

**Ordinance No. 08-35**

**AN ORDINANCE APPROVING THE MARSAC-SWEDE CONDOMINIUMS RECORD OF SURVEY PLAT LOCATED AT 460 SWEDE ALLEY, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the Marsac-Swede Condominiums, 460 Swede Alley, also commonly known as the Shell Space Building, Marsac Building, and China Bridge Parking Structure, have petitioned the City Council for approval of the Marsac-Swede Condominiums record of survey plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on August 13, 2008, to receive input on the Marsac-Swede Condominiums record of survey;

WHEREAS, the Planning Commission, on August 13, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, on August 28 2008, the City Council held a public hearing on the Marsac-Swede Condominiums record of survey; and

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

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The Marsac-Swede Condominiums record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 460 Swede Alley and consists of 3.6 acres of city-owned property.
2. The property is located in the Public Use Transition (PUT) zoning district. Existing setbacks along Marsac Avenue for the old China Bridge Structure are non-complying. This non-compliance can not be remedied by this plat amendment because it is not practical to move the lot line into Marsac Avenue.
3. The two- story Shell Space building at 460 Swede Alley is located on Lot 2 of the amended Municipal Parking Structure subdivision plat currently under review by the City.
4. The Shell Space building is located on a portion of the 3.6 acre city-owned Parking Structure Subdivision approved by City Council on March 24, 2005. The Marsac Building and China Bridge Parking Structure are located on Lot 1 of the amended Municipal Parking Structure subdivision plat.
5. The condominium record of survey plat creates three separate units. Unit One, the first floor of the Shell Space building, consists of 1,790 square feet Unit Two (the second floor of the Shell Space building), consists of 1,960 square feet; and Unit Three (the China Bridge Parking Structure) consists of 243,304 square feet. The remainder of the property, including the Marsac Building at 445 Marsac Avenue and south surface parking lot and associated Swede Alley parking, is identified as expandable area on the condominium plat.

6. On March 28, 2007, the Planning Commission approved a Conditional Use Permit for the 460 Swede Alley Shell Space building to allow retail and public/quasi-public uses to occupy proposed 3,750 sf two story building located adjacent to the north wall of the China Bridge parking structure.
7. The proposed record of survey is consistent with the approved Conditional Use Permit, as amended.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the record of survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. All conditions of approval of the 460 Swede Shell Space Conditional Use Permit shall continue to apply.
4. Access to Unit 200 shall be identified on the plat and notes shall be added as a condition precedent to recordation identifying all cross access easements.

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

PASSED AND ADOPTED this 28th day of August, 2008.


PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney







**Evergreen Engineering, Inc.**  
 1750 Belmont Street - Suite 100  
 Park City, Utah 84302  
 Phone: (435) 644-4444 • Fax: (435) 644-4444  
 E-mail: info@evergreeneng.com

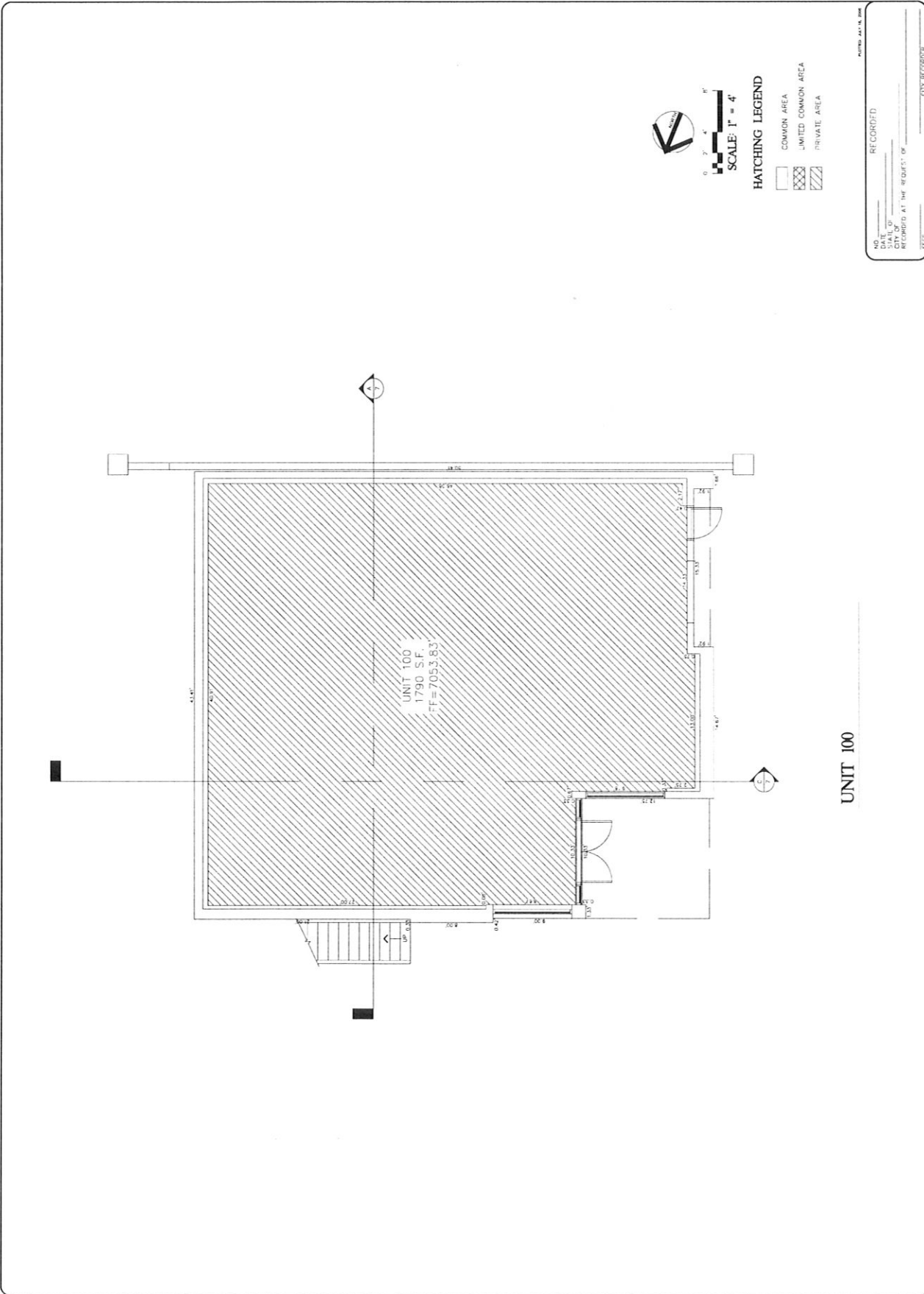
DATE	BY	COMMENTS



PROJECT NO: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**THE MARSAC-SWEDE CONDOMINIUMS**  
**FLOOR PLAN - UNIT 100**  
 MAR-CONDO-FP  
 008 078

SHEET 2 OF 7



**HATCHING LEGEND**

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

**SCALE: 1" = 4'**

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 RECORDED AT THE REQUEST OF \_\_\_\_\_  
 CITY RECORDS

**Evergreen Engineering, Inc.**  
 1810 Broadway Drive - Suite 104  
 Denver, CO 80202  
 Phone: (303) 441-4455  
 Fax: (303) 441-4455  
 E-mail: info@evergreeneng.com

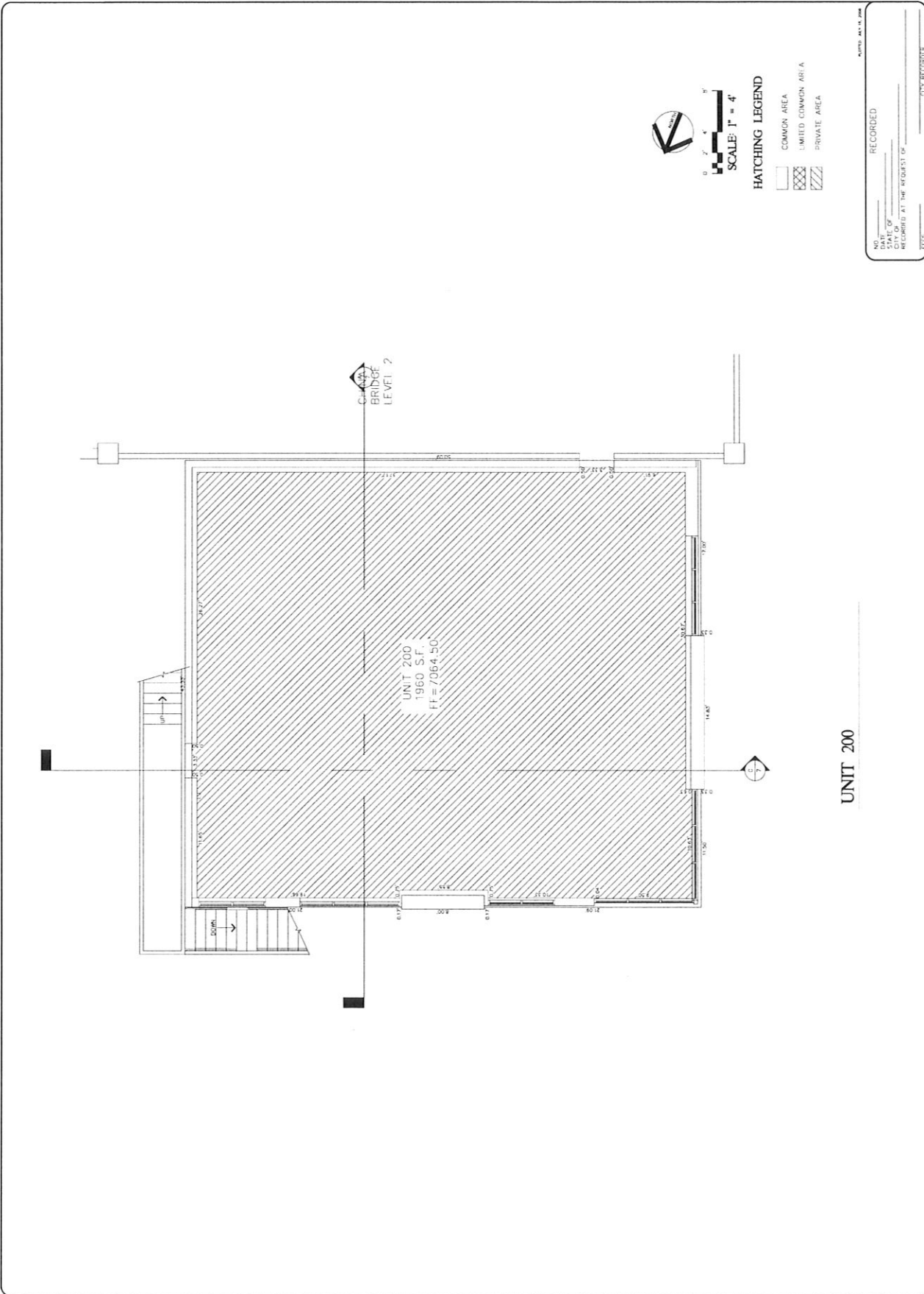
NO.	DATE	REVISIONS



DESIGNED BY:  
**FFR ARCHITECTS**  
 PHOENIX, AZ  
 CHW  
 GSW/JDM

**THE MARSAC-SWEDE CONDOMINIUMS**  
 FLOOR PLAN - UNIT 200  
 MAR-CONDO-PP  
 200 21 078

PARK CITY MUNICIPAL CORP.  
 SHEET 3 OF 7



RECORDED  
 DATE: \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 RECORDED AT THE REQUEST OF \_\_\_\_\_  
 TITLE: \_\_\_\_\_

UNIT 200

**Evergreen Engineering, Inc.**  
 1875 Riverside Drive, Suite 100  
 Fort Lauderdale, FL 33305  
 Phone: (954) 447-1111  
 Fax: (954) 447-1112  
 E-mail: info@evergreen-eng.com

DATE	BY	COMMENTS

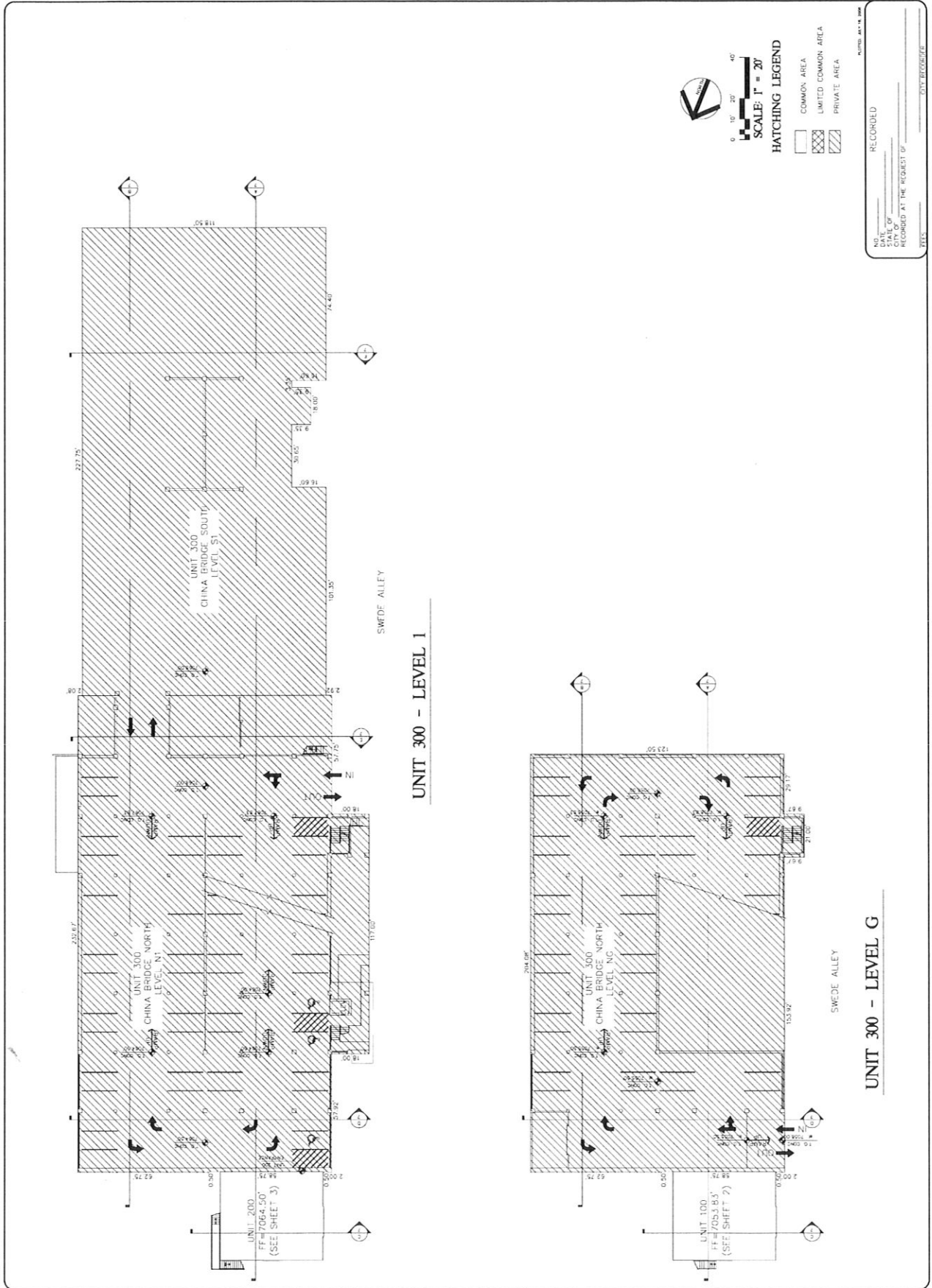


DESIGNED BY  
 GRAY/ADAM  
 CHECKED BY  
 CPW  
 DRAWN BY  
 GRAY/ADAM

**THE MARSAC-SWEDE CONDOMINIUMS**  
**FLOOR PLAN - UNIT 300**  
**LEVEL G & 1**

PARK CITY MUNICIPAL CORP.  
 MAR-CONDO-177  
 078

NO. 11-4-07  
 DATE RECORDED





**Evergreen Engineering, Inc.**  
 1475 Franklin Ave., Suite 100  
 San Francisco, CA 94115  
 Tel: (415) 441-4477 Fax: (415) 441-4478  
 E-mail: info@evergreen-eng.com

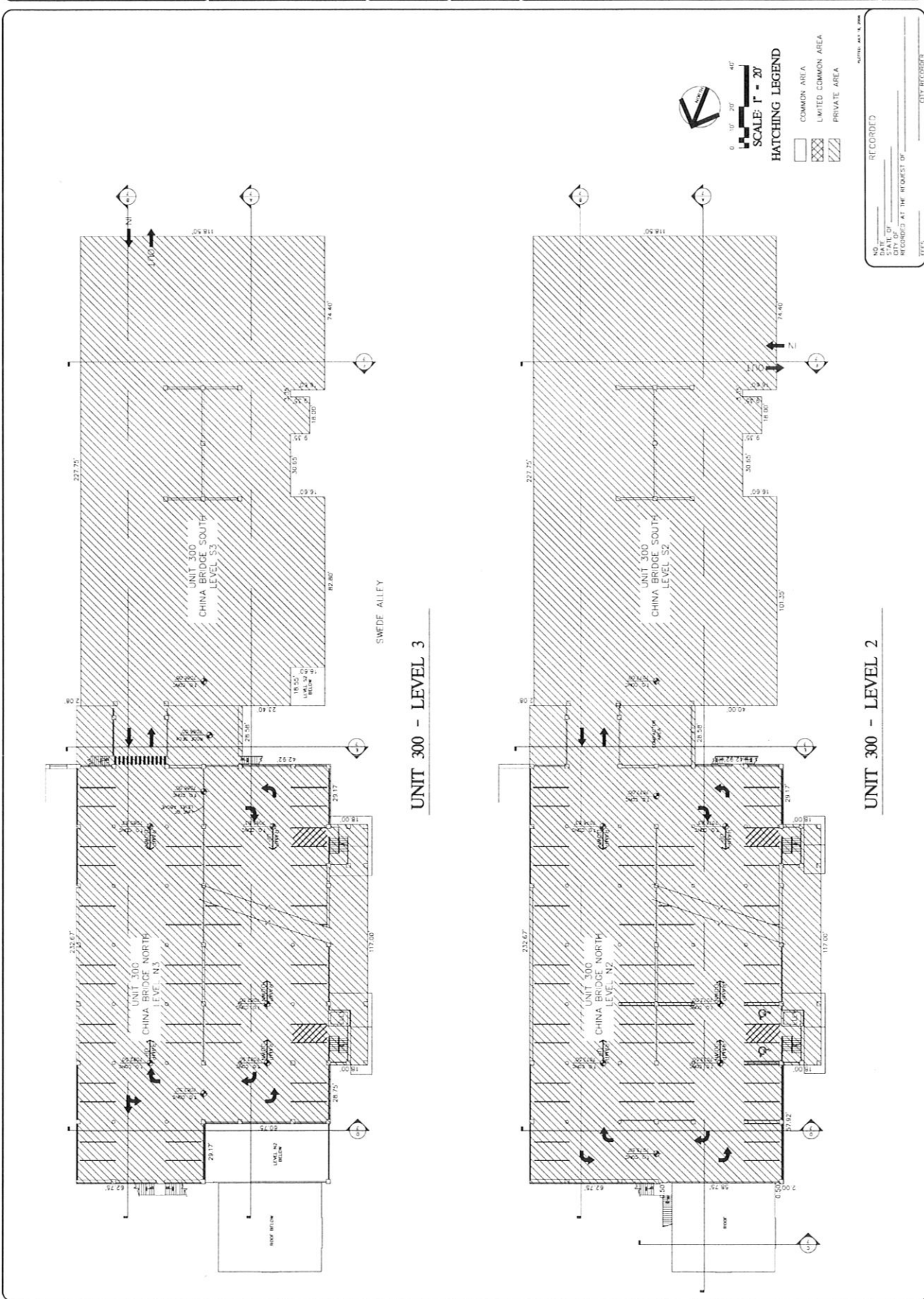
DATE	DESCRIPTION



DESIGNED BY  
 GAW/ADM  
 DRAWN BY  
 GAW  
 CHECKED BY  
 GAW/ADM

**THE MARSAC-SWEDE CONDOMINIUMS**  
**FLOOR PLAN - UNIT 300**  
**LEVEL 2 & 3**  
 MAR-CONDO-FP2  
 078  
 PARK CITY MUNICIPAL CORP.

SCALE: 1" = 20'  
 HATCHING LEGEND  
 COMMON AREA  
 LIMITED COMMON AREA  
 PRIVATE AREA



RECORDED  
 BY \_\_\_\_\_  
 DATE \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 RECORDED AT THE REQUEST OF \_\_\_\_\_  
 CITY: BOSTON  
 FILE: \_\_\_\_\_

**Evergreen Engineering, Inc.**  
 Civil Engineering and Surveying Land Planning  
 11750 Evergreen Road, Suite 200  
 Evergreen, CO 80130  
 Phone: (303) 441-4444  
 Fax: (303) 441-4444  
 Email: info@evergreeneng.com

DATE:	01/15/2013
BY:	CRW/AJM
CHECKED BY:	CRW/AJM
PROJECT:	UNIT 300 - LEVEL 4

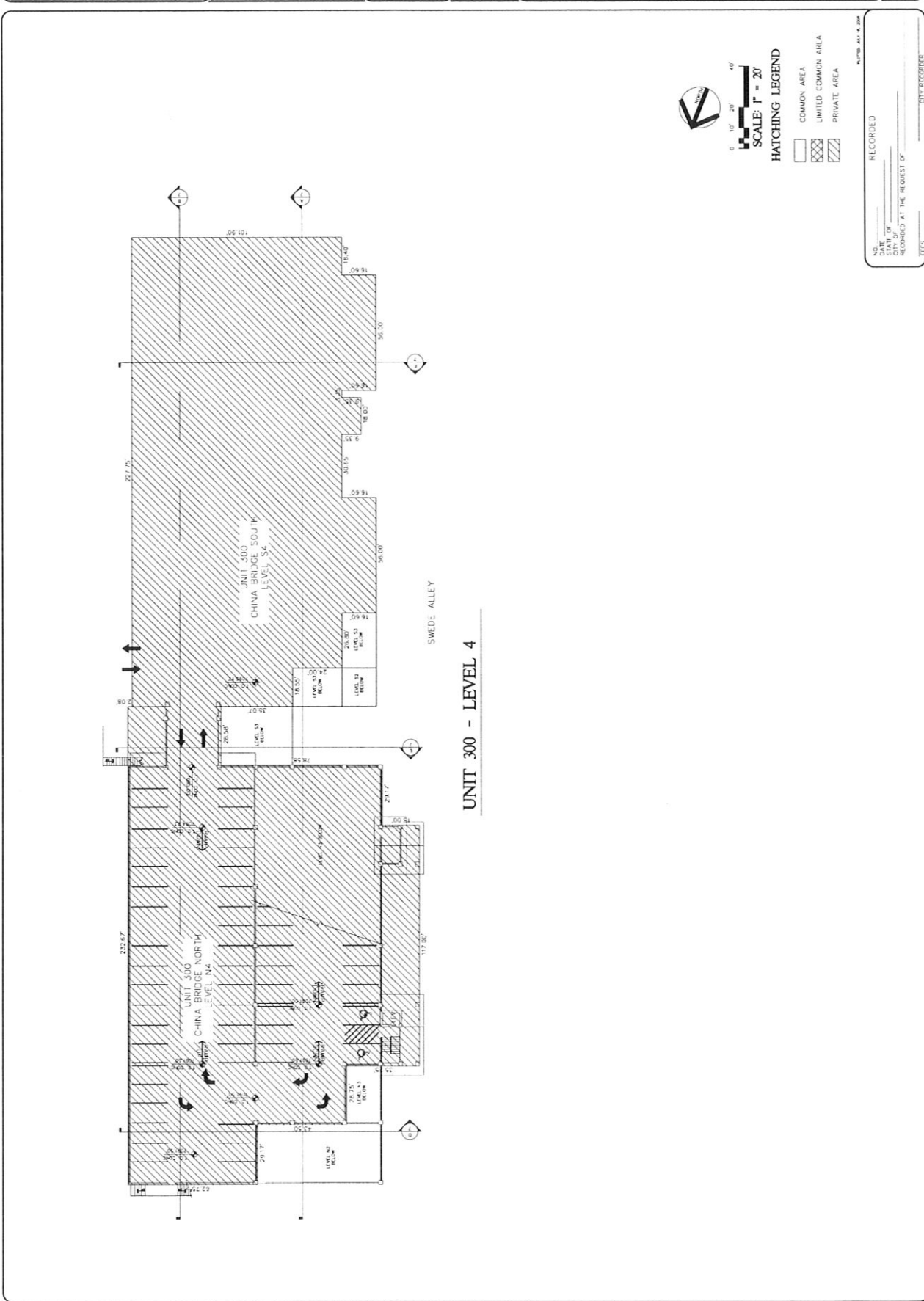


PROJECT NO.:  
 DRAWN BY: CRW/AJM  
 CHECKED BY: CRW/AJM

**THE MARSAC-SWEDE CONDOMINIUMS**  
**FLOOR PLAN - UNIT 300**  
**LEVEL 4**

PARK CITY MUNICIPAL CORP.  
 MARK-CORNO-F22  
 0785

SHEET # OF 7



**UNIT 300 - LEVEL 4**

NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 CITY OF \_\_\_\_\_  
 RECORDED AT THE REQUEST OF \_\_\_\_\_  
 REC. \_\_\_\_\_



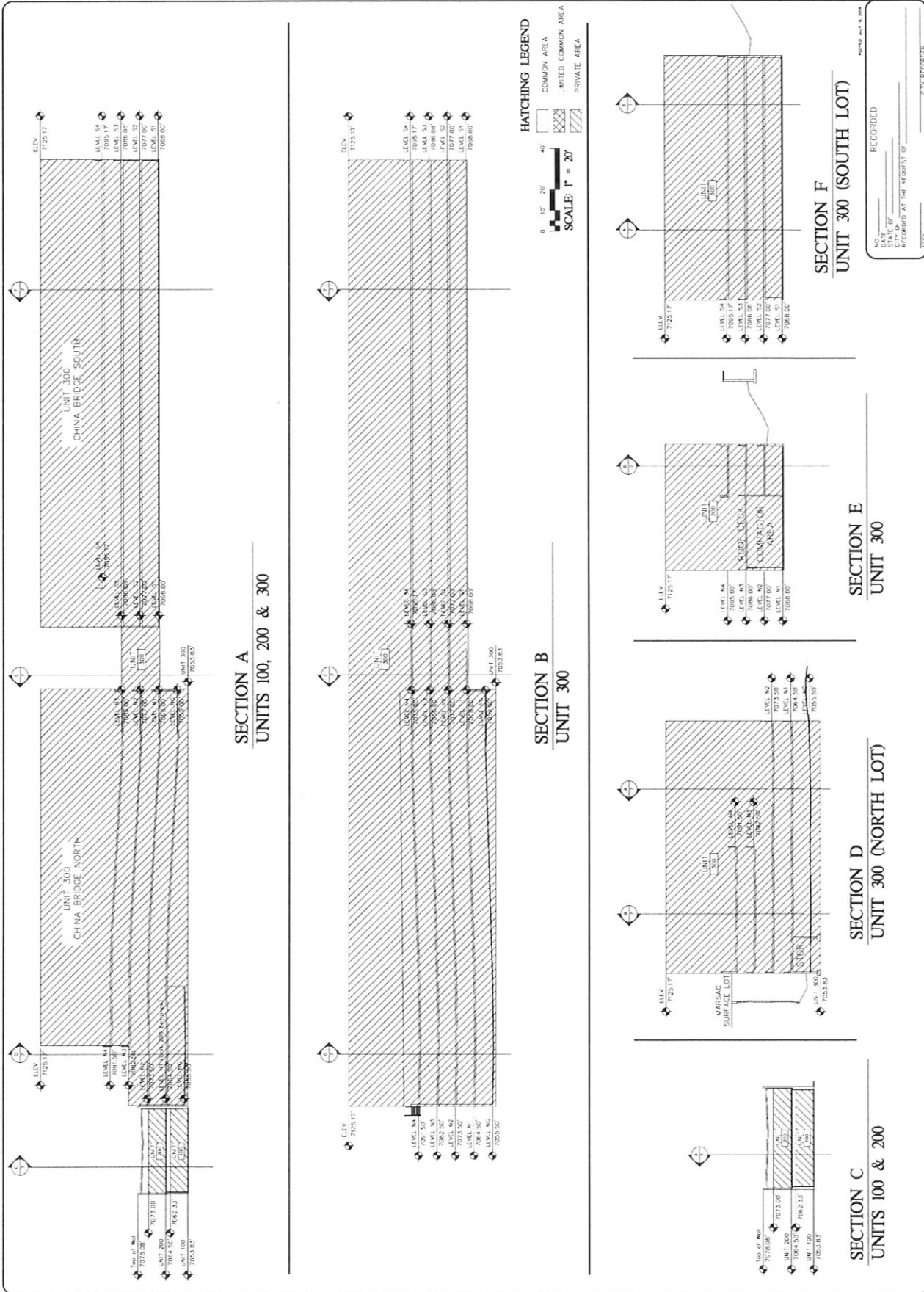
DATE	BY	COMMENTS



DESIGNED BY: GJW/ADM  
 DRAWN BY: GJW  
 CHECKED BY: GJW/ADM

THE MARSAC-SWEDE CONDOMINIUMS  
 BUILDING SECTIONS A - F  
 MAR-CONDO-SEC-R  
 078

PARK CITY MUNICIPAL CORP.  
 SHEET 7 OF 7

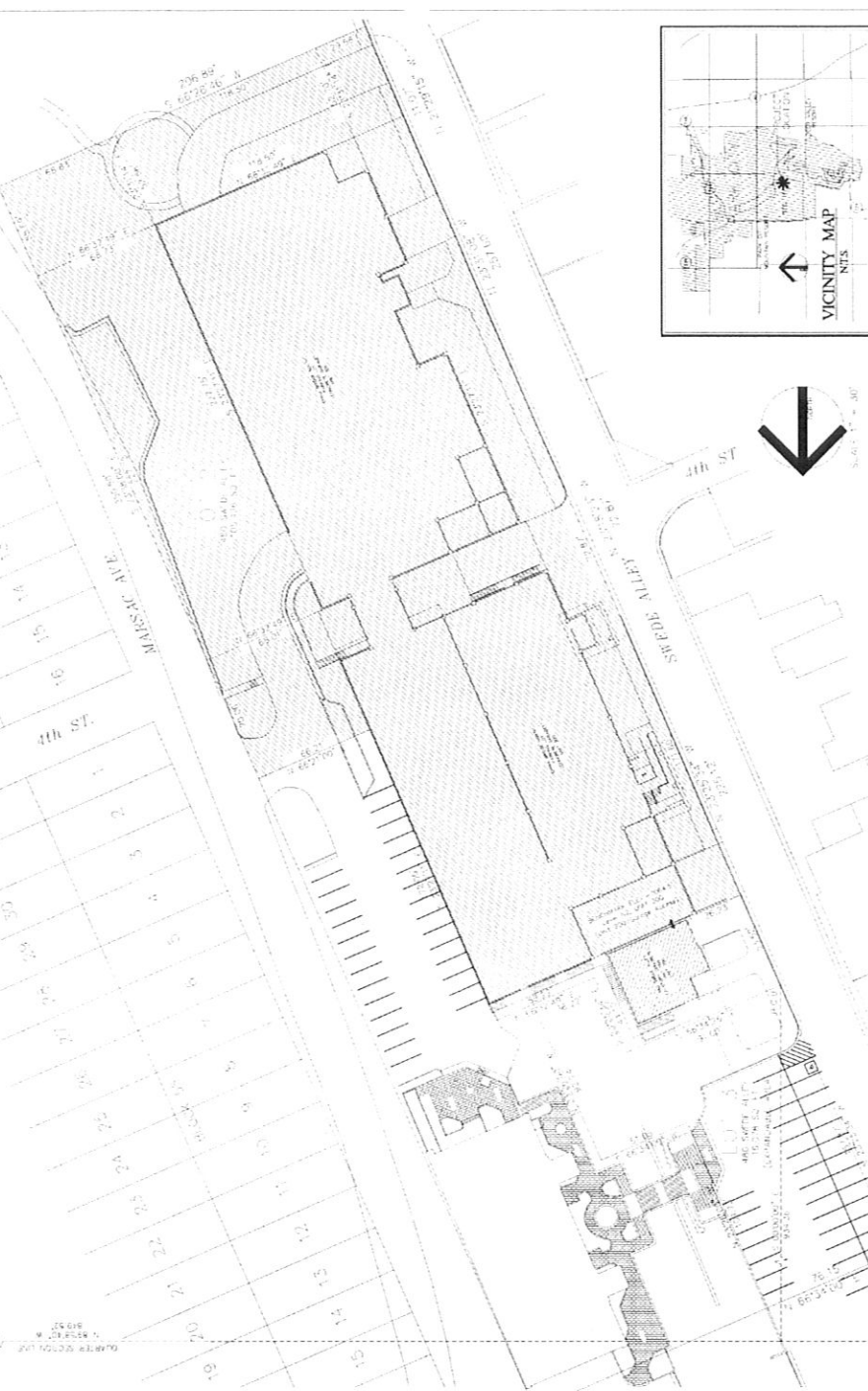


# MARSAC-SWEDE CONDOMINIUMS

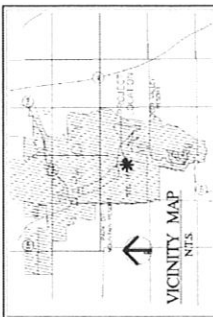
STANDARD PLAN FOR THE MARSAC-SWEDE CONDOMINIUMS PROJECT  
4 BLOCKS OF 200 WEST 21ST AVENUE IN THE WEST END SECTION OF SEVENTH GRADE  
SEVENTH GRADE EAST, SALT LAKE COUNTY, UTAH

## LEGALS AND SURVEY MAP

LEFT QUARTER CORNER OF SECTION 16, TOWNSHIP 31 N, RANGE 4 E, SALT LAKE COUNTY, UTAH  
EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 31 N, RANGE 4 E, SALT LAKE COUNTY, UTAH  
EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 31 N, RANGE 4 E, SALT LAKE COUNTY, UTAH



EVERGREEN ENGINEERING, INC.  
2045 NORTH 2100 WEST, SUITE 400, SALT LAKE CITY, UTAH 84119  
PHONE: (801) 487-4000  
FAX: (801) 487-4001  
WWW.EVERGREEN-UTAH.COM



**Evergreen Engineering, Inc.**

RECORDED  
DATE: 03/15/2009 11:10:40 AM  
BY: J. S. SHERMAN  
BOOK: 2009-03-15-11:10:40 AM

CONDOMINIUM AREA	3,717.14
TRAILER COURT AREA	0.00
STREET AREA (DITCH)	1.84
STREET AREA (SIDEWALK)	1.84
PARKING AREA	1,677.30
TOTAL AREA	7,278.12

CONDOMINIUM AREA	(Solid Hatch)
STREET AREA (DITCH)	(Diagonal Hatch)
STREET AREA (SIDEWALK)	(Cross Hatch)
PARKING AREA	(Vertical Hatch)

APPROVAL AS TO FORM	(Square)
APPROVAL AS TO CONSTRUCTION	(Circle)
APPROVAL AS TO RECORDING	(Triangle)

APPROVAL AS TO FORM	03/15/2009 11:10:40 AM
APPROVAL AS TO CONSTRUCTION	03/15/2009 11:10:40 AM
APPROVAL AS TO RECORDING	03/15/2009 11:10:40 AM

**NOTES**  
1. The project is shown on the Salt Lake County Assessor's Map and the Salt Lake County Parcel Map.  
2. The project is shown on the Salt Lake County Assessor's Map and the Salt Lake County Parcel Map.  
3. The project is shown on the Salt Lake County Assessor's Map and the Salt Lake County Parcel Map.  
4. The project is shown on the Salt Lake County Assessor's Map and the Salt Lake County Parcel Map.  
5. The project is shown on the Salt Lake County Assessor's Map and the Salt Lake County Parcel Map.

**OWNERS DEDICATION AND CONSENT TO RECORD**  
I, the undersigned, hereby dedicate and consent to record the following property in the public records of the State of Utah for the use and benefit of the public as a public park and recreation area.

**CORPORATE ACKNOWLEDGMENT**  
I, the undersigned, hereby acknowledge that I am a duly authorized officer of the Salt Lake County Assessor's Office and that I am authorized to execute this instrument on behalf of the Salt Lake County Assessor's Office.

**OWNERS DEDICATION AND CONSENT TO RECORD**  
I, the undersigned, hereby dedicate and consent to record the following property in the public records of the State of Utah for the use and benefit of the public as a public park and recreation area.

**CORPORATE ACKNOWLEDGMENT**  
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**CORPORATE ACKNOWLEDGMENT**  
I, the undersigned, hereby acknowledge that I am a duly authorized officer of the Salt Lake County Assessor's Office and that I am authorized to execute this instrument on behalf of the Salt Lake County Assessor's Office.

**OWNERS DEDICATION AND CONSENT TO RECORD**  
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**CORPORATE ACKNOWLEDGMENT**  
I, the undersigned, hereby acknowledge that I am a duly authorized officer of the Salt Lake County Assessor's Office and that I am authorized to execute this instrument on behalf of the Salt Lake County Assessor's Office.



**FARK CITY PLANNING COMMISSION**  
APPROVED AND ACCEPTED BY THE FARK CITY PLANNING COMMISSION  
DATE: 03/15/2009 11:10:40 AM  
BY: J. S. SHERMAN

**CERTIFICATE OF ATTEST**  
I, the undersigned, hereby certify that I am a duly authorized officer of the Salt Lake County Assessor's Office and that I am authorized to execute this instrument on behalf of the Salt Lake County Assessor's Office.  
DATE: 03/15/2009 11:10:40 AM  
BY: J. S. SHERMAN

**SYNDEMIA BASIN WATER RECLAMATION DISTRICT**  
APPROVED AND ACCEPTED BY THE SYNDEMIA BASIN WATER RECLAMATION DISTRICT  
DATE: 03/15/2009 11:10:40 AM  
BY: J. S. SHERMAN

**ENGINEERS CERTIFICATE**  
I, the undersigned, hereby certify that I am a duly authorized engineer and that I am authorized to execute this instrument on behalf of myself.  
DATE: 03/15/2009 11:10:40 AM  
BY: J. S. SHERMAN

**COUNCIL APPROVAL AND ACCEPTANCE**  
APPROVAL AS TO FORM  
APPROVAL AS TO CONSTRUCTION  
APPROVAL AS TO RECORDING  
DATE: 03/15/2009 11:10:40 AM  
BY: J. S. SHERMAN

**RECORDED**  
DATE: 03/15/2009 11:10:40 AM  
BY: J. S. SHERMAN  
BOOK: 2009-03-15-11:10:40 AM



**Evergreen Engineering, Inc.**  
 Civil Engineering, Land Surveying, Land Planning  
 1420 Riverside Drive, Suite 204  
 Fort Collins, CO 80504  
 Phone: (970) 225-8833 Fax: (970) 225-8828  
 E-mail: info@evergreen-eng.com

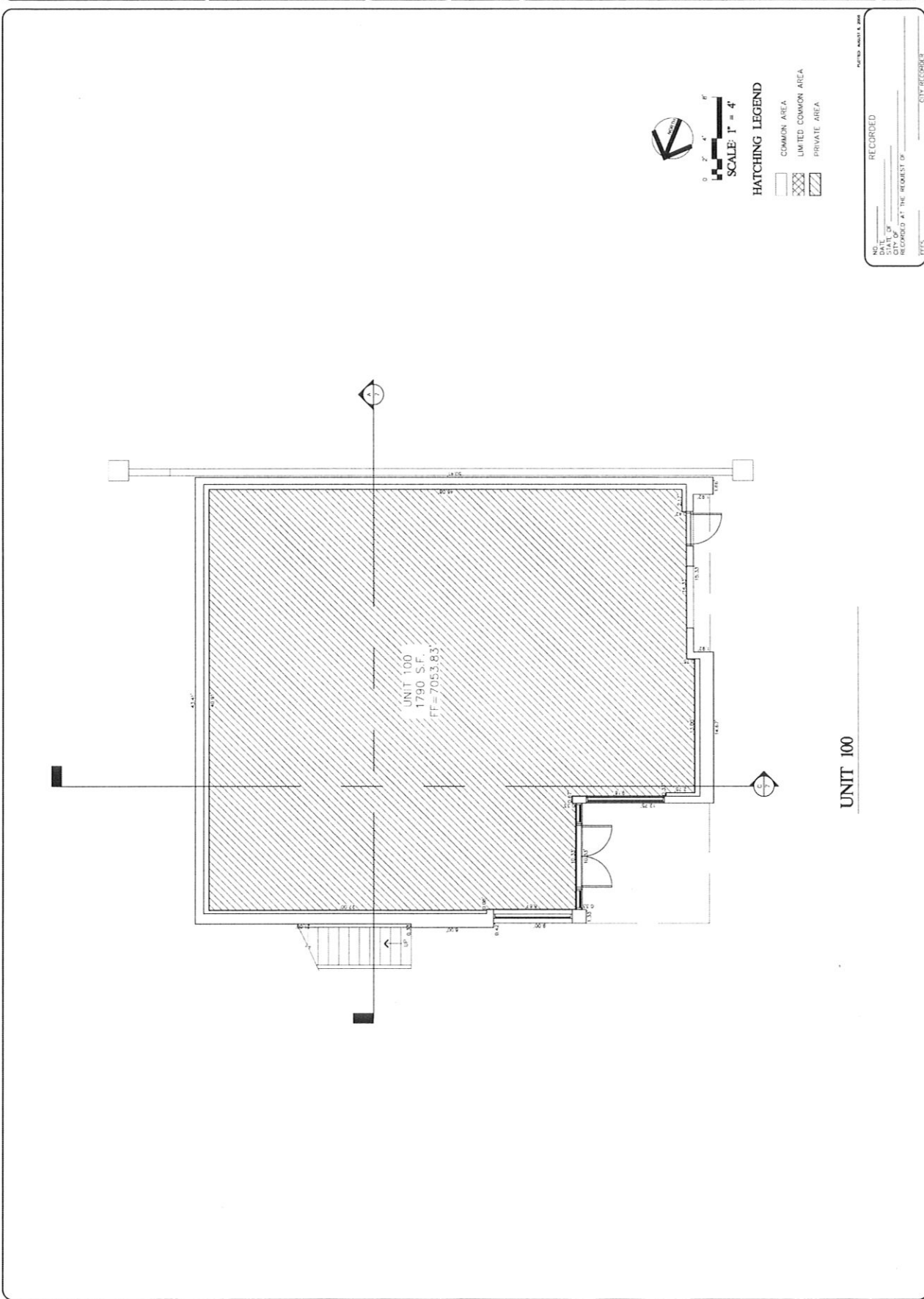
NO.	REVISIONS	DATE	BY	CHKD.



DESIGNED BY: EFRAB ARCHITECTS  
 DRAWN BY: GSW  
 CHECKED BY: GSW/ABM

PARK CITY MUNICIPAL CORP.  
 MAR-CONDO-FP-R2  
 0785  
**THE MARSAC-SWEDE CONDOMINIUMS**  
**FLOOR PLAN - UNIT 100**

SHEET 2 OF 8



**Evergreen Engineering, Inc.**  
 Civil Engineering, Land Surveying, Land Planning  
 10000 Evergreen Way, Suite 100  
 Denver, CO 80231  
 Phone: (303) 751-1100  
 Fax: (303) 751-1101  
 E-mail: info@evergreen-engineering.com

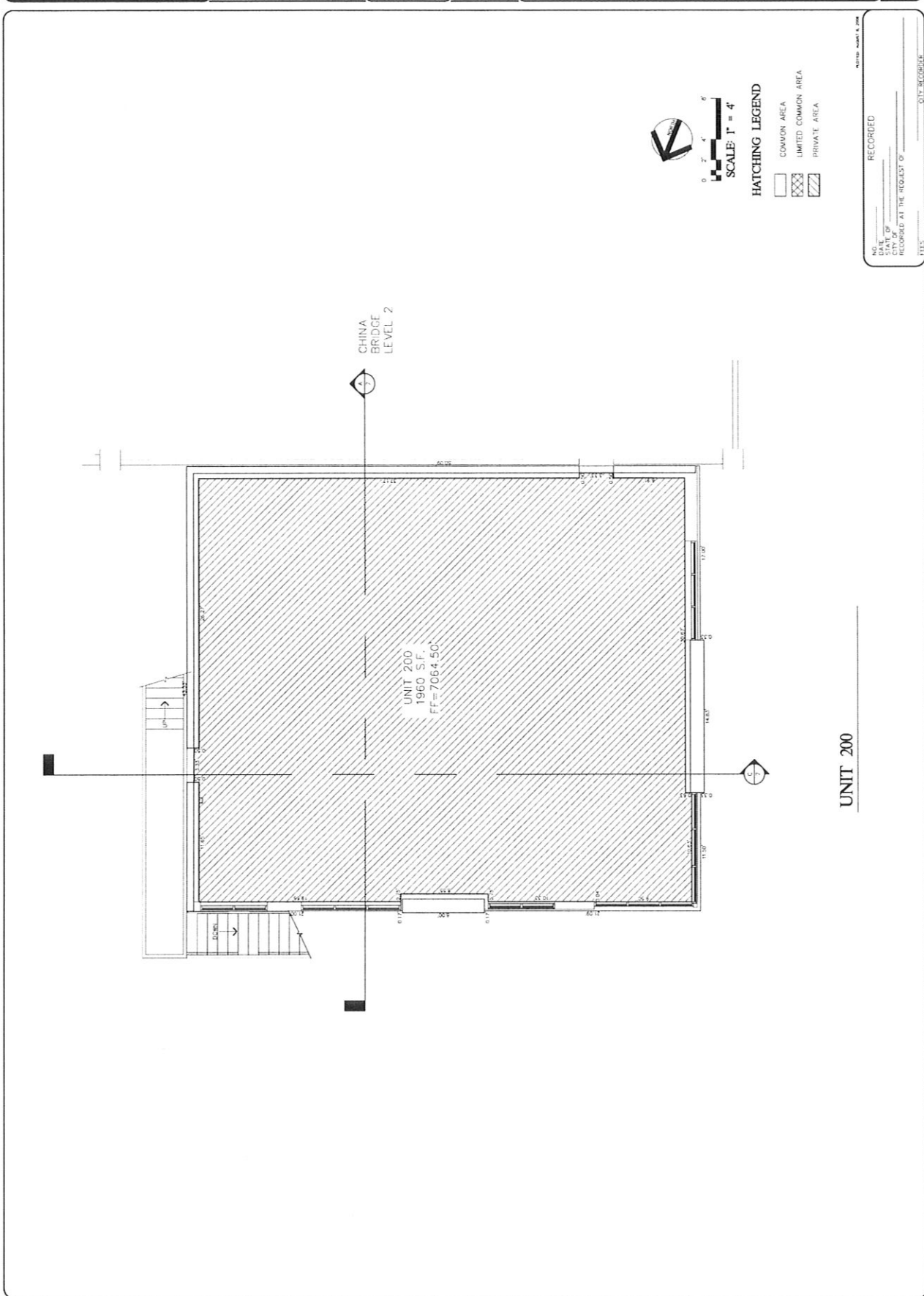
DATE	BY	COMMENTS



DESIGNED BY:  
 FFPR ARCHITECTS  
 BRUCE W. FARR  
 GRW  
 CHW/JDM

THE MARSAC-SWEDE CONDOMINIUMS  
 FLOOR PLAN - UNIT 200  
 MAR-CONDO-14-R2  
 078

PARK CITY MUNICIPAL CORP.  
 SHEET 3 OF 8



**Evergreen Engineering, Inc.**  
 1000 Evergreen Engineering, Inc.  
 1000 Evergreen Engineering, Inc.  
 1000 Evergreen Engineering, Inc.  
 1000 Evergreen Engineering, Inc.

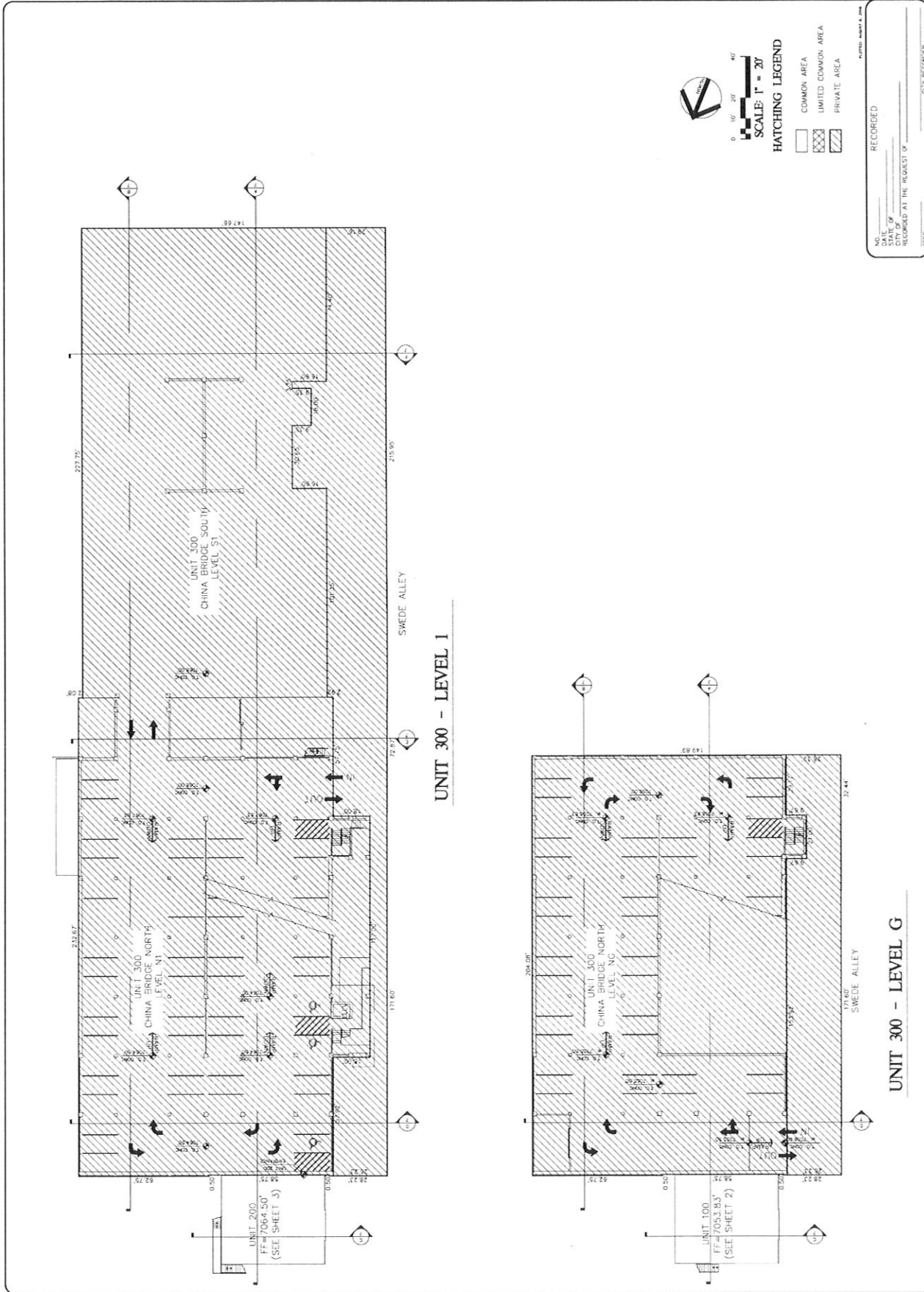
DATE	REVISION



DESIGNED BY: GRW/ADM  
 DRAWN BY: GRW  
 CHECKED BY: GRW/ADM

**THE MARSAC-SWEDE CONDOMINIUMS**  
**FLOOR PLAN - UNIT 300**  
**LEVEL G & I**  
 MAR-CONDO-F2-F3  
 078

SHEET # OF #



**Evergreen Engineering, Inc.**  
 Civil Engineering & Land Surveying License No. 1575  
 1575 Boulevard Drive - Suite 104  
 St. Louis, MO 63103  
 Phone: (314) 443-4337 • Fax: (314) 443-4300  
 E-mail: info@evergreeneng.com

DATE	BY	COMMENTS

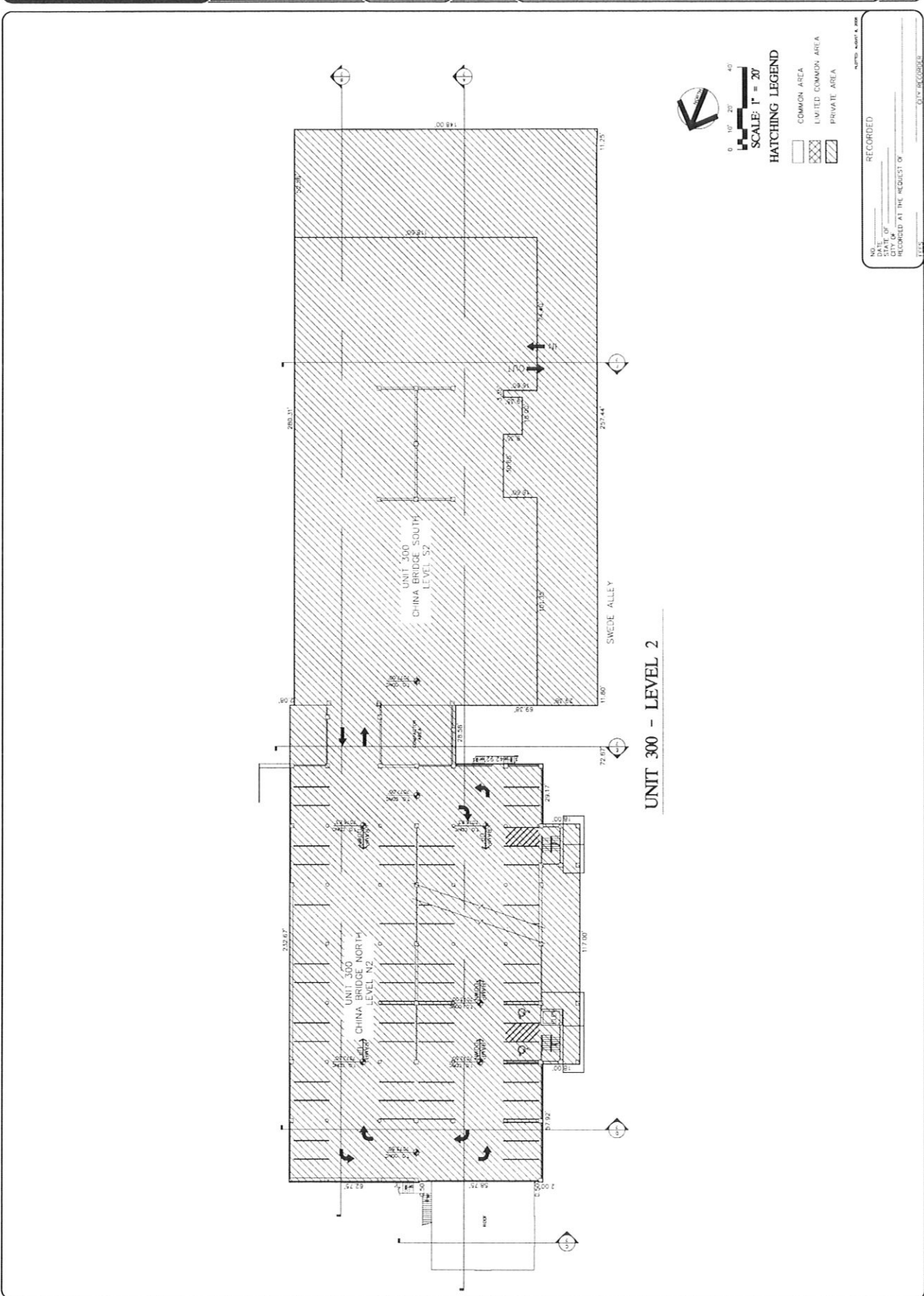


DESIGNED BY: **CRW/ADM**  
 DRAWN BY: **CRW**  
 CHECKED BY: **CRW/ADM**

**THE MARSAC-SWEDE CONDOMINIUMS**  
**FLOOR PLAN - UNIT 300**  
**LEVEL 2**

PARK CITY MUNICIPAL CORP.  
 MAR-CONDO-F2-R-2  
 078

SHEET 5 OF 8



**UNIT 300 - LEVEL 2**

DATE: \_\_\_\_\_  
 STATE OF: \_\_\_\_\_  
 RECORDED AT THE REQUEST OF: \_\_\_\_\_  
 RECORDED \_\_\_\_\_  
 CITY/RECORDER: \_\_\_\_\_



**Evergreen Engineering, Inc.**  
 Professional Engineers & Surveyors  
 10000 Evergreen Way, Suite 100  
 Dallas, Texas 75243  
 Phone: (972) 440-1111  
 Fax: (972) 440-1112  
 Email: info@evergreeneng.com

NO.	REVISIONS

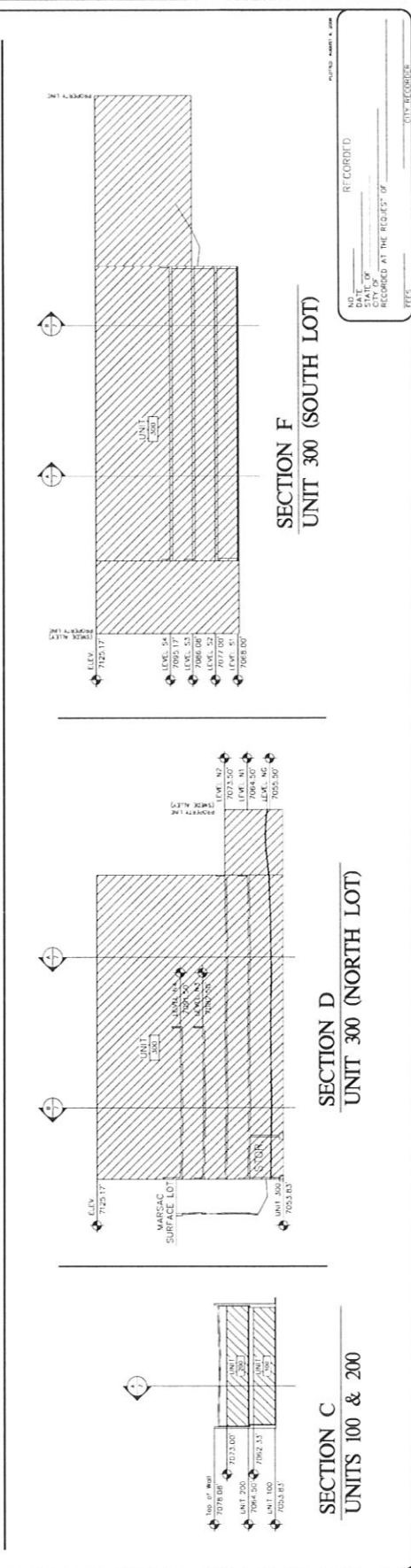
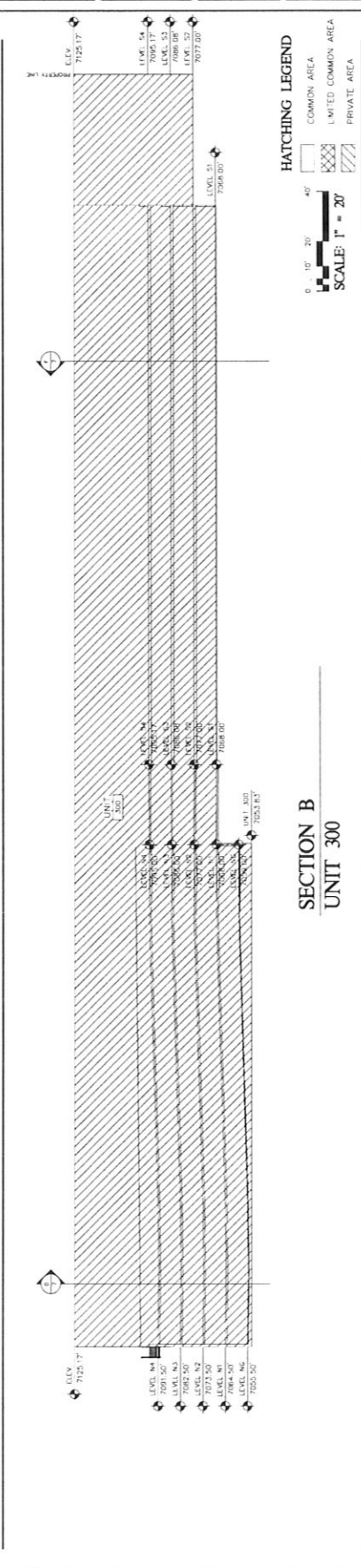
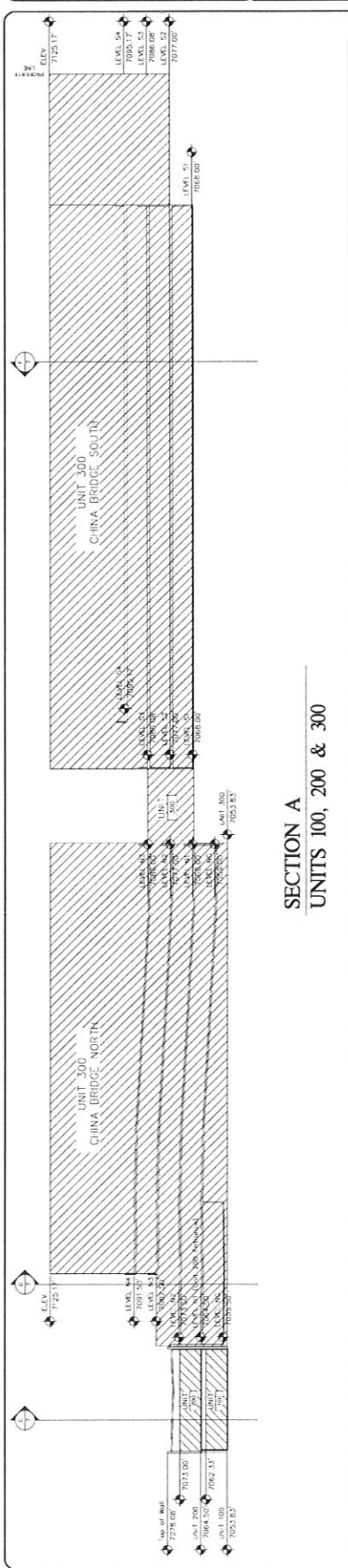


DESIGNED BY: GRW/ADW  
 DRAWN BY: GRW  
 CHECKED BY: GRW/ADW

**THE MARSAC-SWEDE CONDOMINIUMS**  
**BUILDING SECTIONS A - F**

PARK CITY MUNICIPAL CORP.  
 MAR-CONDO-SEC-RJ  
 078

PAGE 8 OF 8



**HATCHING LEGEND**

0' 10' 20' 40'

**SCALE: 1" = 20'**

COMMON AREA  
 LIMITED COMMON AREA  
 PRIVATE AREA

RECORDED:  
 COUNTY: \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 RECORDED AT THE REQUEST OF \_\_\_\_\_  
 FILE# \_\_\_\_\_

**Evergreen Engineering, Inc.**  
 Civil Engineering, Land Surveying, Land Planning  
 4700 Rte. 108, Suite 100  
 207th Street, Westfield, NJ 07090  
 Phone: (908) 643-1551 • Fax: (908) 643-1552  
 E-mail: info@evergreeneng.com

DATE	DESCRIPTION

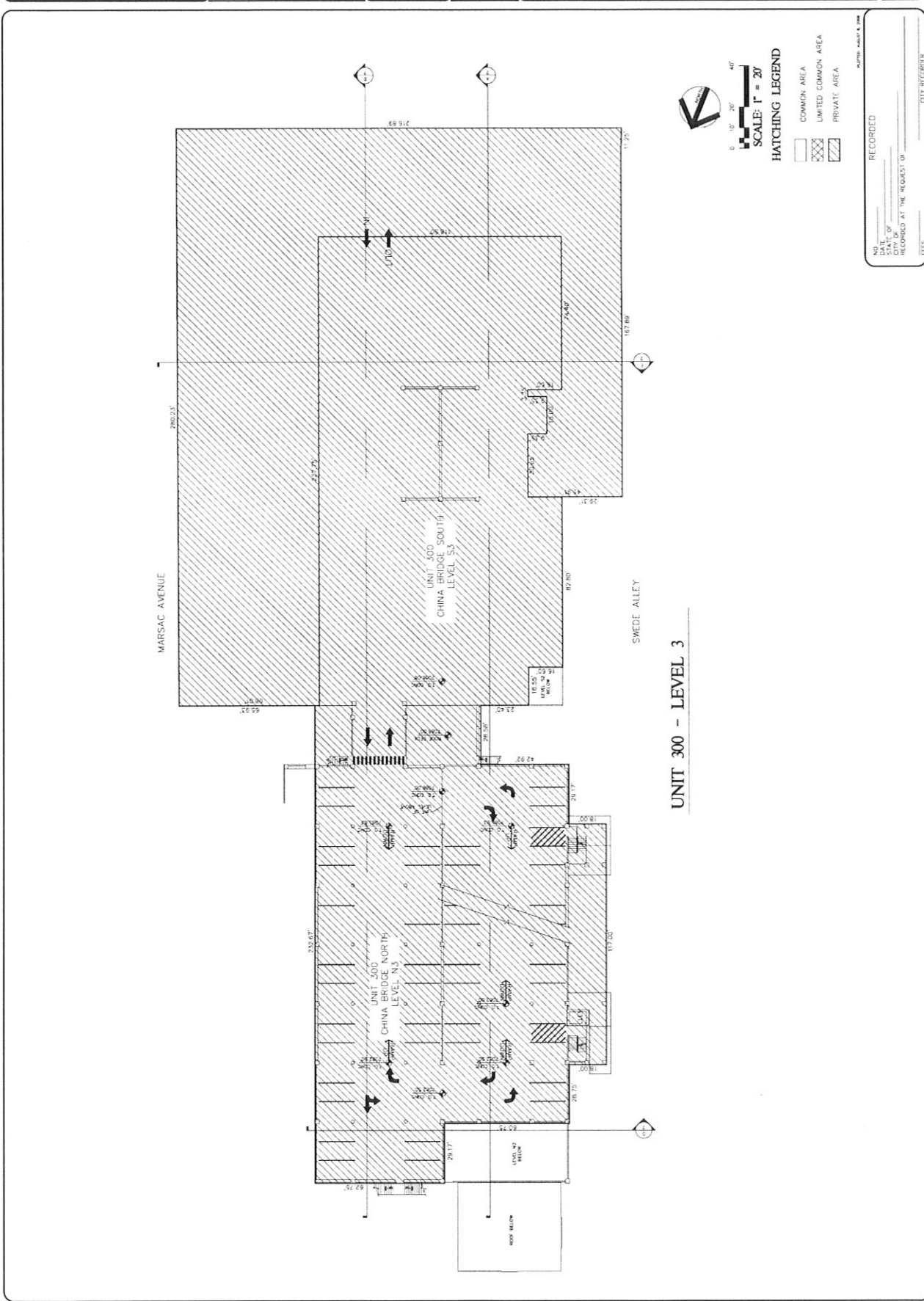


DESIGNED BY: CRW/ADM  
 DRAWN BY: CRW  
 CHECKED BY: CRW/ADM

**THE MARSAC-SWEDE CONDOMINIUMS**  
**FLOOR PLAN - UNIT 300**  
**LEVEL 3**

PARK CITY MUNICIPAL CORP.  
 MAR-CONDO-FP-83  
 075

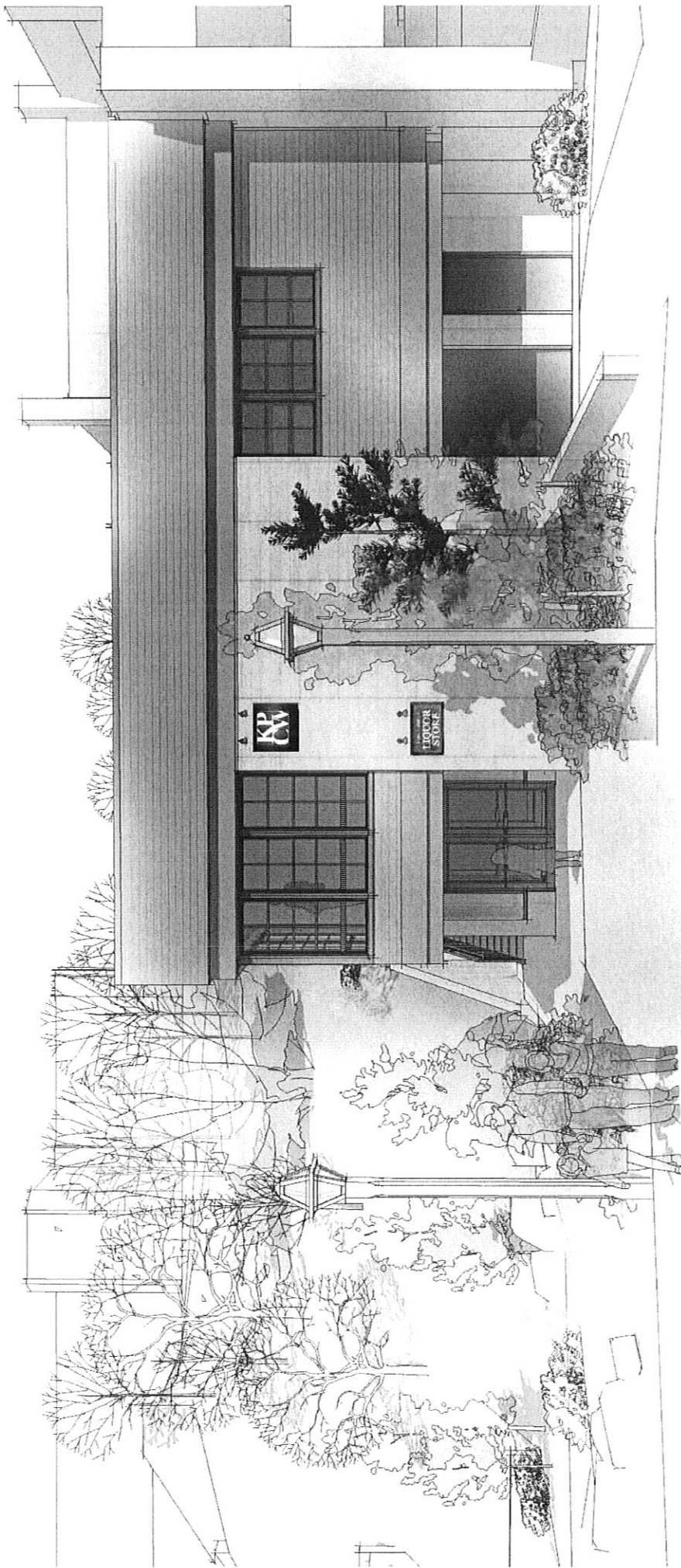
SHEET 6 OF 8



RECORDED

NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 RECORDED AT THE REQUEST OF \_\_\_\_\_

CITY: \_\_\_\_\_







**Ordinance No. 08-34**

**AN ORDINANCE APPROVING THE CHRISTOPHER HOMES AT EMPIRE PASS  
CONDOMINIUMS, PHASE IV RECORD OF SURVEY PLAT LOCATED AT THE SILVER  
STRIKE SUBDIVISION, PARK CITY, UTAH**

WHEREAS, the owners of the property known as the Christopher Homes at Empire Pass Condominiums, Lots 1 and 2 of the Silver Strike Subdivision, have petitioned the City Council for approval of the Christopher Homes at Empire Pass Condominiums, Phase IV record of survey; and

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

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

WHEREAS, the Planning Commission held a public hearing on August 13, 2008, to receive input on the Christopher Homes at Empire Pass Condominiums, Phase IV record of survey;

WHEREAS, the Planning Commission, on August 13, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, on August 28, 2008, the City Council held a public hearing on the Christopher Homes at Empire Pass Condominiums, second amended record of survey; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Christopher Homes at Empire Pass Condominiums, second amended record of survey.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The Christopher Homes at Empire Pass Condominiums, second amended record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located on Lots 1 and 2 of the Silver Strike subdivision.
2. The Christopher Homes Condominiums is located in the RD-MPD zoning district.
3. The City Council approved the Flagstaff Mountain Development Agreement/Annexation Resolution 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum densities, location of densities, and developer-offered amenities.
4. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass, aka Pod A. The MPD identified the area of this proposed subdivision as the location for 18 PUD-style detached single family homes, similar to the Paintbrush units currently under construction in other parts of Empire Pass.
5. On June 29, 2006, the City Council approved the Silver Strike Subdivision creating two lots of record. Lot 1 is 4.37 acres in size while lot 2 contains 1.99 acres.
6. On August 17, 2007, the City approved 4 units as the first Christopher Homes condominium plat on Lot 2 and on November 29, 2007, the City approved the first amended Christopher

Homes condominium plat creating an additional 4 units on Lot 1. On April 23, 2008, the City approved two additional condominium units.

7. The eight proposed units consume 15.1 Unit Equivalents.
8. The approved maximum house size is 5,000 square feet of Gross Floor Area, as defined by the LMC. An additional 600 square feet is allowed for a garage.
9. At the time of final construction and possible re-platting all floor area including basement area and garage space greater than the 600 square foot exception will be counted towards the Unit Equivalents allowed by the Flagstaff Development Agreement.
10. The proposed record of survey is consistent with the approved Master Planned Development for the Village at Empire Pass.
11. Two parking spaces are required for each unit.
12. Each building is required to conform to the 28+5 foot height requirement of the RD zone.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the record of survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. All conditions of approval of the Village at Empire Pass Master Planned Development and the Silver Strike Subdivision plat shall continue to apply.
4. A fire protection plan requiring the use of modified 13D sprinklers is required for review by the Building Department prior to any building permit.

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

PASSED AND ADOPTED this 28th day of August, 2008.

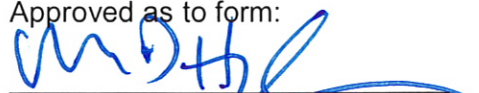
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

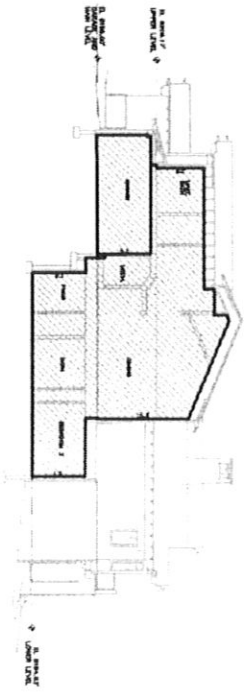
Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

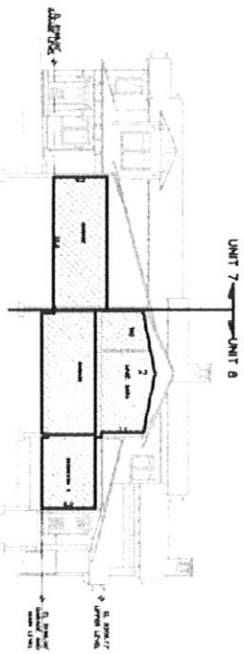
Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney

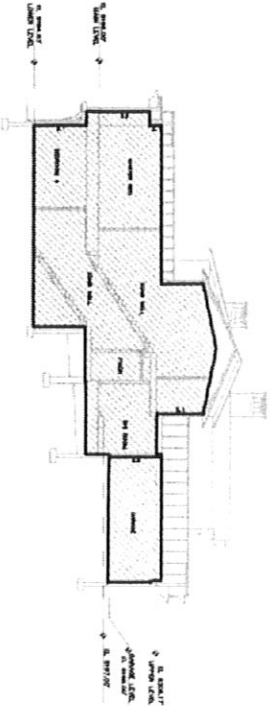




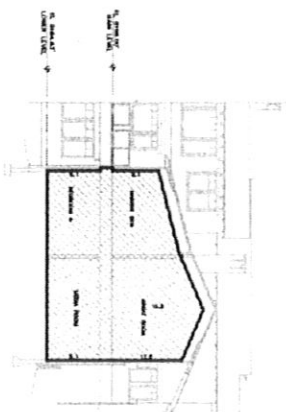
UNIT 8  
SECTION J  
SCALE 1/4"=1'-0"



UNIT 7/8  
SECTION I  
SCALE 1/4"=1'-0"



UNIT 7  
SECTION F  
SCALE 1/4"=1'-0"



UNIT 7  
SECTION C  
SCALE 1/4"=1'-0"

**PHASE IV CONDOMINIUM PLAT**  
**CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS**

A UTAH EXPANDABLE CONDOMINIUM PROJECT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SARAH COUNTY, UTAH

**RECEIVED**  
JUN 06 2008  
PARK CITY  
PLANNING DEPT.

CONSTRUCTION CONVENTIONS

[Symbol]	Private Structure
[Symbol]	Public Structure
[Symbol]	Utility Structure



STATE OF UTAH, COUNTY OF SARAH, AND PLAT  
DATE: \_\_\_\_\_ AT THE REQUEST OF: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FILE: \_\_\_\_\_ RECORDS



**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly qualified and sworn as a Surveyor in and for the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the engineer, architect or other person claiming to be the author of the same, and that the same is in accordance with the laws of the State of Utah relating to surveys and the laws of the United States relating to the public lands.

WITNESSED my hand and the seal of my office at Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Surveyor

**OWNER'S DEDICATION AND CONSENT TO RECORD**

I, the undersigned, being duly qualified and sworn as a Surveyor in and for the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the engineer, architect or other person claiming to be the author of the same, and that the same is in accordance with the laws of the State of Utah relating to surveys and the laws of the United States relating to the public lands.

WITNESSED my hand and the seal of my office at Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

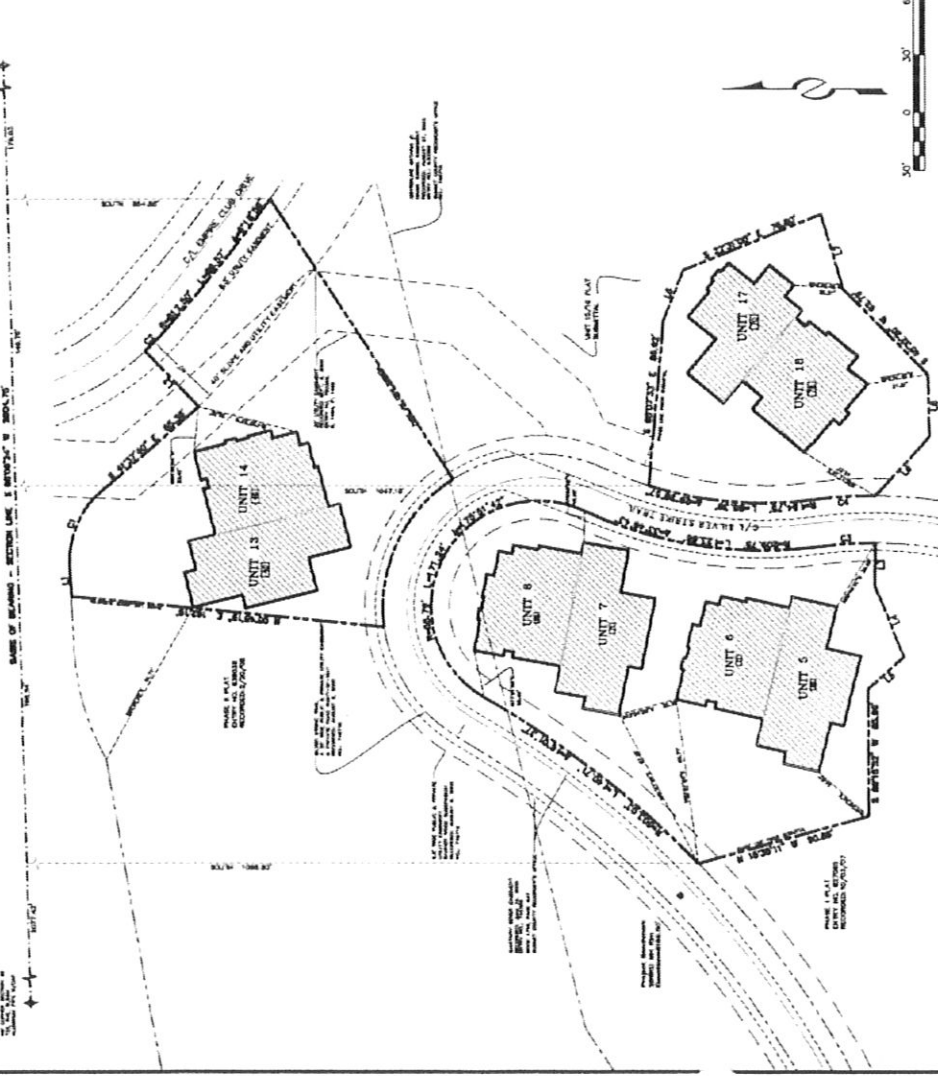
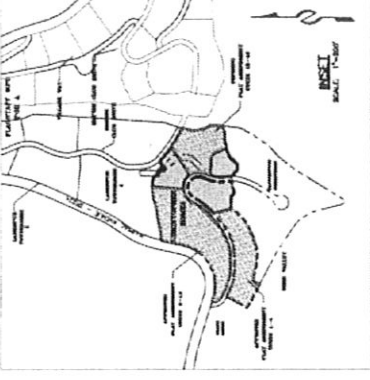
\_\_\_\_\_  
Owner

**ACKNOWLEDGMENT**

I, the undersigned, being duly qualified and sworn as a Surveyor in and for the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the engineer, architect or other person claiming to be the author of the same, and that the same is in accordance with the laws of the State of Utah relating to surveys and the laws of the United States relating to the public lands.

WITNESSED my hand and the seal of my office at Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Surveyor



**LEGAL DESCRIPTIONS**  
UNITS 5, 6, 7 AND 8  
A certain lot bounded by the north-south corners of Section 36, Township 3 North, Range 4 East, 4th Principal Meridian, Salt Lake County, Utah, containing 0.2000 acre, more or less, being the same as described in the plat of the subdivision of the above described land, known as the 'PHASE IV CONDOMINIUM PLAT' and recorded in the Office of the County Clerk of Salt Lake County, Utah, on this 12th day of May, 2008.

**NOTES**  
1. The 'PHASE IV CONDOMINIUM PLAT' is a subdivision of the land described in the plat of the subdivision of the above described land, known as the 'PHASE IV CONDOMINIUM PLAT' and recorded in the Office of the County Clerk of Salt Lake County, Utah, on this 12th day of May, 2008.

**PHASE IV CONDOMINIUM PLAT**  
**CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS**  
A UTAH EXPANDABLE CONDOMINIUM PROJECT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

**PLANNING COMMISSION**  
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 A.D.  
BY: \_\_\_\_\_ CHAIRMAN

**ENGINEER'S CERTIFICATE**  
I FIND THIS PLAN TO BE IN ACCORDANCE WITH INFORMATION OF RECORD AND FIELD SURVEY AND I HEREBY CERTIFY THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS SHOWN TO ME BY THE ENGINEER, ARCHITECT OR OTHER PERSON CLAIMING TO BE THE AUTHOR OF THE SAME.

**APPROVAL AS TO FORM**  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY AN ENGINEER OR ARCHITECT AS REQUIRED BY THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, SECTION 38-1-1.

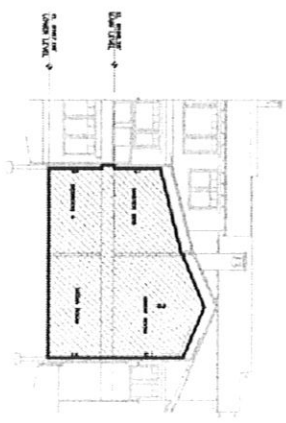
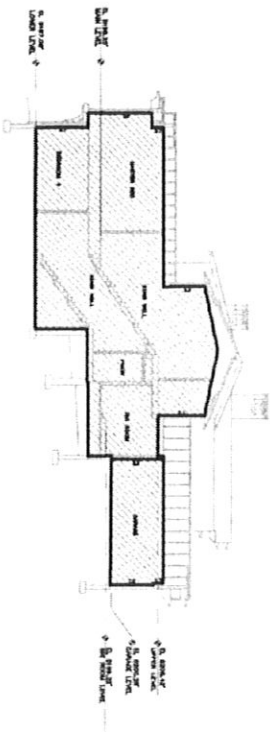
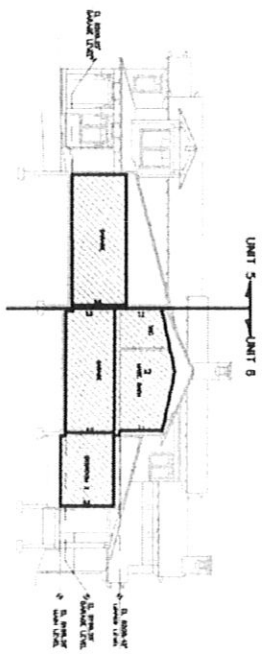
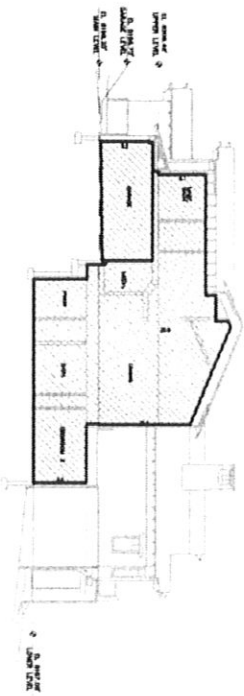
**CERTIFICATE OF ATTEST**  
I CERTIFY THE RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 A.D.  
BY: \_\_\_\_\_ PARK CITY RECORDER

**COINCIDENT APPROVAL AND ACCEPTANCE**  
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 A.D.  
BY: \_\_\_\_\_ MAYOR

**RECEIVED**  
STATE OF UTAH DEPARTMENT OF HERITAGE AND ARTS  
AT THE REQUEST OF \_\_\_\_\_  
DATE: JUN 06 2008  
TIME: \_\_\_\_\_

**PLANNING DEPT.**





**RECEIVED**  
JUN 06 2008  
PARK CITY  
PLANNING DEPT.

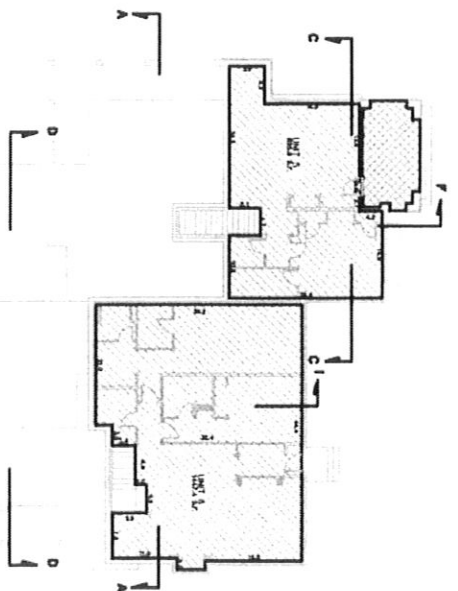


**PHASE IV CONDOMINIUM PLAT**  
**CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS**

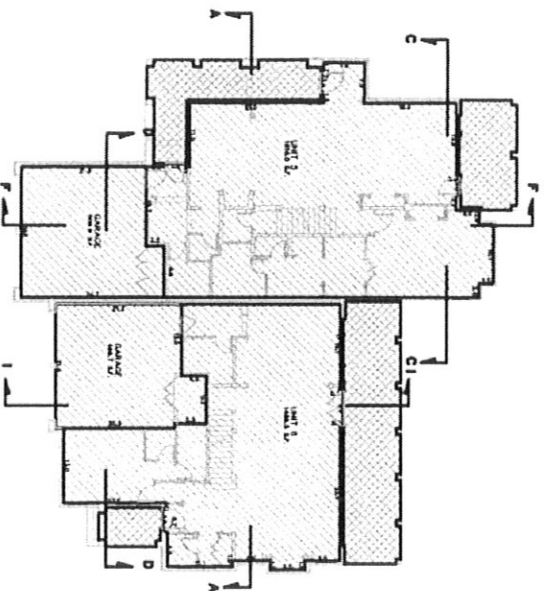
A UTAH EXPANDABLE CONDOMINIUM PROJECT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28  
TOWNSHIP 2 SOUTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SARAH COUNTY, UTAH

RECORDED  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FILE \_\_\_\_\_ RECORDER \_\_\_\_\_

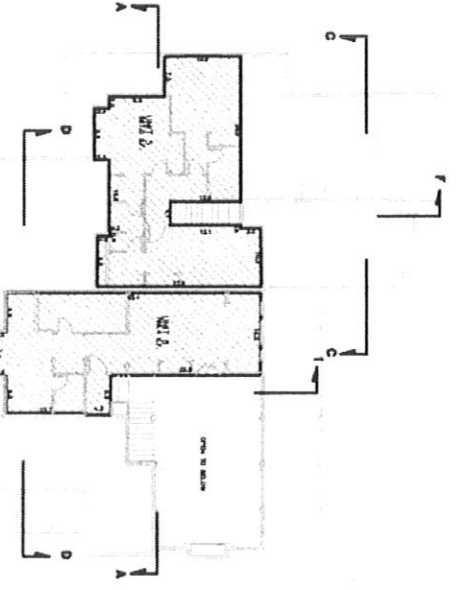




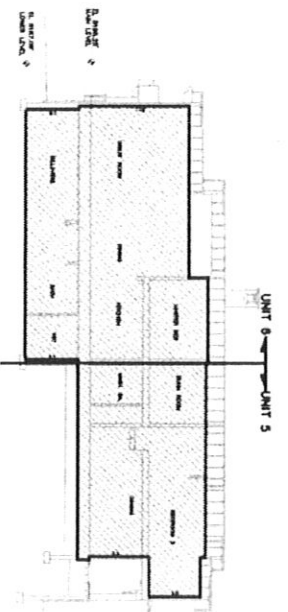
UNITS 5, 6  
LOWER FLOOR  
SCALE 1"=10'



UNITS 5, 6  
MAIN FLOOR  
SCALE 1"=10'



UNITS 5, 6  
UPPER FLOOR  
SCALE 1"=10'



UNIT 5/6  
SECTION A  
SCALE 1"=10'

RESUME FLOORING TABLE

UNIT No.	FLOOR	NAME	AREA	TYPE	FINISH	REMARKS
5	UPPER	FLOOR	1,200	WOOD	PARQUET	
5	LOWER	FLOOR	1,200	WOOD	PARQUET	

ELEVATION TABLE

UNIT No.	FLOOR	NAME	AREA	TYPE	FINISH	REMARKS
5	UPPER	WALL	1,200	PAINT	WHITE	
5	LOWER	WALL	1,200	PAINT	WHITE	

CONCRETE DESIGNATIONS

<input type="checkbox"/>	PERMANENT CONCRETE
<input type="checkbox"/>	CONCRETE
<input type="checkbox"/>	CONCRETE



**PHASE IV CONDOMINIUM PLAT**  
**CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS**  
 A UTAH EXPANDABLE CONDOMINIUM PROJECT  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 12E  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND DEERWOOD  
 PARK CITY, SALT LAKE COUNTY, UTAH

RECEIVED

JUN 06 2008

PARK CITY  
PLANNING DEPT.

RECORDED

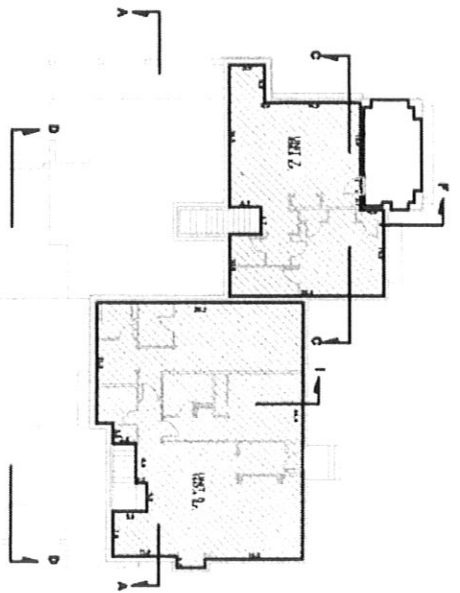
STATE OF UTAH, COUNTY OF SUMMIT, AND PLAT

AT THE REQUEST OF \_\_\_\_\_

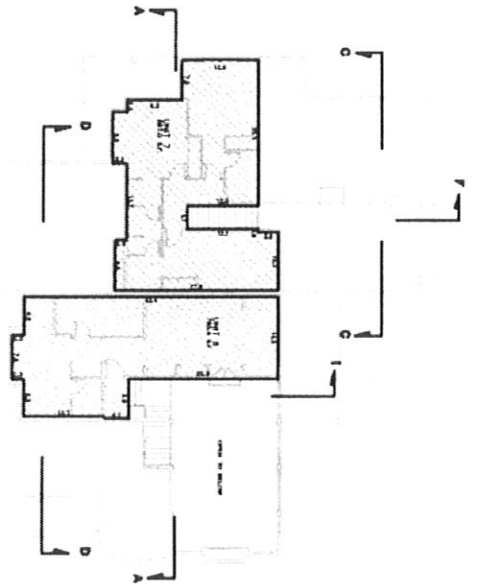
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FILE \_\_\_\_\_

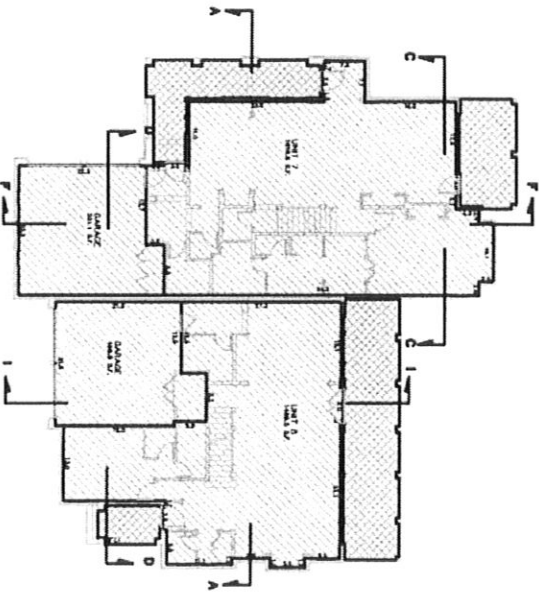
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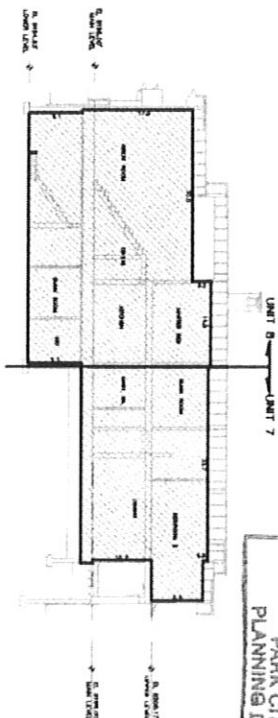
UNITS 7, 8  
LOWER FLOOR  
SCALE: 1/8"=1'-0"



UNITS 7, 8  
UPPER FLOOR  
SCALE: 1/8"=1'-0"



UNITS 7, 8  
MAIN FLOOR  
SCALE: 1/8"=1'-0"



UNIT 7, 8  
SECTION A  
SCALE: 1/8"=1'-0"

SCALE FOOTING TABLE

UNIT No.	UNIT	FLOOR	AREA	PERCENT	MIN.	MAX.	MIN.	MAX.
7	7	LOWER	1,234	100	1,234	1,234	1,234	1,234
8	8	LOWER	1,234	100	1,234	1,234	1,234	1,234

DEVIATION TABLE

UNIT No.	UNIT	FLOOR	AREA	PERCENT	MIN.	MAX.	MIN.	MAX.
7	7	LOWER	1,234	100	1,234	1,234	1,234	1,234
8	8	LOWER	1,234	100	1,234	1,234	1,234	1,234

CONCRETE DESIGNATIONS

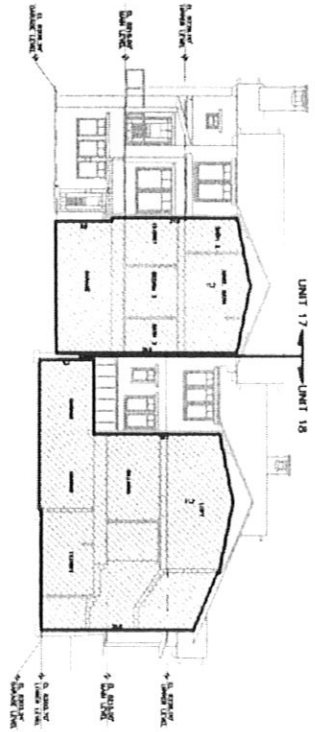
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<input type="checkbox"/>	PRECAST CONCRETE
<input type="checkbox"/>	CONCRETE BLOCK
<input type="checkbox"/>	CONCRETE MASONRY



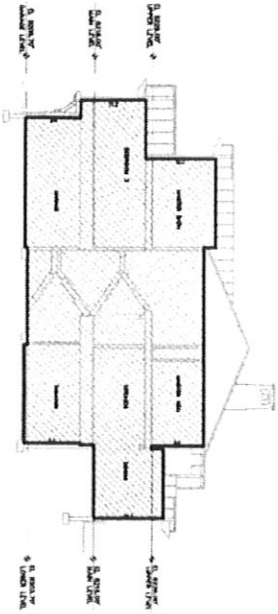
**PHASE IV CONDOMINIUM PLAT**  
**CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS**  
 A UTAH EXPANDABLE CONDOMINIUM PROJECT  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 28  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERRIDIAN  
 PARK CITY, SUMMIT COUNTY, UTAH

**RECEIVED**  
 JUN 06 2008  
 PARK CITY  
 PLANNING DEPT.

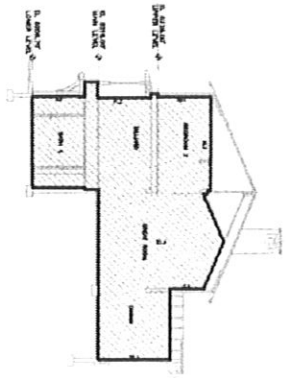
RECORDED  
 STATE OF UTAH, COUNTY OF SUMMIT, AND S.A.D.  
 AT THE REQUEST OF \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ RECORD # \_\_\_\_\_  
 FILE \_\_\_\_\_



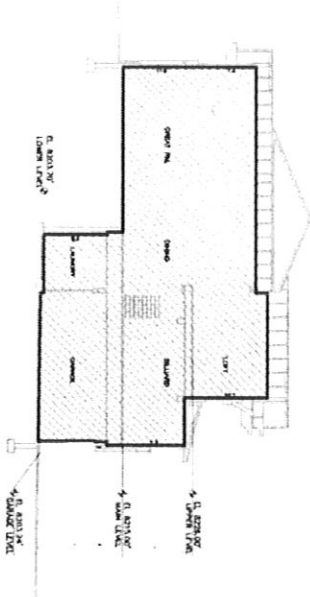
UNIT 17+18  
SECTION G  
SCALE 1/4"=1'-0"



UNIT 17  
SECTION G  
SCALE 1/4"=1'-0"



UNIT 17  
SECTION F  
SCALE 1/4"=1'-0"



UNIT 18  
SECTION B  
SCALE 1/4"=1'-0"

PHASE IV CONDOMINIUM PLAT  
CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS  
A UTAH EXPANDABLE CONDOMINIUM PROJECT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SARASOT COUNTY, UTAH

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JUN 06 2008  
PARK CITY  
PLANNING DEPT.

CONDOMINIUM DEVELOPMENT	
<input type="checkbox"/>	UNITED STATES
<input type="checkbox"/>	STATE OF UTAH
<input type="checkbox"/>	COUNTY OF SARASOT



DATE: 06-03-08 TIME: 11:55 AM UNIT 17-18/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100  
PAGE 8 OF 8

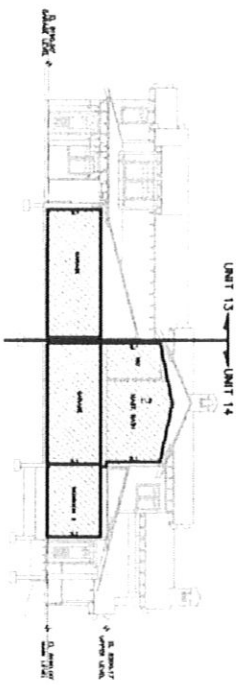
RECORDED

STATE OF UTAH COUNTY OF SARASOT AND FILED  
AT THE REQUEST OF \_\_\_\_\_  
BY \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_

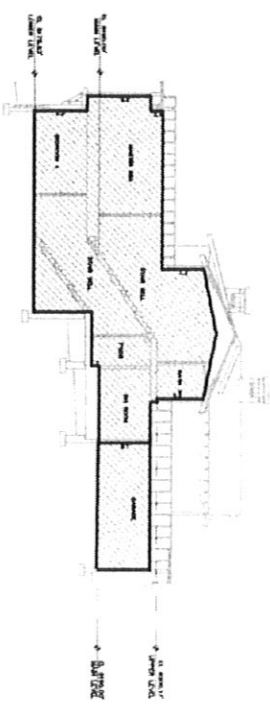
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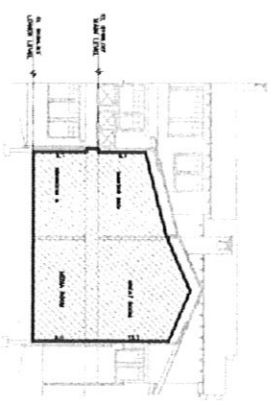
UNIT 14  
SECTION J  
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UNIT 13/14  
SECTION L  
SCALE 1/8"=1'-0"



UNIT 13  
SECTION P  
SCALE 1/8"=1'-0"



UNIT 13  
SECTION C  
SCALE 1/8"=1'-0"

**RECEIVED**  
 JUN 06 2008  
 PARK CITY  
 PLANNING DEPT.

CONTRACTOR'S RESPONSIBILITIES

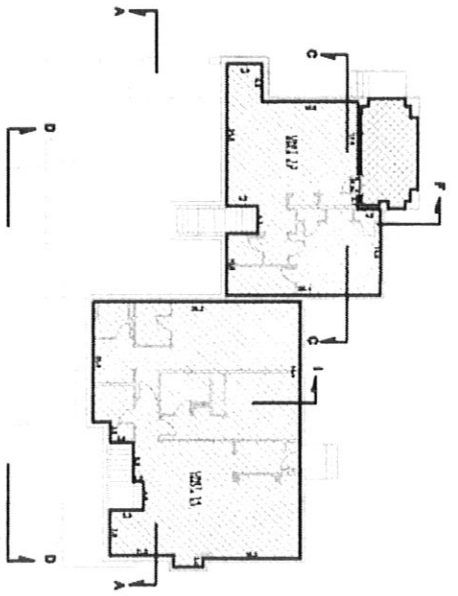
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<input type="checkbox"/>	CONDUCT SURVEY
<input type="checkbox"/>	VERIFY EXISTING CONDITIONS



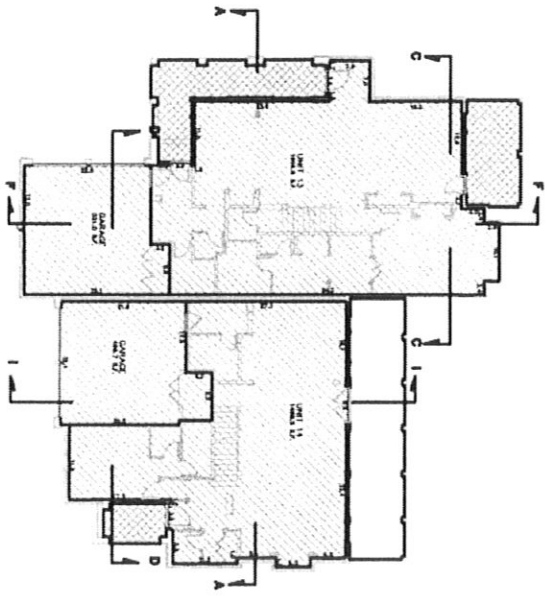
**PHASE IV CONDOMINIUM PLAT**  
**CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS**

A UTAH EXPANDABLE CONDOMINIUM PROJECT  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 28  
 TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN  
 PARK CITY, SARASOT COUNTY, UTAH

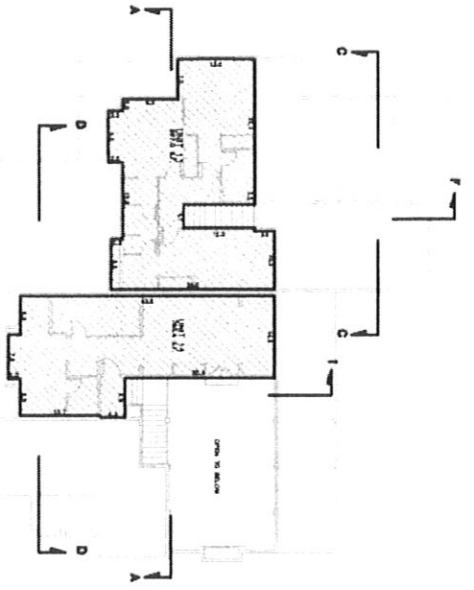
RECORDED  
 STATE OF UTAH, COUNTY OF SUMMIT, AND PLAT  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 FILE \_\_\_\_\_ RECORD # \_\_\_\_\_



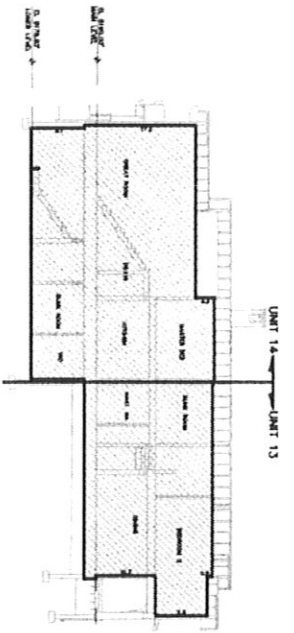
UNITS 13, 14  
LOWER FLOOR  
SCALE: 1"=10'



UNITS 13, 14  
LOWER FLOOR  
SCALE: 1"=10'



UNITS 13, 14  
UPPER FLOOR  
SCALE: 1"=10'



UNITS 13, 14  
UPPER FLOOR  
SCALE: 1"=10'

SCALE FOOTING TABLE

UNIT NO.	FOOTING	FOOTING	FOOTING	FOOTING	FOOTING	FOOTING	FOOTING
13	12" DIA.	12" DIA.	12" DIA.	12" DIA.	12" DIA.	12" DIA.	12" DIA.
14	12" DIA.	12" DIA.	12" DIA.	12" DIA.	12" DIA.	12" DIA.	12" DIA.

ELEVATION TABLE

UNIT NO.	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION
13	10'0"	10'0"	10'0"	10'0"	10'0"	10'0"	10'0"
14	10'0"	10'0"	10'0"	10'0"	10'0"	10'0"	10'0"

CONCRETE REVISIONS

NO.	DESCRIPTION	DATE



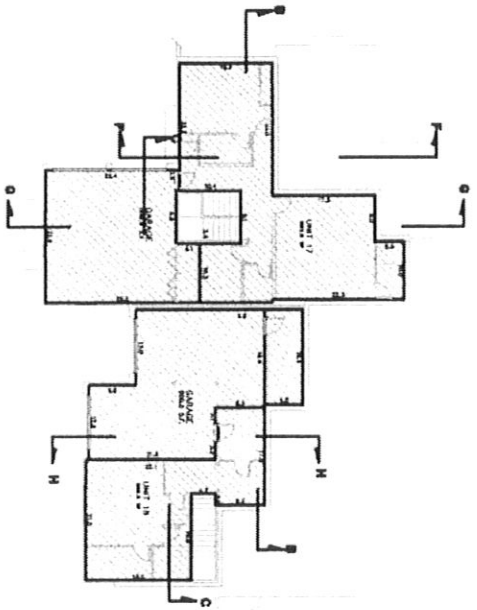
**RECEIVED**  
PARK CITY  
PLANNING DEPT.  
JUN 06 2008

**CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS**  
PHASE IV CONDOMINIUM PLAT

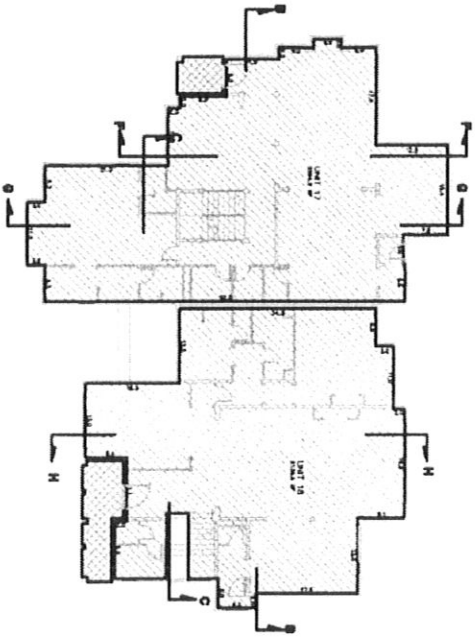
A UTAH EXPANDABLE CONDOMINIUM PROJECT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SALT LAKE COUNTY, UTAH

STATE OF UTAH, COUNTY OF SUMMIT, AND PLAT  
AT THE REQUEST OF \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FILE \_\_\_\_\_ RECORDED \_\_\_\_\_

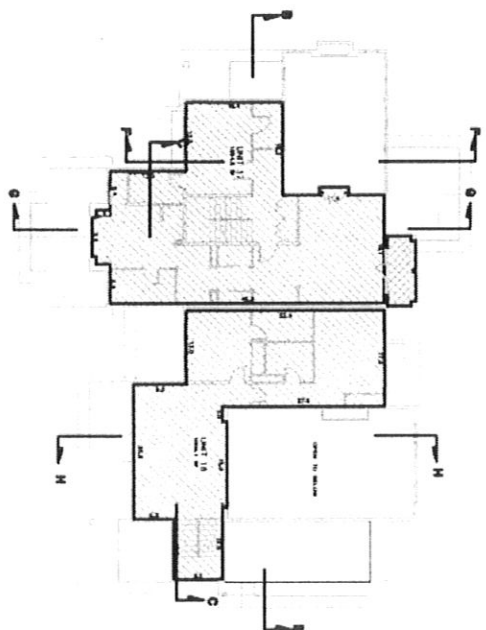




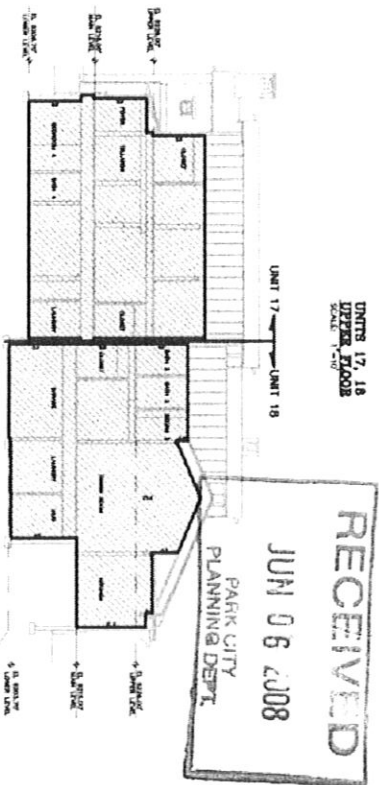
UNITS 17, 18  
LOWER FLOOR  
SCALE 1"=10'



UNITS 17, 18  
MAIN FLOOR  
SCALE 1"=10'



UNITS 17, 18  
UPPER FLOOR  
SCALE 1"=10'



UNITS 17, 18  
SECTION B  
SCALE 1"=10'

STANDARD FINISHING TABLE

UNIT No.	FINISH	UNIT No.	FINISH	UNIT No.	FINISH
17	WALL	18	WALL	19	WALL
17	FLOOR	18	FLOOR	19	FLOOR
17	CEILING	18	CEILING	19	CEILING

ELEVATION TABLE

UNIT No.	ELEVATION	UNIT No.	ELEVATION	UNIT No.	ELEVATION
17	WALL	18	WALL	19	WALL
17	FLOOR	18	FLOOR	19	FLOOR
17	CEILING	18	CEILING	19	CEILING

CONCRETE DESIGNATIONS

CONCRETE DESIGNATION	DESCRIPTION
1	CONCRETE
2	CONCRETE
3	CONCRETE



**PHASE IV CONDOMINIUM PLAT**  
**CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS**

A UTAH EXPANDABLE CONDOMINIUM PROJECT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SMOKE COUNTY, UTAH

RECORDED  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ ROOM \_\_\_\_\_ PAGE \_\_\_\_\_  
FILE \_\_\_\_\_ RECORD # \_\_\_\_\_

## Ordinance No. 08-33

### **A TEMPORARY LAND USE REGULATION PURSUANT TO U.C.A. SECTION 10-9A-504 PROHIBITING THE DEMOLITION OF ANY BUILDING CONSTRUCTED PRIOR TO 1962 FOR A PERIOD NOT TO EXCEED SIX MONTHS, PENDING THE COMPLETION OF LAND MANAGEMENT CODE AND HISTORIC DISTRICT GUIDELINE AMENDMENTS REGARDING THE REGULATION OF BUILDINGS OF HISTORIC SIGNIFICANCE AND POTENTIAL AMENDMENTS TO THE HISTORIC BUILDING INVENTORY**

WHEREAS, U.C.A. § 10-9a-504 allows a city, without prior consideration of or recommendation from the Planning Commission, to enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if the legislative body makes a finding of compelling, countervailing public interest;

WHEREAS, Park City was originally developed as a mining community and much of the City's unique cultural identity is based on the historic character of its mining era buildings;

WHEREAS, these buildings are among the City's most important cultural, educational, and economic assets;

WHEREAS, the demolition of potentially historic buildings would permanently alter the character of a neighborhood, community and City;

WHEREAS, individual members of the Historic Preservation Board, ("HPB") the official body to review matters concerning the historical designation and design of buildings within the City, and several members of the public have requested that the Council re-consider the sufficiency of the Historic Building Inventory;

WHEREAS, the pending amendments to the Land Management Code ("LMC") and the Historic District Guidelines and any revisions to the Historic Building Inventory are expected to be completed within the next six months;

WHEREAS, the City Council hereby determines that enacting a temporary moratorium on the demolition of certain structures in the City is in the best interest of the City and necessary for the protection of health, safety and the general welfare of its citizens.

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

**SECTION 1. FINDING OF COMPELLING, COUNTERVAILING PUBLIC INTEREST.** The City Council hereby finds that there is a compelling, countervailing

public interest in temporarily preventing the loss of Buildings over fifty years old in order to consider pending LMC and design guideline amendments, and further determine whether to require additional LMC amendments and/or expansion of the Historic Building Inventory in order to better regulate alterations to and prevent demolition of Historically Significant Buildings. Without such temporary prevention of demolition, Historically Significant Buildings will be forever lost, thereby causing irreparable harm to the community and City. The recitals above and the public record, including packet reports, testimony and minutes, of all hearings before the HPB, Planning Commission and City Council and public information meetings regarding the pending amendments to the Historic Design Guidelines and LMC are hereby incorporated herein (June 2 HPB, June 16 HPB, June 26 Joint CC/PC, July 7 HPB, July 7 Open House, July 16 Open House, July 23 PC).

**SECTION 2. TEMPORARY ZONING REGULATION.** There shall be a temporary moratorium on all demolition permits or Certificates of Appropriateness For Demolition ("CAD") for all Buildings constructed prior to 1962 in Park City. During the duration of this Ordinance, no such demolition permit or CAD shall be approved or issued by any department, agency, employee, or agent of Park City. An Application for a demolition permit or CAD may be filed during the moratorium. However, no permit or CAD shall be issued until the moratorium has expired, and the permit or CAD may not be issued if it is inconsistent with any amendments to the LMC, Historic Building Inventory, applicable Design Guidelines or any other ordinance adoption that occur during the moratorium. The burden of demonstrating the age of a Building rests with the applicant and shall be determined by the Planning Director in conjunction with advice of the Chief Building Official.

**SECTION 3. DURATION.** This temporary moratorium shall terminate upon the earlier of: a) six months from the effective date of this Ordinance; or b) the date upon which the aforementioned amendments have been completed and, in adopting the amendments, the Council terminates this regulation.

**SECTION 4. EFFECT ON EXISTING APPLICATIONS/PERMITS.** Any Complete Application for any demolition permit or CAD received prior to Wednesday, August 6, 2008, shall not be affected by this temporary moratorium. Any currently valid permits or CAD which have been issued by the Building and Planning Departments prior to the adoption of this Ordinance shall not be affected by this temporary moratorium.

**SECTION 5. RELIEF/ECONOMIC HARDSHIP.** Any person who has applied for a demolition permit which would be affected by this moratorium, and who contends that the moratorium as applied to him or her would be an unlawful Economic Hardship under Federal, State, or local law may submit a written application to the CAD Hearing Board pursuant to LMC § 15-11-15. The process and standards set out in LMC § 15-11-16 shall be applied to the application for relief.

**SECTION 6. DEFINITION.** For the purposes of this Ordinance, "Building" shall be defined as set forth in the Land Management Code § 15-15-1.29.

**SECTION 7. CONFLICT.** For the duration of this Ordinance, as set forth in Section 3 hereof, the provisions of this Ordinance shall govern to the extent there is any conflict between the provisions of this Ordinance and the provisions of the Municipal Code, LMC, or any other ordinance, resolution, guideline or policy, and all such conflicting provisions shall be suspended. However, nothing herein shall suspend the authority of the Chief Building Official pursuant to Section 115.1 of the International Building Code regarding a hazardous or dangerous Building.

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall become effective upon adoption.

Dated this 7<sup>th</sup> day of August, 2008.


**PARK CITY MUNICIPAL CORPORATION**

  
\_\_\_\_\_  
Mayor Dana Williams

**Attest:**

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

**Approved as to form:**

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney



**AN ORDINANCE APPROVING THE AMENDED GATEWAY ESTATES REPLAT SUBDIVISION LOCATED AT 408 & 412 DEER VALLEY LOOP ROAD, PARK CITY, UTAH.**

WHEREAS, the owners of the property located at 408 & 412 Deer Valley Loop Road have petitioned the City Council for approval of the Amended Gateway Estates Replat 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 public hearings on June 11, July 09, and July 23, 2008, to receive input on the Amended Gateway Estates Replat Subdivision;

WHEREAS, the Planning Commission, on July 23, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah, to approve the Amended Gateway Estates Replat 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 Amended Gateway Estates Replat Subdivision as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 408/412 Deer Valley Loop Road.
2. The zoning is Historic Residential (HR-1)
3. The proposed plat amendment converts a two lot subdivision into a three lot subdivision.
4. The Land Management Code requires a minimum lot width in the HR-1 District of 25 feet. The lot widths of the Amended Gateway Estates Replat Subdivision are 58 feet for Lot 1, 59 feet for Lot 2, and 110 feet for Lot 3.
5. The Land Management Code requires a minimum lot area in the HR-1 District of 1,875 square feet. The lot areas of the Amended Gateway Estates Replat Subdivision are 12,520.8 square feet for Lot 1, 9,706.6 square feet for Lot 2, and 9,840.8 square feet for Lot 3.



6. To limit the potential of increased density the applicant has volunteered to exclude duplexes from the subdivision.
7. The proposed plat has footprint envelopes limiting Lot 1 to 2,243 square feet, and Lots 2 and 3 at 1,750 square feet each. This restriction limits the amount of footprint coverage to the same amount allowed in the previous approval to a total of 5,743 square feet maximum.
8. The proposed plat amendment preserves the 10 feet wide non-exclusive utility and snow storage easement along the front property lines.
9. There are two mine shafts indicated by the survey.
10. The applicant has met with the Chief Building Official/Fire Marshall to discuss accessibility to a fire hydrant and other fire safety issues.
11. There will be an access easement over Lot 1 and 2 for the benefit of Lot 2 and 3 as indicated on the proposed plat.
12. A remnant parcel of land will not be created by this plat amendment.
13. A Cultural Inventory and Assessment was submitted to the City and presented to the Planning Commission as requested.
14. All findings within the Analysis section are incorporate 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 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. The plat will note that duplexes are not allowed in the subdivision.
4. The plat will note a maximum footprint for Lot 1 as 2,243 square feet and Lots 2 and 3 as 1,750 square feet.
5. A letter shall be provided to the City by a registered Professional Engineer certifying that the mines shafts have properly been closed and that they can adequately support any proposed construction if applicable prior to building permit issuance.
6. A fire plan will be required to be approved by the City Fire Marshal before building permits can be issued.
7. There will be a 10 foot wide non-exclusive utility and snow storage easement along the front property lines as indicated on the plat.
8. There will be an access easement over Lot 1 and Lot 2 for the benefit of Lot 2 and Lot 3 as indicated on the plat.

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

PASSED AND ADOPTED this 7 day of August, 2008.

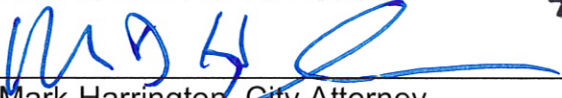
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Dana Williams, MAYOR

ATTEST:

  
\_\_\_\_\_  
Jan Scott, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Mark Harrington, City Attorney



**Attachment 1 – Proposed Plat**

**GATEWAY ESTATES REPLAT SUBDIVISION (AMENDED)**  
 LOT LINE ADJUSTMENT  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE & MERIDIAN,  
 SUMMIT COUNTY, UTAH

**SURVEYORS CERTIFICATE**  
 I, TIMOTHY B. JOHANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED  
 LAND SURVEYOR HOLDING CERTIFICATE NO. 512280 AS PRESCRIBED UNDER  
 THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY  
 OF THE BOARD OF SURVEYORS OF THE STATE OF UTAH, I AM WORKING ON THIS PLAT,  
 OF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 \_\_\_\_\_  
 TIMOTHY B. JOHANSON  
 DATE: \_\_\_\_\_

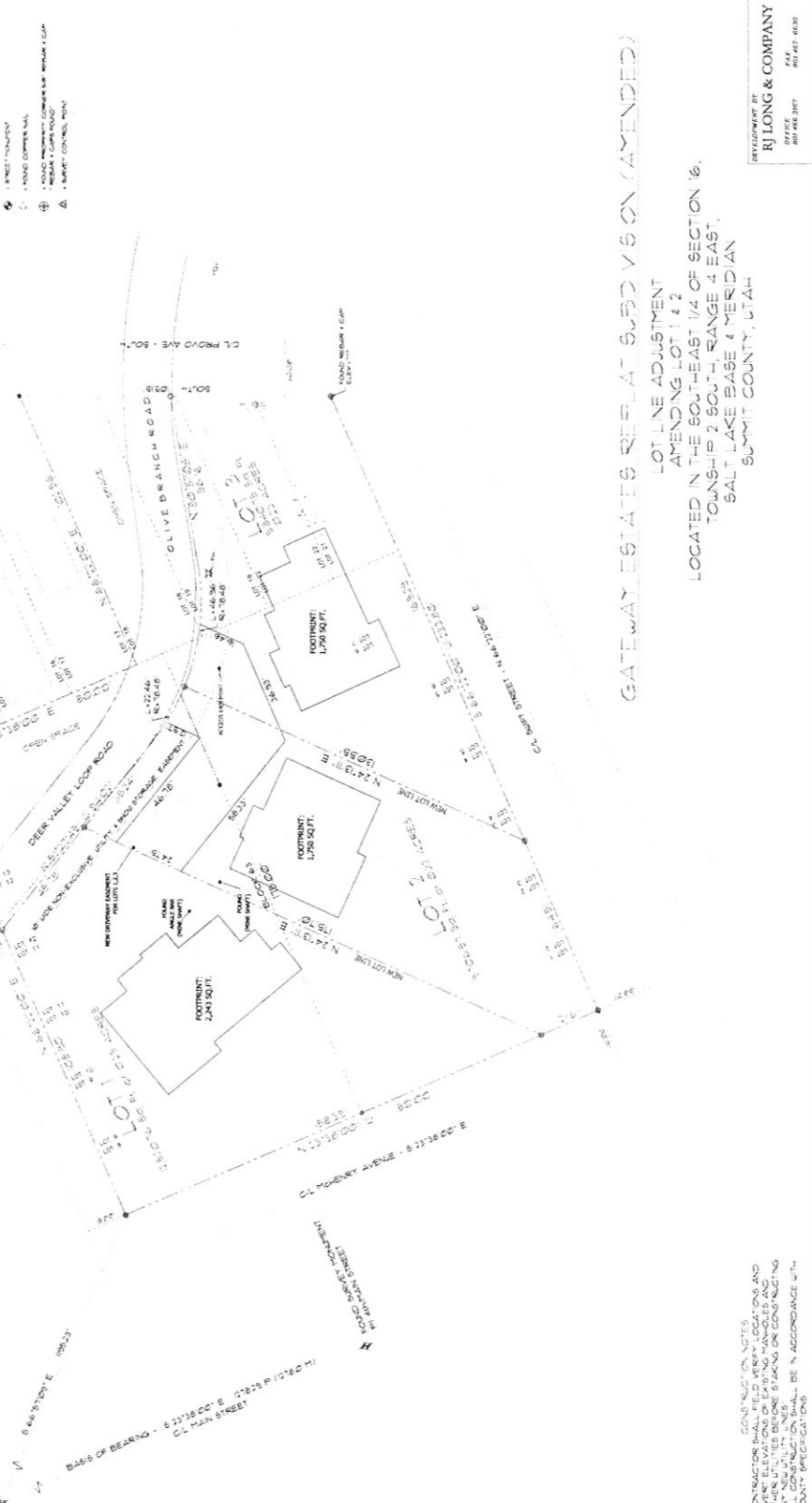
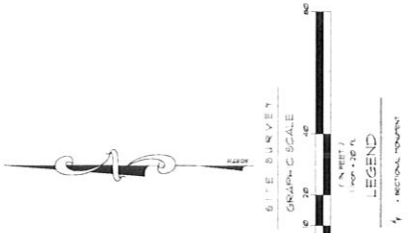
**BOUNDARY DESCRIPTION**  
 AMENDING LOTS 1, 2, 3 OF THE GATEWAY ESTATES REPLAT, SUBDIVISION  
 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH

ALSO, DESCRIBED AS:  
 ALL OF BLOCK 10, PARK CITY PLAZA, PARK CITY, UTAH,  
 IN THE OFFICE OF THE COUNTY RECORDER, SUMMIT  
 COUNTY, UTAH, EXCEPTING THEREFROM LOTS 15, 16, AND 17.

**OWNER'S CERTIFICATE OF  
 CONSENT TO RECORD**  
 KNOW ALL MEN BY THESE PRESENTS THAT  
 THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED  
 TRACT OF LAND TO BE KNOWN HEREAFTER AS GATEWAY  
 ESTATES REPLAT SUBDIVISION, HAVE HEREBY  
 AGREEED TO THE LOT LINE ADJUSTMENT PLAT TO THE  
 REFORMATION OF THIS LOT LINE ADJUSTMENT PLAT. ALSO,  
 THE OWNER, OR HIS OR HER REPRESENTATIVE, HEAD OF PARK  
 CITY ALL THE STRAITS, LAND FOR LOCAL GOVERNMENT USES,  
 ASSAULTS, DAMAGES, AND REQUIRED UTILITIES AND  
 DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF  
 DEDICATION.

STATE OF UTAH  
 COUNTY OF SUMMIT  
 I, \_\_\_\_\_, PERSONALLY  
 APPEARED BEFORE ME  
 SAY THAT THEY ARE THE  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**GENERAL NOTES**  
 1. UTILITIES, SETBACKS, ETC. ARE NOT TO BE BASED ON THE MAP  
 CONTRACTOR BUILDING AND EXCAVATING SHALL VERIFY THE LOCATION AND  
 DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. AVOID  
 CONTACT WITH UTILITIES AND REFER TO "U" IN PLAT.  
 2. ERECTOR AS SHOWN ON PLAT HAS MADE NO INVESTIGATION OR DETERMINATION  
 CONCERNING THE EXISTENCE OR ANY OTHER FACTS, CONDITIONS, OR ENCUMBRANCES  
 3. SEE REPTA MAPS AND RECORDS AND STATE AND LOCAL AGENCIES  
 FOR INFORMATION REGARDING FLOOD AND EARTHQUAKE INFORMATION ON THIS  
 4. SEE CITY AND/OR COUNTY PLANNING AND ZONING MAPS FOR INFORMATION ON  
 5. SEE REPTA MAPS, ERE, AND NEARBY AND NEIGHBORING LOTS AS SHOWN ON THIS  
 PLAT FOR MORE INFORMATION.



**GATEWAY ESTATES REPLAT SUBDIVISION (AMENDED)**  
 LOT LINE ADJUSTMENT  
 AMENDING LOT 1 & 2  
 LOCATED IN THE SOUTH-EAST 1/4 OF SECTION 16,  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE & MERIDIAN,  
 SUMMIT COUNTY, UTAH

PREPARED BY  
**BJ LONG & COMPANY**  
 100 W. 100 S. STE. 100  
 PARK CITY, UTAH 84302

APPROVED AS TO FORM DATE OF APPROVAL: _____	APPROVED AS TO SUBSTANCE TO STERNEVILLE DATE OF APPROVAL: _____	ENGINEER'S CERTIFICATE I HAVE THIS PLAN AS BE IN ACCORDANCE WITH STANDARDS THAT I HAVE IN MY OFFICE THIS DATE OF APPROVAL: _____	CITY COUNCIL APPROVAL PRESENTED TO THE BOARD OF PARK CITY ON _____ AT WHICH TIME THIS METHOD OF SURVEY WAS APPROVED	PLANNING COMMISSION APPROVED AND JUSTIFIED BY THE PARK CITY PLANNING COMMISSION ON _____	PLANNING ENGINEERING SURVEYING	CONTRACTOR'S DESIGN ENGINEERING 742 SOUTH 1500 WEST STREET MIDVALE CITY, UTAH 84047 PHONE (801) 965-2471
APPROVED BY: _____ DATE: _____	APPROVED BY: _____ DATE: _____	APPROVED BY: _____ DATE: _____	APPROVED BY: _____ DATE: _____	APPROVED BY: _____ DATE: _____	CHAIRMAN	AND DESIGN ENGINEERING 742 SOUTH 1500 WEST STREET MIDVALE CITY, UTAH 84047 PHONE (801) 965-2471

NUMBER OF SHEETS: \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 COUNTY ATTORNEY: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, John Demme, certify that I am a Registered Land Surveyor and hold Certificate No. 15391, as provided by the State of Utah. I have personally surveyed and prepared the Survey Map of GATEWAY ESTATES REPLAT and that the same has been ascertained to be correct and true in accordance with the provisions of the Utah Surveying Act.

*John Demme*  
 John Demme  
 Surveyor



**LEGAL DESCRIPTION**

ALL OF BLOCK 63, PARK CITY SURVEY, PARK CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK, SUMMIT COUNTY, UTAH, EXCEPTING TIERMITH LOTS 15, 16, AND 17.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned owners of the above described property, do hereby certify that we have, according to the provisions of the Utah Surveying Act, approved the Survey Map of GATEWAY ESTATES REPLAT and that the same has been ascertained to be correct and true in accordance with the provisions of the Utah Surveying Act. We hereby dedicate and consent to the recording of the same and to the use of the same for the purposes of the Surveying Act, and we hereby certify that we have no objection to the use of the same for the purposes of the Surveying Act. We further certify that we have no objection to the use of the same for the purposes of the Surveying Act.

*John Demme*  
 John Demme  
 Surveyor

*Paula Furd*  
 Paula Furd  
 Owner

**ACKNOWLEDGEMENT**

I, the undersigned, do hereby acknowledge that I have read the Survey Map of GATEWAY ESTATES REPLAT and that the same has been ascertained to be correct and true in accordance with the provisions of the Utah Surveying Act. I further certify that I have no objection to the use of the same for the purposes of the Surveying Act.

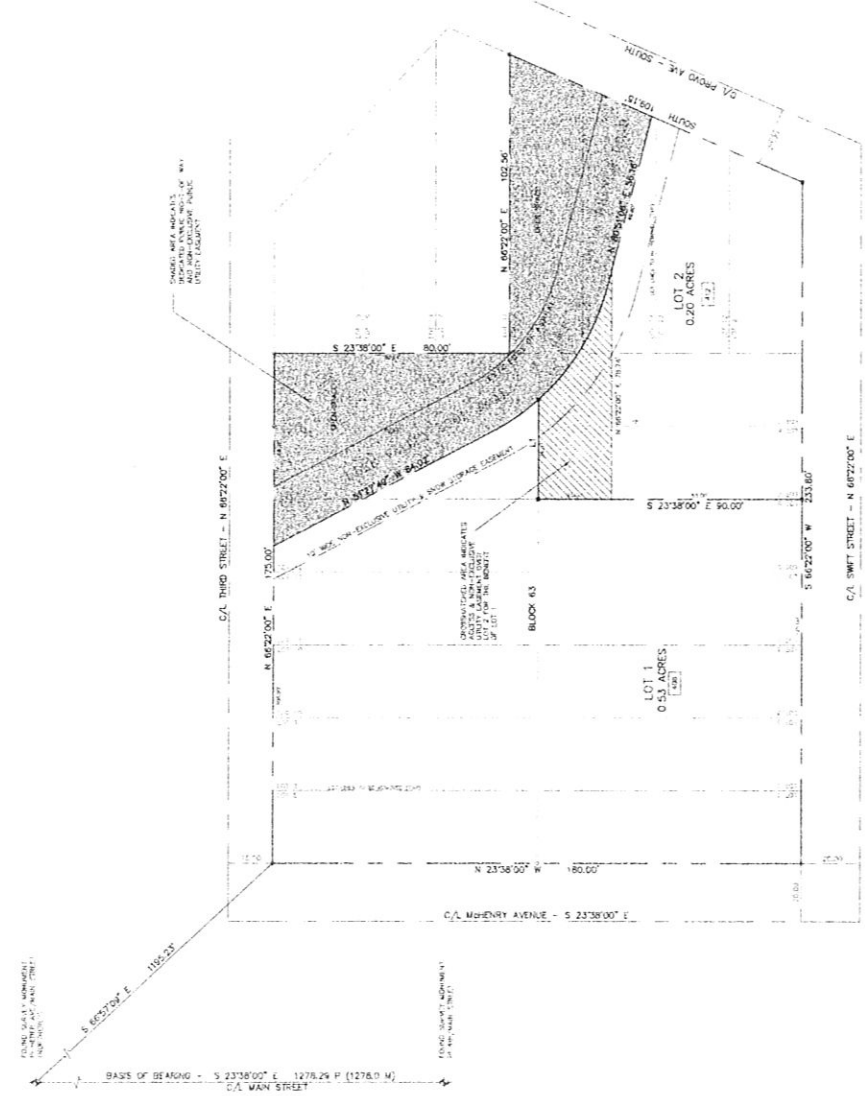
*Paula Furd*  
 Paula Furd  
 Owner

LINE	LENGTH	BEARING	AREA
1	100.00	N 89°27'00" E	100.00
2	100.00	S 23°38'00" E	100.00
3	100.00	W 89°27'00" W	100.00
4	100.00	N 89°27'00" E	100.00

LINE	LENGTH	BEARING	AREA
1	100.00	N 89°27'00" E	100.00
2	100.00	S 23°38'00" E	100.00
3	100.00	W 89°27'00" W	100.00
4	100.00	N 89°27'00" E	100.00

LEGEND

- PROPERTY CORNER
- PROPERTY CORNER
- ADJUSTED PROPERTY CORNER
- ADJUSTED PROPERTY CORNER
- ADJUSTED PROPERTY CORNER



- NOTES:**
- FOR DEVELOPMENT PURPOSES THE MAXIMUM SQUARE FOOTAGE OF THE BUILDING FOOTPRINT IN LOT NO. 1 SHALL BE 3,150 SQUARE FEET.
  - FOR DEVELOPMENT PURPOSES THE MAXIMUM SQUARE FOOTAGE OF THE BUILDING FOOTPRINT IN LOT NO. 2 SHALL BE 2,100 SQUARE FEET.

**LOT LINE ADJUSTMENT  
 GATEWAY ESTATES REPLAT**

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

<p>JOB NO. 6-12-09 FILE # 2009-0003-0000-0000</p> <p>RECORDED # 544533</p> <p>STATE OF UTAH COUNTY OF SUMMIT DEED DATE 06-29-2009 TIME 09:00:00 AM</p> <p>FILE # 555</p> <p>RECORDED BY <i>John Demme</i></p>	<p>COUNCIL APPROVAL AND ACCEPTANCE</p> <p>APPROVED AND ACCEPTED BY THE CITY CLERK OF THE CITY OF PARK CITY UTAH</p> <p><i>John Demme</i>          John Demme          City Clerk</p>	<p>CERTIFICATE OF ATTEST</p> <p>I, CLERK OF THE CITY OF PARK CITY, UTAH, DO HEREBY CERTIFY THAT THE ABOVE MAP WAS APPROVED BY THE CITY CLERK OF THE CITY OF PARK CITY, UTAH, ON THIS 29th DAY OF JUNE, 2009.</p> <p><i>John Demme</i>          John Demme          City Clerk</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS 26th DAY OF MAY, 2009 A.D.</p> <p><i>John Demme</i>          John Demme          Park City Attorney</p>	<p>ENGINEER'S CERTIFICATE</p> <p>I, JOHN DEMME, BEING AN ENGINEER IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE ABOVE MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF THE STATE OF UTAH.</p> <p><i>John Demme</i>          John Demme          Engineer</p>	<p>PLANNING COMMISSION</p> <p>APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 26th DAY OF MAY, 2009 A.D.</p> <p><i>John Demme</i>          John Demme          Chairman</p>	<p>SANDBERRE BASIN SEWER IMPROVEMENT DISTRICT</p> <p>SEWERED FOR CONFORMANCE TO SANDBERRE BASIN SEWER IMPROVEMENT DISTRICT THIS 26th DAY OF MAY, 2009 A.D.</p> <p><i>John Demme</i>          John Demme          Chairman</p>
---	--	---	--	--	--	---

*Paula Furd*  
 Paula Furd  
 Owner

**Ordinance No. 08-31**

**AN ORDINANCE APPROVING THE SECOND AMENDED SUBDIVISION FOR THE INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY, 900 ROUND VALLEY DRIVE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 900 Round Valley Drive have petitioned the City Council for approval of the Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility; and

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

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

WHEREAS, the Planning Commission held a public hearing on July 9, 2008, to receive input on the Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility;

WHEREAS, the Planning Commission, on July 9, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 31, 2007, the City Council held a public hearing on the Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility.

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 Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility 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 900 Round Valley Drive.
2. The zoning is Community Transition (CT) within the IHC Master Planned Development (CT-MPD).



3. On December 7, 2006, Council approved an annexation ordinance and annexation agreement for the property. On January 11, 2007, the Council approved a subdivision plat for the purpose of creating lots of record so that associated property sale and property transfers could be completed.
4. This property is subject to the IHC/USSA/Burbidge Annexation plat approved by the Park City Council on December 7, 2006, with an effective date of January 1, 2007. An Annexation Agreement for this property was recorded on January 23, 2007.
5. The Annexation Agreement sets forth maximum building floor areas, development location, and conditions related to developer-provided amenities on the various lots of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended subdivision plat, such as roads, utilities, and trails.
6. The IHC hospital received approval of a Master Planned Development and Conditional Use Permit on May 23, 2007.
7. The proposed subdivision creates eleven lots.
  - Lot 1 and Lot 2: Intermountain Healthcare Campus (107.551 acres)
  - Lot 3: USSA Headquarters and Training Facility (5 acres)
  - Lot 4: PCMC (5 acres—Possible Affordable Housing Site)
  - Lot 5: PCMC (15 acres—Ice Facility/Fields Complex Expansion)
  - Lot 6: Support Medical Office (3.041 acres)
  - Lot 7: Support Medical Office (3.396 acres)
  - Lot 8: Support Medical Office (9.934 acres, previously 13.974 acres)
  - Lot 9: Questar facility (0.174 acres)
  - Lot 10 (new lot): Community Medical (3.088 acres)
  - Lot 11 (new lot): IHC, no programmed uses (0.951 acres)
8. Development of each lot requires a Conditional Use Permit.

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 IHC Annexation and 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 the Annexation Agreement, 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 IHC Annexation and Amended Subdivision shall continue to apply.
4. 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.

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

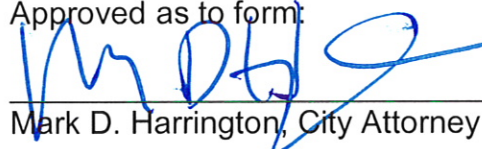
PASSED AND ADOPTED this 31st day of July, 2008.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:  
  
\_\_\_\_\_  
Mark D. Harrington, City Attorney



**Ordinance No. 08-30**

**ORDINANCE APPROVING THE 426 WOODSIDE SUBDIVISION BEING A REPLAT OF LOTS 24 and 25, BLOCK 4 OF THE PARK CITY SURVEY, PARK CITY, UTAH**

**WHEREAS**, the owner of the property located at 426 Woodside Avenue, has petitioned the City Council for approval of a replat to create a lot of record from the combination of Lots 24 and 25, Block 4 of the Park City Survey, as shown on Exhibit A; and

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

**WHEREAS**, proper notice was sent to the affected property owners; and

**WHEREAS**, on June 25, 2008, the Planning Commission held a public hearing to receive input on the proposed replat; and

**WHEREAS**, on June 25, 2008, the Planning Commission forwarded a recommendation to the City Council; and

**WHEREAS**, on July 17, 2008, the City Council conducted a public hearing on the proposed subdivision; and

**WHEREAS**, it is in the best interest of Park City, Utah to approve the subdivision to combine 2 lots into one 3,750 sf lot of record;

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

**SECTION 1. APPROVAL.** The 426 Woodside Subdivision, located at 426 Woodside Avenue, as shown in Exhibit A is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval. The above recitals are hereby incorporated as findings of fact.

Findings of Fact

1. The property, known as 426 Woodside Avenue is located in the Historic Residential (HR-1) zoning district.
2. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and smaller historic homes.
3. The replat combines Lots 24 and 25, Block 4 of the Park City Survey into one 3,750 square foot lot of record.
4. The lots are under common ownership.
5. There was a non-historic, contemporary house on the property that contained a four-plex, which is a non-conforming use in the zone. The house was demolished

in June of 2008.

6. Stairs and deck encroachments existed between 426 and 428 Woodside Avenue. The deck was removed with the demolition and the stairs have been re-constructed to comply with the code.
7. Access to the property is from Woodside Avenue.
8. The minimum lot area in the HR-1 zone is 1,875 square feet. The proposed lot is 3,750 square feet in lot area.
9. The minimum lot width in the HR-1 zoning district is 25'. The proposed lot has a width of 50'.
10. There is an existing sewer easement across the rear 25' of the property. The applicant is working on an agreement with the SBWRD to allow an encroachment for the proposed rear decks and footings.
11. A shared stairway for 426 and 428 Woodside was located on the proposed lot with an encroachment on to 428 Woodside Avenue prior to the demolition. The owner resolved this encroachment by rebuilding compliant stairs for the neighbor.
12. Snow shedding easements along side property lines are necessary to accommodate snow shedding off of adjacent buildings, due to the minimum side yard setbacks in the historic district.
13. Minimal construction staging area is available along Woodside Avenue. Reciprocal construction easements with the adjacent property owners may be necessary.
14. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal. Snow storage and snow shedding easements will be identified on the plat. Substantial landscape areas in the front of the house will be required at Historic District Design Review.

#### Conclusions of Law

1. There is good cause for this plat amendment as it creates one lot of record from two existing lots.
2. The plat amendment is consistent with the Park City Land Management Code, the Park City General Plan, and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned, approval of the plat amendment 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 of 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. The applicant shall obtain written approval from the City Engineer, Utah Power and the affected property owners prior to relocation of the power pole and service lines.
4. All standard project conditions apply.
5. A construction mitigation plan, to address mitigation of construction impacts on

- adjacent properties and protection of Woodside Avenue during excavation and construction shall be approved by the Planning, Building, and Engineering Departments as a condition precedent to building permit issuance.
6. Approval of a Historic District Design Review and a Steep Slope CUP is required as a precedent to building permit issuance for new construction.
  7. Reciprocal 5' snow shedding easements shall be dedicated on the plat along all side property lines for adjoining lots. Snow shed agreements with adjacent properties shall be recorded, if required by the Chief Building Official, prior to issuance of a building permit for new construction.
  8. A 10' snow storage easement shall be dedicated on the plat along the Woodside Avenue frontage.
  9. A landscape plan with substantial landscape areas in the front of the house is required with the Historic District Design Review.
  10. Relocation of the power pole requires approval by the City Engineer and Utah Power.
  11. No rear decks, including footings or overhanging deck structures, may be constructed in the rear sewer easement without an encroachment agreement approved by Snyderville Basin Water Reclamation District.
  12. A note shall be added to the plat as a condition precedent to plat recordation stating that a sewer ejection system is required for this property.

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

PASSED AND ADOPTED this 17<sup>th</sup> day of July, 2008.

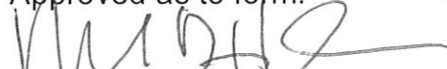
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney







**Ordinance No. 08-29**

**AN ORDINANCE APPROVING THE 543 WOODSIDE PLAT COMBINING LOTS 12 AND 13 OF BLOCK 28 OF THE PARK CITY SURVEY, PARK CITY, UTAH**

**WHEREAS**, the owner of the property known as 543 Woodside Avenue, has petitioned the City Council for approval of a plat; and

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

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

**WHEREAS**, the Planning Commission held a public hearing on June 25, 2008 to receive input on the 543 Woodside plat.

**WHEREAS**, the Planning Commission, on June 25, 2008, forwarded a positive recommendation to the City Council; and

**WHEREAS**, on July 10, 2008, the City Council held a public hearing to receive input on the 543 Woodside plat; and

**WHEREAS**, it is in the best interest of Park City Utah to approve the 543 Woodside plat.

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

**SECTION 1. APPROVAL** The above recitals are hereby incorporated as findings of fact. The 543 Woodside plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 543 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 plat will combine two lots into one lot of record.
5. There is an existing historic duplex on the property.
6. Access to the property is from Woodside Avenue.
7. The proposed lot is 3,750 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 1,519 square feet.
10. The maximum height limit in the HR-1 zone is 27 feet above existing grade.
11. 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 plat must be recorded prior to any new development activity.
4. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
5. No remnant lot created hereby is separately developable.

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

PASSED AND ADOPTED this 10th day of July 2008.

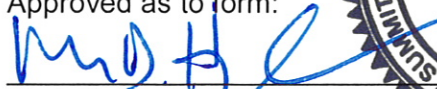
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney









**Ordinance No. 08-28**

**AN ORDINANCE APPROVING THE FIRST AMENDED AGIO 260 CONDOMINIUM RECORD OF SURVEY PLAT LOCATED AT 260 MAIN STREET, PARK CITY, UTAH.**

WHEREAS, the owners of the property located at 260 Main Street have petitioned the City Council for approval of the First Amended Agio 260 condominium 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 June 25, 2008, to receive input on the First Amended Agio 260 condominium record of survey plat;

WHEREAS, the Planning Commission, on June 25, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the First Amended Agio 260 condominium record of survey plat.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The First Amended Agio 260 condominium record of survey as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 260 Main Street, Park City, Utah.
2. 260 Main Street is one lot of record located within portions of Lots 14 and 15 in Block 21 and portions of Lots 14 and 15 in Block 70 of the Park City Survey recorded as the 260 Main Street Subdivision.
3. 260 Main Street is located in the Historic Commercial Business (HCB) district.
4. The lot is 3514 square feet in size.
5. The 3 condominium units vary in size and use. One unit will be utilized as commercial space off of Main Street. Two units are designated as residential units on the second and third floor.
6. Two parking spaces are required for each residential unit. A total of four spaces are provided in the basement of the building.
7. Parking requirements for the Commercial Use has been fulfilled. The property was paid in full to the Main Street Parking Special Improvement District prior to Jan 1, 1984.

8. The new mixed-use building located at 260 Main Street complies with all requirements of the HCB district within the Land Management Code.
9. The findings within the Analysis section are incorporated within.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the record of survey and CCRs 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 condominium 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 conditions of approval of the 260 Main Street Subdivision shall continue to apply.
4. The proposed convertible space within the building must comply with the allowed use requirements of the Land Management Code.
5. The four parking spaces in the basement shall be allocated and restricted to the residential units.

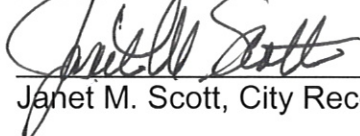
**SECTION 2. EFFECTIVE DATE.** This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 10<sup>th</sup> day of July, 2008.

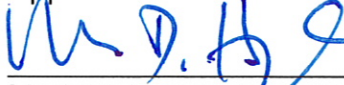
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney



CONDOMINIUM PLAT  
**ACIO 260**

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER  
 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASIN AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

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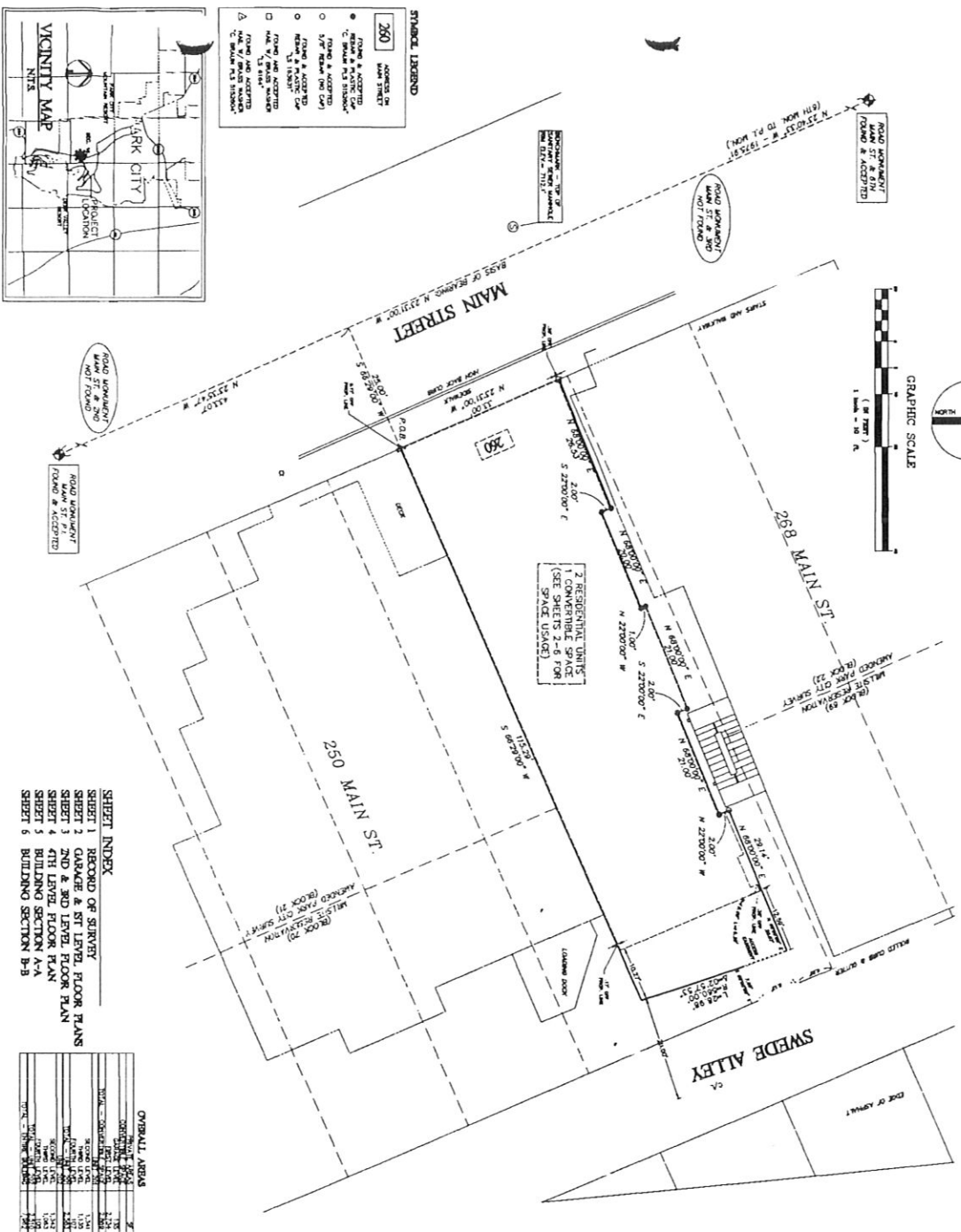
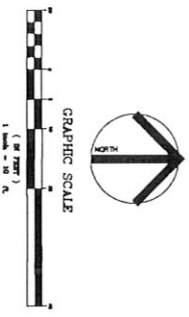
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SHEET INDEX

SHEET NO.	TITLE	DATE
1	RECORD OF SURVEY	10/10/07
2	GRADE & ST LEVEL FLOOR PLANS	10/10/07
3	2ND & 3RD LEVEL FLOOR PLAN	10/10/07
4	4TH LEVEL FLOOR PLAN	10/10/07
5	BUILDING SECTION	10/10/07
6	BUILDING SECTION B-B	10/10/07

OVERALL AREA

NO.	DESCRIPTION	AREA (SQ FT)
1	TOTAL AREA	10,000
2	CONCRETE	1,000
3	WOOD	2,000
4	GLASS	1,500
5	STEEL	1,500
6	MECHANICAL	1,000
7	ELECTRICAL	1,000
8	PLUMBING	1,000
9	PAINT	1,000
10	LANDSCAPE	1,000

**Evergreen Engineering, Inc.**  
 1075 Riverside Drive, Suite 101  
 Park City, Utah 84302  
 Phone: 435-633-1111  
 Fax: 435-633-1112  
 Website: www.evergreeneng.com

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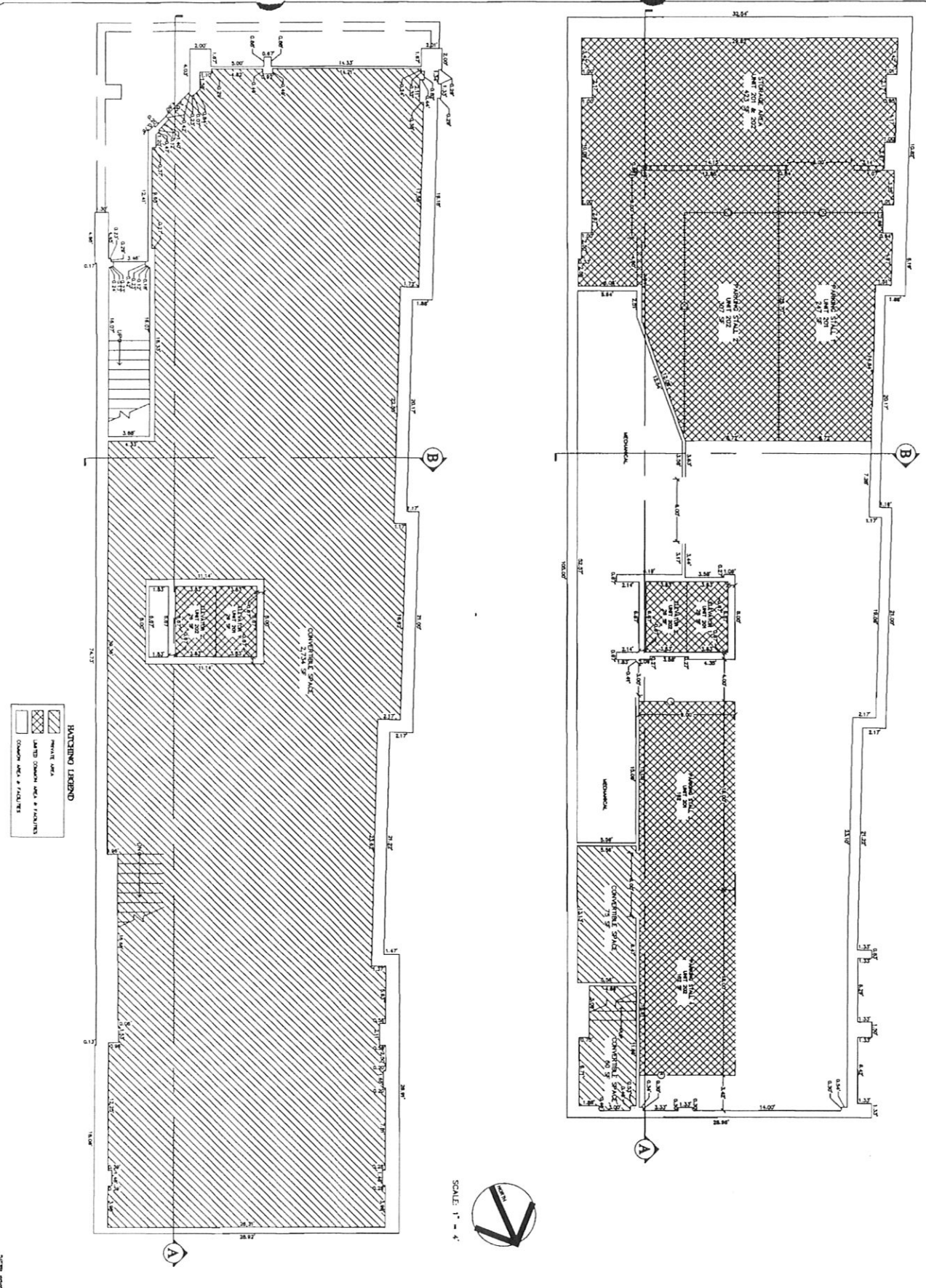
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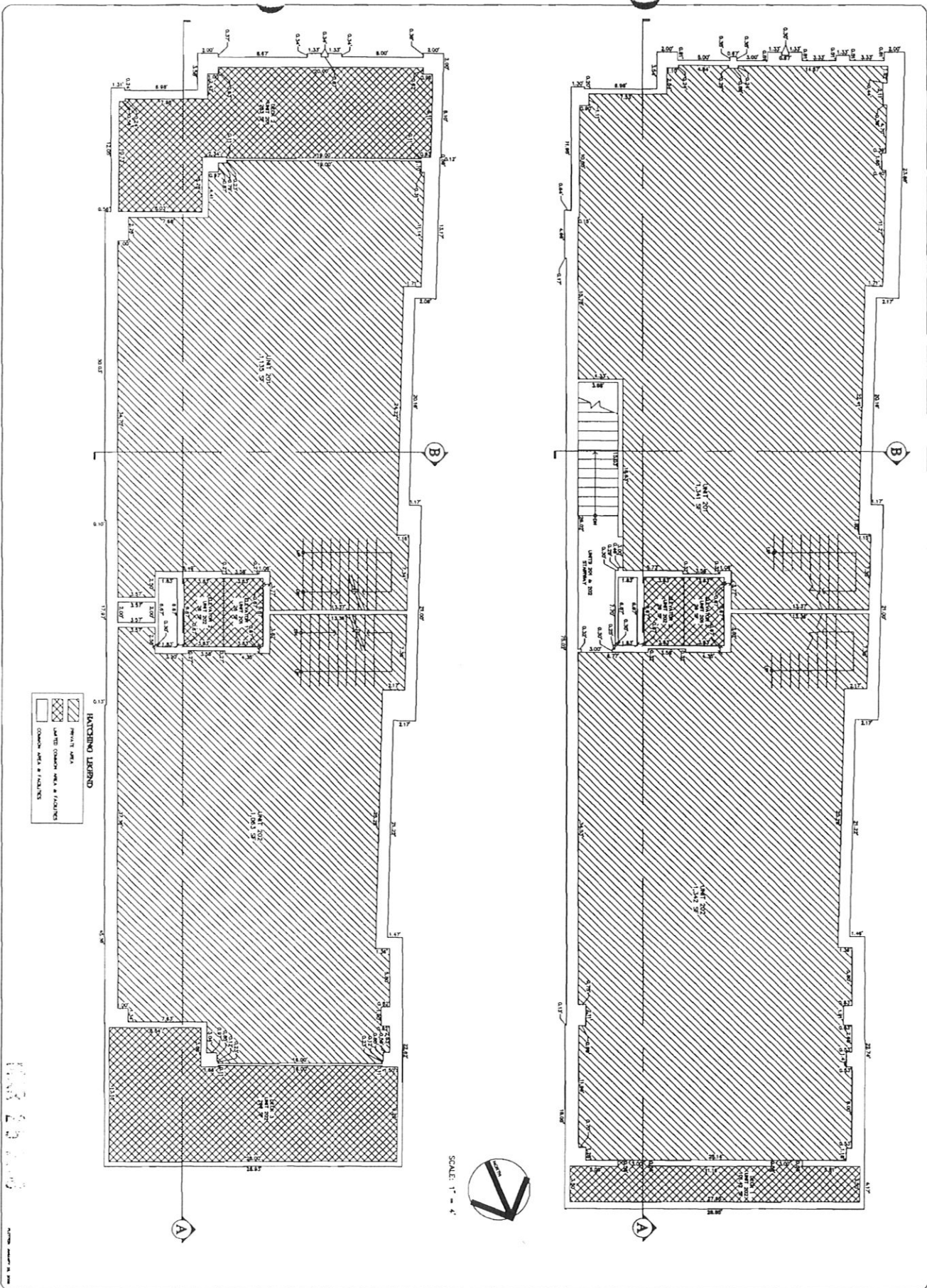
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SHEET 1 OF 8	<h2 style="margin: 0;">AGIO 260</h2> <h3 style="margin: 0;">GARAGE LEVEL AND FIRST FLOOR</h3>	DESIGNED BY <b>GERMAINE PARTNERS</b>	DRAWN BY <b>FLOORPLANS/DWG</b>	CHECKED BY <b>0627</b>	PROJECT NO. <b>0627</b>																		
ARCHITECT <b>ELLIOTT WORKGROUP</b> 1000 W. 10TH AVENUE DENVER, CO 80202 TEL: (303) 733-1100 FAX: (303) 733-1101 WWW.ELLIOTTWORKGROUP.COM		REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 80%;">COMMENTS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		DATE	BY	COMMENTS																<p style="font-size: small; margin-top: 5px;"> <b>Evergreen Engineering, Inc.</b>          Civil Engineering • Land Surveying • Land Planning          1970 Belmont Street, Suite 104          P.O. Box 2089 • Park City • UT • 84050          Phone: (435) 648-6617 • Fax: (435) 648-6219          Email: info@evergreen-eng.com       </p>	
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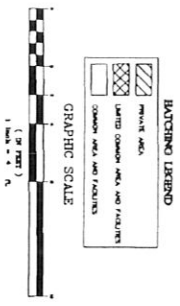
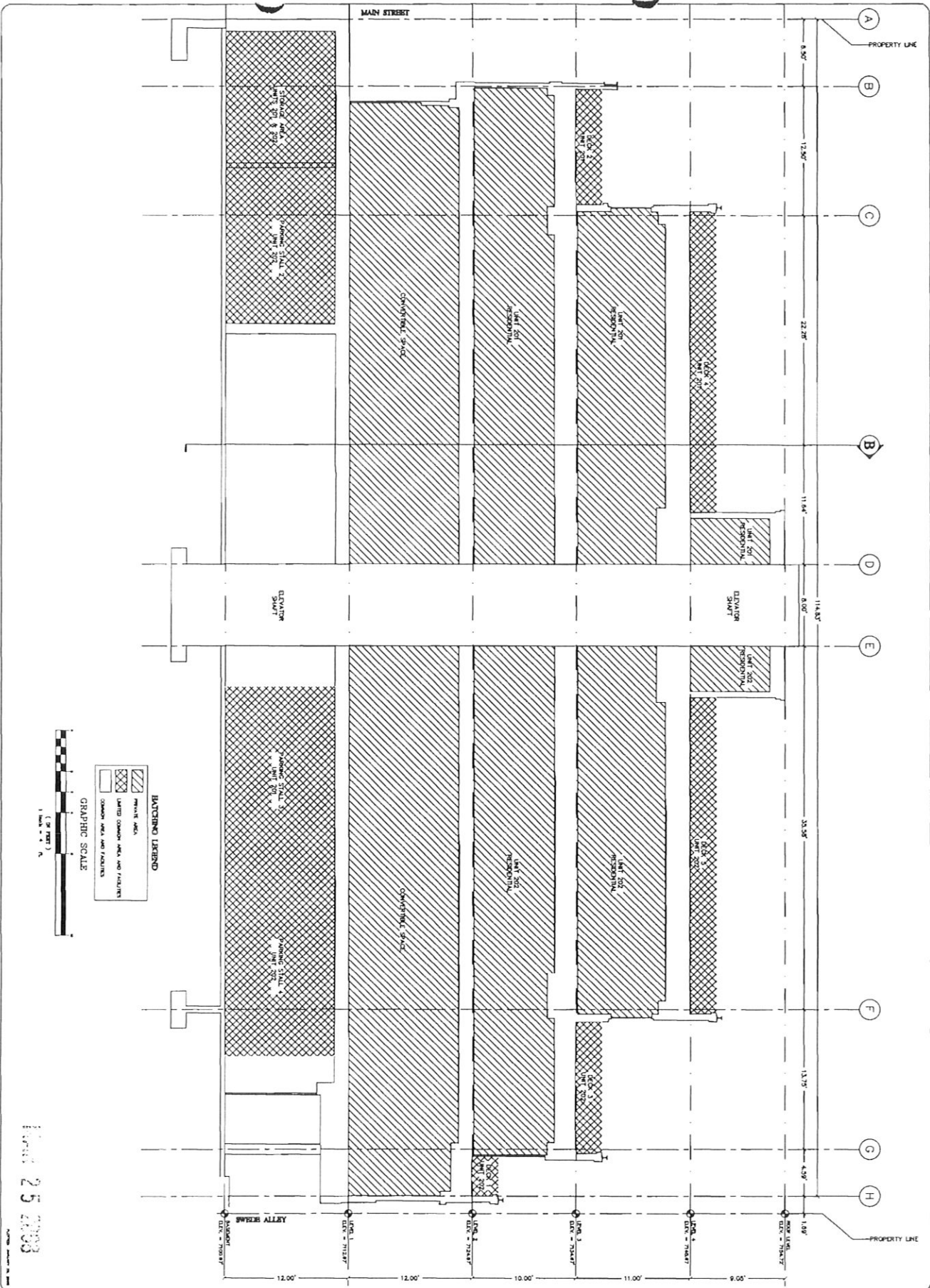
**HATCHING LEGEND**

- PART 1 CORE
- PART 2 CORE AND FACILITIES
- COMMON AREA & FACILITIES

SCALE: 1" = 4'

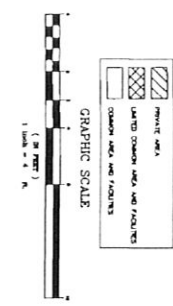
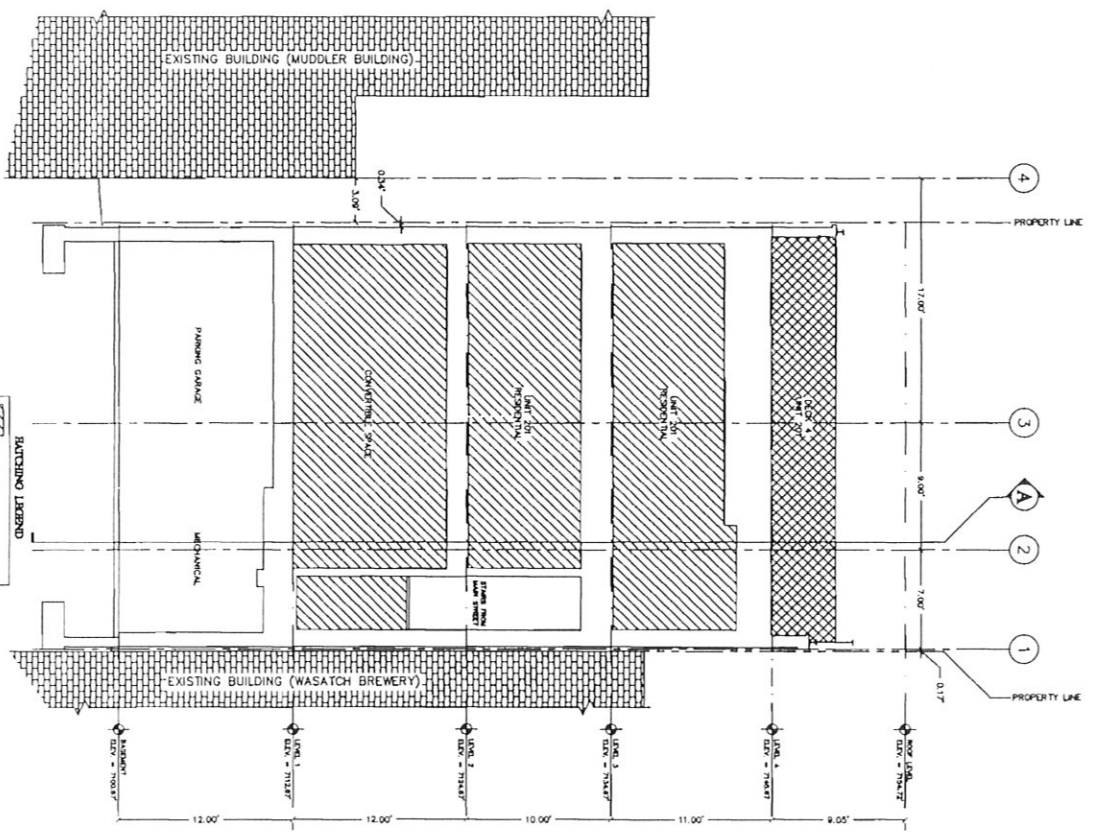
SHEET 2 OF 3	<h2 style="margin: 0;">AGIO 260</h2> <h3 style="margin: 0;">SECOND AND THIRD FLOORS</h3>	FLOORPLANS.DWG	0627	DESIGNED BY <b>ELLIOTT WORKGROUP</b> DRAWN BY GSW/ANM	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	BY	REVISIONS										<p style="font-size: small; margin: 0;"> <b>Evergreen Engineering, Inc.</b>          Civil Engineering • Land Surveying • Land Planning          1670 Boulevard Drive, Suite 104          P.O. Box 3285 • Park City • UT • 84002          Phone: (435) 648-6677 • Fax: (435) 648-4219          Email: <a href="mailto:info@evergreeneng.com">info@evergreeneng.com</a> </p>
DATE	BY	REVISIONS																





DATE: 25 2008

SHEET 3 OF 4	<h2 style="margin: 0;">AGIO 260</h2> <h3 style="margin: 0;">BUILDING SECTION A-A</h3>	DWG: SECTIONS.DWG REV: 0027	PROJECT NO.: PROJECT NAME: PROJECT ADDRESS: PROJECT CITY/STATE:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD.</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	CHKD.	REVISION																<p style="font-size: small; margin: 0;">       Evergreen        Engineering, Inc.     </p> <p style="font-size: x-small; margin: 0;">       Civil Engineering • Land Surveying • Land Planning        1470 Somerset Drive, Suite 101        P.O. Box 288 • Park City, UT • 84302        Phone: (435) 644-8877 • Fax: (435) 644-8218        Email: info@evergreen-eng.com     </p>
NO.	DATE	BY	CHKD.	REVISION																					



DATE: 2.9.2005  
 TIME: 10:00 AM

SHEET # 2 OF 2	<h3 style="margin: 0;">AGIO 260</h3> <h2 style="margin: 0;">BUILDING SECTION B-B</h2>	DESIGNED BY: DRAWN BY: CHECKED BY: DATE:	PERISHO COMMENTS DATE BY	<p><b>Evergreen Engineering, Inc.</b>  <small>Civil Engineering • Land Surveying • Land Planning        4070 Business Park, Suite 100        P.O. Box 3861 • Park City, UT • 84060        Phone: (435) 644-8887 • Fax: (435) 644-8219        Email: info@evergreen-eng.com</small></p>
FOR: GERMAINE PARTNERS	FIG: SECTIONS.DWG	JOB NO: 0627	2008 Evergreen Engineering, Inc.	

**Ordinance No. 08-27**

**ORDINANCE APPROVING AMENDMENTS TO TITLE 13,  
CHAPTER 1 OF THE WATER CODE**

WHEREAS, provision for water waste is needed in the Park City Water Code to define water waste and provide staff the means of prohibiting this practice; and

WHEREAS, developing an ordinance on backflow and cross connection controls by providers is encouraged by the State to comply with its policy; and

WHEREAS, a public hearing was held on July 10, 2008 where City Council deemed it in the best interest of the public to approve amendments to the Water Code;

NOW, THEREFORE, BE IT ORDAINED:

**SECTION 1. AMENDMENT TO WATER CODE.** The Water Code is hereby revised to omit redundancy, clarify language, and remove fixed fee amounts. Water fees are included in the City's fee resolution.

**TITLE 13 – WATER CODE  
CHAPTER 1 – CITY WATER SERVICE  
13- 1- 1. METERED SERVICE**

A base rate will be charged to all water connections according to the size of the meter in use. The base rate for all meter sizes shall be established by resolution: All water used from the City water system for household, domestic, irrigation, commercial, industrial, or any other use shall be metered and water paid for according to the quantity used.

All water delivered through each meter shall be charged at a rate as established by resolution. Unoccupied structures will be billed the charge set by resolution for the meter used in the structure unless a service disconnect request has been received by the Water Department. A service disconnect request will be charged a reconnect fee, established by resolution, to reestablish water service. When an oversized meter is required for fire sprinklers, the base charge will be adjusted downward to reflect the meter size that would have been used for the culinary and irrigation demand.

*(Amended by Ord. No. 02-16)*

**13- 1- 2. WATER CONSERVATION RATES.**

All water billed between June 1 and October 30 of each year for water delivered through each meter serving individually metered residential (single-family, condo,

townhouse) and through each meter serving multi-family residential and landscape irrigation customers shall be billed at the rate established by resolution.

The water conservation rates established by said resolution are based on the City's cost of providing water service, which cost may change. The City Manager may provide administrative relief up to a twenty percent (20%) reduction in any water billing following application to and recommendation by the ~~Public Works Director~~ Water Manager in cases of hardship or unusual circumstances.

*(Amended by Ord. No. 02-16; 04-27)*

### **13-1- 3. METER READING.**

Meters may be read monthly, but shall be read a minimum of five (5) times per year. In the event that one reading covers consumption for more than one month, consumption shall be prorated equally to each month included in the meter reading. By connecting to the water system, property owners and occupants of the property are deemed to have consented to permit meter readers onto their property to read the meters. In the event that meters were installed within any building on the premises, and there is no remote read-out device, the property owner or occupant must permit access for the reading of the meter during normal business hours as a condition of continued water service.

### **13- 1- 4. METER ERROR.**

In the event that a meter malfunctions so that a reliable reading is not possible, charges shall be estimated.

### **13- 1- 5. METER TEST.**

If a water user contests the accuracy of a meter, which when removed and checked, proves to be accurate or under reading, the actual costs of removing, replacing, and testing the meter shall be charged to the water user on the next water bill. If the meter is over reading, no charge will be made for the repair, and an adjustment for the error will be estimated, for not more than three months. Meter errors of three percent (3%) or less shall be deemed accurate readings. If upon the second rereading requested by the customer within six (6) months the meter is found to be accurate, a reread charge as established by resolution will be included in the next billing.

### **13- 1- 6. METER TAMPERING.**

It shall be a violation of this Title to tamper with or bypass any water meter ~~the purpose of~~ causing it to produce inaccurate meter readings or for any other purpose, or to willfully cause damage to any water meter. Willful consumption of

water through a meter known to be damaged, bypassed, or tampered with, constitutes theft of services and may be punishable as a felony. All meters installed throughout the system shall become the property of the City upon installation. Only meters meeting the City's specifications may be used.

### **13- 1- 7. DISCOUNT OF RATES.**

The City Manager shall be authorized to discount water charges for indigent persons who suffer serious hardship as a result of increased rates. The discounted rate shall never be less than two dollar (\$2.00) per month. All current senior ratepayers will be grandfathered at the current \$2.00/month base rate for the first 10,000 gallons. Additional use will be billed at the normal user rates as established by resolution pursuant to Section 13-1-1.

### **13- 1- 8. BILLING.**

The ~~Finance Department~~ City shall send a monthly or bi-monthly billing for water used in the previous month as shown by the meter readings or as estimated. Payment is due within fifteen (15) days from receipt of the bill, or by the end of the month when the bill is mailed.

Interest shall be assessed against all accounts which are more than thirty (30) days past due at the rate of one and a half percent (1½%) per month, which is an annual rate of eighteen percent (18%). An account is due and payable upon mailing of the monthly statement, and interest will be assessed if the bill, or any portion of the bill, remains unpaid thirty (30) days from mailing. Interest will be charged only against the unpaid balance, and not against any partial payment, or against the current billing cycle charges.

### **13- 1- 9. SHUT OFF.**

In the event of non-payment of any billing for city service and a sixty (60) day balance exceeding fifty dollars (\$50.00), the City may maintain an action to recover the amount owed, and after giving written notice to the owner of the property and the occupant thereof, may terminate service. Notice of termination of service shall be served upon the occupant of the property in person, or shall be posted on the property, and notice shall be given to the owner of the property by mail to the last known address if the owner has signed a service agreement with the Water Department. When more than one dwelling or unit is served through a single water meter, or when there are multiple or time-share owners, notice may be given to the owners association, management company or representative owner as shown on the City billing records. The multi-unit, single metered structures shall be posted with notice of termination, but it shall not be necessary to post each unit served. Service shall not be terminated for non-payment without at least ten (10) days notice.



### **13- 1-10. METER DEPOSIT.**

All customers requesting new services will be required to pay a deposit as set forth by resolution. If no outstanding, unpaid balance occurs for twelve (12) consecutive months, the deposit will be applied to the thirteenth (13th) month bill. However, if the occupant paying the deposit is a renter, the City shall retain the deposit until the renter vacates the unit, at which time the deposit shall be returned to the renter. No interest will be paid on the deposit.

### **13- 1-11. REINSTATEMENT OF WATER SERVICE.**

Any water customer who has had water shut off for non-payment of a bill, a request for disconnect from water service, failure to repair leaks, or failure to comply with a requested curtailment during a water emergency, in addition to any other fees, monies owed, deposits or fines, shall pay a reconnection fee as established by resolution before service is reinstated.

### **13- 1-12. RETURNED CHECKS.**

Any user paying by check will pay an additional ~~fifteen dollar (\$15)~~ fee established by resolution if the check is returned by the bank for any reason.

### **13- 1-13. CONNENCTION TO SYSTEM.**

Prior to connection, the owner must sign a customer agreement. Applicants for water service shall include in their system a suitable meter box or vault, and all appurtenances to specifications required by the Public Works Department and approved at the time the building permit is issued. It shall be unlawful for unauthorized individuals to tap or connect to the Park City Municipal water distribution system without authorization. The owner of the property with an unauthorized connection shall be liable to the City for all water use resulting from such connection and may be subject to criminal fines and penalties. All connections shall be approved and inspected by the City Engineer. Upon connection, regular water service fees must be paid.

*(Renumbered by Ord. No. 04-27)*

### **13- 1-14. WATER METER FEES.**

All water meters shall be supplied and installed by Park City Municipal Corporation or by its authorized representative. For all water lines serving residential and commercial uses, an installation fee shall be paid to the Building Official at the time the building permit is issued. The meter installation fee shall be established by resolution.

### **13- 1-15. ACCESSIBILITY OF WATER METERS.**

All water meters shall be located in City rights-of-way or utility easements with direct and reasonable access for City water crews on accessible property lines unless otherwise authorized by the ~~Director of Public Works~~ Water Manager or the City Engineer. The area surrounding the meter box must be kept clear of obstructions and must be accessible at all times. The meter lid must be kept free of weeds, plants, trees, rocks, planters, grass and anything that would impede access to the meter box.

### **13- 1-16. WATER CONNECTION PLAN.**

Any applicant for development with a two inch (2") water meter or larger meter shall submit to the Water Department a water connection plan for approval by the Water Department prior to the installation of water service lines and to the issuance of a building permit. The water connection plan shall include the location of meters, service lines and water mains in relation to the property lines, streets, driveways, City mains and the buildings to be served.

### **13- 1-17. RESPONSIBILITY FOR REPAIR AND MAINTENANCE.**

The City shall be responsible to maintain and repair city owned transmission and distribution water lines mains lying within City rights-of-way and utility easements. ~~Water meters shall be maintained and repaired by the City so long as the meter lies within five feet (5') of City property, rights-of-way, or utility easements and not within any building.~~ The property owner shall be responsible for the repair and ~~maintain~~ maintenance ~~all water lines on its property outside of the City rights-of-way or utility easements.~~ of their water service line from the meter to their building. Water meters and city maintained water service lines shall be maintained and repaired by the City so long as the meter/service line lies within five feet (5') of property line, rights-of-way, or utility easements and not within or under any building or structure.

### **13- 1-18. LEAKING PIPES OR FIXTURES.**

If at any time, the City Manager or his/her designee ~~designate~~ shall ascertain that the plumbing fixtures, appliances, sprinkler systems or service lines on any premises are leaking or otherwise wasting water, he/she shall immediately give notice to the property owner to repair the same. If the same is not repaired within forty-eight (48) hours after notice has been given, the ~~Public Works Director~~ Water Manager or his/her agent shall shut off the water from the premises and shall immediately notify the City Fire Marshal.

Notice for the purposes of this section shall consist of any of the following:

- (A) Posting notice on the premises;
- (B) Leaving notice with any occupant or employee on the premises over the age

of eighteen (18) years;

(C) ~~Mailed~~ Mailing notice by regular mail, to the owner or responsible party according to the records of the Water Department. Notice shall be deemed received three (3) days after such mailed notice is sent.

### **13- 1-19. SERVICE CALLS.**

When a water customer requests a service call by Park City Municipal Corporation, and no problem exists on the City side of the meter, Park City Municipal Corporation, at the discretion of the ~~Public Works Director~~ Water Manager, may charge a fee as set forth by resolution for the second such call for the same complaint made within one (1) year by the same water customer. After the second call, every subsequent call shall also be chargeable at the same rate. If a customer requests a check for a leak and the meter is located inside the unit, customers will be instructed on how to check the meter to see if water is flowing through the meter and subsequent information where a leak might be found.

### **13- 1-20. SERVICE AGREEMENT.**

Park City Municipal Corporation shall require all persons desiring water service and the owner of real property to be serviced to sign a service agreement. Said agreement shall be binding upon both the City and the individual in setting forth terms and conditions of water service and methods of collection of past due amounts owed for water service. When more than one dwelling or unit is served by a single water meter or when there are multiple owners or time-share interval owners of the property, the service agreement will designate a single responsible party to whom all notices and billings shall be sent. Notice to the responsible party shall have the same force and effect as notice to the owners.

### **13- 1-21. WATER CONSERVATION.**

#### **A. Watering Schedule**

In order to conserve water, a limited resource in Utah, outside watering of lawns and landscaped areas using City water will be restricted to every other day from May 1 to September 30. Outside watering at even-numbered street addresses shall be limited to even-numbered days of the month and outside watering at odd-numbered addresses shall be limited to odd-numbered days of the month. Hours of outside watering shall be restricted to between 7:00 p.m. and 10:00 a.m. Exceptions to these outside watering restrictions may be permitted, in writing, by the ~~Public Works Director~~ Water Manager or his/her designee for new landscaping and seeding.

#### **B. Water Waste Prohibited.**

(1) *Definitions.* The following terms, when used in this section, shall have the meanings ascribed herein:

a. *Impervious surface*: any artificially created surface which cannot be penetrated by water or which causes water to run off the surface, including streets, driveways, sidewalks and rooftops.

b. *Person*: any individual, partnership, firm, corporation, limited liability company, or other legal entity in whose name water is provided and billed by the town.

c. *Repeated or flagrant wasting of water*: those situations where persons who have received informal notice that they are wasting water while watering continue to water in the same manner. It does not mean those persons who waste water while watering on solitary or isolated occasions.

d. *City water*: all water that passes through the City's water distribution system.

e. *Waste water while watering*: either of the following:

(i) Watering so that water falls directly onto impervious surfaces to the extent that running water leaves the property and enters gutters, storm drains, ditches and other conveyances (watering impervious surfaces); or

(ii) Watering to the extent that water is allowed to accumulate on the surface of the ground and leave the property and enter gutters, storm drains, ditches and other conveyances (excess watering).

f. *Watering or to water*: the act of applying water to the outdoor landscape through means such as moveable sprinklers, installed watering systems and hoses, and similar devices.

(2) *Notice of prohibited use*.

(a.) The water manager or designee shall identify persons who waste water while watering.

(b) Whenever the water manager finds that any person wastes water while watering, he or she may give such person verbal or written notice of that fact, with recommendations as to how the wasting of water can be eliminated. Such recommendations might include, but are not limited to, redirection of sprinkler heads, resetting of system timers, addition of devices to prevent water pressure fluctuations, or changes in location of sprinkler systems.

(c.) Whenever the water manager or designee finds that any person repeatedly or flagrantly wastes water while watering, he or she may serve upon such person a written violation notice. Such notice shall be served by personal delivery or by mail, and shall identify the location at which water is being wasted while watering, shall identify the manner in which the water is being wasted while watering, and shall specify a time within which the wasting of water while watering shall cease. The notice shall also warn that more severe measures (such as imposition of civil penalties or restriction or termination of water service) may be assessed or brought against the person unless the wasting of water while watering ceases within the time provided. The time given to cease wasting water while watering may range from a requirement for immediate compliance to 30 days, depending upon the facts and circumstances of each case. For instance, if a remedy involves moving a portable hose or sprinkler, immediate compliance may be appropriate; if a remedy involves repairing or replacing a sprinkler head, several days may be required; if the remedy involves more extensive or expensive work, up to 30 days may be necessary.

(d.) Any person who continues to waste water while watering after the period of time specified in the notice for ceasing such activity shall be issued a citation by personal delivery or by mail, and shall be subject to the fees established by resolution.

### **13- 1-22. WATER EMERGENCIES.**

The Mayor may declare by executive order, or the City Council may declare by resolution, a state of water emergency when it appears to the Mayor or the City Council that the City's water sources are incapable of producing sufficient water to meet all the needs of the City's water users.

(A) During a declared water emergency, water service may be interrupted in any or all parts of the City in order to ~~effect~~ affect repairs-, provide water for fire fighting, or for any other good cause. Upon the expiration of the emergency, water service shall be restored without charge.

(B) Upon such a declaration, and for the duration of the state of water emergency, it shall be unlawful to use Park City Municipal water supply water for outside irrigation, watering, or sprinkling uses, except as provided in Paragraph "(C)" of this section-.

(C) The declaration of state of water emergency shall specify outside watering and irrigation schedules and may specify other water conservation measures appropriate to the circumstances of the emergency.

(D) The owner or tenant of property cited for illegal watering or irrigation under this Title shall be required to pay a penalty in the amount set forth by resolution and, if the allegations in the citation are not contested, may forfeit the penalty in lieu of trying the charges.

(E) Bail and/or fines shall be paid to Park City Municipal Corporation by cash or check to the City's post office box (which shall be stated on all citations) or at the City offices. Unpaid, uncontested bail forfeitures and fines may be debited against the municipal water account of the cited party and will be subject to collection pursuant to City water bill collection policies.

(F) The provisions of this Title shall not apply insofar as the watering restrictions established herein are in conflict with any provision of the Park City Land Management Code.

*(Amended by Ord. No. 03-28)*

### **13- 1-23. FIRE HYDRANTS.**



No individual may draw water from a fire hydrant without the written permission from the ~~Director of Public Works~~ Water Manager and in compliance with ~~Section 10.203 of the Uniform~~ the current adopted Fire Code. The Park City Fire Service District is authorized to draw water from fire hydrants in the case of fire at all times without advance notice. The Park City Fire Service District after notification to the ~~Director of Public Works~~ Water Manager, may utilize the fire hydrants in the course of training or practice exercises. Any unauthorized connection to a fire hydrant is a violation of this Title.

### **13- 1-24. PUBLIC HEALTH.**

For reasons of public health, the City Manager may extend or reinstate water service to indigent individuals regardless of past due amounts owed or ability to pay. A reasonable fee for such services may be established by the City Manager.

### **13- 1-25. SALE OF WATER OUTSIDE OF PARK CITY.**

It is the policy of the City to provide culinary water within the corporate limits of Park City-. Those individuals or entities desiring connection to the Park City water system must petition the Park City Council for Annexation as a condition of water service. Those individuals and entities outside the corporate limits of Park City currently connected to the water system and receiving water shall agree to abide by the terms and conditions of this Title and shall pay double the applicable rate charged for water provided inside the corporate limits of Park City. Upon annexation, they will receive water service at the normal rate.

### **13- 1-26. WATER USE DURING PERIODS OF DROUGHT.**

(A) **OBJECTIVE**. The objective of this section is to establish authority, policy and procedure by which the Park City Water Service District and Park City Municipal Corporation will assure during periods of water shortages that the peak daily demand for water does not exceed ninety percent (90%) of available water source capacity.

(B) **STAGE ONE DROUGHT**. Stage One of a drought shall exist when the ~~Public Works Director~~ Water Manager, or his or her designee, determines that water demand has exceeded ninety percent (90%) of available water source capacity. During Stage One of a drought, the ~~Public Works Director~~ Water Manager shall immediately implement the measures set forth in the Stage I goals outlined in the City's "Water Conservation and Drought Management Plan."

(C) **STAGE TWO DROUGHT**. Stage Two of a drought shall exist when the ~~Public Works Director~~ Water Manager, or his or her designee, determines that water demand continues to exceed eighty-five percent (85%) of available water source capacity in spite of the implementation of Stage One measures. During



Stage Two of a drought, the Park City Mayor, or his or her designee, shall by executive order impose the following regulations:

(1) Lawn and landscape irrigation shall be limited to two (2) times per week. Houses with odd address numbers shall be allowed to use water for outdoor irrigation on Monday and Thursday. Houses with even address numbers shall be allowed to use water for outdoor irrigation on Tuesday and Friday. All other use of water for outdoor irrigation shall be prohibited;

(2) Sidewalk and driveway washing shall be prohibited;

(3) Car washing, unless done at a commercial car wash that recycles water, shall be prohibited; and

(4) The installation of additional lawn or landscaping, whether by seed or sod, shall be prohibited.

(D) **STAGE THREE DROUGHT.** Stage Three of a drought shall exist when the ~~Public Works Director~~ Water Manager, or his or her designee, determines that water demand continues to exceed ninety percent (90%) of available water source capacity in spite of the implementation of Stage Two measures. During Stage Three of a drought, the Park City Mayor, or his or her designee, shall by executive order impose the following regulations:

(1) All acts prohibited during Stage Two of a drought shall be prohibited during Stage Three of a drought;

(2) All use of water for outdoor irrigation shall be prohibited;

(3) Use of water in ornamental fountains, ponds, or other aesthetic water features shall be prohibited;

(4) A moratorium prohibiting new or additional connections to the Park City Water Service District's water distribution system shall be prohibited;

(5) All car washing shall be prohibited;

(6) The use of water for filling or refilling all private and public swimming pools shall be prohibited; and

(7) The irrigation of all golf courses, whether public or private, shall be prohibited.

(E) **NOTICE.** The ~~Public Works Director~~ Water Manager in the case of a State One drought and the Mayor in the case of a Stage Two or Stage Three drought, shall provide notice of his or her declaration of drought stage as follows:

(1) Notice shall be published in a newspaper of general circulation in the Park City community at least once each week during the period of drought;

(2) Public service announcements shall be made on a radio station broadcasting in the Park City community at least once each day during the period of drought; and

(3) Written notice shall be posted on all government buildings.

(F) **ENFORCEMENT**. Upon a first violation of this ordinance, in addition to any fine imposed pursuant to Section 28 of this Title, a written notice of the violation shall be affixed to the property where the violation occurred and the customer of record and any other person known to be responsible for the violation or its correction shall be provided with notice. Said notice shall describe the violation and order that it be corrected within such specified time as the ~~Public Works Director~~ Water Manager determines is reasonable under the circumstances.

If the violation is not corrected within the proscribed time, the ~~Public Works Director~~ Water Manager may order the disconnection of water service to the violating property subject to the following procedures:

(1) The City shall give the customer notice by mail or actual notice that water service will be discontinued within a specified time due to the violation and that the customer will have the opportunity to appeal the termination by requesting a hearing scheduled before the City governing body or a City official designated as a hearing officer by the governing body;

(2) If such a hearing is requested by the customer charged with the violation, he or she shall be given a full opportunity to be heard before termination is ordered; and

(3) The governing body or hearing officer shall make findings of fact and order whether service should continue or be terminated.

(G) **RECONNECTION**. A fee of ~~\$100~~ established by resolution shall be paid for the reconnection of any water service terminated pursuant to subsection (A). In the event of subsequent violations, the reconnection fee shall be ~~\$200~~ double the fee established by resolution for the second reconnection and ~~\$300~~ the fee established by resolution for any additional reconnections.

*(Amended by Ord. No. 03-28)*

### **13- 1-27. PENALTY.**

All violations of this Title shall be a Class B misdemeanor, punishable by a fine not exceeding one thousand dollars (\$1,000) and incarceration not exceeding six

(6) months. Unauthorized taking of water is theft of services and may be a felony if the taking exceeds a value of one thousand dollars (\$1,000).

*(Amended by Ord. No. 03-28)*

### **13- 1-28. DRINKING WATER SOURCE PROTECTION.**

*(Section Created by Ord. No. 06-51)*

(A) **DEFINITIONS**. When used in this Ordinance, the following words and phrases shall have the meanings given in this Section:

(1) **DESIGN STANDARD**. A control that is implemented by a potential contamination source to prevent discharges to the ground water. Spill protection is an example of a design standard.

(2) **LAND MANAGEMENT STRATEGIES**. Zoning and non-zoning controls which include, but are not limited to, the following: zoning and subdivision ordinance, site plan reviews, design and operating standards, source prohibitions, purchase of property and development rights, public education programs, ground-water monitoring, household hazardous waste collection programs, water conservation programs, memoranda of understanding, written contracts and agreements, and so forth.

(3) **POLLUTION SOURCE**. Point source discharges of contaminants to ground water or potential discharges of the liquid forms of "extremely extremely hazardous substances" which are stored in containers in excess of "applicable threshold planning quantities" as specified in SARA Title III. Examples of possible pollution sources include, but are not limited to, the following: storage facilities that store the liquid forms of extremely hazardous substances, septic tanks, drain field, class V underground injection wells, landfills, open dumps, land filling of sludge and septage seepage, manure piles, salt piles, pit privies, and animal feeding operations with more than ten animal units. The following clarify the definition of pollution source:

(a) **Animal Feeding Operation**. A lot or facility where the following conditions are met: animals have been or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve (12) month period, and crops, vegetation forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility. Two (2) or more animal feeding operations under common ownership are considered to be a single feeding operation if they adjoin each other, if they use a common area, or if they use a common system for the disposal of wastes.

(b) **Animal Unit**. A unit of measurement for any animal feeding operation calculated by adding the following numbers: the number of slaughter and feeder cattle multiplied by 1.0, plus the number of mature dairy cattle multiplied by 1.4, plus the number of swine weighing over 55 pounds multiplied by .04, plus the number of sheep multiplied by 0.1, plus the number of horses multiplied by 2.0.

(c) **Extremely Hazardous Substances**. Those substances which are identified in the Sec. 302(EHS) column of the "Title III List of Lists - Consolidated List List of Chemicals Subject to Reporting Under SARA Title III." (EPA 560/4-91-011).

(4) **POTENTIAL CONTAMINATION SOURCE.** Any facility or site which employees an activity or procedure, which may potentially contaminate ground water. A pollution source is also a potential contamination source.

(5) **REGULATORY AGENCY.** Any governmental agency with jurisdiction over hazardous waste as defined herein.

(6) **SANITARY LANDFILL.** A disposal site where solid wastes, including putrescible wastes, or hazardous wastes, are disposed of on land by placing earth cover thereon.

(7) **WELLHEAD.** The upper terminal of a well, including adapters, ports, seals, valves and other attachments.

(B) **ESTABLISHMENT OF DRINKING WATER SOURCE PROTECTOIN PROTECTION ZONES.** There are hereby established hereby-established use districts to be known as zones one, two, three, and four of the drinking water source protectoin protection area identified and described below.

(1) **ZONE ONE.** The area within a 100-foot radius from the wellhead.

(2) **ZONE TWO.** The area within the 250-day ground water line of travel to the wellhead, the boundary of the aquifer(s) which supplies water to the ground-water source, or the ground water divide, whichever is closer.

(3) **ZONE THREE.** Waiver Criteria Zone. The area within a three (3) year ground water time of travel to be the wellhead or margin of the collection areas, the boundary of the aquifer(s) which uspplies supplies water to the ground-water source, or the ground-water ground water divide whichever is closer.

(4) **ZONE FOUR.** The area within a fifteen (15) year ground-water time of travel to the wellhead, the boundary of the aquifer(s) which supplies water to the ground-water source, or the ground-water divide, whichever is closer.

(C) **PERMITTED USES.** The following uses shall be permitted within drinking water source protection zones:

~~(1) **PERMITTED USES.** The following uses shall be permitted within drinking water source protection zones.~~

~~(2)-(1)~~ Any other open land use where any building located on the property is incidental and accessory to the primary open land use.

(D) **PROHIBITED USES.** The following uses or conditions shall be and are hereby prohibited within drinking water sources protection zones, whether or not such use or condition may otherwise be ordinarily included as part of the use permitted under Section 4 of the ordinance.

(1) **ZONE ONE.** The location of potential contamination sources as defined herein unless they are controlled with design standards.

(2) **ZONE TWO.** The location of pollution sources as defined herein, unless they are contaminated discharges are controlled with design standards.

(3) **ZONES THREE AND FOUR.** The location of potential contamination sources unless they are controlled through land management strategies.

(E) **ADMINISTRATION.** The polices and procedures for administration of any source source protection zone established under this ordinance, including without limitation those applicable to non-conforming uses, exception, enforcement and penalties, shall be the same as provided in the existing existing zoning ordinance

for Park City, as the same is presently enacted or may from time to time be amended.

### **13- 1-29. CONTROL OF BACKFLOW AND CROSS CONNECTIONS.**

#### **A. PURPOSE**

1. To protect the public drinking water supply of Park City from the possibility of contamination or pollution by requiring compliance with the Cross Connection Control Program of the Utah Division of Drinking Water, as amended, and the Park City Municipal Corporation Municipal Code Title 11- Chapter 7 Plumbing Code, that require cross connection protection of all public drinking water systems in the State of Utah. Compliance with these minimum safety codes will be considered reasonable diligence for the prevention of contaminants or pollutants that could backflow into the public drinking water system; and,

2. To promote the reasonable elimination or control of cross connections in the plumbing fixtures and industrial piping system(s) of the consumer, as required by the State and plumbing regulations to assure water system safety; and,

3. To provide for the administration of a continuing program of backflow prevention that will systematically examine risk and effectively prevent the contamination or pollution of the drinking water system.

#### 4. Responsibility: Water Purveyor

a. Drinking water system surveys/inspections of the consumer's water distribution system(s) shall be conducted or caused to be conducted by individuals deemed qualified by the City and the State of Utah. Survey records shall indicate compliance with the State of Utah Regulations. All such records shall be maintained by the City.

b. The City shall schedule and notify in writing all consumers of the need for the periodic system survey to insure compliance with existing applicable minimum health and safety standards.

c. Selection of an approved backflow prevention assembly for containment control required at the service entrance shall be determined from the results of the system survey.

#### 5. Responsibility: Consumer

a. To comply with this Ordinance as a term and condition of water supply and consumer's acceptance of service is admittance of his awareness of his responsibilities as a water system user.



b. It shall be the responsibility of the consumer to purchase, install, and arrange testing and maintenance of any backflow prevention device/assembly required to comply with this Ordinance. Failure to comply with this Ordinance shall constitute grounds for discontinuation of service.

6. Responsibility: Chief Building Official

a. The Chief Building Official's responsibility to enforce the applicable sections of the Chapter 7 - Plumbing Code begins at the point of service (downstream or consumer side of the meter) and continues throughout the length of the consumer's water system.

b. The Chief Building Official will review all plans to ensure that unprotected cross connections are not a part of the consumer's water system. If a cross connection cannot be eliminated, it must be protected by the installation of an approved backflow prevention device/assembly, in accordance with the plumbing code currently adopted by the state of Utah.

7. Responsibility: Certified Backflow Technician, Repair Person

a. Whether employed by the consumer or Park City to survey, test, repair, or maintain backflow prevention assemblies the Certified Backflow Technician or Repair Person will have the following responsibilities:

- i. Insuring that acceptable testing equipment and procedures are used for testing, repairing or overhauling backflow prevention assemblies.
- ii. Make reports of such testing and/or repairs to the consumer and the Water Purveyor on form approved for such use by the Water Purveyor within 10 working days of the tests and/or repairs.
- iii. Include the list of materials or replacement parts being used on the reports.
- iv. Ensuring that replacement parts are equal in quality to parts originally supplied by the manufacturer of the assembly being repaired.
- v. Not changing the design, material or operational characteristics of the assembly during testing, repair or maintenance.
- vi. Performing all tests of the mechanical devices/assemblies and shall be responsible for the competence and accuracy of all tests and reports.
- vii. Insuring that his license is current, the testing equipment being used is acceptable to the State of Utah, and is in proper operating condition.

viii. Being equipped with, and competent in the use of, all tools, gauges, and other equipment necessary to properly test and maintain backflow prevention assemblies.

8. Responsibility: Testing, Installation and Repair of Backflow Assemblies

a. In the case of a consumer requiring an assembly to be tested, any currently Certified Backflow Technician is authorized to make the test and report the results to the consumer and the Water Purveyor.

b. In the case of a consumer requiring an assembly to be installed or repaired, the work must be performed by a tester having Class II or III Backflow Technician Certification, who is also a licensed plumber or “agent of the owner.”

## **B. DEFINITIONS**

1. Water Purveyor – The Water Department of Park City is vested with the authority and responsibility for the implementation of an effective cross connection control program and for the enforcement of the provisions of this Ordinance.
2. Approved Backflow Assembly – An assembly accepted by the Utah State Department of Environmental Quality, Division of Drinking Water and the Water Purveyor, as meeting the standards of the currently adopted plumbing code for a specific application.
3. Auxiliary Water Supply – Any water supply on or available to the premises other than the purveyor’s public water supply will be considered as an auxiliary water supply. These auxiliary waters may include water from another purveyor’s public potable water supply or any natural source(s) such as well, spring, river, stream, etc., or “used waters.” These waters may be contaminated or polluted or they may be objectionable and constitute an unacceptable water source over which the Water Purveyor does not have authority for sanitary control.
4. Backflow – The reversal of the normal flow of water caused by either backpressure or backsiphonage.
5. Backpressure – The flow of water or other liquids, mixtures, or substances from a region of high pressure to a region of low pressure into the water distribution pipes of a potable water supply system from any source(s) other than the intended source.
6. Backsiphonage – The flow of water or other liquids, mixtures, or substances under vacuum conditions into the distribution pipes of a potable water supply

system from any source(s) other than the intended source, caused by the reduction of pressure into the potable water system.

7. Backflow Prevention Assembly – An assembly or means designated to prevent backflow. Specifications for backflow assemblies are contained within the currently adopted plumbing code and in the Cross Connection Control Program for Utah maintained by the Division of Drinking Water.

8. Contamination – A degradation of the quality of the potable water supply by sewage, industrial fluids or waste liquids, compounds or other materials that may create a health hazard.

9. Cross Connection – Any actual or potential connection between the potable water system and any other source or system through which it is possible to introduce into the public drinking water system any used water, industrial fluid, gas or substance other than the intended potable water. This includes any temporary conditions such as swing connections, removable sections, or other similar plumbing arrangements.

10. Cross Connection – Controlled – A connection between a potable water system and a non-potable water system with an approved backflow prevention assembly properly installed and maintained so that it will continuously afford the protection commensurate with the degree of hazard.

11. Cross Connection – Containment – The installation of an approved backflow assembly at the water service connection to any customer's premises where it is physically and economically infeasible to find, permanently eliminate or control all actual or potential cross connections within the customer's water distribution system; or, it shall mean the installation of an approved backflow prevention assembly on the service line leading to and supplying a portion of a customer's water system where there are actual or potential cross connections which cannot be effectively eliminated or controlled at the point of the cross connection (isolation).

## **C. REQUIREMENTS**

### 1. Policy

a. No water service connection to any premises shall be installed or maintained by the Water Purveyor unless the water supply is protected as required by State laws, the currently adopted plumbing code, and this Ordinance. Service of water to a consumer found to be in violation of this Ordinance may be discontinued by the Water Purveyor after due process of written notification of violation and an appropriate time interval for voluntary compliance, if:

- i. A backflow prevention assembly required by this Ordinance for the control of backflow and cross connections is not installed, tested, and maintained, or
- ii. It is found that a backflow prevention assembly has been removed, bypassed, or altered, or
- iii. An unprotected cross connection exists on the premises, or
- iv. The periodic system survey and assembly tests have not been conducted.

Service will not be restored until such conditions or defects are corrected.

b. The customer's water system(s) shall be open for inspection at all reasonable times to authorized representatives of the Water Purveyor to determine whether cross connections or other structural or sanitary hazards exist (including violation of this Ordinance), and to audit the results of the required survey.

c. Whenever the Water Purveyor deems that a service connection's water usage contributes to a sufficient hazard to the water supply, an approved backflow prevention assembly shall be installed on the service line of the identified consumer's water system, downstream of the meter, at or near the beginning of service or immediately inside the building being served; but in all cases, before the first branch leading off the service line.

d. The type of protective assembly required under section III.1.C shall depend upon the degree of hazard which exists at the point of cross connection (whether direct or indirect), applicable to local and state requirements or resulting from the required survey.

e. It shall be the responsibility of the consumer at any premises where backflow prevention assemblies are installed to have certified surveys/inspections and operational tests made at least once per year at the consumer's expense. In those instances where the Water Purveyor deems the hazard to be great, they may require certified surveys/inspections and tests at a more frequent interval. It shall be the duty of the purveyor to see that these tests are made according to the standards set forth by the State Division of Drinking Water.

f. It shall be the responsibility of the consumer to have all backflow prevention assemblies installed on their water system tested within ten (10) working days of initial installation.

g. No backflow prevention assemblies shall be installed so as to create a safety hazard, such as over an electrical panel, steam pipes, boilers, or above ceiling level, and shall be easily accessible for testing, maintenance, and repair.

## 2. Right of Reasonable Entry

a. Whenever necessary to make an inspection to enforce any of the provisions of any code adopted pursuant to this Ordinance, or whenever the Water Purveyor has reasonable cause to believe that there may exist in any building or upon any premises unsafe, substandard, or dangerous cross connection, as defined in the applicable sections of the currently adopted plumbing code, that presents a danger to the public water system or the building or premises itself, the Water Purveyor or his authorized representative may enter such building or premises at all reasonable times to inspect the same or perform any duty imposed upon the Water Purveyor, provided that:

i. If such building or premises be occupied, he shall first present proper credentials and demand entry; and

ii. If such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and demand entry. If such entry is refused, the Water Purveyor or his authorized representative shall have recourse to every remedy provided by law to secure entry.

b. No owner or occupant or any other person having charge, care or control of any building or premises shall fail or neglect, after proper demand is made as herein provided, to promptly permit entry therein by the Water Purveyor or his authorized representative for the purpose of inspection and examination pursuant to any provisions of the currently adopted plumbing code or the provisions of this Ordinance.

## 3. Appeals

a. A customer may appeal the deficiencies noted within the survey or test results which the Water Purveyor is authorized to make pursuant to this ordinance.

b. Appeals shall be taken within ten (10) days of the Water Purveyor's written notification of the deficiencies noted within the survey or test results by filing with the Water Purveyor a notice of appeal specifying the grounds for the appeal.

c. The Water Purveyor shall fix a time for the hearing of the appeal and give notice to the parties in interest. At the hearing, any party may appear in person or by agent or attorney.

d. The Hearing Officer is authorized to make findings of fact regarding the customer's compliance with the currently adopted plumbing code and the Water Purveyor's decision regarding any deficiencies found in the survey or test results. The decision of the Hearing Officer shall be final, and may be appealed to the Third District Judicial Court for Summit County.



e. The Hearing Officer may, so long as such action is in conformance with the provisions of this Ordinance, reverse or affirm, in whole or part, or may modify the determinations of the Water Purveyor with respect to the customer's compliance with the currently adopted plumbing code upon a determination that it is proper to do so based on proper safeguarding of the public water system, and may make such order, requirements, decision or determination as ought to be made, and to that end shall have the powers which have been granted to the Water Purveyor by this Ordinance.

f. Where the Hearing Officer determines that there is a flaw in the Cross Connection Control program or that a specific exemption should be awarded on a consistent basis or that the proper safeguarding of the public water system require amendments to this Ordinance, the Hearing Officer shall advise the City Attorney as to any question or questions that the Hearing Officer believes should be reviewed and/or amended.

4. Violations of this Policy

If violations of this Ordinance exist or if there has not been any corrective action taken by the consumer within ten (10) days of the written notification of the deficiencies noted within the survey or test results, then the consumer shall be charged with a class B misdemeanor, and the Water Purveyor may deny or immediately discontinue service to the premises by providing a physical break in the service line until the consumer has corrected the condition(s) in conformance with all state and local regulations and statutes relating to plumbing, safe drinking water suppliers, and this Ordinance.

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

PASSED AND ADOPTED this 10<sup>th</sup> day of July, 2008.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Thomas A. Daley, Deputy City Attorney



**Ordinance No. 08-26**

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

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

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

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

WHEREAS, the Planning Commission held a public hearing on June 11, 2008, to receive input on the Amended Plat for Lots 28 and 29, Block 17, Snyders Addition to the Park City Survey;

WHEREAS, the Planning Commission, on June 11, 2008, forwarded a positive recommendation to the City Council; and,

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

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The Amended Plat for Lots 28 and 29, Block 17, Snyder's Addition to the Park City Survey as shown in Attachment 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) zoning district.
2. The HR-1 zoning district is a residential zone characterized by a mix of contemporary residences and smaller historic homes.
3. The amendment will combine two Old Town lots into one lot of record.
4. Access to the property is from Empire Avenue.
5. On December 19, 2006 the applicant received a variance from the Board of Adjustments to reduce the minimum lot size for a duplex in the HR-1 zone from 3,750 square feet to 3,712.5 square feet.
6. The proposed lot is 3,712.5 square feet in size.
7. Footprint for a lot of this size is 1,507 square feet.
8. A duplex in the HR-1 zone is a conditional use.
9. There is an existing contemporary single family home on the property.
10. The applicant proposes to remove the home to accommodate the new duplex.
11. Due to existence of the single family home, driveway and landscaping, it is difficult to determine existing grade for the purpose of measuring height.
12. Height for the future building shall be established by averaging grade from datum points at the center of the front and rear property lines.

13. Height and setbacks for this lot are 27 feet maximum height, 5 feet side setbacks, and 10 feet front and rear setbacks.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer 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. A ten-foot-wide public snow storage easement shall be dedicated along Empire Avenue frontage of the lot.
4. Height for the future building shall be established by averaging grade from datum points at the center of the front and rear property lines.

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

PASSED AND ADOPTED this 26<sup>th</sup> day of June, 2008.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney



# Attachment A - Proposed Plat

### LOT 29 AMENDED DESCRIPTION

The South 24.5 feet of Lot 29 and 49 feet of Lot 28, Block 17, Snyder's Addition to Park City, Summit County, Utah, as shown on the plat of record in the Summit County Clerk's Office, Summit County, Utah.

### SUBMITTER CERTIFICATE

I, James E. Conroy, hereby certify that I am the registered land surveyor and that I have surveyed the above described plat in accordance with the laws of the State of Utah and the rules and regulations of the State Board of Surveyors. I have also caused to be recorded in the Summit County Clerk's Office, Summit County, Utah, a true and correct copy of this plat and a true and correct copy of the instrument establishing and measuring the same as required by the laws of the State of Utah, Chapter 17, Section 2-102.

Prepared by: James E. Conroy  
 Date: \_\_\_\_\_

### OWNER'S DECLARATION AND CONSENT TO RECORD

I, Madalene M. Mathies, hereby declare that I am the owner of the above described parcel of land, known as "Lot 29 and 49 feet of Lot 28, Block 17, Snyder's Addition to Park City, Summit County, Utah," and I hereby consent to the recording of this plat and the creation of the subdivision shown on the plat in accordance with the laws of the State of Utah, Chapter 17, Section 2-102.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Madalene M. Mathies  
 DATE: \_\_\_\_\_

### ACKNOWLEDGMENT

County of Summit  
 The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by  
 Madalene M. Mathies

Notary Public  
 My commission expires \_\_\_\_\_  
 My commission number \_\_\_\_\_

### CONSENT TO RECORD

County of Summit  
 The undersigned has read and understands the contents of the plat.

By: \_\_\_\_\_  
 Authorized Officer

The foregoing consent to record was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

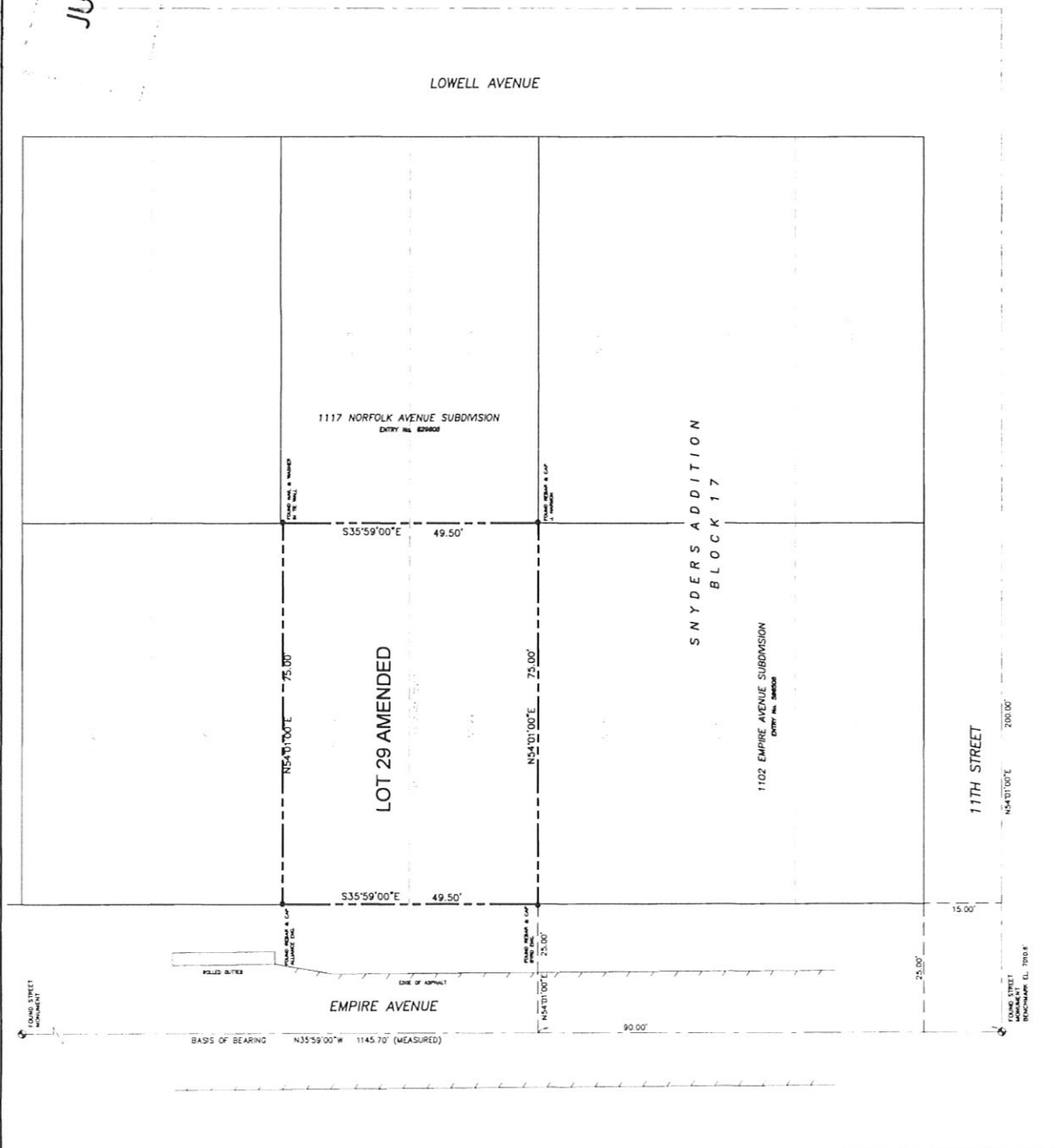
Notary Public  
 My commission expires \_\_\_\_\_  
 My commission number \_\_\_\_\_



- LEGEND
- FOUND RECORD & COP (AS NOTED)
  - SET RECORD & COP, U.S. SURVEYS



JUL 17 2006



AMENDED PLAT FOR LOTS 28 and 29,  
 BLOCK 17, SNYDERS ADDITION  
 TO PARK CITY SURVEY

LOCATED IN  
 THE NORTHWEST QUARTER OF SECTION 16  
 TOWNSHIP 37N, RANGE 12E,  
 SALT LAKE BASIN AND MERRIAN,  
 SUMMIT COUNTY, UTAH

SHEET  
 1 of 1

<p>APPROVED AS TO FORM</p> <p>APPROVED AS TO FORM OF PLAT                  DATE OF _____ 2006</p> <p>PARK CITY ATTORNEY _____</p>	<p>CITY COUNCIL</p> <p>APPROVED BY THE CITY COUNCIL OF PARK CITY, UTAH, ON THIS _____ DAY OF _____ 2006. FORWARDED AND ACCEPTED</p> <p>ATTEST CITY RECORDER                  MAVER</p>	<p>CITY ENGINEER</p> <p>APPROVED BY THE CITY ENGINEER OF PARK CITY, UTAH, ON THIS _____ DAY OF _____ 2006. FORWARDED AND ACCEPTED</p> <p>DATE _____</p> <p>PARK CITY ENGINEER _____</p>	<p>CITY PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ 2006.</p> <p>PLANNING COMMISSION CHAIRMAN _____</p>	<p>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</p> <p>APPROVED FOR COMPLIANCE TO S.W.R.D. STANDARDS BY _____ DATE _____ 2006</p> <p>SNYDERVILLE BASIN RECLAMATION DISTRICT</p>
<p>RECORDED</p> <p>COUNTY NO. _____ PAGE _____</p> <p>STATE OF UTAH COUNTY OF SUMMIT</p> <p>DATE RECORDED _____ TIME _____</p> <p>RECORDED AND FILED AT THE REQUEST OF _____</p> <p>COUNTY RECORDER _____</p>		<p>BASELINE SURVEYING, Inc</p> <p>960 East Alton Avenue                  Salt Lake City, UT 84106 (801) 209-2152</p>		

**Ordinance No. 08-25**

**AN ORDINANCE APPROVING THE 601 DEER VALLEY DRIVE CONDOMINIUM PLAT LOCATED AT 601 DEER VALLEY DRIVE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 601 Deer Valley Drive have petitioned the City Council for approval of the 601 Deer Valley Drive Condominium Plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on June 11, 2008, to receive input on the 601 Deer Valley Drive Condominium Plat;

WHEREAS, the Planning Commission, on June 11, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the 601 Deer Valley Drive Condominium Plat.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The 601 Deer Valley Drive Condominium Plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 601 Deer Valley Drive.
2. The zoning is Residential Medium Density (RMD).
3. The area of the lot is 7,180 square feet in size.
4. Unit A is 5,064.7 square feet in size, Unit B is 4,858.3 square feet in size.
5. The duplex is an allowed use within the RDM zoning district.
6. The duplex at 601 Deer Valley Drive complies with the setback requirements of the RDM zoning district.
7. The LMC requires two parking spaces per unit for a duplex.
8. Each unit has two dedicated parking spaces within the site.
9. The findings within the Analysis section are incorporated within.

Conclusions of Law:

1. There is good cause for this condominium record of survey.



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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. The CC&R shall include a tie breaker mechanism.

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

PASSED AND ADOPTED this 26<sup>th</sup> day of June, 2008.

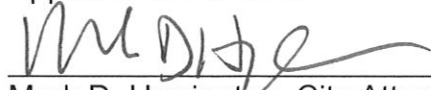
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney



**SURVYOR'S CERTIFICATE**

I, Jack Harmon, do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 176966 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown and described herein, that this survey was made in accordance with the laws of the State of Utah, and that the same has been filed in conformity with the minimum standards and requirements of the law.

Jack Harmon L.S. 176966 Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**

Commence at a street monument located southeast from the center of Lot 5 of the Sunnyside Subdivision, on the one of record in the office of the Summit County Recorder, file number 138192, (bearing being S 71°35'00" W, 280.77 feet along the Sunnyside Drive center monument line to the monument line. South, a distance of 136.74 feet; thence East, a distance of 27.46 feet to the POINT OF BEGINNING, said point also being S 05°30'00" W, a distance of 330.04 feet along the west line of the Sunnyside Subdivision, on the one of record in the office of the Summit County Recorder, file number 138192, to the southeast corner of Lot 6 of the Sunnyside Subdivision, on the one of record in the office of the Summit County Recorder, file number 138192, Subdivision S 7444442. E, a distance of 115.27 feet to the monument of the Sunnyside Condominium, on the one of record in the office of the Summit County Recorder, twice leaving said southerly line to a point on the westerly line of the said Sunnyside Condominium Plat, thence continuing along said westerly line S 12°50'00" W, a distance of 61.62 feet, thence leaving said westerly line N 74°00'00" E, a distance of 132.74 feet to the POINT OF BEGINNING. Containing 14,356 square feet of 0.2966 acre, more or less.

Excepting therefrom all coal, gas, oil, gravel, limestone, gypsum and all other minerals of whatsoever kind or name that certain warranty deed, dated October 11, 1975, recorded January 26, 1976, on Entry No. 130225 in Book 819 of Page 453 of official records.

Excepting the following:

- Interests, over the westerly portion of the land as shown on the recorded plat.
- Book 1310, Entry No. 672074.
- Book 1310, Entry No. 790433.
- Book 1310, Entry No. 8027.
- Book 0032, Page 0032.

**OWNER'S CERTIFICATE OF CONSENT TO RECORD**

Know all men by these presents, that the undersigned, Colette C. Singleton and Eric C. Singleton wife and husband, are the owners of the hereinafter described tract of land shown hereafter as 601 DEER VALLEY DRIVE CONDOMINIUM, being located in the SUNNYSIDE CONDOMINIUM RECLAMATION DISTRICT, PLAT TO BE APPROVED, together with the same, in the office of the Summit County Recorder in Utah, to-wit:

In witness whereof, the undersigned set their hands on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Colette C. Singleton, Owner  
Eric C. Singleton, Owner

**ACKNOWLEDGEMENT**

State of Utah | \_\_\_\_\_  
County of \_\_\_\_\_ | \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008 by Colette C. Singleton and Eric C. Singleton, owners of this condominium project as described above.

Notary Public  
Residing at \_\_\_\_\_

- LEGEND:
- ◆ STREET MONUMENT
  - CONCRETE MONUMENT (AS SHOWN ON PLAT)
  - WATER VALVE
  - WATER MANHOLE
  - SURVEYOR'S OWNERS MARKER

SHEET 1 OF 6  
SUNNYSIDE BASIN WATER RECLAMATION DISTRICT  
REVIEWED FOR CONFORMANCE TO SUNNYSIDE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 A.D.  
BY \_\_\_\_\_ S.B.W.R.D.

PLANNING COMMISSION  
APPROVED BY THE PARK CITY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 A.D.  
BY \_\_\_\_\_ CHAIRMAN

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2008 A.D.  
BY \_\_\_\_\_ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE  
ADMINISTRATIVELY APPROVED BY AUTHORITY OF THE PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 A.D.  
BY \_\_\_\_\_ MAYOR

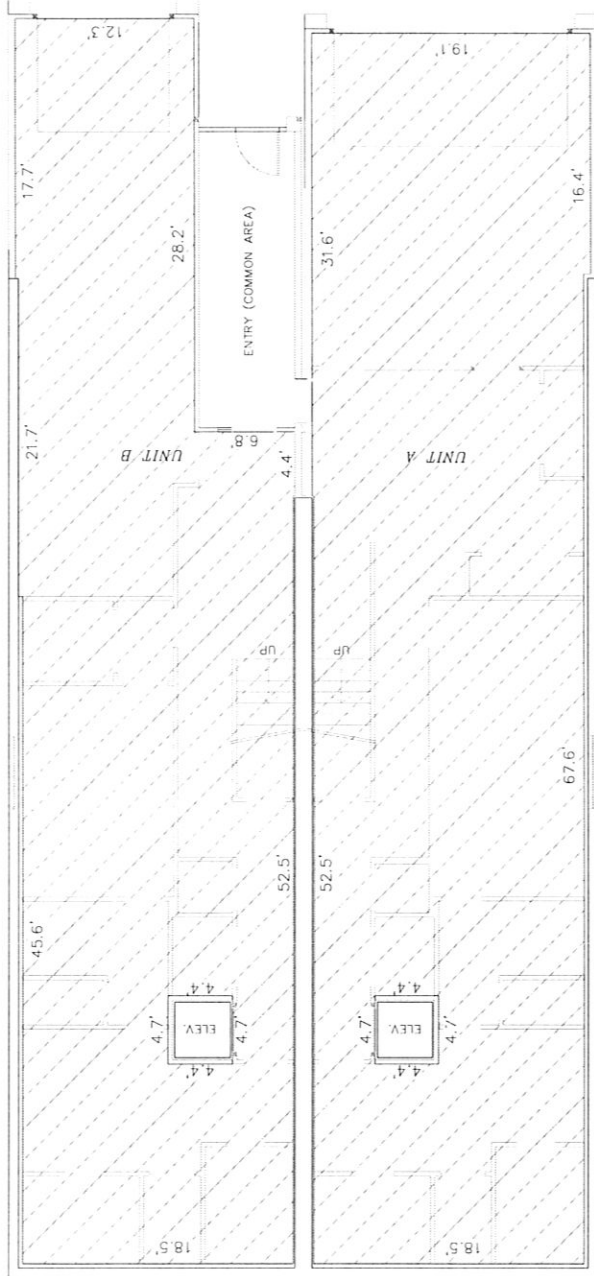
ENGINEERS' CERTIFICATE  
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 A.D.  
BY \_\_\_\_\_ PARK CITY ENGINEER

JACK HARMON LAND SURVEYING  
725 EAST REDDEN ROAD  
PARK CITY, UTAH 84098  
(435) 649-6511



**601 DEER VALLEY DRIVE CONDOMINIUMS**  
CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, T42N, R10E, S4E, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN



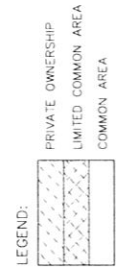
UNEXCAVATED AREA

UNEXCAVATED AREA

SCALE 1/4" = 1'-0"  
 0 2 4 6 12

**BASEMENT FLOOR PLAN**

UNIT #	NET SF	ELEVATION
UNIT A	1524.3 SF	7094.00
UNIT B	1375.8 SF	7094.00



**601 DEER VALLEY DRIVE CONDOMINIUMS**

**CONDOMINIUM RECORD OF SURVEY PLAT**

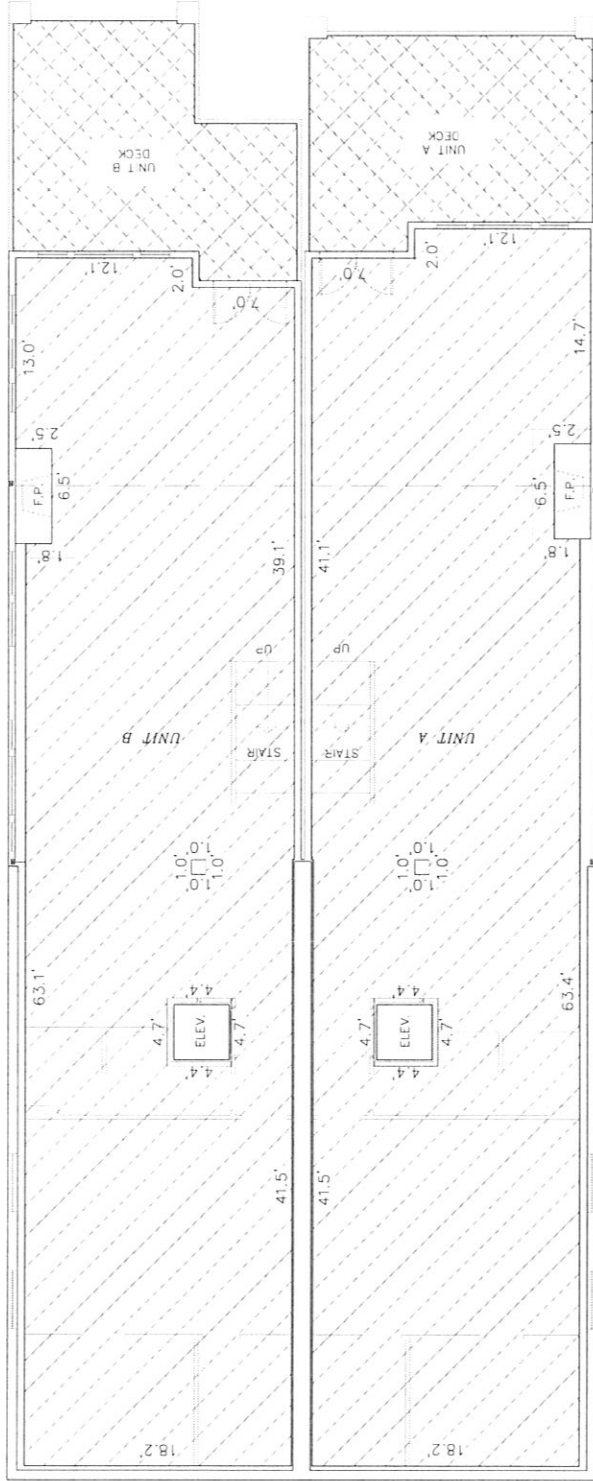
A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN AND NEBRASKA

SHEET 2 OF 6

RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF

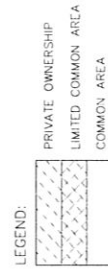
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**MAIN LEVEL FLOOR PLAN**

UNIT #	NET SF	ELEVATION
UNIT A	1511.0 SF	7103.15
UNIT B	1473.1 SF	7103.15



**601 DEER VALLEY DRIVE CONDOMINIUMS**

CONDOMINIUM RECORD OF SURVEY PLAT

QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SHEET 3 OF 4

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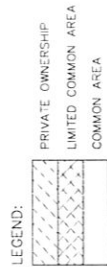
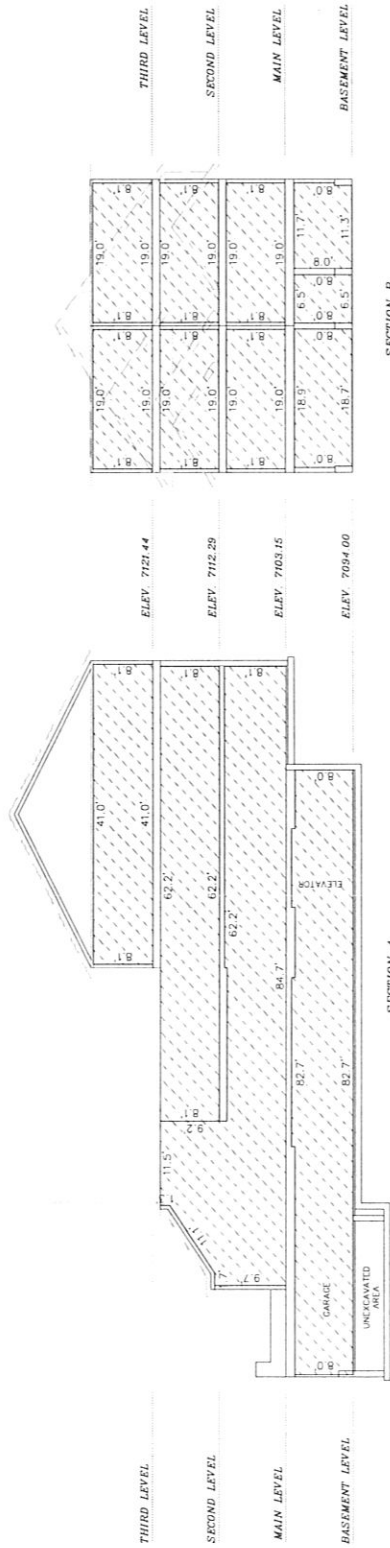
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 TEL \_\_\_\_\_ RECORDER \_\_\_\_\_









# 601 DEER VALLEY DRIVE CONDOMINIUMS

## CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

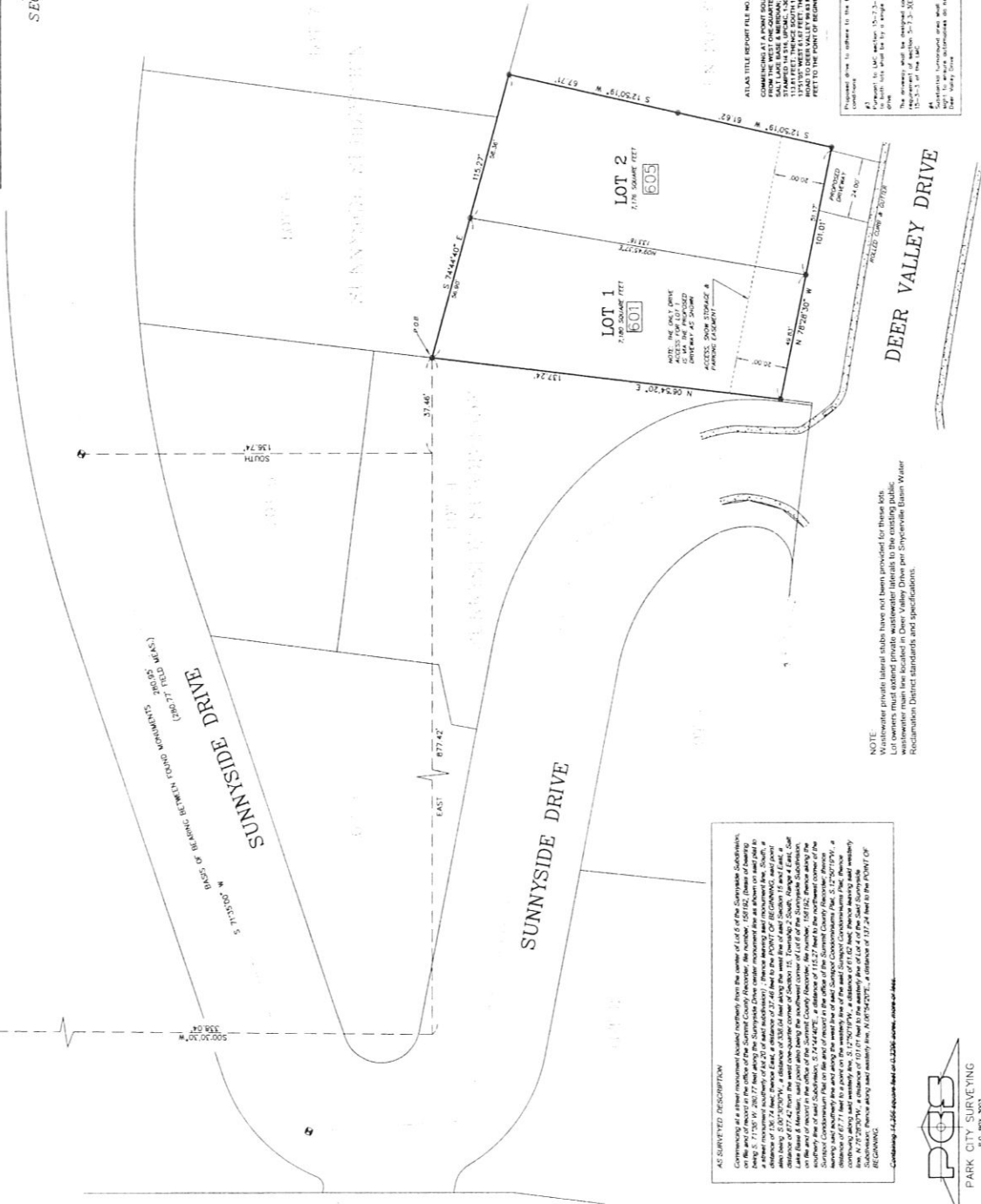
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 FILE \_\_\_\_\_ RECORDER \_\_\_\_\_

3. The above plat was prepared by the undersigned on 11/11/1982.

601 DEER VALLEY DRIVE SUBDIVISION PLAT  
LYING WITHIN THE SOUTHWEST QUARTER OF  
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST  
SALT LAKE BASE & MERIDIAN  
SUMMIT COUNTY, UTAH

WEST QUARTER CORNER  
RANGE 4 EAST, SAL. MERIDIAN & MERIDIAN



OWNER'S DECLARATION AND CONSENT TO RECORD  
I, the undersigned, being the owner of the above described land, do hereby certify that the foregoing plat is a true and correct representation of the land as the same is divided and subdivided, and that the same is to be used for the purposes and in accordance with the provisions of the laws of the State of Utah, and that the same is to be used for the purposes and in accordance with the provisions of the laws of the State of Utah, and that the same is to be used for the purposes and in accordance with the provisions of the laws of the State of Utah.

ACKNOWLEDGMENT  
I, the undersigned, being the owner of the above described land, do hereby certify that the foregoing plat is a true and correct representation of the land as the same is divided and subdivided, and that the same is to be used for the purposes and in accordance with the provisions of the laws of the State of Utah, and that the same is to be used for the purposes and in accordance with the provisions of the laws of the State of Utah.

SURVEYOR'S CERTIFICATE  
I, Robert M. Kelly, Registered Land Surveyor and Meridian and Range Surveyor, do hereby certify that the foregoing plat is a true and correct representation of the land as the same is divided and subdivided, and that the same is to be used for the purposes and in accordance with the provisions of the laws of the State of Utah, and that the same is to be used for the purposes and in accordance with the provisions of the laws of the State of Utah.

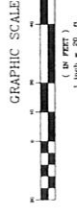


ATLAS TITLE REPORT DESCRIPTION

Commencing at a point (marked) northwesterly from the corner of U.S. of the Sunnyvale Subdivision, on the N. 27°20'30\"/>

LEGEND

- STREET MOUND
- 601 TRINITY - BOUNDS ON DEER VALLEY DRIVE



NOTE: Under private label water has not been provided for these lots. Lot owners must obtain private wastewater laterals to the existing public wastewater main line located in Deer Valley Drive per Snyderville Basin Water Reclamation District standards and specifications.

<b>PARK CITY PLANNING COMMISSION</b> APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 13 <sup>TH</sup> DAY OF JULY, 2004 A.D. BY: [Signature] CHAIRMAN	<b>CERTIFICATE OF ATTEST</b> I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS 13 <sup>TH</sup> DAY OF JULY, 2004 A.D. BY: [Signature] PARK CITY RECORDER	<b>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</b> REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 13 <sup>TH</sup> DAY OF JULY, 2004 A.D. BY: [Signature] S.B.W.R.D.	<b>ENGINEERS CERTIFICATE</b> I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH PLAT ACT ON THIS 13 <sup>TH</sup> DAY OF JULY, 2004 A.D. BY: [Signature] PARK CITY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS 13 <sup>TH</sup> DAY OF JULY, 2004 A.D. BY: [Signature] PARK CITY ATTORNEY	<b>COUNCIL APPROVAL AND ACCEPTANCE</b> APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 13 <sup>TH</sup> DAY OF JULY, 2004 A.D. BY: [Signature] MAYOR	<b>RECORDED</b> STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE OFFICE OF THE CLERK OF THE COUNTY CLERK'S OFFICE ON THIS 13 <sup>TH</sup> DAY OF JULY, 2004 A.D. 4.00 \$ FEE RECORDER
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**Ordinance No. 08-24**

**AN ORDINANCE APPROVING THE 605 DEER VALLEY DRIVE CONDOMINIUM PLAT LOCATED AT 605 DEER VALLEY DRIVE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 605 Deer Valley Drive have petitioned the City Council for approval of the 605 Deer Valley Drive Condominium Plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on June 11, 2008, to receive input on the 601 Deer Valley Drive Condominium Plat;

WHEREAS, the Planning Commission, on June 11, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the 601 Deer Valley Drive Condominium Plat.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The 605 Deer Valley Drive Condominium Plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 605 Deer Valley Drive.
2. The zoning is Residential Medium Density (RMD).
3. The area of the lot is 7,180 square feet in size.
4. The duplex is an allowed use within the RDM zoning district.
5. The duplex at 601 Deer Valley Drive complies with the setback requirements of the RDM zoning district.
6. The LMC requires two parking spaces per unit for a duplex.
7. Each unit has two dedicated parking spaces within the site.
8. The findings within the Analysis section are incorporated within.

Conclusions of Law:

1. There is good cause for this condominium record of survey.
2. The record of survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.

3. Neither the public nor any person will be materially injured by the proposed record of survey.
4. Approval of the record of survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. The CC&R shall include a tie breaker mechanism.

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

PASSED AND ADOPTED this 26<sup>th</sup> day of June, 2008.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

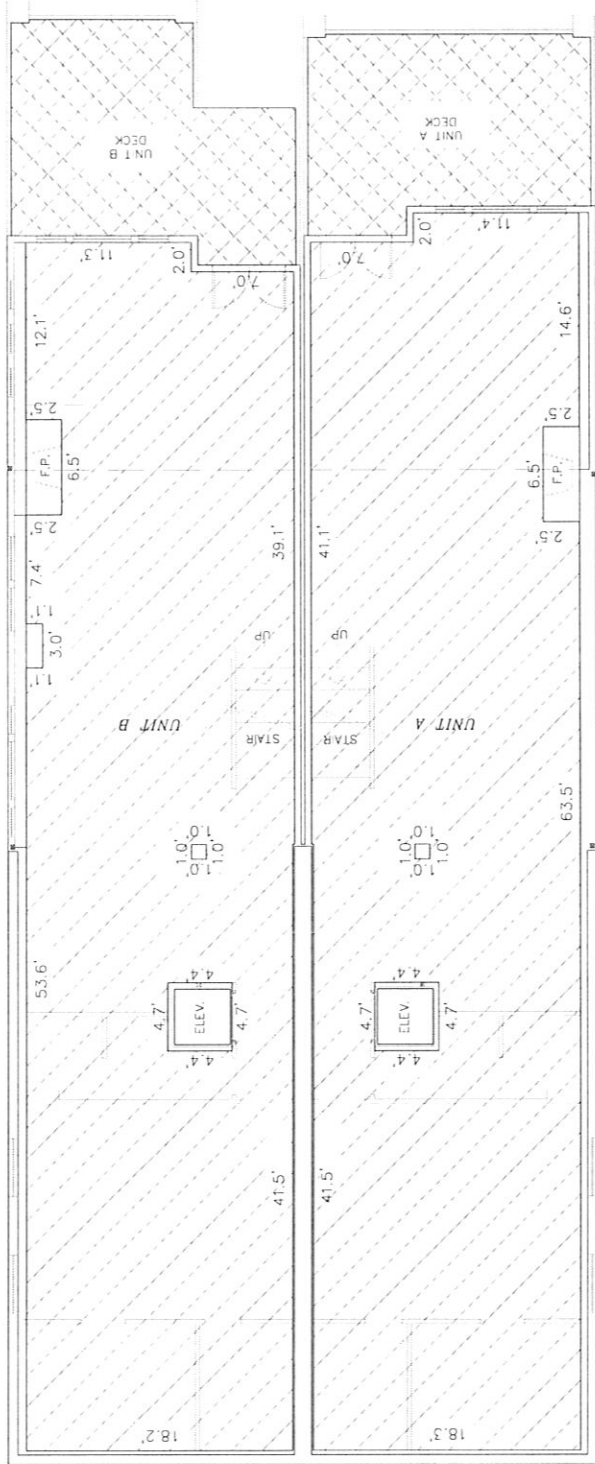
  
\_\_\_\_\_  
Mark D. Harrington, City Attorney





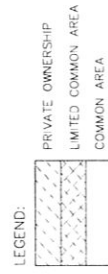






MAIN LEVEL FLOOR PLAN

UNIT #	NET SF	ELEVATION
UNIT A	1511.0 SF	7103.15
UNIT B	1473.1 SF	7103.15



605 DEER VALLEY DRIVE CONDOMINIUMS

CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

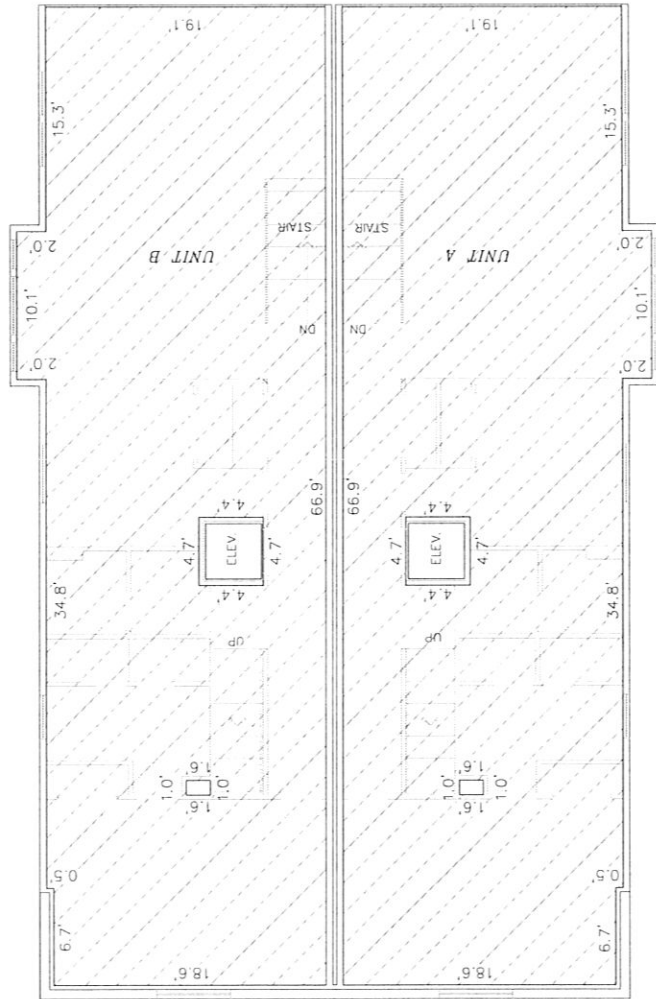
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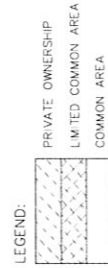
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DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
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SECOND LEVEL FLOOR PLAN

UNIT #	NET SF	ELEVATION
UNIT A	1277.8 SF	7112.29
UNIT B	1277.8 SF	7112.29



605 DEER VALLEY DRIVE CONDOMINIUMS

CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

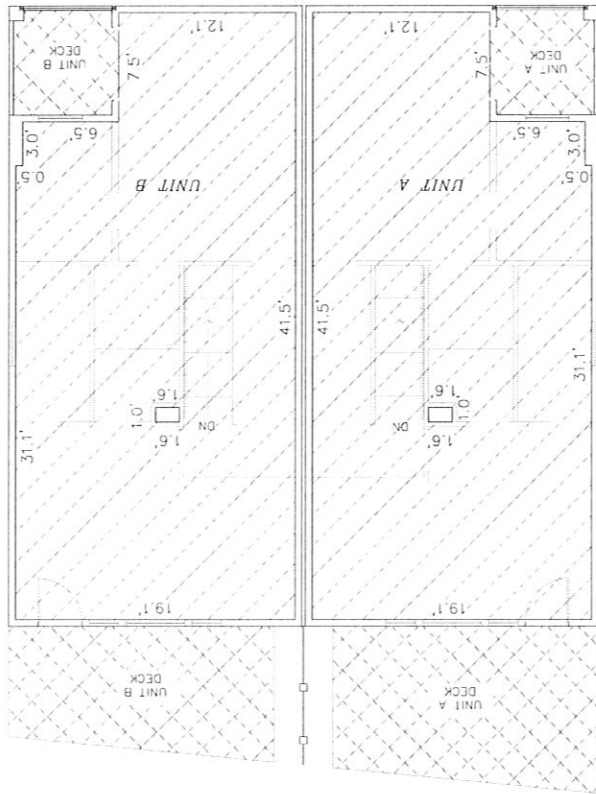
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 SHEET 4 OF 6

SHEET 4 OF 6

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STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 BY \_\_\_\_\_ RECORDERS \_\_\_\_\_



THIRD LEVEL FLOOR PLAN

UNIT #	NET SF	ELEVATION
UNIT A	737.6 SF	7121.44
UNIT B	737.6 SF	7121.44



TOTAL NET SQUARE FOOTAGE

UNIT #	NET SQUARE FEET
UNIT A	5044.3 SF
UNIT B	4846.0 SF

SHEET 5 OF 6

605 DEER VALLEY DRIVE CONDOMINIUMS

CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

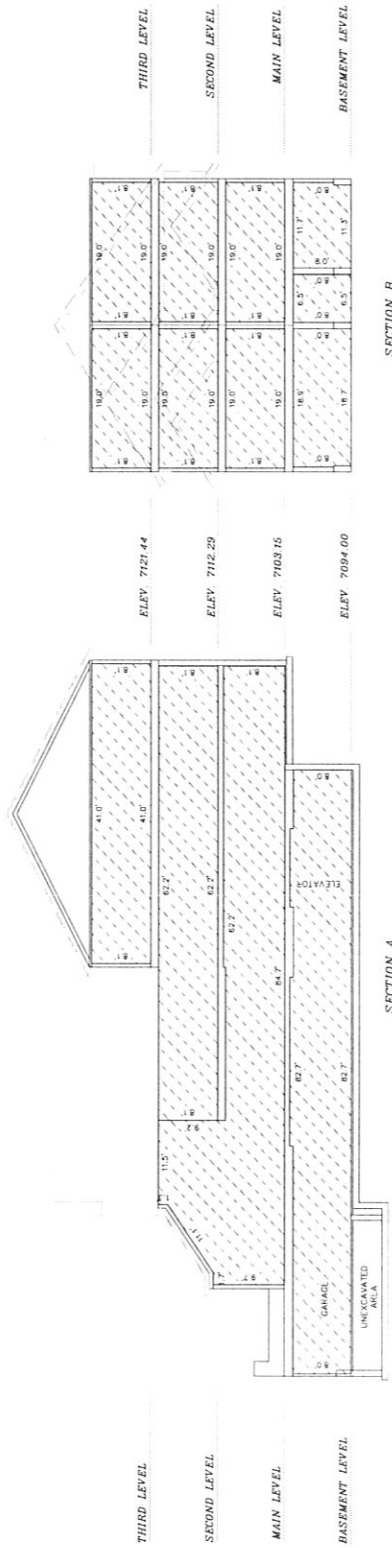
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STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF

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RECORDED





# 605 DEER VALLEY DRIVE CONDOMINIUMS

## CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE UTM ZONE AND MERIDIAN

SCALE 1/8" = 1'-0"

SHEET 5 OF 6

RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
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**Ordinance No. 08-23**

**AN ORDINANCE APPROVING THE THIRD SUPPLEMENTAL RECORD OF SURVEY MAP OF THE PINNACLE AT DEER VALLEY PLAT AMENDMENT LOCATED AT 1375 DEER VALLEY DRIVE SOUTH, PARK CITY, UTAH.**

WHEREAS, the owners of the property located at 1375 Deer Valley Drive South have petitioned the City Council for approval of the Third Supplemental Record of Survey Map of The Pinnacle at Deer Valley plat amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on May 14, 2008, and May 28, 2008, to receive input on the Third Supplemental Record of Survey Map of The Pinnacle at Deer Valley plat amendment;

WHEREAS, the Planning Commission, on May 28, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Third Supplemental Record of Survey Map of The Pinnacle at Deer Valley 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 Supplemental Record of Survey Map of The Pinnacle at Deer Valley plat amendment as shown in Attachment 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 1375 Deer Valley Drive South.
2. The zoning is Residential Development (RD) with the Master Planned Development Overlay (MPD).
3. The proposed plat reconfigures the private entry roadway to free up land to facilitate the development of a common area structure to house an office, storage, dumpster storage, and maintenance vehicle storage, parking, and other proposed or existing improvements within the platted common area.
4. The existing entry roundabout and planter will be removed with new rolled curb and gutter installed to create a tee intersection with existing Amber Way. The existing road widths of 30' and 25' will be maintained.
5. There is a net increase of 2,653 square feet of open space.
6. The amount of open space within the entire site will be increase to 79%.
7. The reconfigured roadway should not change current traffic patterns and increase traffic speeds.

Conclusions of Law:

1. There is good cause for this amended Record of Survey.

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the 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. The structures will be utilized for the benefit of Pinnacle at Deer Valley Condominiums only and are designated common ownership.
4. All conditions of approval of the Deer Valley Master Planned Development shall continue to apply.
5. If a gate is proposed the applicant must follow the requirements of the Park City Land Management Code.
6. The development will provide one yield sign to control traffic at the intersection as requested by the City Engineer.
7. The landscape plan will include additional trees to buffer the view from the uphill units.

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

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2008.

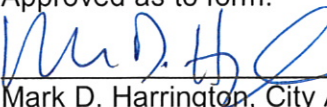
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney







**Ordinance No. 08-22**

**AN ORDINANCE APPROVING THE KENTAY SUBDIVISION BEING A REPLAT OF A PORTION OF LOTS 7 AND 8, BLOCK 23 OF THE PARK CITY SURVEY AND INCLUDING AN ADJACENT, PARK CITY, UTAH**

**WHEREAS**, the owners of the property located at 430 Main Street, has petitioned the City Council for approval of a subdivision to create a lot of record from the replat of the northerly 10.17 feet of Lot 7 and the southerly 10 feet of Lot 8, Block 23 of the Park City Survey, and the inclusion of an adjacent 20.5' wide by 45.5' deep unplatted parcel, as shown on Exhibit A; and

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

**WHEREAS**, proper notice was sent to the affected property owners; and

**WHEREAS**, on May 28, 2008, the Planning Commission held a public hearing to receive input on the proposed subdivision; and

**WHEREAS**, on May 28, 2008, the Planning Commission forwarded a recommendation to the City Council; and

**WHEREAS**, on June 19, 2008, the City Council conducted a public hearing on the proposed subdivision; and

**WHEREAS**, on March 18, 2008, the Board of Adjustment granted approval of a variance to the minimum lot width of 25' in the Historic Business District to allow a 20.17' width for 430 Main Street; and

**WHEREAS**, it is in the best interest of Park City, Utah to approve the subdivision to reconfigure the portions of lots and adjacent parcel at 430 Main Street to create a 2,545.5 square foot lot of record for an historic building and possible future addition to the rear.

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

**SECTION 1. APPROVAL.** The Kentay Subdivision, located at 430 Main Street, as shown in Exhibit A is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval. The above recitals are hereby incorporated as findings of fact.

Findings of Fact

1. The property, known as 430 Main Street is located in the Historic Commercial Business (HCB) zoning district.

2. The HCB zone is a commercial zone characterized by a mix of historic and contemporary buildings for commercial, office, and upper story residential uses.
3. The subdivision will combine the northerly 10.17 feet of Lot 7 and the southerly 10 feet of Lot 8, Block 23 of the Park City Survey with an adjacent 20.5' by 45.5' un-platted parcel to create a 2,545.5 square foot lot of record for an existing historic building.
4. The lots and parcel are under common ownership.
5. The property is improved with a 987 sf historic retail/commercial building known as the Park City Jewelry Building. The building has a one story façade on Main Street and a 2 story façade on Swede Alley.
6. Access to the property is from Main Street and Swede Alley.
7. The minimum lot size in the HCB zoning district is 1,250 square feet.
8. The minimum lot width in the HCB zoning district is 25'. The lot of record would be 20.17' in width.
9. On March 18, 2008, the Board of Adjustment granted a variance to the minimum lot width for the property at 430 Main Street allowing a minimum lot width of 20.17'.
10. There is an existing non-exclusive utility easement located on the adjacent parcel. The easement was retained by the City in 1989 when the parcel was quit claimed to the property owner. There are existing utilities crossing the parcel that serve the property and adjacent properties. These utilities include overhead power and storm drain pipes. There are phone and cable pedestals located in the easement that serve 430 Main.
11. The owner has researched the location of existing utilities and has developed a plan to relocate these utilities at his expense. The owner is securing consent to vacate letters from utility providers and intends to request of the City Council a vacation of a portion of the utility easement.
12. The adjacent structure at 436 Main Street encroaches onto the property by 0.35 feet. The owner proposes to include an encroachment easement on the plat in order to resolve this encroachment.
13. The adjacent parcel did not pay into the parking improvement district and is therefore not exempt from the parking requirements in the HCB district.

#### Conclusions of Law

1. There is good cause for this subdivision, being a replat of portions of two existing lots and an adjacent parcel, as it creates one lot of record for an historic structure and possible future addition.
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 plat amendment.
4. As conditioned, approval of the subdivision 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 of 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. Vacation of the existing non-exclusive utility easement is a condition precedent to issuance of a building permit on the parcel portion of the Lot.
  4. The applicant shall obtain written approval from all franchised utility providers agreeing to the extinguishment of the utility easement prior to vacation of the easement.
  5. All standard project conditions apply.
  6. A construction mitigation plan, to address mitigation of construction impacts on adjacent properties and businesses shall be approved by the Planning, Building, and Engineering Departments as a condition precedent to building permit issuance.
  7. Parking for new construction on the lot is required to meet the standards found in the LMC Section 15-2.6-9.
  8. Approval of an Historic District Design Review is required as a precedent to building permit issuance.
  9. An encroachment easement for 436 Main Street shall be included on the plat prior to recordation.
  10. The applicant shall obtain written approval from adjacent property owners affected by relocation of existing utilities impacted by the easement vacation.

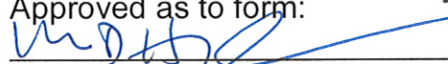
**SECTION 2. EFFECTIVE DATE.** This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 19<sup>th</sup> day of June, 2008.

PARK CITY MUNICIPAL CORPORATION

  
Dana Williams, Mayor

Attest:  
  
Janet M. Scott, City Recorder

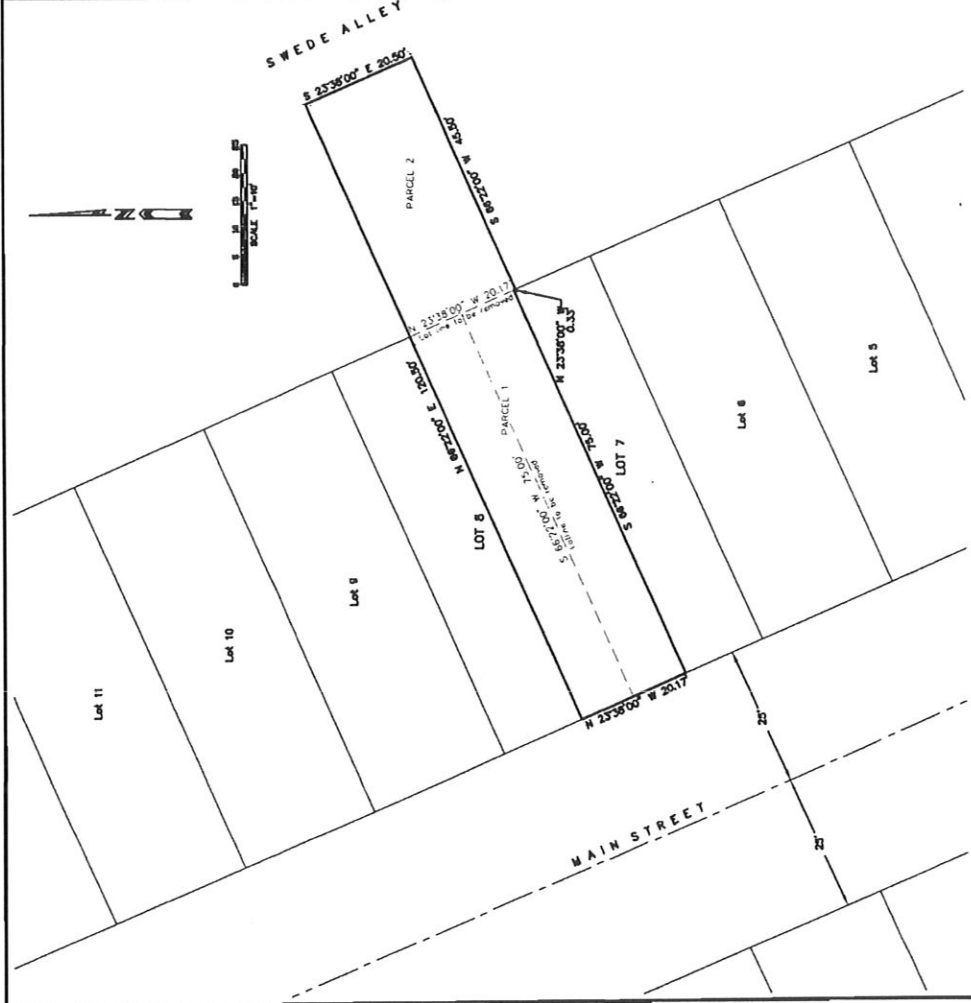
Approved as to form:  
  
Mark D. Harrington, City Attorney



RECEIVED  
SEP 23 2007  
PARK CITY  
PLANNING DEPT.

Kentay Subdivision  
2 Parcels In & Adjacent to  
Block 23, Park City Survey

430  
Main



**NARRATIVE**

1. Plat requested by: William Taylor Brann and Kenneth Lee Whipple.  
 2. Plat for: Plat for the amendment redividing the property blocks between the parcels, Section 16, Township 2 South, Range 4 East, Salt Lake Basin Meridian.  
 3. Located in: Section 16, Township 2 South, Range 4 East, Salt Lake Basin Meridian.  
 4. Lot bearings and distances are according to the recently dead of record and the Official Plats of the Park City Survey, on the end of record in the office of the Summit County Recorder.  
 5. The plat is subject to the approval of the Planning Commission and the City Council of the City of Park City, Utah, and the approval of the Planning Commission and the City Council of the City of Park City, Utah, as shown in a 1984 insurance report.

**LEGAL DESCRIPTION**

**OLD:**

1. The North 10 feet 2 inches of Lot 7 and the South 10 feet of Lot 8, Block 23, Amended Plat of the Park City Survey, according to the official plat thereof, on the end of record in the office of the Summit County Recorder.

**PARCEL 2:** Beginning of the Southeast corner of Lot 8, Block 23, Amended Plat of the Park City Survey, according to the official plat thereof, on the North 23°38'00" West along said block line, 10.00 feet; thence North 87°22'00" East, 43.00 feet; thence South 23°38'00" East, 20.00 feet; thence South 87°22'00" West, 43.00 feet; thence North 23°38'00" West, 20.00 feet to the point of beginning, containing 0.058 acres, more or less.

**NEW:**

Beginning of a point which is North 23°38' West, along the Westerly line of the plat of the Park City Survey, according to the official plat thereof, on the North 23°38'00" West along said block line, 14.83 feet; from the Southeast corner of Lot 7 of said Block 23, and running thence North 23°38'00" West along said Westerly line, 20.17 feet; thence North 87°22'00" East, 43.00 feet; thence South 23°38'00" East, 20.00 feet; thence South 87°22'00" West, 43.00 feet; thence North 23°38'00" West, along said Easterly line 0.33 feet; thence South 87°22'00" West, 75.00 feet to the point of beginning, containing 0.058 acres, more or less.

**SURVEYORS CERTIFICATE**

I, J.D. Oakley, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 309002, do hereby certify that I have surveyed the above described premises, made this plat in accordance with the laws of the State of Utah, and the same, made this plat in accordance with the laws of the State of Utah for the purposes described herein.

Date: \_\_\_\_\_ J.D. Oakley RLS309002

**OWNER'S DECLARATION AND CONSENT TO RECORD**

We, the undersigned, know all that the undersigned are the representatives of the State of Utah and we hereby certify that we have read and approved the plat of the Kentay Subdivision and we hereby consent to the recording of the same in the office of the County Recorder of Summit County, Utah, in accordance with Utah State Law.

Also, the undersigned hereby irrevocably offers for dedication for the proposed use of the public all parcels of land shown on this plat as intended for public use, and does further dedicate the easements as shown hereon.

In witness whereof, the undersigned have set their hand this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

By: \_\_\_\_\_ Notary Public  
 William Taylor Brann, President  
 Kentay Properties  
 By: \_\_\_\_\_ Notary Public  
 Kenneth Lee Whipple, Vice President  
 Kentay Properties

**ACKNOWLEDGEMENT**

I, \_\_\_\_\_ Notary Public  
 State of Utah  
 do hereby certify that the above described plat of the Kentay Subdivision was duly recorded in the office of the County Recorder of Summit County, Utah, on this \_\_\_\_\_ day of \_\_\_\_\_, 2007, and that the same is a true and correct copy of the original as recorded in the office of the County Recorder of Summit County, Utah, and that the same is a true and correct copy of the original as recorded in the office of the County Recorder of Summit County, Utah, and that the same is a true and correct copy of the original as recorded in the office of the County Recorder of Summit County, Utah, and that the same is a true and correct copy of the original as recorded in the office of the County Recorder of Summit County, Utah.

My commission expires: \_\_\_\_\_ Notary Public  
 \_\_\_\_\_ County, Utah  
 \_\_\_\_\_

EXHIBIT A.

<p><b>ALPINE SURVEY, INC.</b>        1000 WEST 1000 SOUTH        PARK CITY, UTAH 84302        (435) 635-8306</p>	<p><b>SPRINGVILLE BASIN WATER RECLAMATION DISTRICT</b>        RECEIVED FOR CONFORMANCE TO SPRINGVILLE BASIN WATER RECLAMATION DISTRICT STANDARD MAPS ON THIS _____ DAY OF _____, 2007.</p> <p>BY: _____</p>	<p><b>PLANNING COMMISSION</b>        APPROVED BY THE PARK CITY PLANNING COMMISSION ON _____ DAY OF _____, 2007.</p> <p>BY: _____</p>	<p><b>COUNCIL APPROVAL AND ACCEPTANCE</b>        APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL, THIS _____ DAY OF _____, 2007 A.M.</p> <p>BY: _____</p>	<p><b>ENGINEER'S CERTIFICATE</b>        I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2007.</p> <p>BY: _____</p>	<p><b>APPROVAL AS TO FORM</b>        APPROVED AS TO FORM THIS _____ DAY OF _____, 2007.</p> <p>APPROVED BY: _____</p>	<p><b>CERTIFICATE OF ATTEST</b>        I CERTIFY THE RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY COUNCIL ON _____ DAY OF _____, 2007.</p> <p>BY: _____</p>	<p><b>RECORDED</b>        STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE OFFICE OF THE COUNTY CLERK ON _____ DAY OF _____, 2007. PAGE _____</p> <p>FILE _____ RECORDS _____</p>
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