirty percent (30%) of the surface of the wall as openings or windows.

15-15-1.27. **Block.** A tract of land bounded by Streets, or by a combination of Streets and public parks, cemeteries, railroad Rights-of-Way, shore lines of water ways, or City boundary lines, as shown on an official plat.

15-15-1.28. **Boarding House.** A Business, within a dwelling with two (2) or more Bedrooms where, for direct or indirect compensation, on a monthly basis, the Owner provides lodging and/or common Kitchen facilities or meals for boarders not related to the head of the household. Boarding Houses do not include the Use of Nightly Rental. *

15-15-1.29. **Building.** Any Structure, or any part thereof, built or used for the support, shelter, or enclosure of any Use or occupancy by Persons, animals, or chattel.

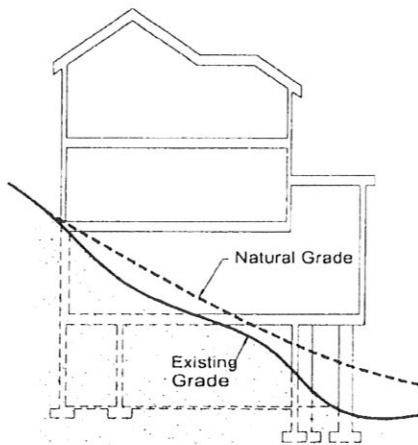
(A) **Building, Attached.** A Building connected on one (1) or more sides to an adjacent Building by a common Party Wall with a separate exterior entrance for each Building.

(B) **Building, Detached.** Any Building separated from another Building on the same Lot or Parcel.

(C) **Building, Main.** The principal Building, or one of the principal Buildings on a Lot, that is used primarily for the principal Use.

(D) **Building, Public.** A Building constructed by or intended for Use by the general public such as a library, museum, or Building of any political subdivision of the state of Utah or the

elevations at points where the disturbed Area appears to meet the undisturbed portions of the Property. The estimated Natural Grade shall tie into the elevation and Slopes of adjoining Properties without creating a need for a new retaining wall, abrupt differences in the visual Slope and elevation of the land, or redirecting the flow of run-off water.



(C) **Grade, Final.** The finished or resulting Grade where earth meets the Building after completion of the proposed Development Activity.

15-15-1.103. **Grading.** Any earthwork or activity that alters the Natural or Existing Grade, including but not limited to excavating, filling or embanking.

15-15-1.104. **Group Care Facility.** A Building or Structure where care, protection, supervision, and limited medical care are provided on a regular schedule for up to ten

(10) children or adults, including caretakers. May include multiple overnight stays.

15-15-1.105. **Grubbing.** The removal or destruction of vegetation, including disturbance to the root system or soil surface by mechanical, chemical or other means.

15-15-1.106. **Guarantee.** Any form of security including cash, a letter of credit, or an Escrow agreement in an amount and form satisfactory to the City.

15-15-1.107. **Guest House.** An Accessory Building and dwelling intended for non-rent paying guests of the primary Dwelling Unit's residents. Guest Houses are not a lodging use where typical lodging services are provided. Payment is not allowed. *

15-15-1.108. **Habitable Space (Room).** Space in a Structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage, or utility space, and similar Areas are not considered Habitable Space.

15-15-1.109. **Hard-Surfaced.** Covered with concrete, brick, asphalt, or other impervious surface.

15-15-1.110. **Height, Building.** The vertical distance under any roof or roof element to Existing Grade. See LMC Chapter 15-2, Zoning Districts, for various exceptions within the different Zoning Districts.

*

15-15-1.116. **Hotel/Motel.** A Building containing sleeping rooms for the occupancy of guests for compensation on a nightly basis and accessory facilities such as a lobby, meeting rooms, recreation facilities, ~~and~~ group dining facilities, and/or other facilities or activities customarily associated with hotels, such as daily maid service. These terms do not include Lockout Units or Bed and Breakfast Inns. Hotel/Motels are considered a lodging use. Hotel/Motels are generally an establishment containing guest rooms, some of which have a separate entrance leading directly from the outside of the Building. Payment is generally on a daily or weekly basis.

(A) **Hotel/Motel, Major.** A Hotel, Motel, with more than fifteen (15) Hotel Rooms.

(B) **Hotel/Motel, Minor.** A Hotel, Motel, with fewer than sixteen (16) Hotel Rooms.

15-15-1.117. **Hotel Room.** A Unit consisting of one (1) room, without a Kitchen, intended for temporary living and sleeping purposes and including a separate, exclusive bathroom.

15-15-1.118. **Hotel Suite.** Two (2) or more interconnected Hotel Rooms with a single corridor or exterior Access. May include a Kitchenette.

See Sections 15-15-1.23. Bed and Breakfast Inn, 15-15-1.131. Lockout Unit, and 15-15-1.28. Boarding House.

15-15-1.119. **Impact Analysis.** A

determination of the potential effects(s), environmental, fiscal, social, etc., upon the community of a proposed Development.

15-15-1.120. **Inaction.** An Application is Inactive and subject to denial on the basis of Inactivity if, through the act or omission of the Applicant and not the City:

(A) more than six (6) months has passed since a request for additional information was made by the Department staff without response from the Applicant;

(B) upon notice the Applicant is more than sixty (60) days in default of the payment of any fee assessed by ordinance, or has not paid the fee under protest;

(C) the Applicant has stated an intent to abandon the project;

(D) the Application appears to have been filed in bad faith for the purpose of attempting to vest rights prior to a zoning change, without actual intent to construct the project applied for.

15-15-1.121. **Incidental Retail Sales.** The sale of common items associated with a Home Occupation and not produced on the premises that might be sold along with a product that is, such as a picture frame for a photo, or a swatch of material or extra buttons for an item of clothing, etc.

15-15-1.122. **Indoor Entertainment Facility.** An establishment or enterprise for the purpose of amusing or entertaining Persons for profit or non-profit and generally contained within a Structure. Such Uses

and cut-off emitted light at an angle less than ninety degrees (90°).

(B) **Luminaire, Fully Shielded.** Luminaires that are constructed so that no light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

(C) **Luminaire, Partially Shielded.** Luminaires that are constructed so that no more than ten percent (10%) of the light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

15-15-1.139. **Master Planned Development (MPD).** A form of Development characterized by a comprehensive and unified Site plan and design reviewed under the Master Planned Development review processes described in LMC Chapter 15-6. The MPD generally includes a number of housing units; a mix of Building types and land Uses; clustering Buildings and providing Open Space; flexibility in Setback, Height, and Density allocations; and providing additional valued community amenities.

15-15-1.140. **Maximum Extent Feasible.** The maximum mitigation where no prudent, practical and feasible alternative exists to completely mitigate the adverse impact. Economic considerations may be taken into account but shall not be the overriding factor in determining "Maximum Extent Feasible".

15-15-1.141. **Model Home.** A Dwelling Unit used initially for display or marketing purposes which typifies the units that will be

constructed.

15-15-1.142. **Neighborhood Convenience, Commercial.** Any retail establishment offering for sale prepackaged or fresh food products, beverages, household items, or other goods commonly associated with the same, not including automobile fuel sales, and having a maximum Gross Floor Area of 3,500 square feet.

15-15-1.143. **Nightly Rental.** The rental of a Dwelling Unit or any portion thereof, including a Lockout Unit for less than thirty (30) days to a single entity or Person.
Nightly Rental does not include the Use of Dwelling Units for Commercial Uses. *

15-15-1.144. **Non-Complying Structure.** A Structure that:

(A) legally existed before its current zoning designation; and

(B) because of subsequent zoning changes, does not conform with the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure.

15-15-1.145. **Non-Conforming Use.** A Use of land that:

(A) legally existed before its current zoning designation;

(B) has been maintained continuously since the time the zoning regulation governing the land changed; and

(C) because of subsequent zoning changes, does not conform with the zoning

provided in this ordinance.

(H) **SNOW RELEASE.** Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

(I) **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

(Amended by Ord. No. 06-69)

15-2.5-4. ACCESS.

(A) **VEHICULAR ACCESS.** A Project may have only one vehicular Access from Park Avenue, Main Street, Heber Avenue, Swede Alley, or Deer Valley Drive, unless an additional Access is approved by the Planning Commission.

(B) **PEDESTRIAN ACCESS.** An Applicant must build, and if necessary, dedicate a Sidewalk on all Street Frontages.

15-2.5-5. BUILDING HEIGHT.

No Structure shall be erected to a height greater than thirty-two feet (32') from Existing Grade. This is the Zone Height.

(A) **BUILDING HEIGHT EXCEPTIONS.** The following height

exceptions apply:

(1) Gable, hip, gambrel, and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.



(2) Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) Church spires, bell towers, and like architectural features subject to the Historic District Design Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.

(5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

(Amended by Ord. No. 06-69)

15-2.5-6. EXISTING HISTORIC STRUCTURES.

Historic Structures that do not comply with

(A) **BUILDING HEIGHT**

EXCEPTIONS. To allow for a pitched roof and to provide usable space within the Structure, the following height exceptions apply:

(1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

(2) An antenna, chimney, flue, vent or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with the Uniform Building Code (UBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) Ski lift or tramway towers may extend above the maximum Zone Height subject to a visual analysis and administrative approval by the Community Development Department.

15-2.7-5. ARCHITECTURAL REVIEW.

Prior to the issuance of a Building Permit for any Conditional or Allowed Use, the Community Development Department must review the proposed plans for compliance with the Architectural Design Guidelines, LMC Chapter 15-5.

Appeals of Departmental actions on architectural compliance are heard by the Planning Commission.

15-2.7-6. VEGETATION PROTECTION.

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4 ½ ') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Community Development Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 15-3-3 and Title 14.

(Amended by Ord. No. 04-08, Criteria for Vehicle Control Access Gates Deleted)

15-2.7-7. CRITERIA FOR RAISING AND GRAZING OF HORSES.

The raising and grazing of horses may be approved as a Conditional Use by the Community Development Department. In making a determination whether raising and grazing of horses is appropriate, the

- (3) Accessory Building, less than 600 sq. ft.
- (4) Ski-related Accessory Building, less than 600 sq. ft.
- (5) Parking Area or Structure, for five (5) or more spaces
- (6) Recreation Facility, Public
- (7) Mines and Mine Exploration
- (8) Ski Tow Rope, Ski Lift, Ski Run, Ski Bridge¹

(D) **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

(Amended by Ord. No. 06-69)

15-2.8-3. LOT AND SITE REQUIREMENTS.

All Structures must be no less than twenty-five feet (25') from the boundary line of the Lot, district or public Right-of-Way.

15-2.8-4. BUILDING HEIGHT.

No Structure may be erected to a height greater than twenty-eight feet (28') from existing Grade. This is the Zone Height.

(A) **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

- (1) Gable, hip, gambrel and similarly pitched roofs may extend up to five feet (5') above the Zone

¹Subject to a City approved Ski Area Master Planned Development and LMC Section 15-4-18.

Height, if the roof pitch is 4:12 or greater.

(2) Antennas, chimneys, flues, vents and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened may extend up to five feet (5') above the height of the Building.

(Amended by Ord. No. 06-69)

15-2.8-5. ARCHITECTURAL REVIEW.

Prior to the issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Architectural Design Guidelines, LMC Chapter 15-5.

Appeals of departmental actions on architectural compliance are heard by the Planning Commission.

(Amended by Ord. No. 06-69)

15-2.8-6. VEGETATION PROTECTION.

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches

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*

(Amended by Ord. No. 06-69)

15-2.9-4. BUILDING HEIGHT.

No Structure may be erected to a height of greater than twenty-eight feet (28') from Existing Grade. This is the Zone Height.

(A) BUILDING HEIGHT

EXCEPTIONS. The following height exceptions apply:

*

- (1) Gable, hip, ~~gambrel~~ and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
- (2) Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened may extend up to five feet (5') above the height of the Building.
- (4) Church spires, bell towers, and like architectural features, subject to the Architectural Guidelines, LMC Chapter 15-5, may extend up to fifty percent (50%) above the Zone Height, but shall not contain Habitable Space above the Zone Height. Such exceptions require approval by the Planning Director.

(5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

(6) Ski lifts and tramway towers may extend above the Zone Height subject to a Conditional Use Permit, a visual analysis, and compliance with requirements as stated in LMC Section 15-4-18.

(Amended by Ord. No. 06-69)

15-2.9-5. ARCHITECTURAL REVIEW.

Prior to the issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department must review the proposed plans for compliance with the Architectural Design Guidelines, LMC Chapter 15-5.

Appeals of departmental actions on architectural compliance are heard by the Planning Commission.

(Amended by Ord. No. 06-69)

15-2.9-6. SENSITIVE LANDS REVIEW.

All Conditional Uses in the Estate-40 (E-40) District are subject to the Sensitive Lands Overlay (SLO) Zone and to an additional review for hillside stabilization and flood control. The Developer must submit the following materials with a Conditional Use Application:

equipment, hot tubs, and similar Structures located a minimum of five feet (5') from the Side Lot Line.

(Amended by Ord. No. 06-69)

15-2.10-4. BUILDING HEIGHT.

No Structure may be erected to a height greater than twenty-eight feet (28') from Existing Grade. This is the Zone Height.

(A) BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:



(1) Gable, hip, gambrel and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

(2) Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) Church spires, bell towers, and like architectural features subject to the Architectural Guidelines, LMC Section 15-5, may extend up to fifty percent (50%) above the Zone Height, but may not contain

Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.

(5) Elevator Penthouses may extend up to eight feet (8') above the Zone Height.

(6) Ski lift and tramway towers may extend above the Zone Height subject to a Conditional Use permit, a visual analysis and compliance with requirements as stated in LMC Section 15-4-18.

(Amended by Ord. No. 06-69)

15-2.10-5. ARCHITECTURAL REVIEW.

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department must review the proposed plans for compliance with the Architectural Design Guidelines, LMC Chapter 15-5.

Appeals of departmental actions on architectural compliance are heard by the Planning Commission.

(Amended by Ord. No. 06-69)

15-2.10-6. SENSITIVE LANDS REVIEW.

All Conditional Uses in the Estate (E) District are subject to the Sensitive Lands Overlay (SLO) Zone and to an additional review for hillside stabilization and flood control. The Developer must submit the

(A) **BUILDING HEIGHT**

EXCEPTIONS. The following height exceptions apply:

- ✓ (1) A gable, hip, gambrel, or similarly pitched roof may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
- (2) Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
- (4) Church spires, bell towers, and like architectural features subject to the Architectural Guidelines, LMC Chapter 15-5, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

(Amended by Ord. Nos. 05-65; 06-76)

15-2.11-5. ARCHITECTURAL REVIEW.

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department must review the proposed plans for compliance with the Architectural Design Guidelines, LMC Chapter 15-5.

Appeals of departmental actions on architectural compliance are heard by the Planning Commission.

(Amended by Ord. No. 06-76)

15-2.11-6. MAXIMUM HOUSE SIZE AND SETBACKS ON COMBINED LOTS.

As part of a Master Planned Development, or a subdivision, the Planning Commission may designate maximum house sizes to ensure Compatibility. An Owner may combine Lots with designated maximum house sizes and achieve approximately 150% of the maximum house size attributed to a particular Lot. The Owner must request an increase in maximum house size prior to or concurrent with, the Lot combination plat. The request must be made on forms provided by the Planning Department for review by the Planning Director for compliance with the following:

- (A) **HOUSE SIZE.** The maximum house size may not exceed 150 percent (150%) of the house size allowed on each single Lot when those maximums are combined and averaged. The following formula must be used to calculate the maximum house size (MHS):

(B) **FRONT YARD.** The minimum Front Yard is twenty feet (20'). All yards of Structures fronting on any Streets must be considered Front Yards for the purposes of determining required Setbacks. Garages must be a minimum of five feet (5') behind the front facade of the Main Building or underground.

(C) **REAR YARD.** The minimum Rear Yard is ten feet (10').

(D) Front, Rear, and Side Yard Exceptions as stated in Section 15-2.12-3 apply.

15-2.12-5. BUILDING HEIGHT.

No Structure may be erected to a height greater than the Zone Height of twenty-eight feet (28') from Existing Grade. This is the Zone Height.

(A) **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:



(1) Gable, hip, ~~gambrel~~ and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

(2) Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(3) Water towers, mechanical

equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) Church spires, bell towers, and like architectural features, subject to the Architectural Design Guidelines, LMC Chapter 15-5, may extend up to fifty-percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Department.

(5) Elevator Penthouses may extend up to eight feet (8') feet above the Zone Height.

(6) Ski lifts and tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Planning Commission.

(Amended by Ord. No. 06-76)

15-2.12-6. ARCHITECTURAL REVIEW.

Prior to the issuance of a Building Permit, the Planning Department must review the proposed plans for compliance with the Architectural Design Guidelines, LMC Chapter 15-5.

Appeals of departmental actions on architectural compliance are heard by the Planning Commission.

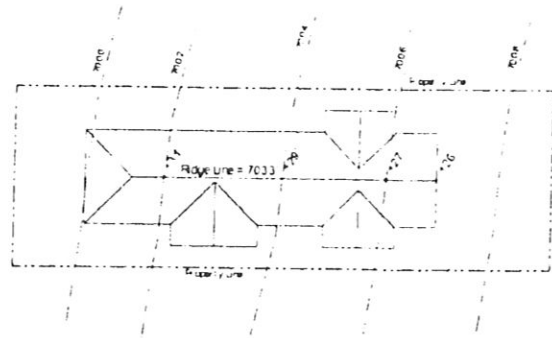
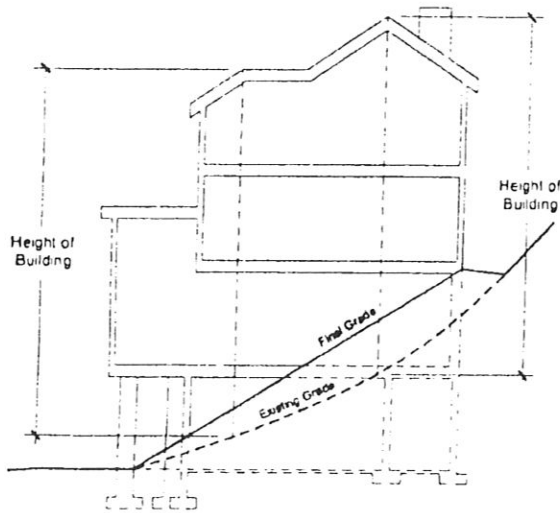
Structures located a minimum of five feet (5') from the Side Lot Line.

(G) **OTHER EXCEPTIONS.** The Planning Commission may vary Side Yards in Subdivisions and Master Planned Developments. In no case shall the Planning Commission reduce Side Yards to less than ten feet (10') between Structures, except as provided for in Section 15-2.13-3(F)(2).

(Amended by Ord. No. 06-76)

15-2.13-4. BUILDING HEIGHT.

No Structure shall be erected to a height greater than twenty-eight feet (28') from Existing Grade. This is the Zone Height. (1)



(A) **MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

(1) Gable, hip, ~~gambrel~~ and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.



(2) Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) Church spires, bell towers, and like architectural features subject to the Architectural Guidelines, LMC Chapter 15-5, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone

(10) Screened mechanical equipment, hot tubs, and similar Structures located a minimum of five feet (5') from the Side Lot Line.

(I) **OTHER EXCEPTIONS.** The Planning Commission may vary Front, Rear and Side Yards in Subdivisions and Master Planned Developments. In no case may the Planning Commission reduce Side Yards to less than ten feet (10') between Structures, except as provided for in LMC Section 15-2.14-3(G) herein.

(Amended by Ord. No. 06-76)

15-2.14-4. BUILDING HEIGHT.

No Structure may be erected to a height greater than twenty-eight feet (28') from Existing Grade. This is the Zone Height.

(A) **MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

* (1) Gable, hip, ~~gambrel~~ and similarly-pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

(2) Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) Church spires, bell towers, and like architectural features subject to LMC Chapter 15-5 Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.

(5) Elevator Penthouses may extend up to eight feet (8') above the Zone Height.

(6) Ski lift or tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Planning Commission.

(7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a height of sixty-five feet (65').

(Amended by Ord. Nos. 02-38; 06-76)

15-2.14-5. ARCHITECTURAL REVIEW.

Prior to the issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department must review the proposed plans for compliance with the

(8) Driveways leading to an approved garage or Parking Area maintaining a three foot (3') landscaped Setback to the Side Lot Line.

(9) Paths, patios, and steps connecting to a City stairway or path.

(10) Screened mechanical equipment, hot tubs, and similar Structures located a minimum of five feet (5') from the Side Lot Line.

(I) **SNOW RELEASE.** Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.

(J) **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above Road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

(Amended by Ord. No. 06-76)

15-2.15-4. SPECIAL REQUIREMENTS FOR MULTI-UNIT DWELLINGS.

(A) **FRONT YARD.** The Front Yard for any Triplex, or Multi-Unit Dwelling is twenty feet (20'). All new Front Facing Garages shall be a minimum of twenty-five feet (25') from the Front Property Line. All

Yards fronting on any Street are considered Front Yards for the purposes of determining Setbacks. See Front Yard Exceptions, Section 15-2.15-3(D).

(B) **REAR YARD.** The Rear Yard for a Triplex, or Multi-Unit Dwelling is fifteen feet (15'). See Rear Yard Exceptions, Section 15-2.15-3(F).

(C) **SIDE YARD.** The minimum Side Yard for any Triplex, or Multi-Unit Dwelling is ten feet (10'). See Side Yard Exceptions, Section 15-2.15-3(H).

(D) **OPEN SPACE.** The Applicant must provide Open Space equal to at least sixty percent (60%) of the total Site for all Triplex and Multi-Unit Dwellings. Parking is prohibited within the Open Space. This Transferred Development Right (TDR) Open Space must be Natural or Landscaped Open Space.

15-2.15-5. BUILDING HEIGHT.

No Structure shall be erected to a height greater than twenty-eight feet (28') from Existing Grade. This is the Zone Height.

(A) **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

(1) Gable, hip, gambrel and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

*

feet (18') in height, located a minimum of five feet (5') behind the front facade of the Main Building and maintaining a minimum Side Yard Setback of five feet (5').

(10) Screened mechanical equipment, hot tub, and similar Structures provided it is located a minimum of five feet (5') from the Side Lot Line.

(I) **SNOW RELEASE**. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.

(J) **OPEN SPACE**. On any Lot greater than 25,000 sq. ft. in Area, at least sixty percent (60%) of the Lot must be devoted to Transferred Development Right (TDR) Open Space. This is in addition to any Open Space required as part of a Master Planned Development. TDR Open Space may be either Natural or Landscaped Open Space.

(Amended by Ord. No. 06-76)

15-2.16-4. BUILDING HEIGHT.

No Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zone Height. See Section 15-2.16-5 Building Height for Single Family Dwellings and Duplexes.

(A) **MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS**. The following height exceptions apply:

(1) Gable, hip, gambrel and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

(2) Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened may extend up to five feet (5') above the height of the Building.

(4) Church spires, bell towers, and like architectural features, subject to LMC Chapter 15-5 Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.

(5) Elevator Penthouses may extend up to eight feet (8') above the Zone Height.

(6) Ski Lifts and Tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Planning Commission.

(7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy



striping, repaving and landscaping.

(3) **REDUCED SITE REQUIREMENTS.** In the Prospector Square Subdivision, Lots 2 to 38, Front, Side and Rear Yards may be reduced to zero feet (0') except for commercial Lots within the Frontage Protection Zone. This section is not intended to conflict with the exceptions listed above nor shall it be interpreted as taking precedence over the requirement of Section 15-2.18-3(H) Clear View of Intersection Streets.

(Amended by Ord. Nos. 04-11; 06-76)

15-2.18-4. BUILDING HEIGHT.

No Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zone Height.

(A) **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

(1) Gable, hip, ~~gambrel~~ and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

(2) Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC).

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) Church spires, bell towers, and like architectural features, subject to LMC Chapter 15-5 Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.

(5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

(6) Ski lift and tramway towers may extend above the Zone Height subject to a visual analysis and approval by the Planning Commission.

(Amended by Ord. No. 06-76)

15-2.18-5. ARCHITECTURAL REVIEW.

Prior to the issuance of a Building permit for any Conditional or Allowed Use, the Planning Department must review the proposed plans for compliance with the Architectural Design Guidelines, LMC Chapter 15-5.

Appeals of departmental actions on architectural compliance are heard by the Planning Commission.



District

(4) Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or main Structure to which it is attached.

(5) Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") above Grade, provided there is at least one foot (1') Setback from the Side Lot Line.

(6) Awnings over doorways and windows projecting not more than three feet (3') into the Side Yard.

(7) Fences, walls, and retaining walls not more than six feet (6') in height, or as permitted in Section 15-4-2. Retaining walls may have multiple steps, however, each exposed face cannot exceed six feet (6') in height and the horizontal distance between the walls, front face to rear face, must be at least three feet (3') and planted with approved vegetation. The Planning Director may approve minor deviations to the height and stepping requirements based on Site specific review.⁹

(8) Driveways leading to a garage or Parking Area maintaining a

⁹Fences and walls greater than six feet (6') in height require an administrative Conditional Use permit.

three foot (3') landscaped Setback to the Side Lot Line.

(9) Paths and steps connecting to a City stairway, trail, or path.

(10) Screened mechanical equipment, hot tubs, and similar Structures located a minimum of five feet (5') from the Side Lot Line.

(Amended by Ord. No. 06-76)

15-2.19-6. BUILDING HEIGHT.

No Structure shall be erected to a height greater than thirty feet (30') from Existing Grade. This is the Zone Height.

(A) **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

(1) Gable, hip, ~~gambrel~~ and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

*

(2) Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC).

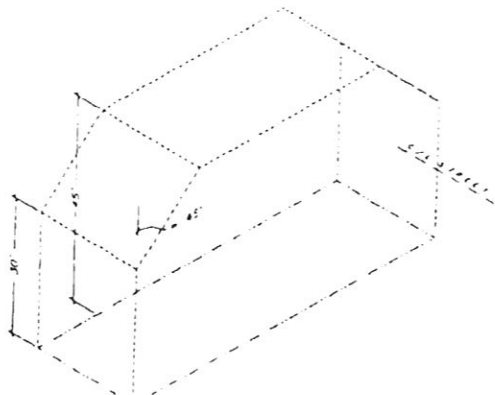
(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(B) **FRONT, REAR AND SIDE YARDS.** There are no minimum required Front, Rear, or Side Yard dimensions in the PUT District; however, where new construction abuts a residential zone, the new construction shall meet the required minimum Setback of the abutting zone.

(C) **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above Road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

15-2.21-4. MAXIMUM BUILDING HEIGHT.

(A) The maximum Building volume for each Lot is defined by a plane that rises vertically at the Front Lot Line to a height of thirty feet (30') measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the rear of the Property until it intersects with a point forty-five feet (45') above the Natural Grade and connects with the rear portion of the bulk plane. The maximum Building Height shall be forty-five feet (45') as measured from Existing Grade.



(B) **MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

(1) Gable, hip, gambrel and similarly pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

*

(2) Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) Church spires, bell towers, and like architectural features may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exceptions require approval by the Planning and Building Departments.

(5) Elevator Penthouses may extend up to eight feet (8') above the Zone Height.

(6) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-

infrastructure in order to achieve optimum Site circulation.

(3) **PARKING.** Parking for the Master Planned Development is subject to the requirements set forth in Section 15-3. A minimum of sixty percent (60%) of the Master Planned Development's required project parking shall in structured/tiered parking so as to limit the visibility of Parking Areas and parking lot lighting. The Planning Commission may consider reducing the sixty percent (60%) minimum structured/tiered parking requirement based on existing Site topography in locating exterior surface parking to achieve maximum screening of parking from entry corridor Areas and/or to achieve optimum Site circulation and/or shared parking.

(4) **ADDITIONAL ENHANCED PUBLIC BENEFIT DEDICATION.** The Master Planned Development shall provide the inclusion of public recreation facilities and/or land for public and/or quasi-public institutional Uses reasonably related to the General Plan goals for the Area, and impacts of the Development beyond that provided to achieve a project Density of up to one (1) unit per acre by a factor reasonably related to the Density increase sought.

(5) **AFFORDABLE HOUSING.** The Master Planned Development shall provide an

additional five percent (5%) Affordable Housing commitment beyond that required by the City's Affordable Housing Resolution in effect at the time of Application. This is in addition to that provided in Section 15-2.23(A)(8).

15-2.23-5. MAXIMUM BUILDING HEIGHT.

The maximum zone Building height is twenty eight feet (28') from Existing Grade.

(A) **MAXIMUM BUILDING HEIGHT EXCEPTIONS.** To allow for pitched roofs and to provide usable space within the Structure, the following exceptions apply:

(1) A gable, hip, ~~gambrel~~ or similarly pitched roof may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater. *

(2) An antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.

(3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

(4) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

Ordinance No. 07-24

AN ORDINANCE APPROVING THE 411 PARK AVENUE RE-PLAT PLAT AMENDMENT COMBINING ALL OF LOT 3 AND A PORTION OF LOT 3 BLOCK 4, OF THE PARK CITY SURVEY, LOCATED AT 411 PARK AVENUE, PARK CITY, UTAH

WHEREAS, the owner of the property known as 411 Park Avenue, 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 28, 2007, the Planning Commission held a public hearing to receive public input on the proposed Subdivision and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on April 19, 2007 the City Council held a public hearing on the proposed subdivision; and

WHEREAS, the proposed plat amendment allows the property owner to combine two lots into one lot 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 411 Park Ave Re-Plat plat amendment 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 one lot and a portion of another into one lot of record.
4. On September 18, 2007 the Historic Preservation Board found the existing garage to be historically insignificant.
5. Access to the property is from Park Avenue.
6. The proposed lot measures 38' x 75'.
7. The proposed lot is 2,850 square feet in size.
8. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
9. The maximum building footprint for the proposed lot is 1,214.
10. The maximum height limit in the HR-1 zone is 27 feet above existing grade.

11. Minimum setbacks for the house are 5' on the sides, and 10' in the front and rear.
12. Minimal construction staging area is available along Park Avenue.
13. The height for any construction on the property will be measured in accordance with the requirements in the LMC.

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.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

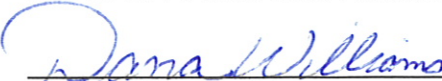
Conditions of Approval

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. No remnant parcel created hereby is separately buildable.

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

PASSED AND ADOPTED this 19th day of April 2007.

PARK CITY MUNICIPAL CORPORATION



Dana Williams, Mayor

Attest:


Janet M. Scott, City Recorder

Approved as to form:



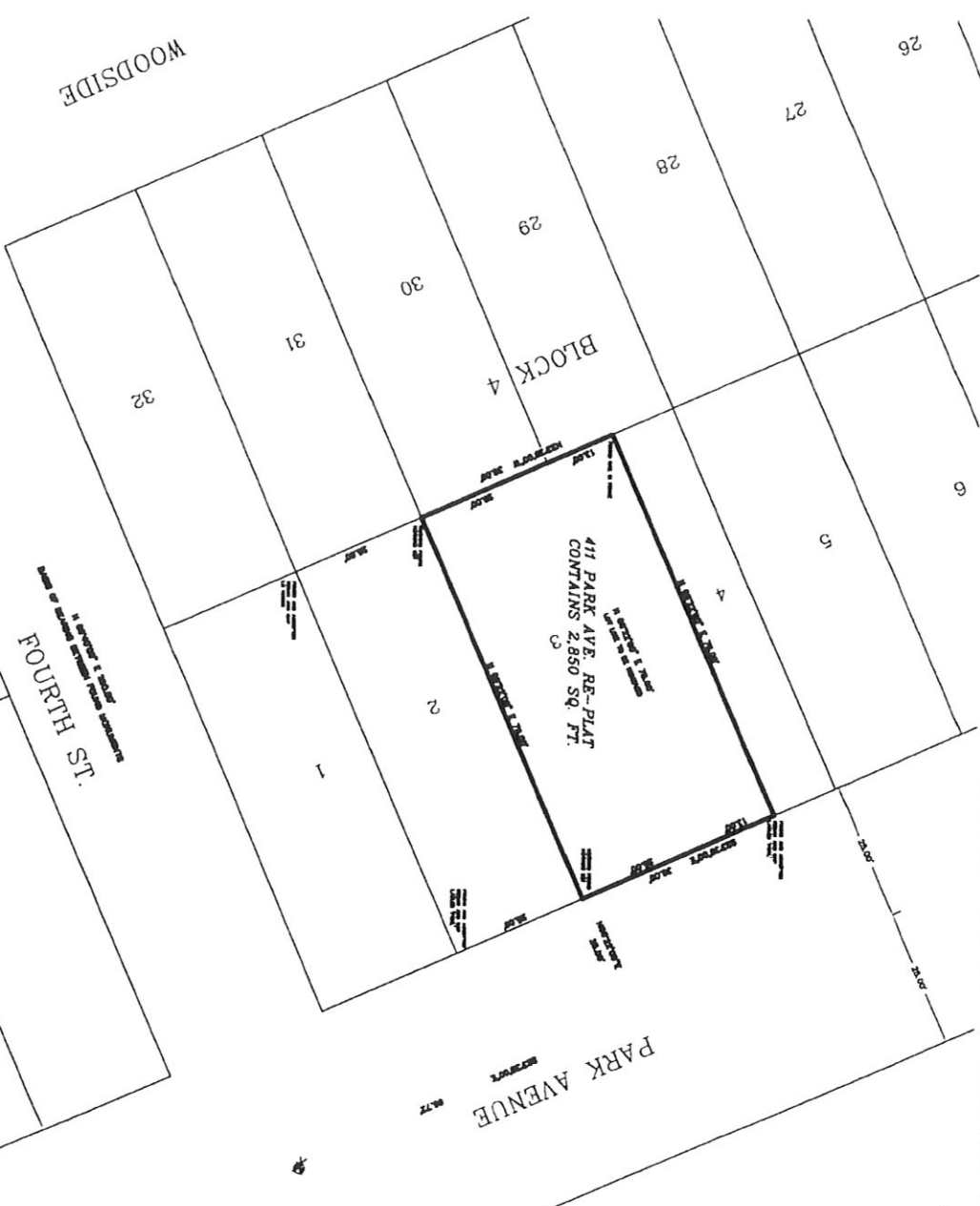
Mark D. Harrington, City Attorney



411 PARK AVENUE RE-PLAT
 A PORTION OF BLOCK 4 OF THE
 AMENDED PLAT OF THE PARK CITY SURVEY
 SUMMIT COUNTY, UTAH



GRAPHIC SCALE
 1" = 20' ±
LEGEND
 --- PROPERTY BOUNDARY



PARK CITY SURVEYING
 100 N. 100 E. 100 S.
 PARK CITY, UTAH 84301
 PHONE: (435) 799-1234
 FAX: (435) 799-1235
 WWW: www.parkcitysurveying.com

PARK CITY PLANNING COMMISSION
 NAME OF PLANNING COMMISSION
 NAME OF PLANNING COMMISSION
 DATE OF _____ A.D. 20__

CERTIFICATE OF ATTORNEY
 I, _____, Attorney at Law, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office on _____ A.D. 20__.

ENGINEER'S CERTIFICATE
 I, _____, Engineer, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office on _____ A.D. 20__.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____ 20__ A.D.

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 20__ A.D.

RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 DATE _____ TIME _____ SOON _____ PAGE _____

PLAT NUMBER _____

DATE RECORDED _____

RECORDED BY _____

CONVEYANCE INFORMATION
 This document is a conveyance of real property in the State of Utah, and is subject to the provisions of the Utah Conveyance Act, Chapter 10, Title 13, Utah Code, which requires that all conveyances of real property be recorded in the public records of the county in which the property is located.

NOTICE TO CREDITORS
 Notice is hereby given that the undersigned has filed for protection under Chapter 11 of the United States Bankruptcy Code, and that all claims against the estate of the undersigned must be filed with the bankruptcy court within the time specified in the notice to creditors.

NOTICE TO DEBTORS
 Notice is hereby given that the undersigned has filed for protection under Chapter 11 of the United States Bankruptcy Code, and that all debtors of the estate of the undersigned must file their claims with the bankruptcy court within the time specified in the notice to debtors.

NOTICE TO CREDITORS AND DEBTORS
 Notice is hereby given that the undersigned has filed for protection under Chapter 11 of the United States Bankruptcy Code, and that all claims against the estate of the undersigned must be filed with the bankruptcy court within the time specified in the notice to creditors and debtors.

NOTICE TO CREDITORS AND DEBTORS
 Notice is hereby given that the undersigned has filed for protection under Chapter 11 of the United States Bankruptcy Code, and that all claims against the estate of the undersigned must be filed with the bankruptcy court within the time specified in the notice to creditors and debtors.

NOTICE TO CREDITORS AND DEBTORS
 Notice is hereby given that the undersigned has filed for protection under Chapter 11 of the United States Bankruptcy Code, and that all claims against the estate of the undersigned must be filed with the bankruptcy court within the time specified in the notice to creditors and debtors.

NOTICE TO CREDITORS AND DEBTORS
 Notice is hereby given that the undersigned has filed for protection under Chapter 11 of the United States Bankruptcy Code, and that all claims against the estate of the undersigned must be filed with the bankruptcy court within the time specified in the notice to creditors and debtors.

NOTICE TO CREDITORS AND DEBTORS
 Notice is hereby given that the undersigned has filed for protection under Chapter 11 of the United States Bankruptcy Code, and that all claims against the estate of the undersigned must be filed with the bankruptcy court within the time specified in the notice to creditors and debtors.

Ordinance No. 07-23

**AN ORDINANCE APPROVING THE 573 MAIN STREET
A SINGLE LOT SUBDIVISION PLAT AMENDMENT
LOCATED AT 573 MAIN STREET, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 573 Main Street have petitioned the City Council for approval of the 573 Main Street a Single Lot Subdivision 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 March 28, 2007, to receive input;

WHEREAS, the Planning Commission, on March 28, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on April 19, 2007, the City Council approved the 573 Main Street a Single Lot Subdivision 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 573 Main Street in the Historic Commercial Business (HCB) zone.
2. The HCB zone is a commercial zone characterized by a mix of larger contemporary buildings and smaller historic structures.
3. The applicant is the owner of all of lots 16, 17, 18 and a portion of Lot 19 of Block 9 of the Park City Survey.
4. The applicant is proposing to combine the lots into one lot of record to accommodate an expansion to the existing historic building.
5. The historic Claim Jumper Hotel is located on the property.
6. The property fronts, and receives access from Main Street.

7. The lot will be approximately 7,122 square feet with 0 foot setbacks on all sides, subject to the Main Street sidewalk width regulations in the HCB chapter of the Land Management Code.
8. The maximum height for the zone is 30 feet at property line traversing at a 45 degree angle back to a maximum of 45 feet above existing grade.
9. The existing historic building currently encroaches onto the adjacent rear lots.
10. The applicant has proposed as part of his renovation to remove the portions of the building that encroach and by building the new addition within the new lot.
11. Properties in excess of a 1.5 Floor Area Ratio are required to provide parking at a rate of 6 spaces per 1,000 square feet of building area (not including bathrooms and storage areas) above the 1.5 FAR or pay an in lieu fee to the Main Street Parking Special Improvement District.
12. The proposed building exceeds the 1.5 FAR and will be required to pay an in lieu fee prior to the issue of a building permit.
13. The Historic Preservation Board met on March 19, 2007 where a finding of insignificance was made for the existing additions (the additions were built in 1987).
14. Minimum sidewalk width per the HCB zone apply.

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 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. Prior to the issue of a building permit, the applicant shall submit for review and approval a Historic District Design Guideline review application.
4. No remnant parcel created hereby is separately buildable.
5. The proposed building exceeds the 1.5 FAR and will be required to pay an in lieu fee prior to the issue of a building permit. Final calculations of the fee will be reviewed and assessed by the Chief Building Official and City Engineer as part of the building permit review.
6. Removal of the building additions across the proposed property line is a condition precedent to plat recordation.

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

PASSED AND ADOPTED this 19th day of April, 2007.

PARK CITY MUNICIPAL CORPORATION



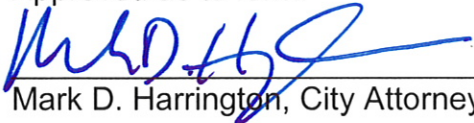
Mayor Dana Williams

Attest:



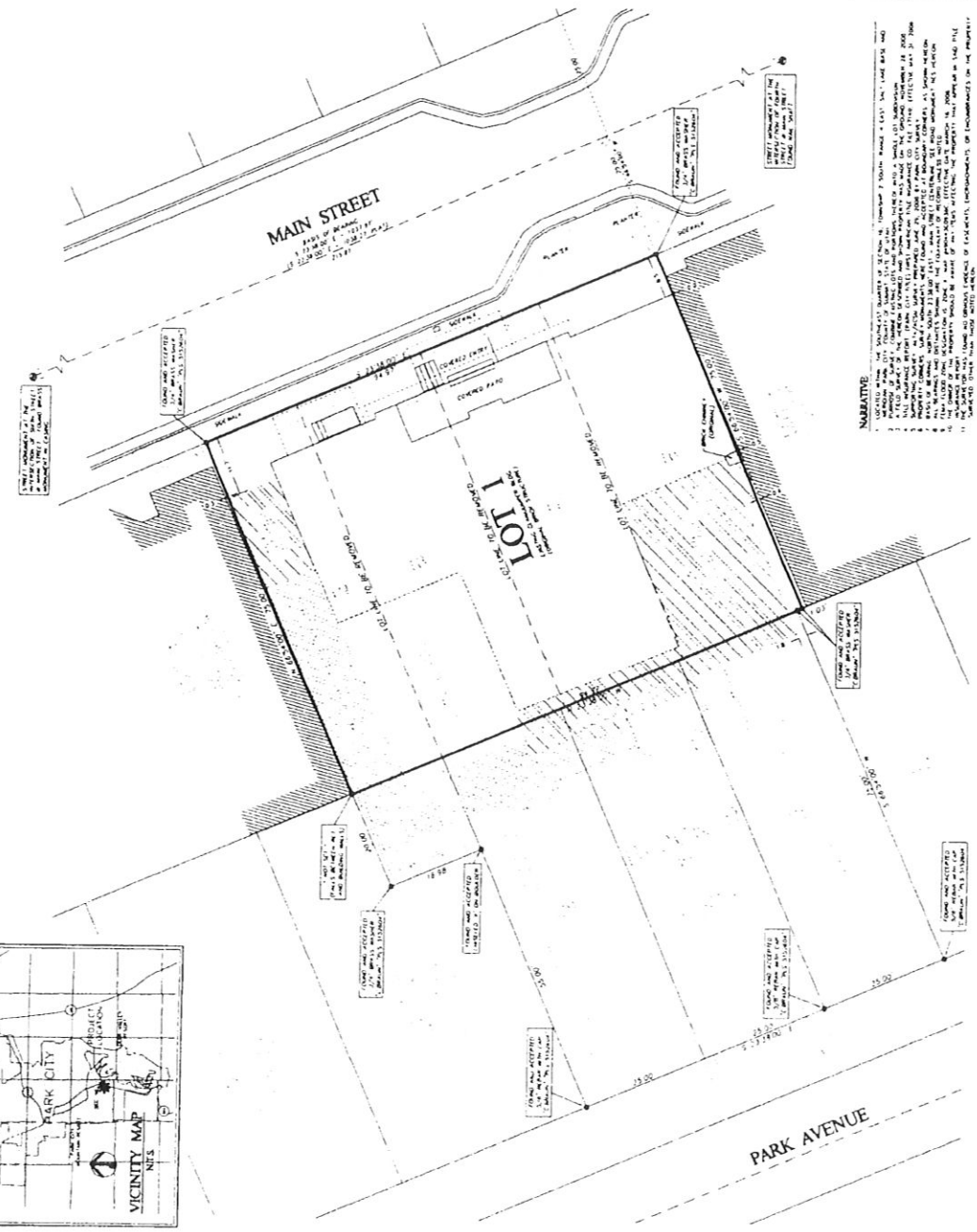
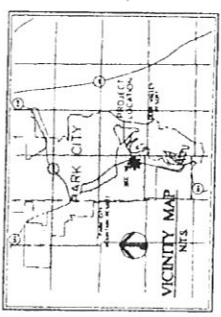
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney





SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly Licensed Surveyor of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office on the 13th day of October, 2007.



DEED DESCRIPTION
This plat is a subdivision of the land described in the deed of record in the office of the County Clerk of Summit County, Utah, bearing date of _____, 2007, and is subject to the provisions of the Utah Subdivision Map Act.

OWNER'S DECLARATION AND CONSENT TO RECORD
I, the undersigned, owner of the land described in the deed of record in the office of the County Clerk of Summit County, Utah, bearing date of _____, 2007, do hereby declare that the land described in this plat is not subject to any other liens or encumbrances and that I have no knowledge of any other persons who may have an interest in the land described in this plat.

ACKNOWLEDGMENTS
I, the undersigned, owner of the land described in the deed of record in the office of the County Clerk of Summit County, Utah, bearing date of _____, 2007, do hereby acknowledge that I have read and understand the contents of this plat and that I have given my consent to its recording.

ABSTRACT
1. The land described in this plat is situated in Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah.
2. The land described in this plat is not subject to any other liens or encumbrances.
3. The land described in this plat is not subject to any other provisions of the Utah Subdivision Map Act.
4. The land described in this plat is not subject to any other provisions of the Utah Subdivision Map Act.
5. The land described in this plat is not subject to any other provisions of the Utah Subdivision Map Act.
6. The land described in this plat is not subject to any other provisions of the Utah Subdivision Map Act.
7. The land described in this plat is not subject to any other provisions of the Utah Subdivision Map Act.
8. The land described in this plat is not subject to any other provisions of the Utah Subdivision Map Act.
9. The land described in this plat is not subject to any other provisions of the Utah Subdivision Map Act.
10. The land described in this plat is not subject to any other provisions of the Utah Subdivision Map Act.
11. The land described in this plat is not subject to any other provisions of the Utah Subdivision Map Act.

LOT LINE ADJUSTMENT PLAT
573 MAIN STREET
- A SINGLE LOT SUBDIVISION -
LOCATED WITHIN
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

DATE OF RECORDING: _____
COUNTY: _____

RECORDED
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF
OCT 13 2007
CITY RECORDER

CITY COUNCIL APPROVAL
PRESENTED TO THE BOARD OF
CITY COUNCIL THIS _____ DAY OF _____
THIS RECORD OF SURVEY WAS APPROVED

WALTON
CITY RECORDER

PARK CITY
PLANNING DEPT.

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 2007

CITY ATTORNEY

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 2007

CHAIRMAN

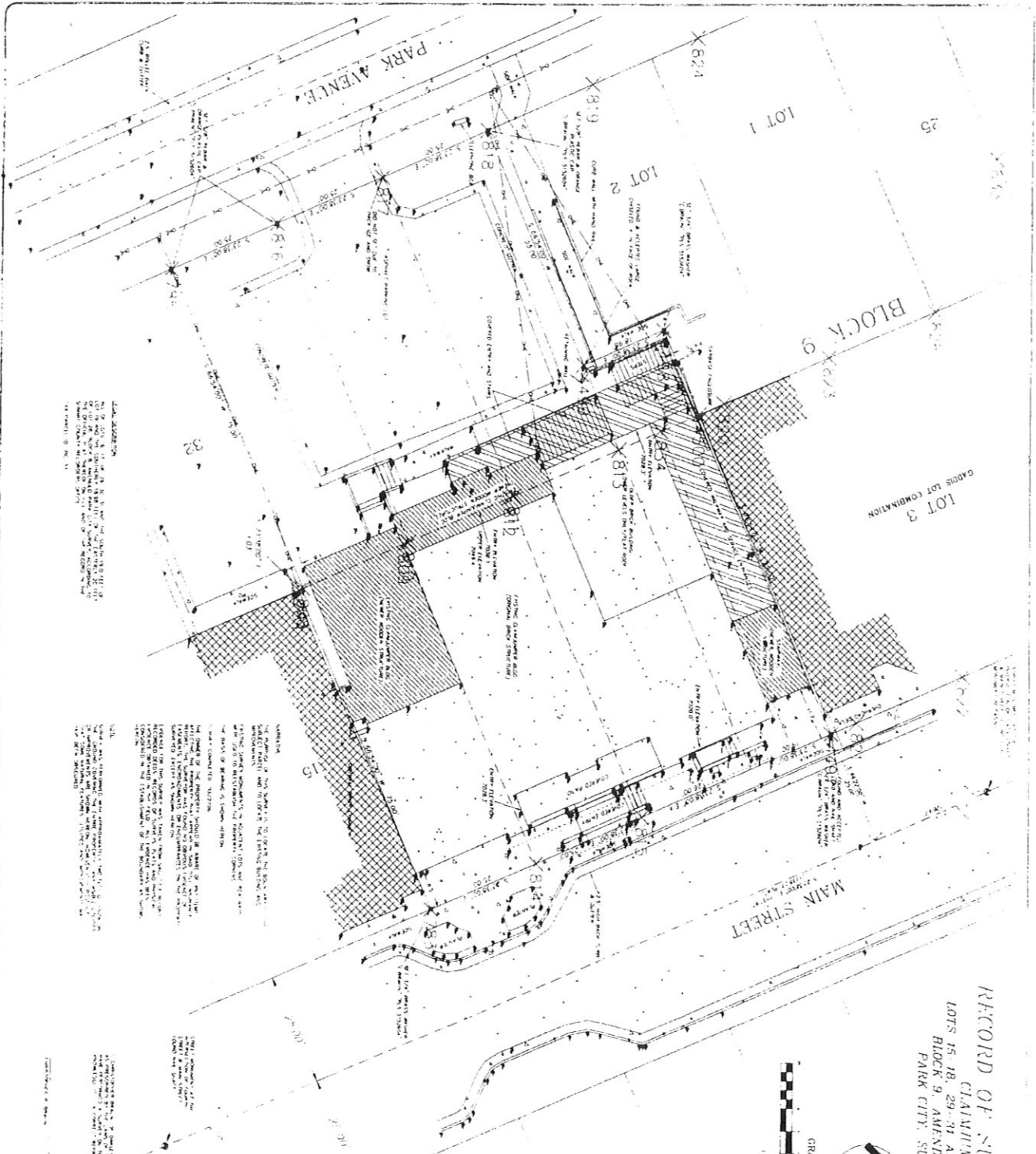
SNYDERVILLE BASIN WRD
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2007

BY SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

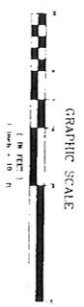
CITY ENGINEER
THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 2007

CITY ENGINEER

Evergreen Engineering, Inc.
400 West Broadway, Suite 200
Salt Lake City, Utah 84111
Phone: 333-844-4443
Fax: 333-844-4444
E-mail: office@evergreen-engineering.com



RECORD OF SURVEY & ASSESSMENT
 CLAIMUMPER BUILDING
 LOTS 15-18, 29-31 AND PORTIONS OF 19 AND 28
 BLOCK 9, AMENDED PARK CITY SURVEY
 PARK CITY, SEWITT COUNTY, UTAH



THE LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FEB 13 2007
 PLANNING DEPT

RECORD OF SURVEY & ASSESSMENT CLAIMUMPER BUILDING LOTS 15-18, 29-31 AND PORTIONS OF 19 AND 28 BLOCK 9, AMENDED PARK CITY SURVEY	NORTHWEST RETAIL GROUP 1000 WEST 1000 SOUTH PARK CITY, UTAH 84302	SURVEYED BY JOHN W. STENNING SURVEYOR UTAH LICENSE NO. 2708	PARK CITY SURVEYING 415 EAST 200 SOUTH PARK CITY, UTAH 84302 435-649-2318
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Ordinance No. 07-22

AN ORDINANCE APPROVING THE 436 MAIN STREET SUBDIVISION COMBINING LOT 9, BLOCK 23 OF THE PARK CITY SURVEY, PARK CITY, UTAH, AND THE PARCEL OF LAND ADJACENT TO SWEDE ALLEY AND EAST OF 436 MAIN STREET.

WHEREAS, the owner of the property known as 436 Main Street, has petitioned the City Council for approval of a subdivision; and

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

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

WHEREAS, the Planning Commission held a public hearing on March 28, 2007, to receive input on the 436 Main Street Subdivision.

WHEREAS, the Planning Commission, on March 28, 2007, forwarded a positive recommendation to the City Council; and

WHEREAS, on April 19, 2007 the City Council approve the 436 Main Street Subdivision; and

WHEREAS, it is in the best interest of Park City Utah to approve the 436 Main Street 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 436 Main Street Subdivision 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 436 Main Street.
2. The zoning is Historic Commercial Business (HCB).
3. The HCB zone is a commercial business zone characterized by a mix of commercial, residential, recreational and institutional that enhance and foster the economic and cultural vitality of the City.
4. The amendment will combine one lot of record and one metes and bounds parcel into one lot of record.
5. There is an existing historic commercial building on the property.
6. Access to the property is from Main Street and Swede Alley.
7. The proposed lot measures 25' x 120.5'.
8. The proposed lot is 3,012.5 square feet in size.
9. The minimum lot size in the HCB zone is 1,250 square feet.
10. Minimal construction staging area is available along Swede Alley and Main Street.

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code and applicable

State law.

3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. As conditioned the subdivision is consistent with the Park City General Plan.

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 subdivision at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
4. The applicant will submit a flood proofing certificate for new construction prior to issuance of a building permit.
5. The applicant will submit a trash collection and storage plan for new construction prior to issuance of a building permit.

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


PASSED AND ADOPTED this 19th day of April 2007.

PARK CITY MUNICIPAL CORPORATION



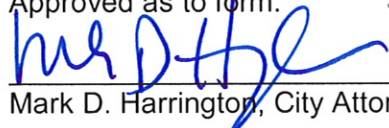
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



A LOT LINE ADJUSTMENT 436 MAIN STREET SUBDIVISION

LYING WITHIN BLOCK 23
OF THE PARK CITY SURVEY



GRAPHIC SCALE
1" = 40' 0"

THESE LINES AND ANGLES ARE CORRECT TO WITHIN THE LIMITS OF THE SURVEYING INSTRUMENTS USED AND THE METHODS EMPLOYED. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS BEING SURVEYED FOR THE PURPOSE OF A LOT LINE ADJUSTMENT AND THAT THE SURVEYOR IS NOT TO BE RESPONSIBLE FOR THE RESULTS OF THE SURVEY.

THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS BEING SURVEYED FOR THE PURPOSE OF A LOT LINE ADJUSTMENT AND THAT THE SURVEYOR IS NOT TO BE RESPONSIBLE FOR THE RESULTS OF THE SURVEY.

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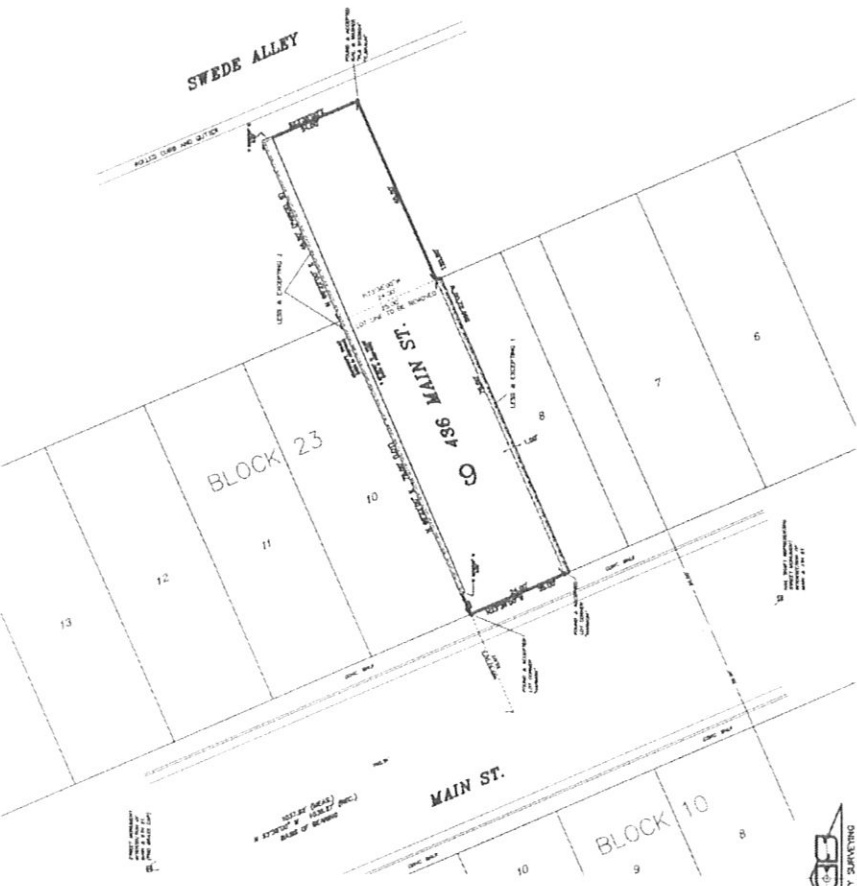
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<p>STATE CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY ME ON THIS _____ DAY OF _____ A.D. 2006.</p> <p>_____ CHAIRMAN</p>	<p>CERTIFICATE OF ATTORNEY I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE.</p> <p>_____ BY: _____ ATTORNEY</p>	<p>SYDNEYVILLE MAIN STREET RECLAIMATION DISTRICT I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE.</p> <p>_____ BY: _____ DISTRICT MANAGER</p>	<p>ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE.</p> <p>_____ BY: _____ ENGINEER</p>	<p>APPROVAL AS TO FORM I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE.</p> <p>_____ BY: _____ CITY CLERK</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL ON THIS _____ DAY OF _____ A.D. 2006.</p> <p>_____ BY: _____ CITY CLERK</p>	<p>RECORDED STATE OF UTAH COUNTY OF SAMMIS AND FILED AT THE OFFICE OF THE COUNTY CLERK BOOK _____ PAGE _____ DATE _____</p> <p>_____ BY: _____ RECORDER</p>
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Ordinance No. 07-21

**AN ORDINANCE APPROVING THE PARCEL B-2 EMPIRE VILLAGE
SUBDIVISION LOCATED AT 9100 MARSAC AVENUE OF THE VILLAGE AT
EMPIRE PASS, PARK CITY, UTAH.**

WHEREAS, the owners of the property located at 9100 Marsac Avenue, Pod B-2 of the Village at Empire Pass have petitioned the City Council for approval of the Parcel B-2 Empire Village Subdivision; and

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

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

WHEREAS, the Planning Commission held a public hearing on March 14, 2007, to receive input on the Parcel B-2 Empire Village Subdivision;

WHEREAS, the Planning Commission, on March 14, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 29, 2007, the City Council approved Parcel B-2 Empire Village Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Parcel B-2 Empire Village 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 Parcel B-2 Empire Village Subdivision 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 9100 Marsac Avenue.
2. The zoning is Residential Development (RD) within the Flagstaff Mountain Resort Annexation area (RD-MPD).
3. The City Council approved the Development Agreement for Flagstaff Mountain Development Agreement/Annexation Resolution No. 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities.

The City Council approved an amendment to the Development Agreement on February 1, 2007.

4. The proposed subdivision creates three lots. Lot A is the existing parcel A of the Empire Village Subdivision and is the location of the Empire Canyon Day Lodge. Lot A is 1.57 acres in size. Lot B is 0.18 acres in size and is owned by the Jordanelle Special Services District. Lot C is 15.96 acres in size and is the site of the proposed Montage Resort and Spa.
5. A height exception is requested in the Master Planned Development for Lot C.
6. No setback exceptions are requested. Buildings will comply with the RD zoning requirements.
7. A supply of water is necessary for the Montage Resort and Spa.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the subdivision for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the subdivision at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. All conditions of approval of the Empire Pass Master Planned Development and the Pod B-2 Master Planned Development shall continue to apply.
4. No building permits shall be issued on Lot C until the revised technical reports on Mine Soils Hazard Mitigation (Exhibit 1 of the Technical Reports), evidence of mine site reclamation pursuant to section 2.2.1.6 of the Development Agreement, as amended, and the Emergency Response Plan (Exhibit 7 of the Technical Reports) shall have been approved by the Chief Building Official.
5. No building permits shall be issued on Lot C until an adequate water source is defined in relevant water agreements by the Master Developer.
6. No building permits for Lot C shall be issued until satisfactory easements for water lines connecting Pump Station #1 and the Lodge Tank are recorded and parcels for the Pump Station and the Tank shall have been

- granted to Park City.
7. A financial guarantee for all public improvements in an amount approved by the City Engineer and in a form approved by the City Attorney shall be in place prior to plat recordation.
 8. The CC&Rs shall provide notice and process for the tracking and collection of the Real Estate Transfer Fee as defined by the Flagstaff Mountain Development Agreement, as amended.

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

PASSED AND ADOPTED this 29th day of March, 2007.

PARK CITY MUNICIPAL CORPORATION

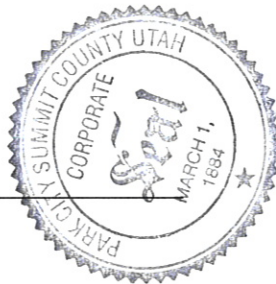


Dana Williams, MAYOR

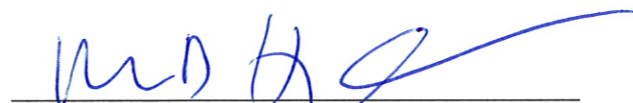
ATTEST:



Jan Scott, City Recorder



APPROVED AS TO FORM:



Mark Harrington, City Attorney

Ordinance No. 07-20

AN ORDINANCE APPROVING THE SUNDANCE COTTAGES LOT COMBINATION CREATING TWO LOTS OF RECORD AT 1450 AND 1460 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property known as 1450 and 1460 Park Avenue, has petitioned the City Council for approval of a subdivision; and

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

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

WHEREAS, the Planning Commission held a public hearing on March 14, 2007 to receive input on the Sundance Cottages Lot Combination.

WHEREAS, the Planning Commission, on March 14, 2007, forwarded a positive recommendation to the City Council; and

WHEREAS, on March 29, 2007 the City Council approved the Sundance Cottages Lot Combination; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Sundance Cottages Lot Combination.

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 Sundance Cottages Lot Combination 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 1450 and 1460 Park Avenue.
2. The two metes and bounds parcels are not of equal dimensions. The width of the parcel at 1460 Park Avenue is 50.03' wide on the Park Avenue boundary. The width of the parcel at 1450 Park Avenue is 58.97' wide on the Park Avenue boundary. The applicant is proposing to readjust the dividing lot line to create two lots of more similar dimension.
3. The zoning is Historic Residential – Medium Density (HRM).
4. The HRM zone is a transitional zone in use and scale between the historic district and the resort developments.
5. The subdivision will create two lots of record.

6. There is one existing historic single family home on each of the proposed lots.
7. Access to the property is from Park Avenue. Access from Sullivan Avenue requires the approval of a conditional use permit from the Planning Commission.
8. The proposed lot for 1460 Park Avenue measures approximately 54' x 171'. The proposed lot for 1450 Park Avenue measures approximately 54' x 174'.
9. The proposed lot for 1460 Park Avenue is approximately 9,234 square feet. The proposed lot for 1450 Park Avenue is approximately 9,396 square feet in size.
10. The minimum lot size in the HRM zone is 2,812 square feet for a single family home.
11. The maximum height limit in the HR-1 zone is 27 feet from existing grade.
12. Setbacks for the lots are 5' on the side yard, 15' in the front yard, and 10 feet in the rear yard.
13. Minimal construction staging area is available along Park Avenue.
14. The newly created lot line does not result in any non-compliant side yard setbacks for either existing structure.

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. As conditioned the subdivision is consistent with the Park City General Plan.

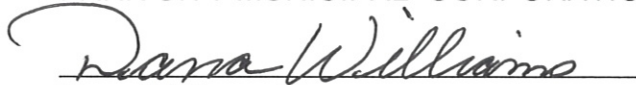
Conditions of Approval:

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. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing vegetation shall be included in the Construction Mitigation Plan (CMP).
3. Prior to the receipt of a building permit for construction on the lots, 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 and the Land Management Code.
4. The applicant will record the subdivision at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.

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


PASSED AND ADOPTED this 29th day of March 2007.

PARK CITY MUNICIPAL CORPORATION

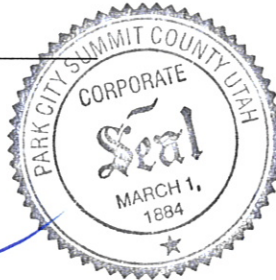


Dana Williams, Mayor

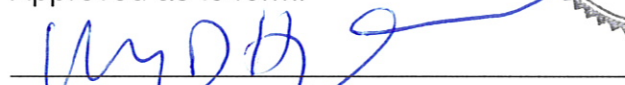
Attest:



Janet M. Scott, City Recorder

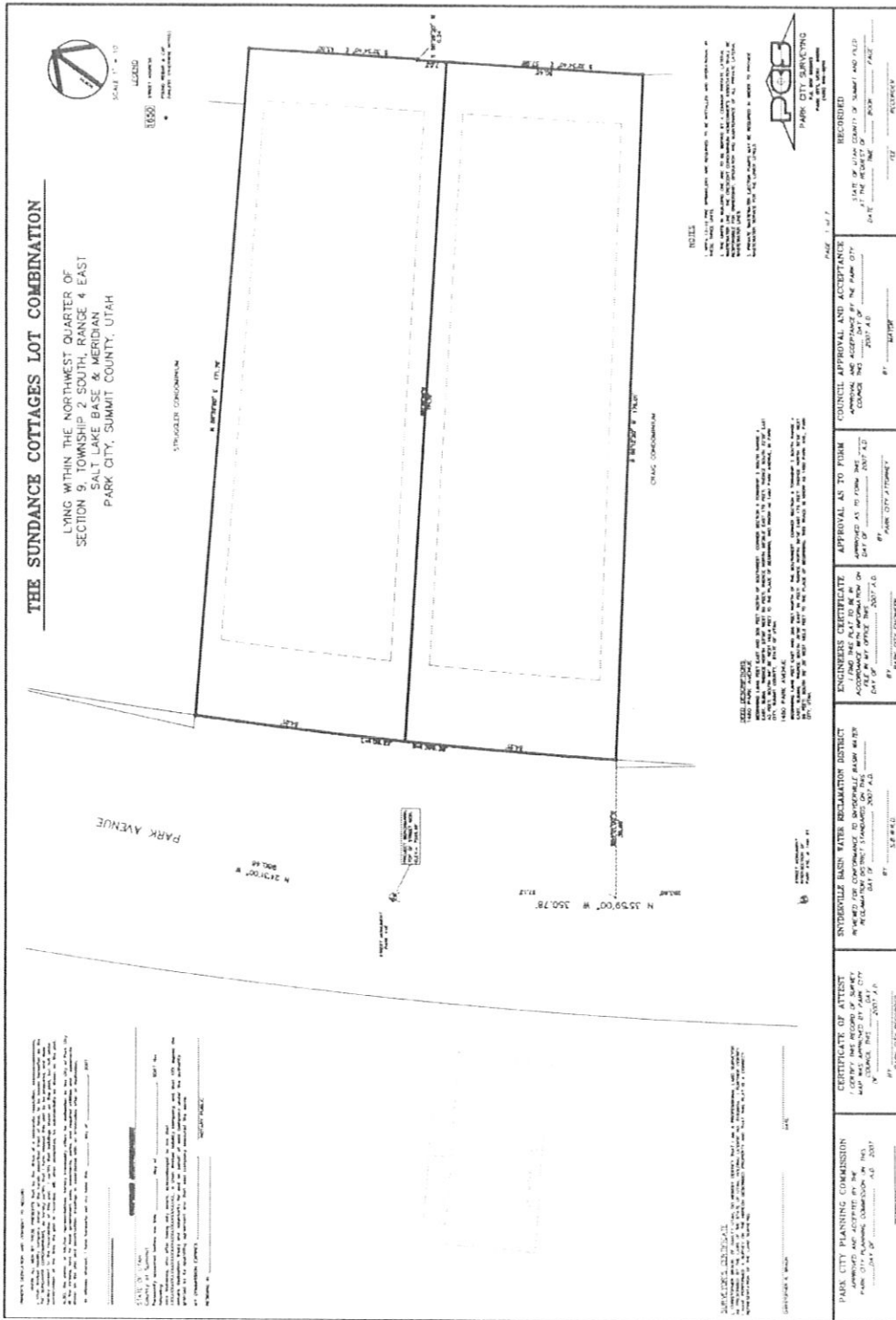


Approved as to form:



Mark D. Harrington, City Attorney

Exhibit B Proposed Subdivision



Ordinance No. 07-19

AN ORDINANCE APPROVING THE BADASS II SUBDIVISION, A REPLAT OF LOTS 25 AND 26, BLOCK 6, OF THE PARK CITY SURVEY, LOCATED AT 654 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owner of the property known as 654 Woodside Avenue, has petitioned the City Council for approval of a replat of Lots 25 and 26, Block 6 of the Park City Survey to remove the common lot line and create a single lot of record as shown on Exhibit A; 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 24, 2007, the Planning Commission held a public hearing to receive public input on the proposed replat. On February 14, 2007, the Planning Commission further discussed the replat and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on March 15, 2007, the City Council held a public hearing on the proposed replat; and

WHEREAS, the proposed replat creates one lot of record from two platted lots; and

WHEREAS, it is in the best interest of Park City, Utah to approve the replat, creating one lot of record from two lots of record, for a future single family home to comply with the Land Management Code, Historic Design guidelines, and the current Building and Fire Codes. A public pedestrian access easement for a 75 square foot portion of the historic Crescent Tram walkway that crosses the property would be dedicated with the recorded 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 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 replat will reconfigure two substandard platted lots of record into a single 2,602 sf lot of record.
4. The property is currently vacant, with the exception of a rock retaining wall, portion of a sprinkler system, and a gravel driveway associated with the coffee shop to the east.
5. Historic Crescent Tram walkway crosses the southwest corner of Lot 26, an

- area of approximately 75 sf.
6. Access to the property is from platted Woodside Avenue.
 7. The proposed lot is approximately 2,602 square feet in lot area.
 8. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
 9. The maximum building footprint for Lot 1 is approximately 1,124 sf, based on the lot area.
 10. The maximum building height limit in the HR-1 zone is 27 feet above existing grade. A maximum of 27' from final grade around the perimeter of the building is also required. Building height is reviewed further at the time of the Design Review, as well as during the required conditional use permit for Steep Slope review. The Planning Commission may grant exceptions to building height during the Steep Slope review providing all applicable requirements are met.
 11. Setbacks for the lot are 5' on the sides and 10' in the front and rear.
 12. Four foot snow shedding easements along side property lines are necessary to accommodate snow shedding off of adjacent buildings.
 13. Common retaining walls are proposed on the lot line between the subject property and the property to the south. Reciprocal easements for the walls and construction of the walls are necessary.
 14. Minimal construction staging area is available along Woodside Avenue.
 15. There are existing construction projects on Woodside Avenue and Park Avenue immediately adjacent to the subject property.
 16. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal.
 17. The garage for 650 Woodside Avenue is located south of the proposed lot with access via a shared driveway with 654 Woodside Avenue. Construction of this driveway was approved with the approved 650 Woodside plat amendment and the subsequent building permits issued for construction of a house and detached garage at 650 Woodside. A 75 sf portion of the driveway for 654 Woodside coincides with the Crescent Tram walkway easement. Landscaping, paving treatment and appropriate signs will be important to differentiate the public access way from the private driveway area. Any parking on the Crescent Tram walkway will create conflicts with public, pedestrian use of the walkway.
 18. The property owners of 650 Woodside and 654 Woodside have recorded a shared access agreement that requires these owners to enforce the no parking requirement on the shared driveway and within the Crescent Tram Walkway easement area.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following 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.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.

4. As conditioned the plat amendment is consistent with the Park City General Plan.

SECTION 3. CONDITIONS OF APPROVAL. The City Council hereby adopts the following 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. Prior to the receipt of a building permit for construction on this lot, the applicant must have a Steep Slope Conditional Use permit, if any portion of the proposed construction is located on a slope of 30% or greater.
1. Final determination of building height is subject to Historic Design Review and Steep Slope conditional use permit review and approval by the Planning Commission.
2. A fire protection plan shall be included with the building permit submittal for review and approval by the Building Department prior to permit issuance.
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. Four foot snow shedding easements shall be dedicated on the plat along all side and rear property lines.
5. A reciprocal easement shall be dedicated on the plat for the common retaining walls proposed on the property line between the garage for 650 Woodside and the future house at 654 Woodside.
6. No parking shall be permitted within the Crescent Tram walkway easement by the public or by the owner or occupants of subject property. Enforcement of this condition shall be by the property owner, as this easement is located on private property. A combination of signs, paving treatment, and landscaping shall clearly delineate the private driveway parking areas from the public pedestrian access easement, prior to issuance of a certificate of occupancy for the house at 654 Woodside Avenue.
7. A sign plan shall be submitted for approval by the Planning Department prior to installation of any required signs. All required signs shall be installed prior to issuance of a certificate of occupancy for the house at 654 Woodside Avenue. Signs shall clearly indicate that the Crescent Tram walkway is a public pedestrian trail.
8. A note shall be added to the plat stating the following: "If the property owner does not enforce the "no parking" conditions of this plat approval and if the Crescent Tram public pedestrian access easement is compromised by parked vehicles, then the City may have the vehicles towed, at no expense or liability to the City."

9. Approval of a construction mitigation plan by the Building Department is a condition precedent to issuance of any building permits for this property. The plan shall include a phasing, timing, and coordination of construction with adjacent projects section, to address mitigation of neighborhood impacts due to the volume of construction in this area.

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

PASSED AND ADOPTED this 15th day of March 2007.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Dana Williams, Mayor

Attest:

Janet M. Scott

Janet M. Scott, City Recorder

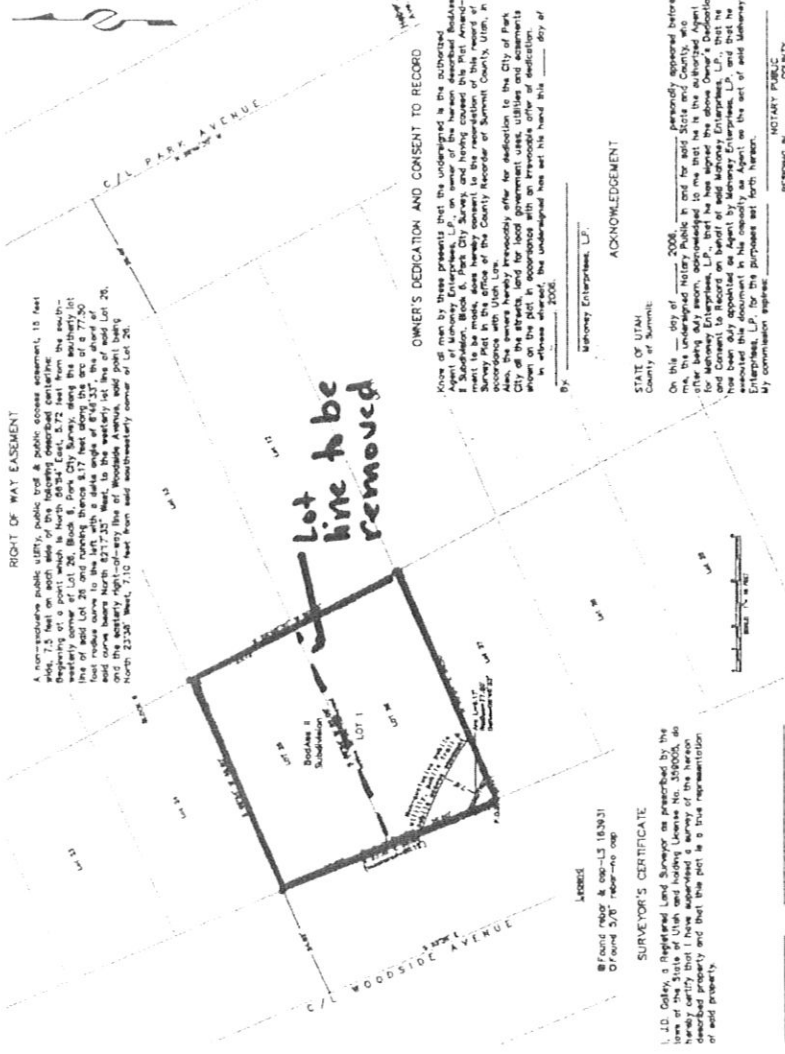
Approved as to form:

Mark D. Harrington

Mark D. Harrington, City Attorney



BadAss II Subdivision Block 6, Park City Survey Lot Line Amendment



RIGHT OF WAY EASEMENT
A non-exclusive public utility, public toll & public access easement, 15 feet wide, 7.5 feet on each side of the following described centerline: ...

NARRATIVE
Survey requested by Jones Holiday Home & System Barrie, Inc. ...

LEGAL DESCRIPTION
Lot 1 ...

OWNER'S DEDICATION AND CONSENT TO RECORD
Know all men by these presents that the undersigned is the authorized Agent of Holiday Home & System Barrie, Inc. ...

ACKNOWLEDGEMENT
STATE OF UTAH
County of Summit
On this 15th day of 2008, I, the undersigned Holiday Home & System Barrie, Inc. ...

ACKNOWLEDGEMENT
STATE OF UTAH
County of Summit
On this 15th day of 2008, I, the undersigned Holiday Home & System Barrie, Inc. ...

SURVEYOR'S CERTIFICATE
I, J.D. Galley, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 350000, do hereby certify that I have supervised a survey of the herein described property and that the plot is a true representation of said property.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS DATE OF 10/15/08 BY: [Signature]

ENGINEER'S CERTIFICATE
APPROVED AS TO FORM AND ACCURACY OF THE INFORMATION ON THIS DATE OF 10/15/08 BY: [Signature]

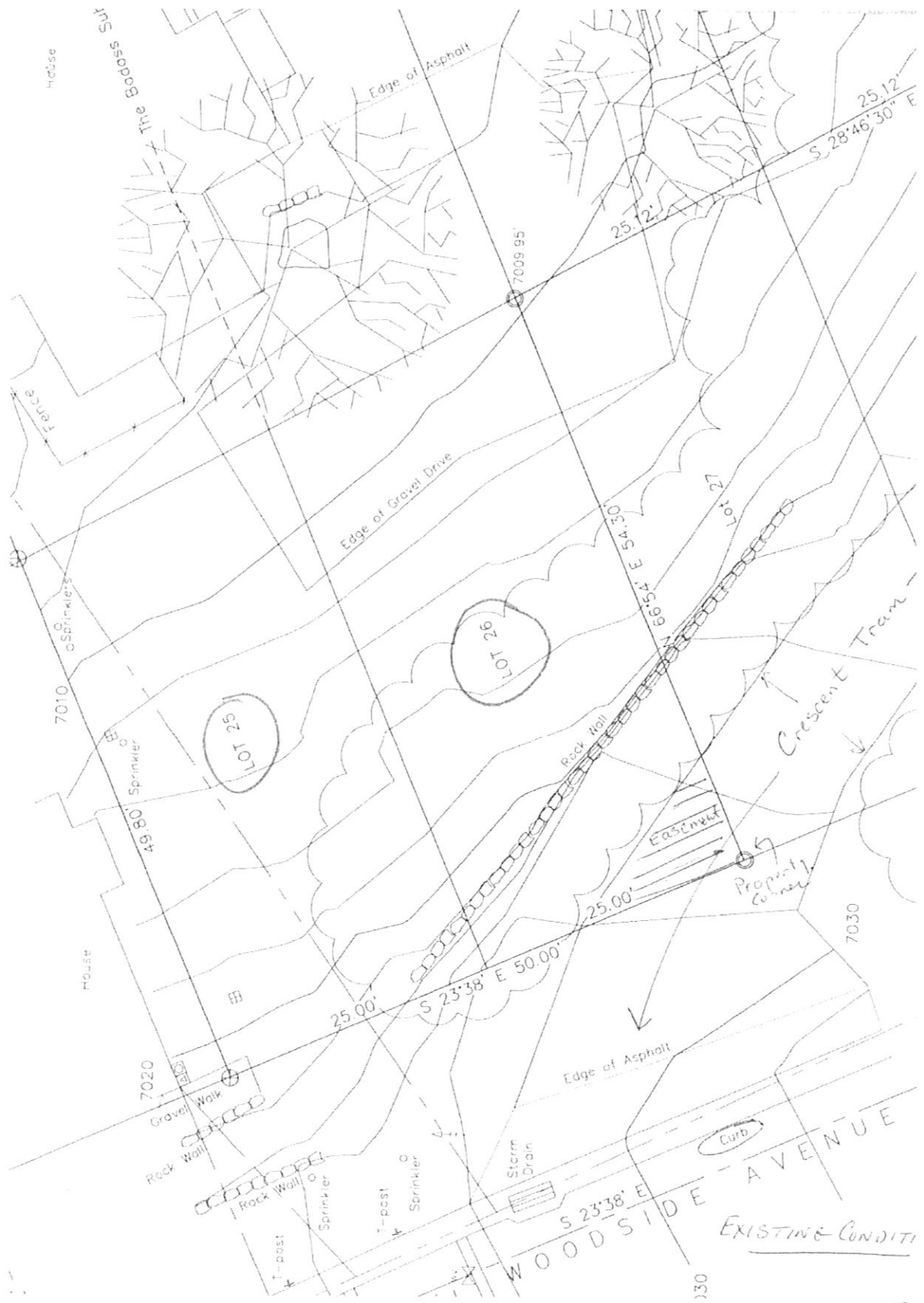
CERTIFICATE OF ATTEST
I HEREBY CERTIFY THAT THE ABOVE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SUMMIT COUNTY, UTAH, ON THIS DATE OF 10/15/08 BY: [Signature]

APPROVAL AS TO FORM
APPROVED AS TO FORM AND ACCURACY OF THE INFORMATION ON THIS DATE OF 10/15/08 BY: [Signature]

COUNCIL APPROVAL AND ACCEPTANCE
RECORDED
DATE OF LOCAL COUNCIL OF SUMMIT, UTAH FILED AT THE OFFICE OF THE COUNTY RECORDER OF SUMMIT COUNTY, UTAH ON THIS DATE OF 10/15/08 BY: [Signature]

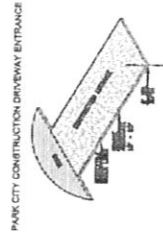
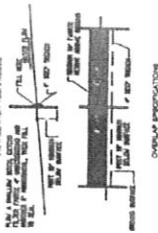
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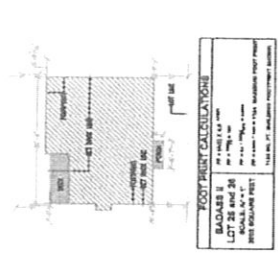
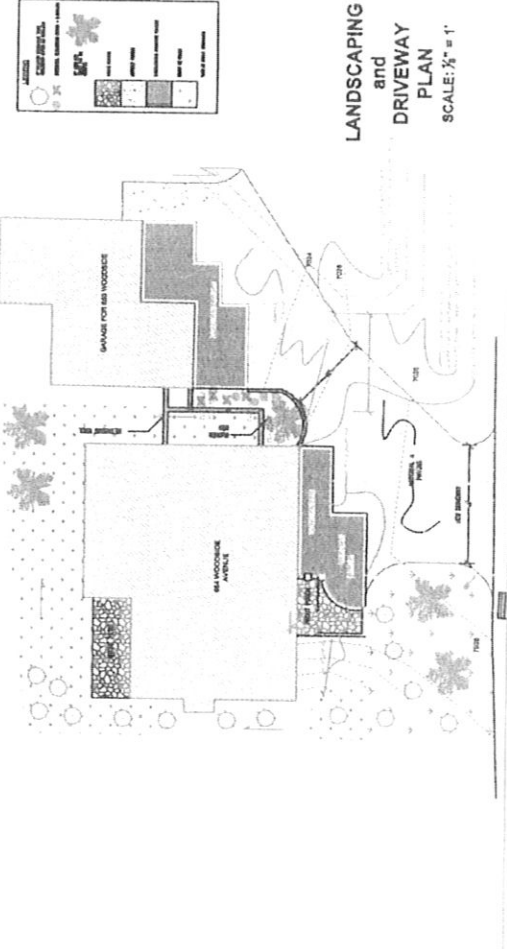
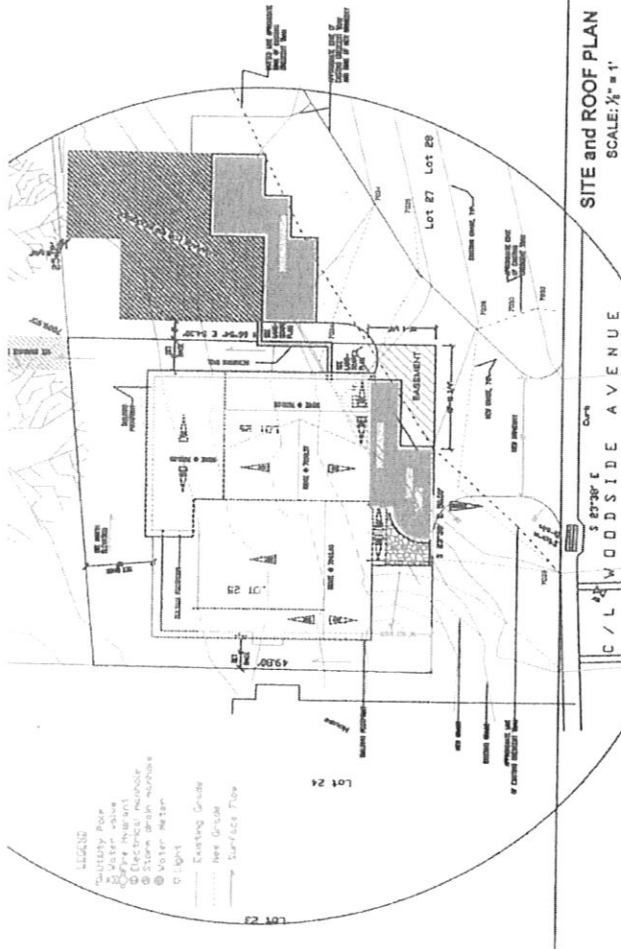


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NOTES:
 1. ALL DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PARK CITY CONSTRUCTION MANUAL.
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BADASS II
 864 WOODSIDE AVENUE
 A RESIDENCE IN
 PARK AVENUE ASSOCIATES

COVER - TITLE

TABULATION

NO.	DESCRIPTION	SCALE
1-1	TITLE SITE PLAN	1/8" = 1'
1-2	SURVEY	1/8" = 1'
1-3	PLAY AMENDMENT	1/8" = 1'
1-4	STREET SCAPE	1/8" = 1'
A-1	FOUNDATION	1/8" = 1'
A-2	FOUNDATION	1/8" = 1'
A-3	FOUNDATION	1/8" = 1'
A-4	ELEVATIONS	1/8" = 1'
A-5	ELEVATIONS	1/8" = 1'
A-6	SECTIONS	1/8" = 1'

STRUCTURAL DRAWINGS SUPERSEDE ARCHITECTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWING FOR DIMENSIONS

INDEX OF DRAWINGS

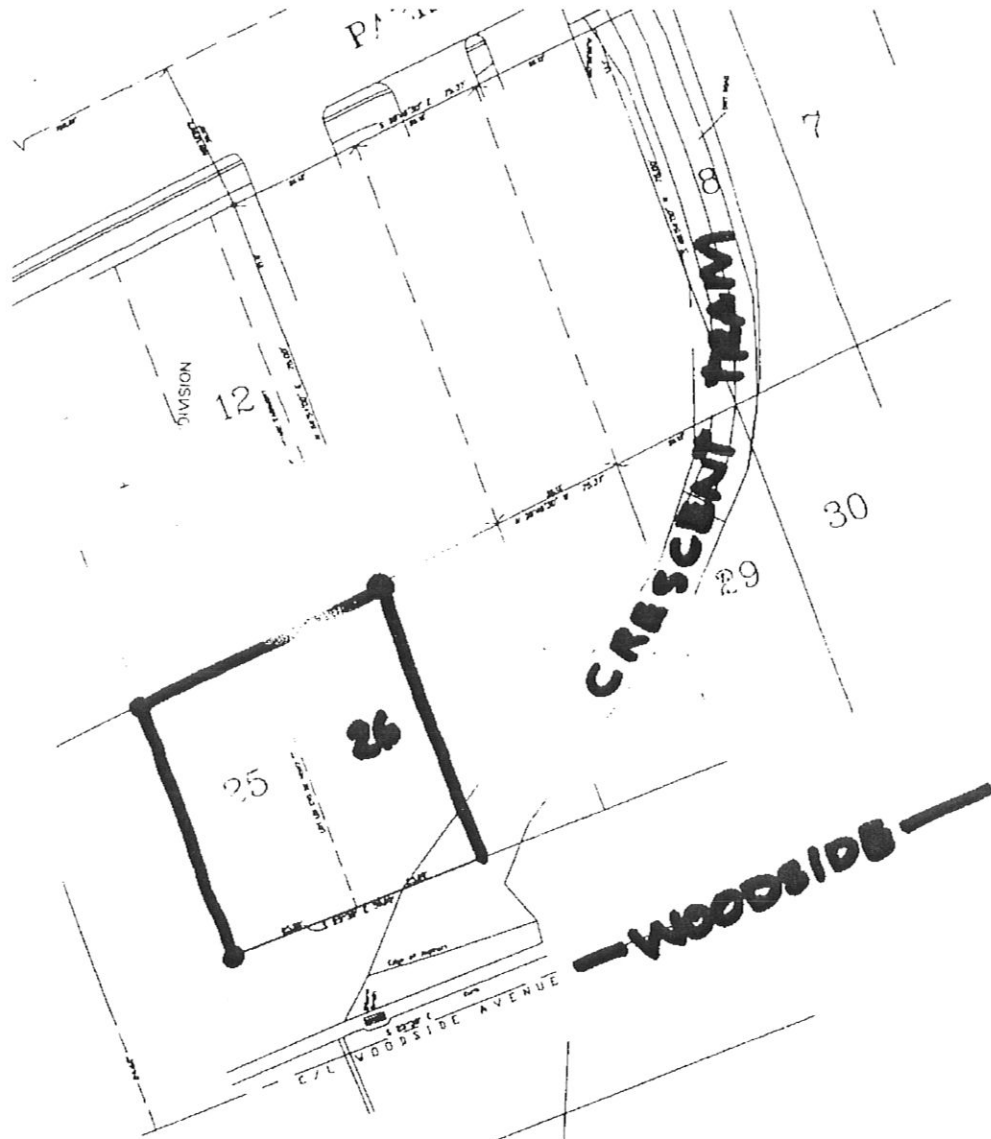
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A-1	FOUNDATION
A-2	FOUNDATION
A-3	FOUNDATION
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	SECTIONS

SHEET NO. T-1

Park City Planning Services LLC
 230 West 10th Street
 Park City, Utah 84302
 Phone: 435.633.1111
 Fax: 435.633.1112

BADASS II
 864 WOODSIDE AVENUE
 A RESIDENCE IN
 PARK AVENUE ASSOCIATES

ALL DRAWINGS IN THIS SUBMITTAL AND ANYTHING THAT IS NOT AN ORIGINAL OF ANY OTHER PROFESSIONAL ENGINEER OR ARCHITECT ARE HEREBY DECLARED TO BE UNLAWFUL AND VOID. THE ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR ANY SUCH UNLAWFUL AND VOID DRAWINGS.



the BADASS II SUBDIVISION
 LOTS 25 & 26

SALT LAKE BASE & MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

<p>PARK CITY PLANNING COMMISSION APPROVED AS TO FORM AND SUBSTANCE BY THE PLANNING COMMISSION DATE OF APPROVAL: _____ A.D. 2008 BY: _____</p>	<p>CERTIFICATE OF ATTEST I, CLERK OF SAID CITY, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RECORDS OF SAID CITY DATE OF RECORDING: _____ A.D. 2008 BY: _____ PARK CITY RECORDER</p>	<p>SWITZERLAND WASH WATER RECLAIMATION DISTRICT APPROVED THE COMPLIANCE TO SWITZERLAND WASH WATER RECLAIMATION DISTRICT STANDARD ON THE RECORDS DATE OF APPROVAL: _____ A.D. 2008 BY: _____ S.W. 12" WATER MAIN</p>	<p>ENGINEERS CERTIFICATE I, THE ENGINEER, DO HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS ACCOMPANYING THESE PLANS COMPLY WITH ALL CITY ORDINANCES AND REQUIREMENTS DATE OF APPROVAL: _____ A.D. 2008 BY: _____ PARK CITY ENGINEER</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM BY THE PLANNING COMMISSION DATE OF APPROVAL: _____ A.D. 2008 BY: _____ PARK CITY ATTORNEY</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL DATE OF APPROVAL: _____ A.D. 2008 BY: _____</p>	<p>RECORDED STATE OF UTAH COUNTY OF _____ DATE OF RECORDING: _____ A.D. 2008 BY: _____ RECORDER</p>
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C

GARAGE FOR 650 WOODSIDE

654 WOODSIDE AVENUE

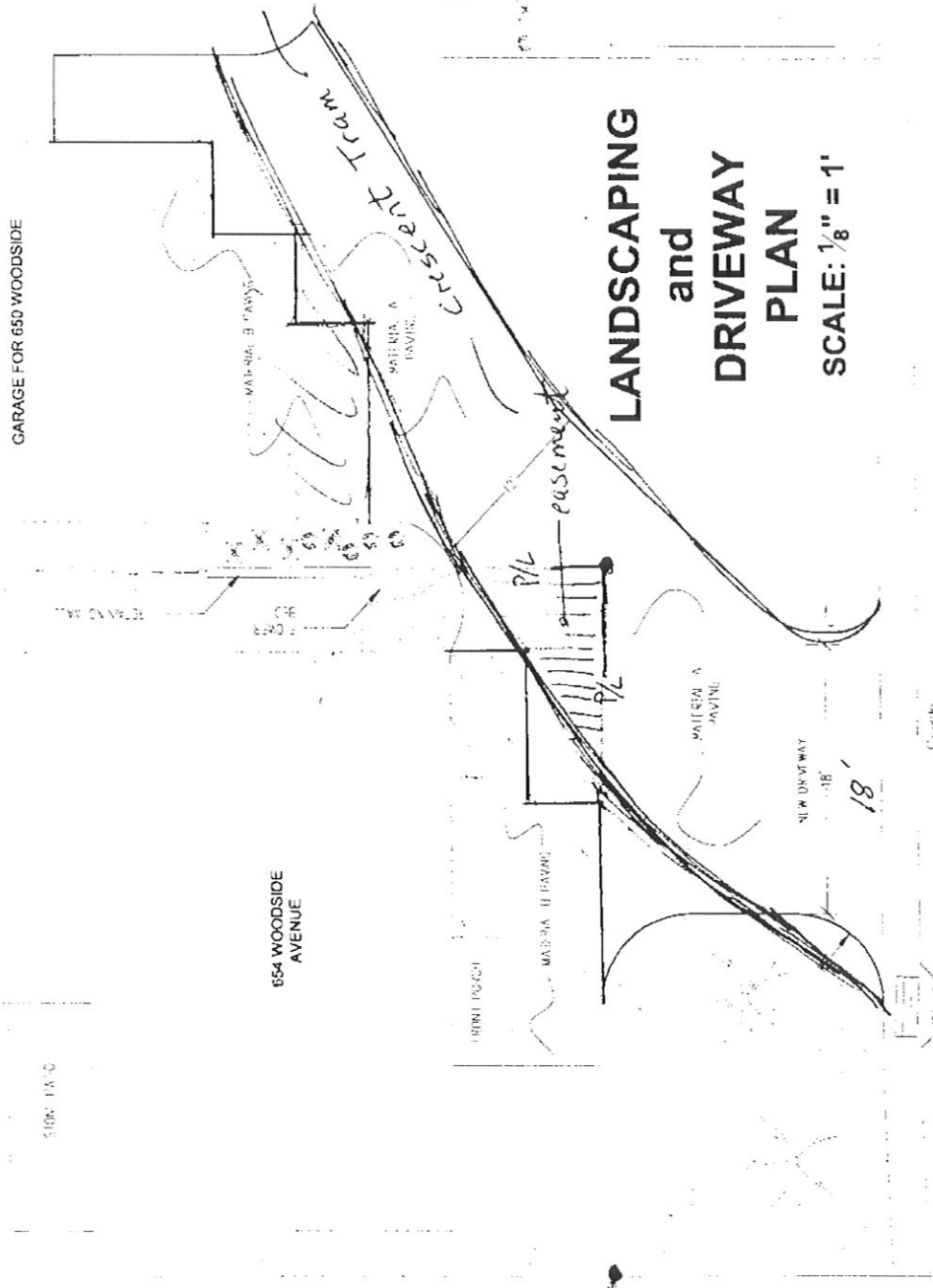
510K-15-C

LEGEND

EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY
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EXISTING DRIVEWAY	EXISTING DRIVEWAY

LANDSCAPING and DRIVEWAY PLAN

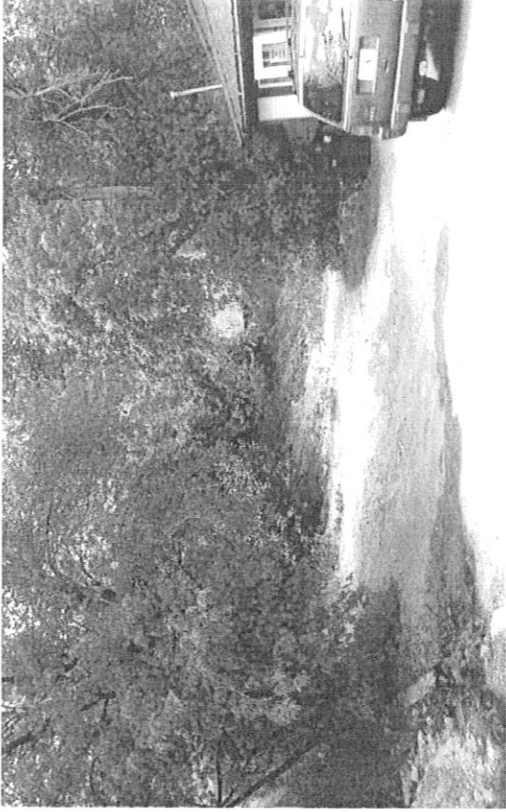
SCALE: 1/8" = 1'



Property Corner

RECEIVED
 DEC 06 2006
 PARK CITY





North West



Neighbor to the North



PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of project approval.
2. 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 (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Community Development Department, Planning Commission, or Historic District Commission prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Community Development Department, Planning Commission and/or Historic District Commission in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation 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.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Community Development Department prior to issuance of a footing and foundation permit. This survey shall be used to assist the Community Development Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Community Development Department, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. 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. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. 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.
13. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans, prior to issuance of any building plans. 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.
14. The planning and infrastructure review and approval are transferable 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.
15. When applicable, 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.

16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Community Development Department. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.

December 1, 1999

e-mail from Scott Gilson- see planning files for original

Dear Kirsten,

Thank you for your help this morning. Having seen the plan of the tramway as it crosses the Lowell Brown and Jack Mahoney lots, we still have concerns.

1. The private and public areas should be clearly defined so that the tramway remains a public trail as fully intended and not a private driveway. Solutions to this problem have not always(if ever) been completely effective in Park City. Signage is often ignored.

2. The tramway should never be a parking area for cars. There should be no cars belonging to owners, guests, or others in the public right-of -way. As residents for 15 years, we have experienced frustration with illegal parking on Woodside. The parking officers seem to have little response to their warning tickets and payment for violation tickets. Being friendly with our neighbor and constantly asking him to stop using our driveway did not have any results. We would like to see a policy in place that clearly defines the immediate action that can be taken (and will be taken) to remove offending automobiles from the tramway. Self enforcing by owners especially if the owners are the offenders does not seem to be a solution. I realize that Lowell Brown has the permit to continue but it would be a positive step for the community and the owners to have these unclear issues resolved before further permits are granted.

Thank you for your time.

Sincerely, Susan Gilson

Ordinance No. 07-18

**AN ORDINANCE APPROVING THE THE COVE AT EAGLE MOUNTAIN PHASE III A
PLANNED UNIT DEVELOPMENT PLAT AMENDMENT LOCATED
IN PARK CITY, UTAH.**

WHEREAS, the owners of the property have petitioned the City Council for approval of the The Cove At Eagle Mountain Phase III a Planned Unit Development 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 and February 28, 2007, to receive input on the The Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment;

WHEREAS, the Planning Commission, on February 28, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 15, 2007, the City Council approved The Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the The Cove At Eagle Mountain Phase III a Planned Unit Development 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 Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment 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 within the Residential Density (RD) zone, and is currently vacant.
2. The RD zone is characterized by a variety of residential uses, both multi-unit and single family.
3. The applicant is proposing three duplex buildings on the property for a total of 6 units.
4. Each unit will be approximately 5,000 square feet in size including the garage and no taller than 33 feet above existing grade.
5. On March 22, 2000 the City Council approved an amendment to the Quarry

- Mountain Master Planned development to allow 6 units on this property.
6. On March 1, 2001, the City Council approved a plat amendment for the Cove at Eagle Mountain Phase I to incorporate the 6 Forsey parcel units into the larger Cove at Eagle Mountain Phase I plat. However, the plat was not recorded within one year of approval and it expired.
 7. Access to the property is from a 250 foot extension of existing Gallivan Court. It is not necessary or desirable to reconstruct Gallivan Court to modify the existing cul-de-sac.
 8. Gallivan Court is a private Right-of-Way with no maintenance from the City.
 9. The trails in the Cove at Eagle Mountain are a significant and central access way to the City owned open space at Round Valley.
 10. The applicant is proposing a trail easement through the east side of the property that would serve as a component to connect Gallivan Court to American Saddler Drive.
 11. The applicant has provided an easement across the property from the east to the west connecting the private trails in this property with a public trail in the Round Valley area.

Conclusions of Law:

1. There is good cause for this planned unit development.
2. The Planned Unit Development 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 planned unit development.
4. Approval of the planned unit development, 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 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.
3. All approved trails on the property shall be constructed by the applicant and reviewed for compliance by the City Trails Coordinator. The connecting trail from American Saddler will go along the south property line and connect to the existing trail into Ashley Court.
4. All access to the property shall be private right-of-way maintained by the applicant.
5. This property shall be included in the Cove At Eagle Mountain Home Owners Association prior to recordation.
6. All conditions of approval of the March, 2000 amendment to the Quarry Mountain Master Planned Development amendment shall continue to apply.
7. A note shall be added to the plat requiring modified 13-D fire sprinklers in each unit.

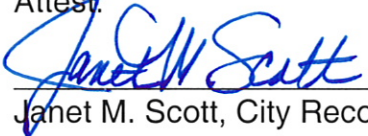
SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 15th day of March, 2007.
PARK CITY MUNICIPAL CORPORATION



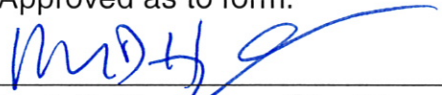
Mayor Dana Williams

Attest:



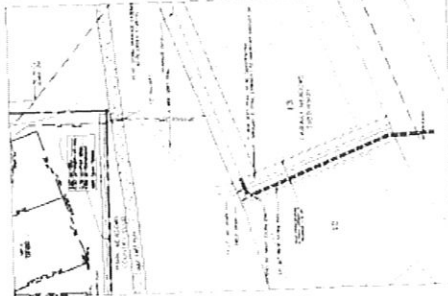
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



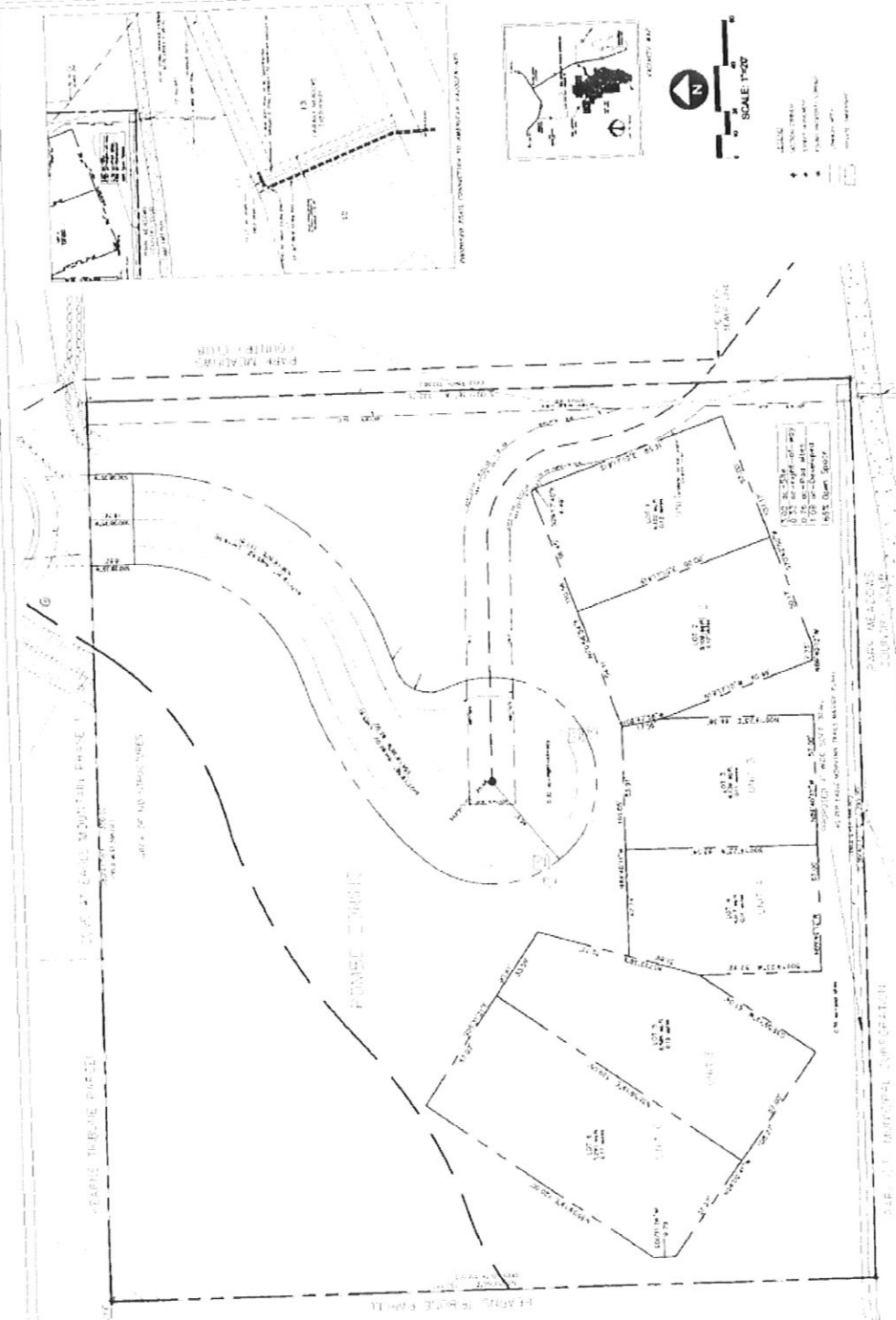


- EXISTING
- PROPOSED
- PROPERTY LINE
- EASEMENT
- UNIMPROVED AREA
- FUTURE DEVELOPMENT
- EXISTING DRIVE
- PROPOSED DRIVE
- PROPERTY LINE
- EASEMENT
- UNIMPROVED AREA
- FUTURE DEVELOPMENT

JACK JOHNSON COMPANY
 Surveyors, Planners, Engineers, Architects
 1000 East 5000 South, Suite 100
 Salt Lake City, Utah 84143
 Phone: (801) 466-4400
 Fax: (801) 466-4401
 www.jackjohnson.com

DATE	10/11/2011
PROJECT	THE COVE AT EAGLE MOUNTAIN PHASE III
DRAWN BY	JL
CHECKED BY	JL
SCALE	AS SHOWN
TITLE	PLANNED UNIT DEVELOPMENT
SHEET	1 OF 1

**THE COVE AT EAGLE MOUNTAIN
 PHASE III
 (FORSEY PARCEL)
 PROPOSED TRAIL
 EASEMENT** **SHT. 1**



THE COVE AT EAGLE MOUNTAIN
 PHASE III
 A PLANNED UNIT DEVELOPMENT
 LIVING WITHIN THE SOUTH HALF OF
 SECTION 4, TOWNSHIP 37S, RANGE 4
 EAST, SALT LAKE BASIN AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH SHEET

Ordinance No. 07-17

**AN ORDINANCE APPROVING THE SARAH'S REPLAT PLAT AMENDMENT
LOCATED AT 1049 PARK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of the property located at 1049 Park Avenue have petitioned the City Council for approval of the Sarah's Replat 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 February 28, 2007, to receive input;

WHEREAS, the Planning Commission, on February 28, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 15, 2007, the City Council approved the Sarah's Replat 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 1049 Park Avenue in the Historic Residential (HR-1) zone.
2. The HR-1 zone is a residential zone characterized by a mix of larger contemporary residences and smaller historic homes.
3. The applicant is the owner of all of lot 13 and a portion of lot 12 of Block 4 of the Snyder's Addition to the Park City Survey.
4. There is an existing historic home on the property.
5. The applicant is proposing to combine lot 13 and a portion of lot 12 into one lot of record to accommodate an expansion to the existing historic home on the property.
6. The proposed lot will be 2,250 square feet in size, with a maximum footprint of 991 square feet.
7. The maximum height for the zone is 27 feet above existing grade.
8. Access to the property comes from Park Avenue.

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.

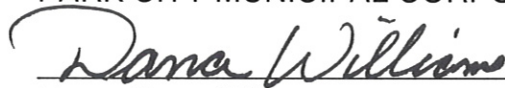
Conditions of Approval:

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 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. Prior to the issue of a building permit, the applicant shall submit for review and approval a historic district design guideline review application.
4. No remnant parcel shall be created as part of this application.

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


PASSED AND ADOPTED this 15th day of March, 2007.

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney





STATEMENTS OF WORK

The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is duly qualified to perform the services herein described.

Date: _____

BOUNDARY DESCRIPTION

The above is a true and correct description of the boundary of the property described herein, as shown on the attached plat, and is based on the survey conducted by the undersigned on the date hereinabove stated.

OWNER'S DESIGNATION AND CONSENT TO RECORD

I, the undersigned, do hereby designate the above described plat as the correct and true description of the boundary of the property described herein, and I hereby consent to the recording of the same in the public records of the State of Ohio.

Date: _____

Signature of Owner: _____

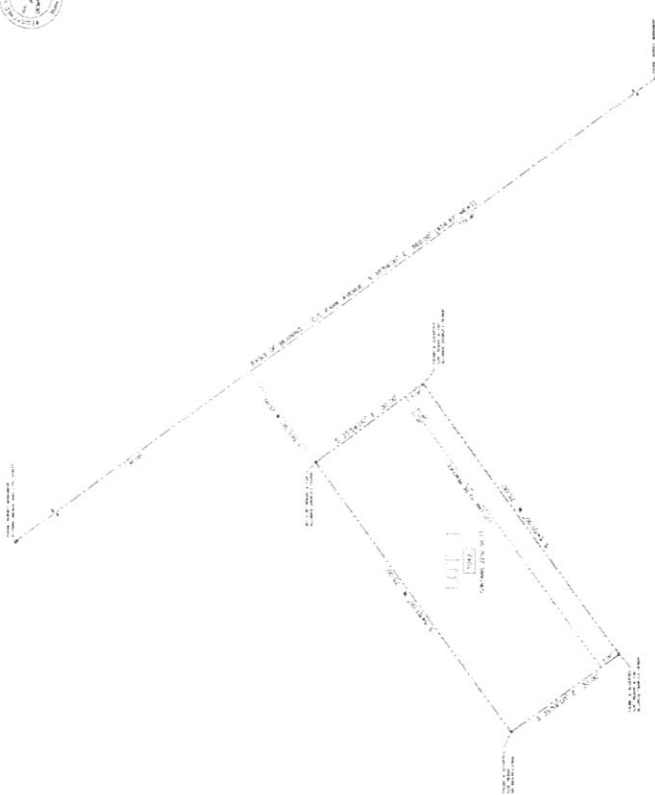
AFFIDAVIT

I, the undersigned, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am duly qualified to perform the services herein described.

Date: _____

Signature of Surveyor: _____

NOTE: This plat is subject to the provisions of the Public Land Act, Chapter 173, Revised Code.



**A LOT COMBINATION PLAT
A RESUBDIVISION OF LOTS 12 AND 13 IN BLOCK 4, SNYDER'S ADDITION
SARAH'S REPLAT**

PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

	ANDOVER TOWNSHIP WATER SUPPLY DISTRICT REGISTERED AS A PUBLIC UTILITY UNDER THE PUBLIC UTILITIES ACT, CHAPTER 4909, REVISED CODE. Date of Incorporation: 1908 A.D. By: _____	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS DATE: _____ 2006 A.D. By: _____	ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND IS IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC LAND ACT, CHAPTER 173, REVISED CODE. Date of Survey: _____ 2006 A.D. By: _____	APPROVAL AS TO FORM I HEREBY CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC LAND ACT, CHAPTER 173, REVISED CODE. Date of Approval: _____ 2006 A.D. By: _____	CERTIFICATE OF ATTEST I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND IS IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC LAND ACT, CHAPTER 173, REVISED CODE. Date of Attestation: _____ 2006 A.D. By: _____	COUNCIL APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL ON THIS DATE: _____ 2006 A.D. By: _____	RECORDED STATE OF OHIO COUNTY OF SUMMIT AND FILED AT THE OFFICE OF THE CLERK OF COURTS DATE: _____ 2006 BY: _____
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RECEIVED
NOV 14 2006
PARK CITY PLANNING DEPT.

Ordinance No. 07-16

**AN ORDINANCE APPROVING THE 1160 PARK AVE. REPLAT PLAT AMENDMENT
COMBINING ALL OF LOT 16 AND PART OF LOT 15 OF BLOCK 56 OF THE
SNYDER'S ADDITION TO THE PARK CITY SURVEY WITH A METES AND BOUNDS
PARCEL LOCATED AT 1160 PARK AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 1160 Park Avenue have petitioned the City Council for approval of the 1160 Park Ave. Replat 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 February 14, 2007, to receive input on the plat amendment;

WHEREAS, the Planning Commission, on February 14, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 1, 2007, the City Council approved the 1160 Park Ave. Replat 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 1160 Park Ave Replat plat amendment 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 1160 Park Avenue, in the Historic Residential Medium (HRM) zone.
2. The HRM zone is a residential mix of small historic homes and larger contemporary homes.
3. One purpose of the HRM zone is to encourage the rehabilitation of historic structures.
4. The proposed lot is 4,200 square feet in size.
5. The minimum lot size for a single family home in the HRM zone is 2,812 square feet.
6. The allowed height for a single family home is 27 feet above existing grade.

7. The allowed setbacks for a single family home are 15' in the front, 10' in the rear and 5' on the sides.
8. This plat amendment will remove existing lot lines on the property, by combining all of lot 16 a portion of lot 15 and a metes and bounds parcel into one lot of record.
9. There is an existing historic home on the property.
10. Access to the property is proposed from existing 12th Street. No vehicle access is proposed from Park Avenue

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.

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

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

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



**1160 PARK AVE. REPLAT
A LOT LINE ADJUSTMENT**

**LYING WITHIN BLOCK 56
OF THE PLAT OF THE
SYNDERS ADDITION TO PARK CITY**

WHEREAS the applicant has submitted to the Board of Public Works and Planning Commission of the City of Park City a plat showing a replat of Block 56 and Lot Line Adjustment, and the Board of Public Works and Planning Commission has approved the same; and

WHEREAS the Board of Public Works and Planning Commission has recommended that the same be approved and that the Board of Public Works and Planning Commission be authorized to execute the same; and

WHEREAS the Board of Public Works and Planning Commission has recommended that the Board of Public Works and Planning Commission be authorized to execute the same;

THE BOARD OF PUBLIC WORKS AND PLANNING COMMISSION OF THE CITY OF PARK CITY hereby approves the replat of Block 56 and Lot Line Adjustment, and the Board of Public Works and Planning Commission is authorized to execute the same.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Park City this _____ day of _____ 2005.

Mayor

City Clerk

City Engineer

PLAT INFORMATION

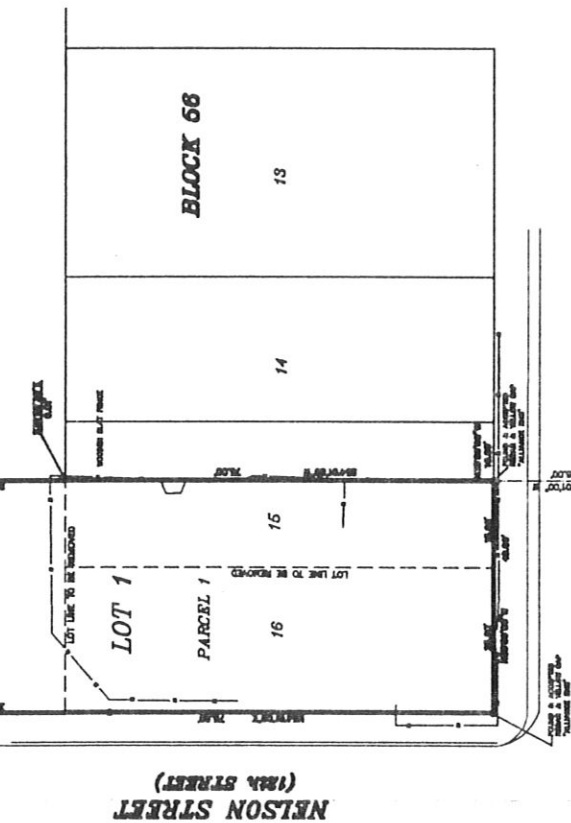
Block 56, Plat of the Synders Addition to Park City, Park County, State of Utah, is shown as a single block consisting of 16 lots. The lots are numbered as follows: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16. The lots are situated between Nelson Street (12th Street) on the north and Park Avenue on the south. The lots are bounded by the following streets: Nelson Street (12th Street) to the north, Park Avenue to the south, and the eastern and western boundaries of the block. The lots are shown as follows: Parcel 2, Lot 1, Parcel 1, and Lot 13, 14, 15, 16.

REPLAT INFORMATION

The replat of Block 56 and Lot Line Adjustment is shown as follows: Parcel 2, Lot 1, Parcel 1, and Lot 13, 14, 15, 16. The replat is shown as a single block consisting of 16 lots. The lots are numbered as follows: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16. The lots are situated between Nelson Street (12th Street) on the north and Park Avenue on the south. The lots are bounded by the following streets: Nelson Street (12th Street) to the north, Park Avenue to the south, and the eastern and western boundaries of the block. The lots are shown as follows: Parcel 2, Lot 1, Parcel 1, and Lot 13, 14, 15, 16.

GRAPHIC SCALE

1" = 20' (1" = 50')



PARK CITY PLANNING COMMISSION

RECEIVED

DEC 1 14 2005

PARK CITY PLANNING DEPT.

PARK CITY ENGINEERING

PARK CITY PLANNING DEPT.

<p>PARK CITY PLANNING COMMISSION</p> <p>APPROVED AS TO FORM AND ACCURACY OF THE PLAT AND AS TO THE CORRECTNESS OF THE AREA THEREON</p> <p>DATE OF _____ 2005 A.D.</p> <p>BY _____</p> <p>PARK CITY ENGINEER</p>	<p>ENGINEERS CERTIFICATE</p> <p>I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT OF 1929, AND I HAVE THEREUPON</p> <p>DATE OF _____ 2005 A.D.</p> <p>BY _____</p> <p>PARK CITY ENGINEER</p>	<p>INTERVILLE BOARD WATER DEPARTMENT</p> <p>RECORDED FOR COMPLIANCE TO INTERVILLE BOARD WATER DEPARTMENT REQUIREMENTS ON THIS</p> <p>DATE OF _____ 2005 A.D.</p> <p>BY _____</p> <p>SARAH L.</p>	<p>CERTIFICATE OF ATTENT</p> <p>I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT OF 1929, AND I HAVE THEREUPON</p> <p>DATE OF _____ 2005 A.D.</p> <p>BY _____</p> <p>PARK CITY ENGINEER</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE</p> <p>APPROVED AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2005 A.D.</p> <p>DATE OF _____ 2005 A.D.</p> <p>BY _____</p> <p>PARK CITY ENGINEER</p>	<p>RECORDED</p> <p>STATE OF UTAH COUNTY OF BLAINE AND FILED AT THE OFFICE OF THE CLERK</p> <p>DATE OF _____ 2005 A.D.</p> <p>BY _____</p> <p>RECORDER</p>
--	--	---	---	--	--

Ordinance No. 07-15

**AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE GOLDEN DEER
PHASE 1 RECORD OF SURVEY PLAT
LOCATED AT 7570 ROYAL STREET EAST, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 7570 Deer Valley Drive have petitioned the City Council for approval of the First Amendment to the Golden Deer Phase 1 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 February 14, 2007, to receive input on the plat amendment;

WHEREAS, the Planning Commission, on February 14, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 1, 2007, the City Council approved the First Amendment to the Golden Deer Phase 1 record of survey plat; 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 First Amendment to the Golden Deer Phase 1 record of survey 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 7570 Royal Street East, in the Residential Density Master Planned Development (RD) zone as part of the Deer Valley Master Planned Development.
2. The RD zone is a residential larger contemporary homes, and large multi-unit properties.
3. There is an existing non-historic condominium on the property.
4. The City allowed construction of the addition provided the applicant submit a record of survey plat amendment, the owner assumes risk.
5. All utilities, including sewer and water are available on site.

Conclusions of Law:

1. There is good cause for this record of survey amendment.
2. The record of survey 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 record of survey amendment.
4. Approval of the record of survey 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 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.

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

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

PARK CITY MUNICIPAL CORPORATION



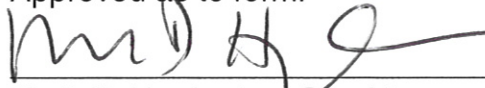
Mayor Dana Williams

Attest.



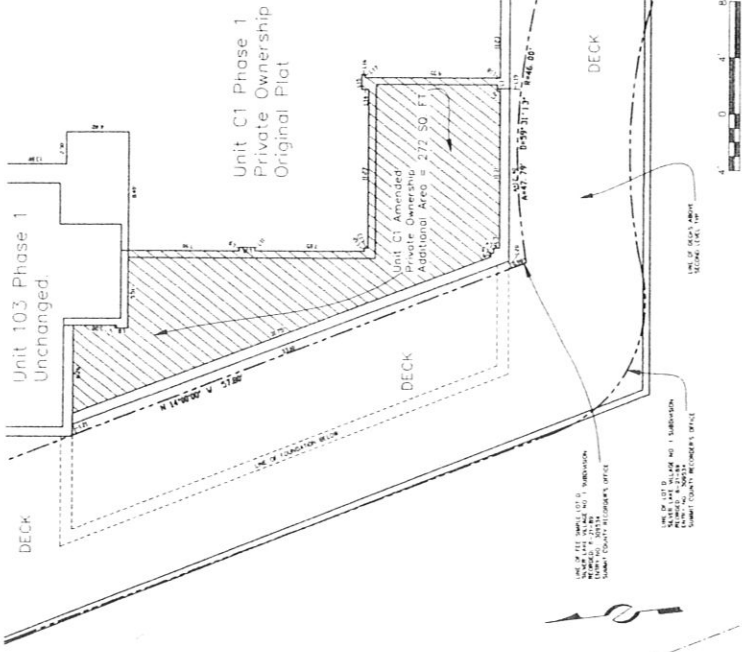
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney





MONTHLY EXHIBIT ORIGINAL PLAT

AMENDED PLAT EXHIBIT

NOTES.

- The first amended plat of South Main of Golden Gate Park, is hereby approved by the Board of Public Works of the City of Park City, Utah, on this 12th day of December, 2004, subject to the following conditions: (1) The project shall be completed in accordance with the approved plat and the approved conditions of approval; (2) The project shall be completed in accordance with the approved plat and the approved conditions of approval; (3) The project shall be completed in accordance with the approved plat and the approved conditions of approval.
- All other conditions of approval of the Golden Gate Park 1 Condominium Project shall continue to apply.
- The City of Park City, Utah, hereby certifies that the plat is in accordance with the approved plat and the approved conditions of approval.

LINE TABLE

LINE	BEHIND	LED	TO
1.1	25	1.00	1.00
1.2	25	1.00	1.00
1.3	25	1.00	1.00
1.4	25	1.00	1.00
1.5	25	1.00	1.00
1.6	25	1.00	1.00
1.7	25	1.00	1.00
1.8	25	1.00	1.00
1.9	25	1.00	1.00
2.0	25	1.00	1.00
2.1	25	1.00	1.00
2.2	25	1.00	1.00
2.3	25	1.00	1.00
2.4	25	1.00	1.00
2.5	25	1.00	1.00
2.6	25	1.00	1.00
2.7	25	1.00	1.00
2.8	25	1.00	1.00
2.9	25	1.00	1.00
3.0	25	1.00	1.00

PRIVATE OWNERSHIP ORIGINAL PLAT

PRIVATE OWNERSHIP AMENDED PLAT

COMMON AREA

SURVEYOR'S CERTIFICATE

I, JOHN DEWITT, do hereby certify that I am a Registered and Licensed Surveyor in the State of Utah, and that I have surveyed and laid out the plat shown on the attached sheets, and that the same is in accordance with the approved plat and the approved conditions of approval. I have also surveyed and laid out the plat shown on the attached sheets, and that the same is in accordance with the approved plat and the approved conditions of approval. I have also surveyed and laid out the plat shown on the attached sheets, and that the same is in accordance with the approved plat and the approved conditions of approval.



DIVISION OF SURVEY AND MAPPING

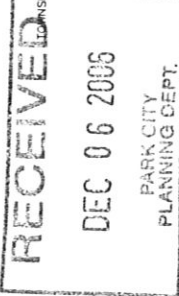
I, JOHN DEWITT, do hereby certify that I am a Registered and Licensed Surveyor in the State of Utah, and that I have surveyed and laid out the plat shown on the attached sheets, and that the same is in accordance with the approved plat and the approved conditions of approval. I have also surveyed and laid out the plat shown on the attached sheets, and that the same is in accordance with the approved plat and the approved conditions of approval. I have also surveyed and laid out the plat shown on the attached sheets, and that the same is in accordance with the approved plat and the approved conditions of approval.

ACKNOWLEDGMENT

I, JOHN DEWITT, do hereby certify that I am a Registered and Licensed Surveyor in the State of Utah, and that I have surveyed and laid out the plat shown on the attached sheets, and that the same is in accordance with the approved plat and the approved conditions of approval. I have also surveyed and laid out the plat shown on the attached sheets, and that the same is in accordance with the approved plat and the approved conditions of approval. I have also surveyed and laid out the plat shown on the attached sheets, and that the same is in accordance with the approved plat and the approved conditions of approval.

First Amendment Golden Deer Phase 1 Addition to Unit C1

LOCATED IN SECTIONS 27
2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ PAGE _____

DATE _____ TIME _____ BOOK _____

CERTIFICATE OF ATTEST COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2004 A.D.

BY _____ MAYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ 2004 A.D.

BY _____ PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE

ENGINEER'S CERTIFICATE AND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ 2004 A.D.

BY _____ PARK CITY ENGINEER

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2004 A.D.

BY _____ CHAIRMAN

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR COMPLIANCE WITH SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS AND THIS _____ DAY OF _____ 2004 A.D.

BY _____ S.B.H.E.D.

PLANNING DEPT.

DATE: _____

BY: _____

RECORDED

Ordinance No. 07-14

AN ORDINANCE APPROVING THE 1045 WOODSIDE AVENUE REPLAT COMBINING LOTS 11 AND 12, BLOCK 9 OF SNYDER'S ADDITION TO THE PARK CITY SURVEY, PARK CITY, UTAH

WHEREAS, the owner of the property known as 1045 Woodside Avenue, has petitioned the City Council for approval of a plat amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on February 14, 2007 to receive input on the 1045 Woodside Avenue plat amendment.

WHEREAS, the Planning Commission, on February 14, 2007, forwarded a positive recommendation to the City Council; and

WHEREAS, on March 1, 2007 the City Council approve the 1045 Woodside Avenue plat amendment; and

WHEREAS, it is in the best interest of Park City Utah to approve the 1045 Woodside Avenue 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 1045 Woodside Avenue plat amendment 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 1045 Woodside Avenue.
2. The zoning is Historic Residential (HR-1).
3. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and smaller historic homes.
4. The amendment will combine two lots into one lot of record.
5. There is an existing historic single family home on the property.
6. Access to the property is from Woodside Avenue.
7. The proposed lot measures 50' x 75'.
8. The proposed lot is 3,750 square feet in size.
9. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
10. The maximum building footprint for the proposed lot is 1,519 square feet.
11. The maximum height limit in the HR-1 zone is 27 feet above existing grade.
12. Setbacks for the lot are 5' on the sides, and 10' in the front and rear.
13. Minimal construction staging area is available along Woodside Avenue.

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.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

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.

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

PASSED AND ADOPTED this 1st day of March 2007.

PARK CITY MUNICIPAL CORPORATION



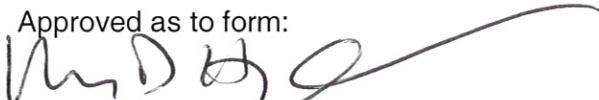
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



When recorded please return to:
Park City Municipal Corporation
Attn: City Engineer
PO Box 1480
City UT 84060

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

ORDINANCE NO. 07-13

**AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS
AT EAGLE POINTE PHASE IV SUBDIVISION**

WHEREAS, Eagle Pointe Phase IV was approved by the Park City Council on December 4, 2003; and

WHEREAS, construction of the public improvements has been accomplished by the developer, including the public streets known as Marilyn Court and Normans Way; and

WHEREAS, Park City has adopted Land Management Code Section 15-7.2-3, which provides for the City Council to accept (by Ordinance) those public improvements which are dedicated and built in accordance with the requirements of Title 15 Chapter 7 of the Land Management Code; and

WHEREAS, the public improvements within the developments described above 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 public improvements at Eagle Pointe Phase IV, which were offered for dedication to the City, subject to the developer's warranty of these improvements for one year following the adoption of this ordinance. A financial guarantee shall remain in place for the one-year guarantee period as follows: Eagle Pointe Phase IV, \$77,045.50. The form of the financial guarantee shall be acceptable to the City Attorney.

SECTION 2. SNOWPLOWING AND LANDSCAPE MAINTENANCE. The City shall plow snow on Marilyn Court and Normans Way only when 50% of the lots in the Eagle Pointe Phase IV subdivision contain houses with a Certificate of Occupancy, and only as a Third Priority. The City shall not plow or otherwise maintain any private roads.

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

ENTRY NO. 00805405

02/23/2007 11:39:17 AM B: 1849 P: 0433

Ordinance PAGE 1 / 2

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE \$ 0.00 BY PARK CITY MUNICIPAL CORPORATION



PASSED AND ADOPTED this 15th day of February, 2007.

PARK CITY MUNICIPAL CORPORATION



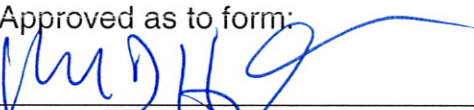
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



Ordinance No. 07-12

**AN ORDINANCE APPROVING THE THIRD AMENDED RECORD OF SURVEY OF THE
LOWELL RECORD OF SURVEY PLAT AMENDMENT
LOCATED AT 1335 LOWELL AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 1335 Lowell Avenue have petitioned the City Council for approval of the Third Amended Record of Survey of the Lowell record of survey 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 February 14, 2007, to receive input on the record of survey plat amendment;

WHEREAS, the Planning Commission, on February 14, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on February 15, 2007, the City Council approved the record of survey plat amendment; and

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

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Third Amended Record of Survey of the Lowell record of survey plat amendment 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 Recreation Commercial (RC) zone.
2. The purpose of the RC zone is to promote the development of buildings with designs that reflect traditional Park City architectural patterns.
3. The amendment will amend the existing The Gables record of survey plat.
4. The proposed application will convert the condominium units into larger units (reducing the density from 20 units to 12).
5. Although it was approved and built as a compliant building, subsequent changes to the LMC, limiting allowed height and setbacks, since 1976 have made the structure a legal non-complying structure.
6. On September 26, 1989, the Board of Adjustment approved an application for the expansion of a non-conforming use enabling the expansion of the decks along the side yard.
7. On December 19, 2006 the Board of Adjustment approved an application for a special exception to grant additional height on the building to accommodate the enclosure of two roof decks on the building.
8. On August 24, 2006 the City Council approved a record of survey amendment to amend

- the Gables condominium to reduce the number of units from 20 to 12. The proposed height increase was not approved at that time.
9. No physical changes to the building, from the August 24, 2006 approval other than the deck enclosures are proposed as part of this application.
 10. Staff finds good cause for this record of survey amendment, as it will update the architecture and interior design of an aging building.
 11. The proposed changes do not expand the existing footprint of the building.
 12. Access to the property is from Lowell Avenue.

Conclusions of Law:

1. There is good cause for this record of survey amendment.
2. The record of survey amendment is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed record of survey amendment.
4. As conditioned the record of survey amendment is consistent with the Park City General Plan.

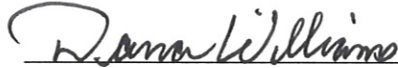
Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the record of survey amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the amendment.
2. The applicant will record the record of survey 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 amendment will be void.
3. All decks and retaining walls and fences shall be in compliance with LMC criteria prior to plat recordation.

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

PASSED AND ADOPTED this 15th day of February, 2007.

PARK CITY MUNICIPAL CORPORATION



Mayor Dana Williams

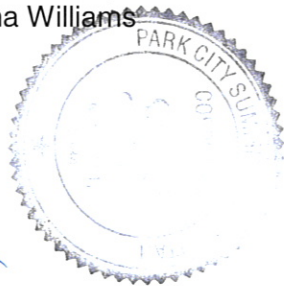
Attest:

Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 15441, and that I am duly qualified to perform the duties of a Surveyor. I have surveyed the above described land in accordance with the provisions of the Utah Condominium Ownership Act.



John Demkowicz, L.S. #15441 Date _____

LEGAL DESCRIPTION

ALL OF UNITS 100-106, INCLUDING 200 THROUGH 207, INCLUDING 300 THROUGH 307, INCLUDING AND 400, 401, 402 AND 403, contained within THE GABLES CONDOMINIUMS, a Utah condominium project, also known as THE GABLES CONDOMINIUMS, a Utah Condominium Project, located in the County of Summit, State of Utah, and the area and facilities of the project, on the same as identified and established in the Record of Survey Map and Declaration of Condominium recorded March 19, 1992, on Entry No. 250511 and 250512 respectively, in the Office of the County Clerk of Summit County, Utah, and the Record of Survey Map and Declaration of Condominium recorded January 24, 1994, on Entry No. 396568 in Book 792 of Page 226 of Official Records.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE GABLES HOTEL, L.P., a Delaware Limited Partnership, the owner of the above described land, located on said tract of land, hereby certifies that it has caused this survey to be made and this Record of Survey Map, consisting of the (1) sheets to be prepared and does hereby consent to the recording of this Record of Survey Map and Declaration of Condominium in the Office of the County Clerk of Summit County, Utah, in witness whereof the undersigned has executed this certificate and dedication this _____ day of _____, 2006.

The Gables Hotel, L.P.,
a Delaware Limited Partnership

By _____ Managing Member

ACKNOWLEDGMENT

State of _____
County of _____

On this _____ day of _____, 2006, personally appeared before me, the undersigned Notary Public, _____, of the County of _____, State of _____, who is known to me that he is the Managing Member of The Gables Hotel, L.P., a Delaware Limited Partnership, and that the foregoing Owner's Certificate and Dedication was signed on behalf of said company by authority of its agreement, and said _____, undersigned to me that said company executed the same.

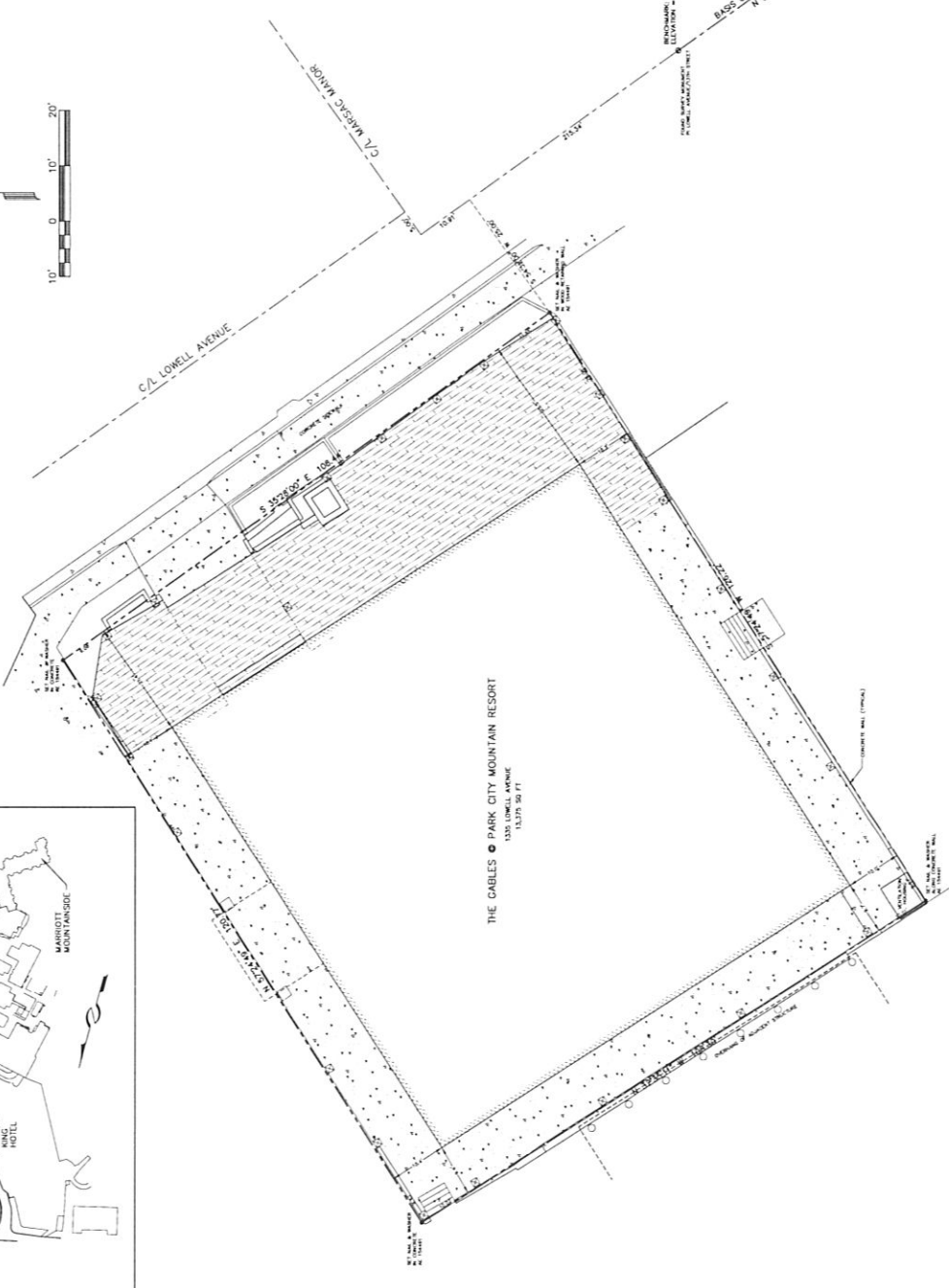
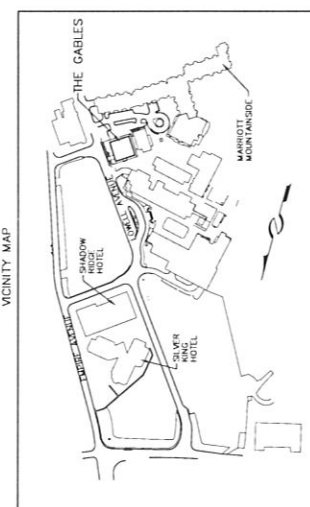
A Notary Public commissioned in Utah

Printed Name _____
Reading in _____
My commission expires _____

- NOTES**
- The dimensions of the private spaces are based on drawings supplied by IBE Group. Minor variations may occur. It is the intent that the private ownership areas of the units will be as constructed.
 - Square footages are provided by the architect.

RETURN TO SURVEYOR

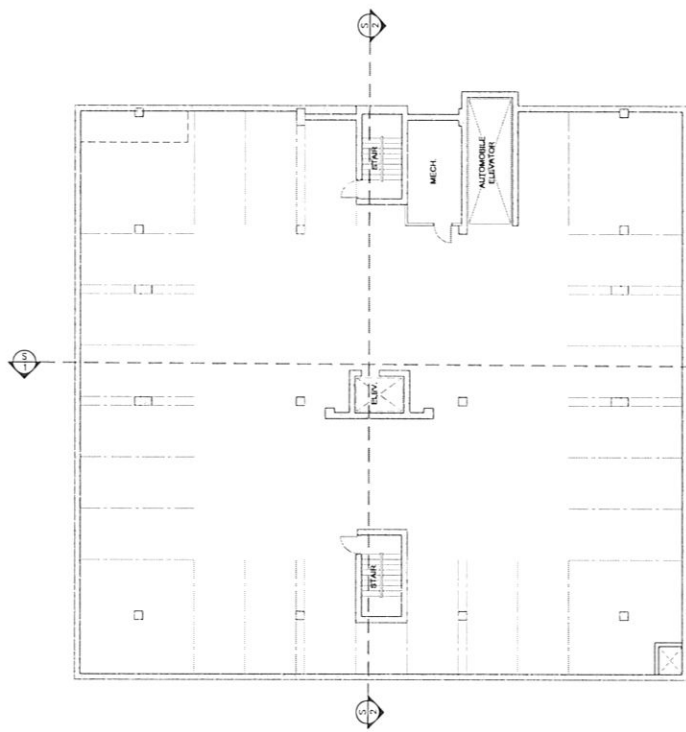
BASES OF BEARING: C/L LOWELL AVENUE
IS 302.2500' ± 1816.18



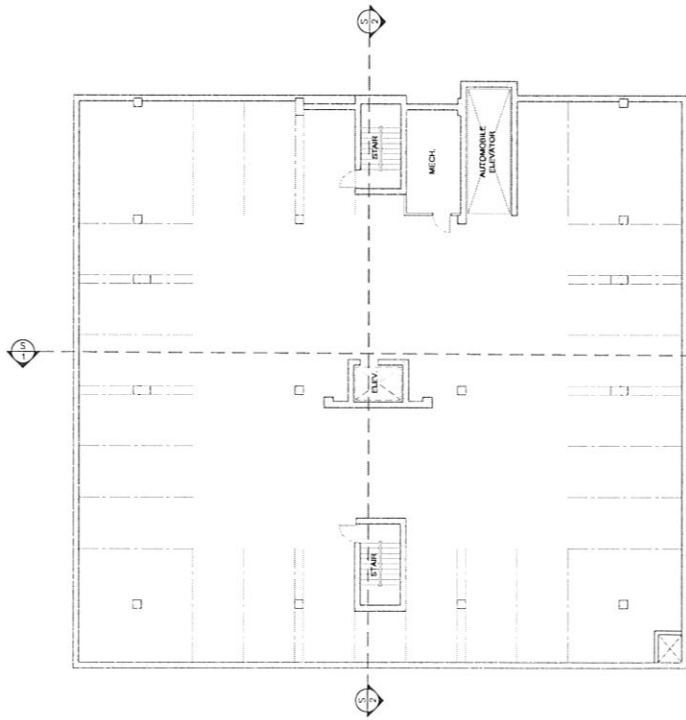
SECOND AMENDED RECORD OF SURVEY OF THE GABLES
FORMERLY THE PLAZA HOTEL CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT

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

(401) 444-4447 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2006 A.D. BY _____ S.B.W.R.D.		PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2006 A.D. BY _____ CHAIRMAN		ENGINEER'S CERTIFICATE I FIND THIS PLAN TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH PLANNING ACT AND I FILE IN MY OFFICE THIS _____ DAY OF _____, 2006 A.D. BY _____ PARK CITY ENGINEER		APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2006 A.D. BY _____ PARK CITY ATTORNEY		CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP COUNCIL THIS _____ DAY OF _____, 2006 A.D. BY _____ PARK CITY RECORDER		COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2006 A.D. BY _____ MAYOR		RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ PAGE _____ DATE _____ TIME _____ BOOK _____ FILE _____ RECORDER _____	
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PARKING LEVEL 2



PARKING LEVEL 3

LEGEND
 S.F. - REPRESENTS SQUARE FEET
 PP - REPRESENTS FIRE PLACE
 C - REPRESENTS CEILING HEIGHT

- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP

SECOND AMENDED RECORD OF SURVEY OF
THE GABLES

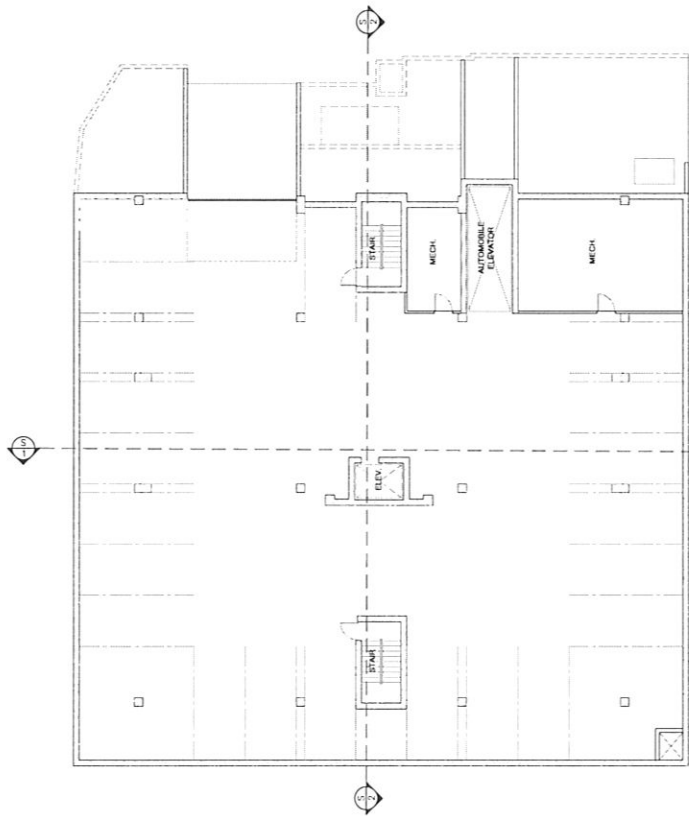
FORMERLY THE PLAZA HOTEL CONDOMINIUMS
 A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SAL, T. 10N, R. 4E, AND PARCELS 1, 2 AND 3, PARK CITY, SUMMIT COUNTY, UTAH



SHEET 2 OF 6

JOB NO. 2-14-06
 RECORDED
 STATE OF UTAH
 COUNTY OF SUMMIT, AND FILED
 AT THE REQUEST OF
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FILE RECORDER



PARKING LEVEL 1



RESIDENTIAL LEVEL 1

LEGEND
 SF - REPRESENTS SQUARE FEET
 U - REPRESENTS UNIT
 C - REPRESENTS COMMON AREA

-  COMMON OWNERSHIP
-  PRIVATE OWNERSHIP
-  LIMITED COMMON OWNERSHIP

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
102	1,451	0.000 0'
104	1,425	0.000 0'

SECOND AMENDED RECORD OF SURVEY OF

THE GABLES

FORMERLY THE PLAZA HOTEL CONDOMINIUMS
 A UTAH CONDOMINIUM PROJECT

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

SHEET 3 OF 6

JOB NO. 3-4-06

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

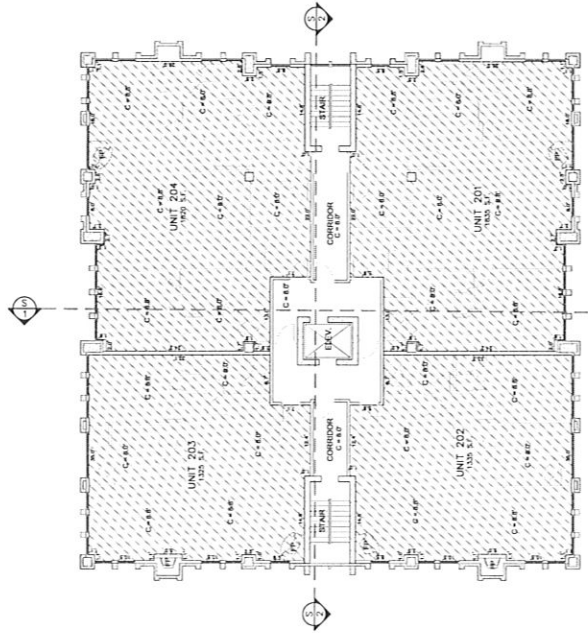
AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ FEE _____ RECORDER



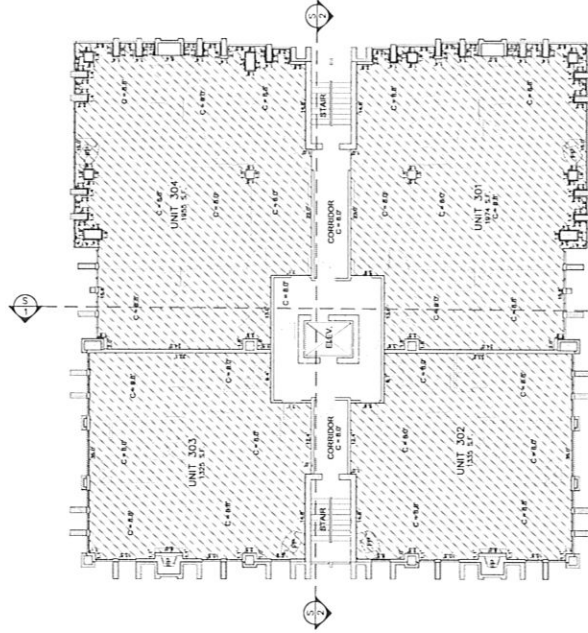
1/1/06



RESIDENTIAL LEVEL 2

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
201	1,205	6,073.6'
202	1,205	6,073.6'
203	1,205	6,073.6'
204	1,200	6,073.6'



RESIDENTIAL LEVEL 3

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
301	1,974	6,063.3'
302	1,325	6,063.3'
303	1,325	6,063.3'
304	1,955	6,063.3'

LEGEND
 SF - REPRESENTS SQUARE FEET
 PF - REPRESENTS PER FOOT
 U - REPRESENTS UNIT
 C - REPRESENTS CEILING HEIGHT

- COMMON OWNERSHIP
- ▨ PRIVATE OWNERSHIP
- ▩ LIMITED COMMON OWNERSHIP

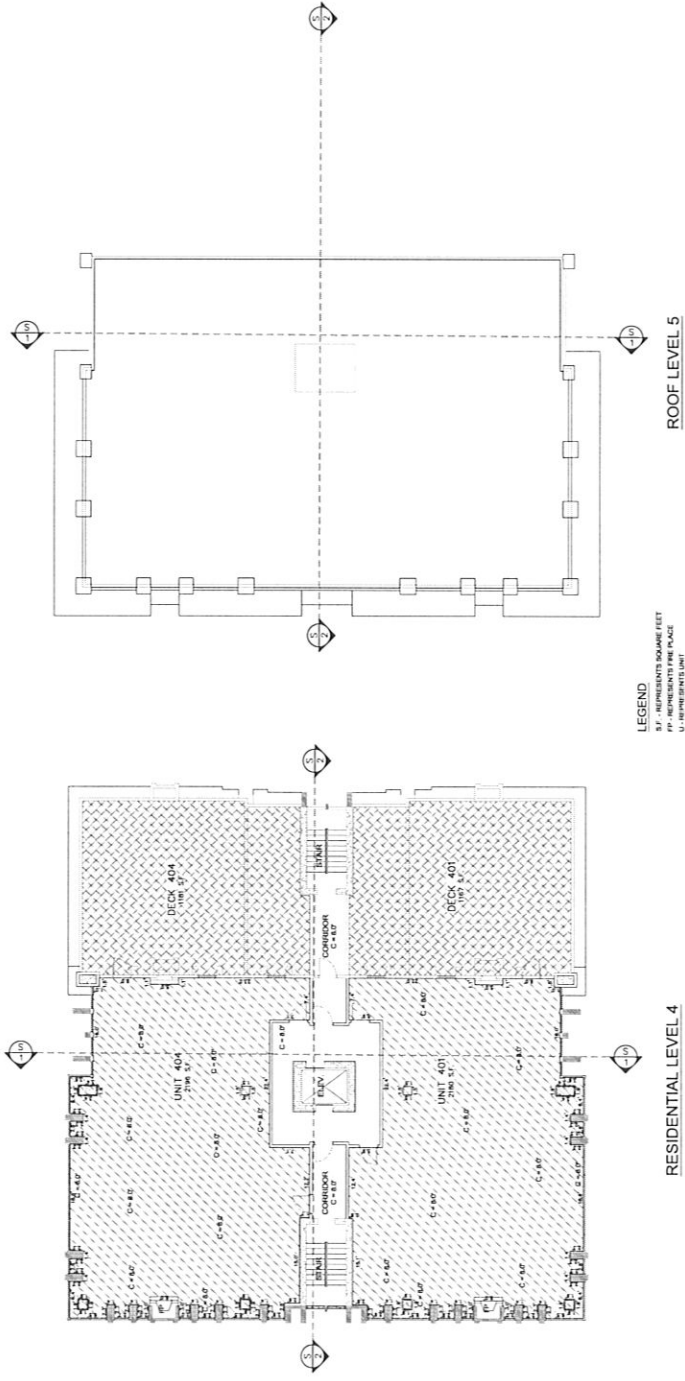
SECOND AMENDED RECORD OF SURVEY OF
THE GABLES

FORMERLY THE PLAZA HOTEL CONDOMINIUMS
 A UTAH CONDOMINIUM PROJECT

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

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





LEGEND
 S - REPRESENTS SQUARE FEET
 P - REPRESENTS PERIMETER
 U - REPRESENTS UNIT
 C - REPRESENTS CEILING HEIGHT



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
401	2,180	6,963.2'
402	2,180	6,963.2'

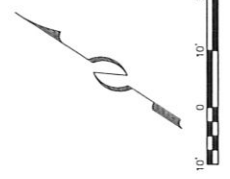
SECOND AMENDED RECORD OF SURVEY OF
THE GABLES

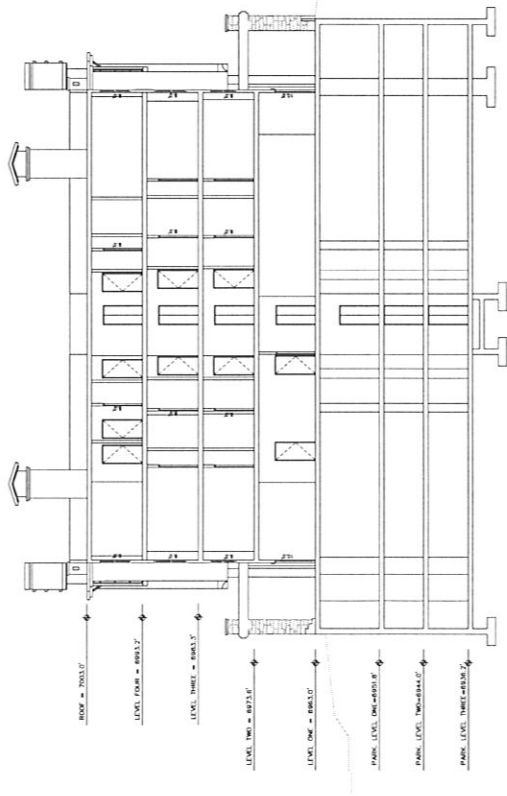
FORMERLY THE PLAZA HOTEL CONDOMINIUMS
 A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASIN AND MERRIDEN, PARK CITY, SUMMIT COUNTY, UTAH

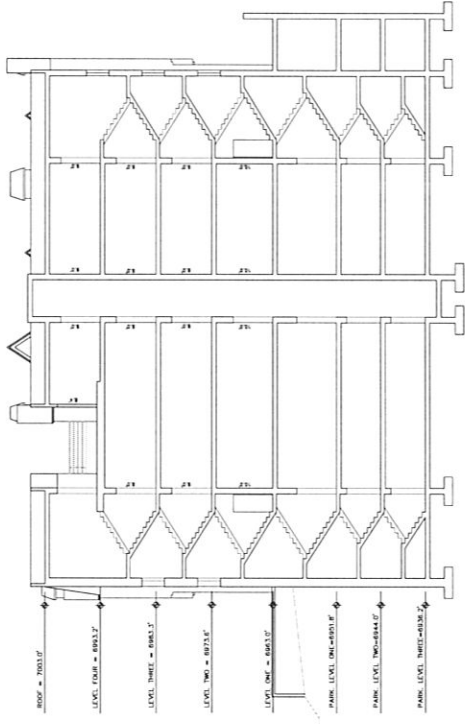
SHEET 5 OF 6

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





BUILDING SECTION 1



BUILDING SECTION 2

-  COMMON OWNERSHIP
-  PRIVATE OWNERSHIP
-  LIMITED COMMON OWNERSHIP

SECOND AMENDED RECORD OF SURVEY OF
THE GABLES
 FORMERLY THE PLAZA HOTEL CONDOMINIUMS
 A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST 1/4 SECTION 20, TOWNSHIP 2 NORTH, RANGE 8 EAST,
 S&E 1/4E 6&E AND S&E 6&E, T1N, R8E, S1/4E, SUMMIT COUNTY, UTAH

JOB NO. 3-4-06
 RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
 AT THE REQUEST OF
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE: _____ RECORDER:



Ordinance No. 07-

AN ORDINANCE APPROVING THE ELEVATOR SUBDIVISION, A REPLAT OF LOTS 8, 9, AND 10 AND A PORTION OF LOT 7, BLOCK 58, OF THE PARK CITY SURVEY, PARK CITY, UTAH

WHEREAS, the owner of the property known as 430 Ontario Avenue, has petitioned the City Council for approval of a replat of Lots 8, 9, and 10 and a portion of Lot 7, Block 58 of the Park City Survey to reconfigure the property into three lots of record as shown on Exhibit A; 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 24, 2007, the Planning Commission held a public hearing to receive public input on the proposed replat and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on February 8, 2007, the City Council held a public hearing on the proposed replat; and

WHEREAS, the proposed replat allows the property owner to reconfigure three whole lots and one partial lot into three lots of record; and

WHEREAS, it is in the best interest of Park City, Utah to approve the replat allowing the existing contemporary, non-complying structure, that straddles existing property lines of 3 ½ Old Town lots, to be replaced with three individual lots that could accommodate three single family homes built to comply with the Land Management Code, Historic Design guidelines, and the current Building and Fire Codes.

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

SECTION 1. APPROVAL. The Elevator Subdivision, a plat amendment at 430 Ontario, as shown on Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property at 430 Ontario 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 replat will reconfigure three 25' by 75' old town lots and a portion of a fourth lot into three lots of record.
4. There is an existing non-historic, contemporary, non-complying four-plex structure on the property.
5. Access to the property is from platted Ontario Avenue.

6. The proposed lots are 2281.3 sf for Lot A and 2187.5 sf for Lots B and C.
7. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
8. The maximum building footprints for Lots A, B, and C are approximately, 1,003 sf, 967 sf, and 967 sf, respectively.
9. The maximum building height limit in the HR-1 zone is 27 feet above existing grade. A maximum of 27' from final grade around the perimeter of the building is also required. Building height is reviewed further at the time of the Design Review, as well as during the required conditional use permit for Steep Slope review. The Planning Commission may grant exceptions to building height during the Steep Slope review providing all applicable requirements are met. Due to construction disturbance and excavation for the existing structure, an interpolation of grade may be used to determine building height, at the time of the building permit review.
10. Minimum setbacks for any house constructed on the lots are 3' on the sides and 10' in the front and rear.
11. Snow shedding easements along side property lines are necessary to accommodate snow shedding off of adjacent buildings, due to the minimum side yard setbacks.
12. Minimal construction staging area is available along Ontario Avenue. Reciprocal construction easements may be necessary.
13. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal.
14. The amended plat can not be recorded until the existing house is demolished, because it would create non-conforming property lines and building 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.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

Conditions of Approval

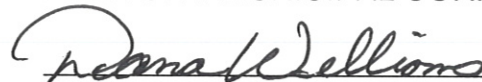
1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. Prior to the receipt of a building permit for construction on this lot, the applicant 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. Prior to the receipt of a building permit for construction on this lot, the applicant shall submit an application for a Steep Slope Conditional Use permit, if any portion of the proposed construction is located on a slope of 30% or greater.

4. At the time of building demolition, which requires a demolition permit issued by the Building Department, all abandoned sewer laterals and/or other utilities to be determined by the City Engineer, shall be removed from the site.
5. The existing structure shall be demolished prior to plat recordation.
6. Existing grade for the property may be interpolated from the grade of adjacent properties and any historic survey information that is available, due to the prior disturbance of grade for excavation and construction of the existing structure. Final determination of building height is subject to Historic Design Review and Steep Slope conditional use permit review and approval by the Planning Commission. Exhibit C alone is not approved as the definition of existing grade.
7. A fire protection plan shall be included with the building permit submittal for review and approval by the Building Department prior to permit issuance. A note shall be included on the plat requiring residential modified 13-D fire sprinkler systems for all new construction on these lots.
8. 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.
9. Reciprocal snow shedding easements and construction easements shall be dedicated on the plat along all side property lines for adjoining lots within the subdivision.
10. No remnant lots are separately developable.
11. Access to the proposed lots shall be from Ontario Avenue.
12. All standard conditions of approval shall apply.
13. A construction mitigation plan is required prior to issuance of any building permits.

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

PASSED AND ADOPTED this 8th day of February 2007.

PARK CITY MUNICIPAL CORPORATION



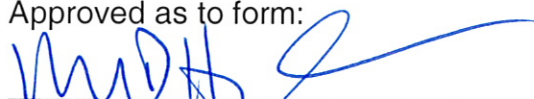
Dana Williams, Mayor

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



Elevator Subdivision A Lot Line Adjustment Block 58, Park City Survey

NARRATIVE

1. Survey requested by Elevator Properties, LLC
2. Purpose of survey, lot line adjustment.
3. Basis of survey, Bound Street Monuments as shown, Block 58, Summit County Recorder's Office.
4. Recorded as Entry No. 197785 in the office of the Summit County Recorder, Subdivision of Block 58 from the Map of Park City by Giddens & Reynolds Engineers tracing from the original map July, 1927.
5. Property monuments set or found as shown.
6. Located in the Southwest Quarter of Section 16, Township 2, South, Range 7, East, Salt Lake Base & Meridian, be aware of easements affecting the property that may appear in a title insurance report.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned is the Manager of Elevator Properties, LLC, the owner of the herein described Elevator Subdivision, Block 58, Park City Survey, and having caused this plat of Record of Survey Plat in the office of the County Recorder of Summit County, Utah, in accordance with Utah Law No. 16, Chapter 2, to be recorded, and that the undersigned hereby irrevocably affirms, dedicates to the City of Park City, Utah, the locally alternative easements, 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 _____
Manager, Elevator Properties, LLC

ACKNOWLEDGEMENT

STATE OF UTAH
County of Summit

On this ____ day of _____, 2006, Gregory M. Froese personally appeared before me, the undersigned Notary Public in and for said State and County, and after being duly sworn, acknowledged to me that he is the Manager of Elevator Properties, LLC, the owner of the herein described property and that he has caused this document to be recorded in his capacity as Manager of said Elevator Properties, LLC, for the purpose set forth herein.

NOTARY PUBLIC

My commission expires _____
RESIDING IN _____ COUNTY, _____

LEGAL DESCRIPTIONS

Elevator Subdivision
All of lots 7, 8, 9 & 10, Block 58, Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office, and the portion of the same which is shown on the official plat of record in the office of the Summit County Recorder, beginning at the northwest corner of Lot 6, Block 58, Park City Survey, thence running North 23°38'00" West, 12.50 feet, thence North 58°16'33" East, 75.04 feet, thence South 23°38'00" East, 10.00 feet to the northeast corner of said Lot 6, Block 58, Park City Survey, thence running North 23°38'00" East, 10.00 feet to the point of beginning, containing 14658.25 square feet.

Lot A
New Legal Description: Beginning at a point which is North 23°38'00" West, 12.50 feet from the northwest corner of Lot 6, Block 58, Park City Survey, according to the official plat thereof on file and of record in the office of the Summit County Recorder, thence running North 58°16'33" East, 75.04 feet to the eastern line of Lot 7 of said Block 58, thence North 23°38'00" West, 10.00 feet to the western line of said Lot 7, thence South 68°22'00" West, 75.00 feet to the western line of said Lot 8, thence South 23°38'00" East, 10.00 feet to the point of beginning, containing 2187.5 square feet, more or less.

Lot B
New Legal Description: Beginning at a point which is North 23°38'00" West, 41.84 feet from the northeast corner of Lot 6, Block 58, Park City Survey, according to the official plat thereof on file and of record in the office of the Summit County Recorder, thence running North 58°16'33" East, 75.04 feet to the eastern line of Lot 8 of said Block 58, thence North 23°38'00" West, 10.00 feet to the western line of said Lot 8, thence South 68°22'00" West, 75.00 feet to the western line of said Lot 9, thence South 23°38'00" West, 10.00 feet to the point of beginning, containing 2187.5 square feet, more or less.

Lot C
New Legal Description: Beginning at a point which is North 23°38'00" West, 70.84 feet from the northwest corner of Lot 6, Block 58, Park City Survey, according to the official plat thereof on file and of record in the office of the Summit County Recorder, thence running North 58°16'33" East, 75.04 feet to the eastern line of Lot 9 of said Block 58, thence North 23°38'00" West, 10.00 feet to the western line of said Lot 9, thence South 68°22'00" West, 75.00 feet to the point of beginning, containing 2187.5 square feet, more or less.



- 1. Found Street Monument
- 2. Found Monument cap-L5 118965
- 3. Set 5/8" rebar & plastic cap
- 4. Street Address (typical)

SURVEYOR'S CERTIFICATE

J.D. Galey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359003, do hereby certify that I have personally examined the above described property and that this plat is a true representation of said property.

Date: _____
J.D. Galey RLS#359003

ALPINE SURVEY, INC. 10 Prospect St. Park City, Utah (435) 655-4016	WATER RECLAMATION DISTRICT 100 West 100 South Park City, Utah (435) 655-4016	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION 2006 E3 DAY OF COMMISSION 2006 E3 BY: _____ CHAIRMAN	ENGINEER'S CERTIFICATE ACCORDING TO THE PROVISIONS OF UTAH LAWS 2006 E3 DAY OF OFFICE 2006 E3 BY: _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS DAY OF _____ 2006 A.D. BY: _____ PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I, _____, Notary Public for Utah, hereunto subscribed by Park City Council this 2006 A.D. BY: _____ PARK CITY RECORDER	COUNCIL APPROVAL AND ACCURACY APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 2006 A.D. BY: _____ MAYOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE RECORDER'S OFFICE DATE _____ TIME _____ BOOK _____ PAGE _____ FILE _____ RECORDER
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A.

Block 38, Lots 1 & 2
 Lots 10, 9, 8, & part of 7



- 13324.12
- Survey requested by Erector Properties L.L.C.
 - Purpose of survey: indicate the exterior boundary boundaries, and locate the exterior boundary monuments as shown.
 - Date of survey: October 27, 2006.
 - Property monuments are of four (4) types:
 - Survey monuments
 - Survey monuments
 - Survey monuments
 - Survey monuments
 - See the office plat of the Park City Survey for other public easements, restrictions or setbacks.
 - It is intended that the property should be used for other purposes than those shown on this plat.
 - The monuments are based on an elevation of 7147.5 feet at the monument located at the intersection of 15th Street and Washington Avenue from the monument located at the top of Park City.

LEGAL DESCRIPTION

All of lots 7, 8, 9 & 10, Block 38, Park City Survey, according to the plat of said survey on file and of record in the Summit County Recorder's Office. The plat of said survey is hereby less and excepting therefrom described as follows: Beginning at the northwest corner of Lot 6, Block 38, Park City Survey, thence South 89° 00' 00" East, 235.00 feet to a point 13.00 feet to the northeast corner of said Lot 6, Block 38, Park City Survey, thence South 89° 00' 00" East, 235.00 feet to the southeast corner of said Lot 6, Block 38, Park City Survey, thence South 89° 00' 00" East, 235.00 feet to the point of beginning, containing 1.663625 acres less

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor as prescribed by the laws of the State of Utah, do hereby certify that I have surveyed a survey of the herein described property and that this plat is a true representation of said survey.



Date: 11/16/06
 D. CONROY, SLS 55903

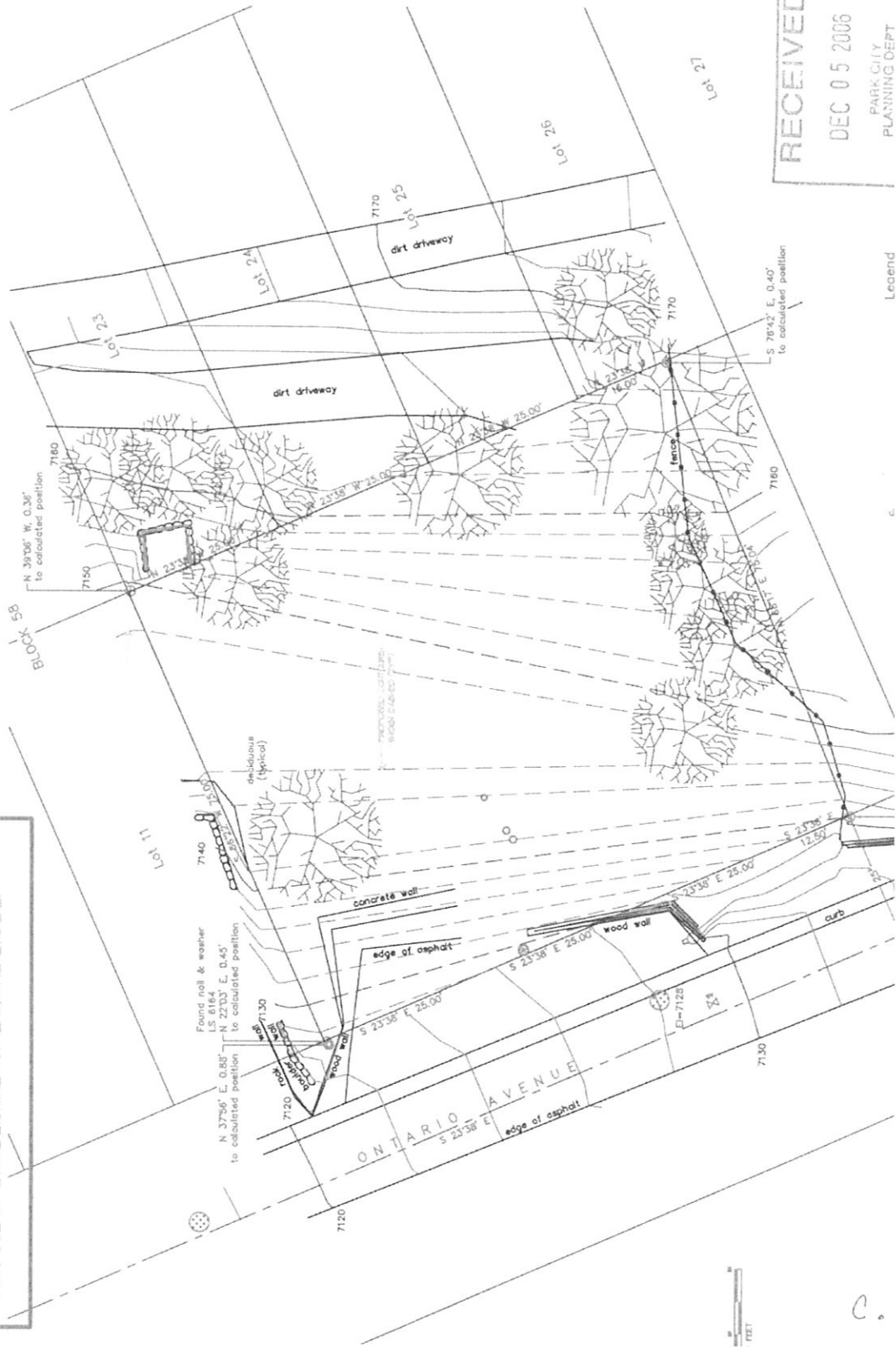
Alpine Survey, Inc.
 1000 East 15th Street
 Park City, Utah 84401
 (435) 635-8816

RECEIVED
 DEC 05 2006
 PARK CITY
 PLANNING DEPT.

B.

DESCRIPTION CONTAINED HEREIN IS UNLIMITED FROM THE SITE SURVEY PREPARED BY ALPINE SURVEY, INC. DATED OCTOBER 27, 2006. NEW CONTOURS, AS NOTED, PREPARED BY STOKER ARCHITECTURE, INC. FOR THE PURPOSE OF ESTABLISHING AN EXISTING GRADE.

Block 58, Lots 1 & 2
 Lots 10, 9, 8, & part of 7



RECEIVED
 DEC 05 2006
 PARK CITY
 PLANNING DEPT

Legend

C.

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of project approval.
2. 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 (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Community Development Department, Planning Commission, or Historic District Commission prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Community Development Department, Planning Commission and/or Historic District Commission in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation 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.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Community Development Department prior to issuance of a footing and foundation permit. This survey shall be used to assist the Community Development Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Community Development Department, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. 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. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. 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.
13. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans, prior to issuance of any building plans. 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.
14. The planning and infrastructure review and approval are transferable 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.
15. When applicable, 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.

16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Community Development Department. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.

December 1, 1999