

Ordinance No. 10-42

AN ORDINANCE AMENDING TITLE 9, PARKING CODE, OF PARK CITY MUNICIPAL CODE SECTIONS 9-1-2, APPLICATION OF THE CODE, 9-9-4 PENALTIES FOR ILLEGAL PARKING, and 9-9-5 ENFORCEMENT; PAYMENT. AND ADOPTING A NEW CHAPTER_ CHAPTER 10, ANTI-IDLING, PROHIBITING THE IDLING OF VEHICLES WITHIN CITY LIMITS AND PROVIDING FOR LIMITED EXCEPTIONS

WHEREAS, emissions from vehicle idling contribute significantly to air pollution, climate change and increased rates of cancer and heart and lung diseases which adversely affect the health, natural environment and economic well being of residents, guests and visitors of Park City; and

WHEREAS, petroleum-based fuels are nonrenewable and should be used wisely and not wasted; and

WHEREAS, idling a typical vehicle for longer than ten seconds consumes more fuel than restarting that vehicle, resulting in excessive emissions and wasted fuel; and

WHEREAS, Park City Municipal Code, 9-8-3, already provides that no delivery vehicle parked on Main Street or Swede Alley shall be parked with its engine left idling; and

WHEREAS, Utah State Code, 41-6a-1403, prohibits the idling of an unattended vehicle; and

WHEREAS, Park City Municipal Corporation presently has a Fuel Conservation and Anti-Idling Policy in place, encouraging efficient use of City vehicles to reduce operating costs and emissions; and

WHEREAS, reducing needless vehicle idling is in keeping with Park City's promotion as an eco-tourism destination and its affiliation with ICLEI (Local Governments for Sustainability); and

WHEREAS, the City Council desires to ensure that unnecessary idling does not occur in idle-frequent locations such as school grounds, parking lots/garages, business centers, and ski resort parking lots and loading and unloading zones; and

WHEREAS, Clean Air Park City will, on its own and in partnership with Park City Municipal Corporation and other like-minded organizations, continue to educate residents, visitors, and guests of the dangers to the environment and health of citizens caused by the unnecessary idling of motor vehicles; and

WHEREAS, the City Council desires to take a proactive position on air pollution to protect the livability and viability of Park City and its residents, visitors and guests; and

WHEREAS, it is in the public interest that Park City residents, guests and visitors reduce vehicle emissions to protect the health, economy and natural environment of Park City and the surrounding area;

WHEREAS, City Council has previously demonstrated leadership on this issue by adopting an "Idle-Free Resolution" for Park City in November 2009; and

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

Section I. Amendment. Title 9 Parking Code, Section 9-1-2, of the Municipal Code of Park City is hereby amended as follows:

9-1-2. APPLICATION OF THE CODE.

This Title is applicable on all public streets and public parking facilities, within Park City's corporate limits as now constituted or as subsequently amended by annexation or disconnection. The anti-idling Chapter is applicable everywhere within Park City's corporate limits as now constituted or as subsequently amended by annexation or disconnection including private property.

Section II. Amendment. Title 9 Parking Code, Section 9-9-4, of the Municipal Code of Park City is hereby amended as follows:

9-9-4. PENALTIES FOR ILLEGAL PARKING AND ILLEGAL IDLING.

The owner or operator of a vehicle cited for illegal parking under this Title shall be required to pay the penalty in the amount set forth in the Fee Resolution for the violation, and if the illegal parking is not contested, shall pay the fee according to the schedule set forth by resolution in lieu of administrative hearing on the infraction. In addition to the fee imposed for illegal parking, the owner of the vehicle is responsible for paying Immobilization, towing and impound fees for the release of the vehicle. Immobilization and towing fees may be levied against the violator or the owner of the vehicle, or both. The owner or operator of a vehicle cited for illegal idling under this Title shall be required to pay a penalty of one hundred (\$100) dollars.

Section III. Amendment. Title 9 Parking Code, Section 9-9-5, of the Municipal Code of Park City is hereby amended as follows:

9-9-5. ENFORCEMENT; PAYMENT.

The City may employ private enforcement officer(s) to enforce this Title and issue parking and anti-idling citations for violations thereof, including parking illegally in handicapped spaces. All fees and penalties imposed pursuant to this Title shall be paid to Park City Municipal Corporation in the manner and by the means specified on the reverse side of the parking or anti-idling citation.

Section IV. Adoption. Chapter 10, Anti-Idling, in Title 9 Parking Code of the Municipal Code of Park City is hereby adopted as follows:

9-10-1 NO IDLING.

No driver, while operating a vehicle within Park City corporate limits, shall cause or permit a vehicle's engine to idle for more than three minutes, with exceptions for the following circumstances:

- (A) The vehicle is forced to remain motionless on a roadway because of traffic conditions.
- (B) The vehicle is an authorized emergency vehicle used in an emergency situation.

- (C) Vehicle idling is necessary for auxiliary power for law enforcement equipment, fire, emergency and water equipment, refrigeration units, loading and unloading lifts, well drilling, farming, battery charging, or is required for proper functioning of other equipment that is part of the vehicle.
- (D) Vehicle idling is necessary for repair or inspection of the vehicle.
- (E) The health or safety of a driver or passenger, including service animals, requires the vehicle to idle, including instances where the temperature is below 32 degrees F or above 90 degrees F. This exception also includes idling needed to operate window defrosters and other equipment necessary to promote safe driving conditions.
- (F) Vehicle idling is necessary for efficient operation of a turbo-charged heavy duty vehicle (e.g., buses) or to operate a vehicle within manufacturer's operating requirements. This includes building air pressure in air brake systems, among other requirements.

Vehicle idling under these exceptions should not violate Utah State Code, 41-6a-1403, which prohibits the idling of an unattended vehicle.

Section V. Effective Date. This Ordinance shall become effective upon publication.

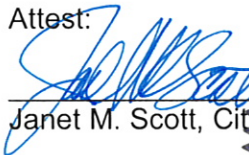
PASSED AND ADOPTED this 16th day of December 2010.

PARK CITY MUNICIPAL CORPORATION

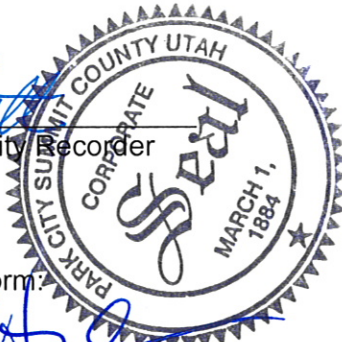


Mayor Dana Williams

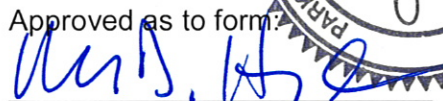
Attest:



Janet M. Scott, City Recorder



Approved as to form:



Mark D. Harrington, City Attorney

Ordinance No. 10-41

AN ORDINANCE APPROVING THE LITTLE BELLE CONDOMINIUMS FIFTH AMENDED PLAT UNIT 3 TO EXPAND THE PRIVATE OWNERSHIP AREA OF UNIT 3 LOCATED AT 7175 LITTLE BELLE COURT, PARK CITY, SUMMIT COUNTY, UTAH

WHEREAS, the owner of the properties known as 7175 Little Belle Court, has petitioned the City Council for approval of a Little Belle Condominiums 5th Amendment Plat Unit 3 for the existing Unit 3; and

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

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

WHEREAS, the Planning Commission held a public hearing on November 10, 2010, to receive input on the Little Belle Condominiums 5th Amendment Plat Unit 3; and

WHEREAS, the Planning Commission, on November 10, 2010, forwarded a positive recommendation to the City Council; and

WHEREAS, on December 9, 2010, the City Council conducted a public hearing on Little Belle Condominiums 5th Amendment Plat Unit 3; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Little Belle Condominiums 5th Amendment Plat Unit 3.

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 Little Belle Condominiums 5th Amendment 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 7175 Little Belle Court within the RD-MPD zoning district.
2. The Plat Amendment is for the existing Unit 3 within the Little Belle Condominiums Plat.
3. The proposed amended record of survey adds a 425 square feet footprint of private living space to Unit 3 and changes limited common and common area to private ownership.
4. A vote exceeding 66.66% for approval of the amendment was received by the members of the homeowners association. Record of this vote has been received by the Planning Department.
5. The addition will not encroach into the required setbacks for the project.
6. The addition will not leave the project below the required 60% open space for the MPD.
7. The unit equivalents have not increased so therefore no additional parking is required as a result of this floor area expansion.
8. All findings within the Analysis section are incorporated herein.

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.
3. Neither the public nor any person will be materially injured by the proposed amended record of survey.
4. As conditioned the amended record of survey 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 amended record of survey.
2. The applicant will record the amended record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.

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

PASSED AND ADOPTED this 9th day of December 2010.

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest:

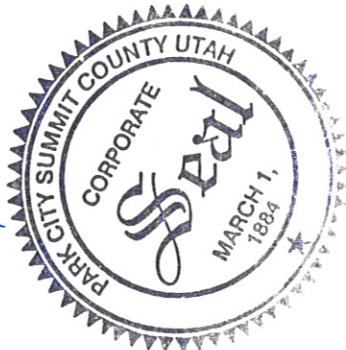


Janet M. Scott, City Recorder

Approved as to form:

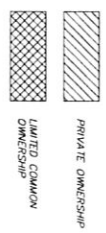
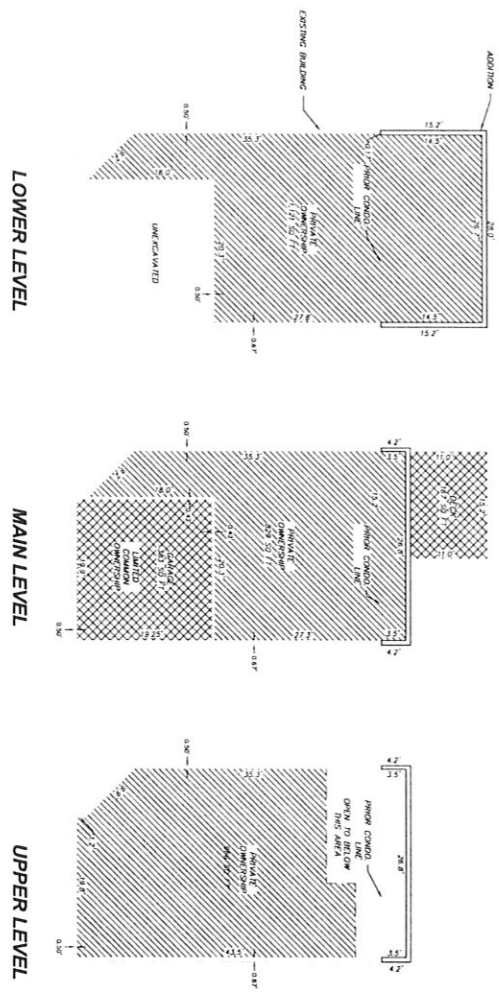


Mark D. Harrington, City Attorney

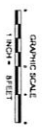


LITTLE BELLE CONDOMINIUMS 5TH AMENDED PLAT UNIT 3

LOCATED IN THE NORTHEAST QUARTER
SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



OWNER	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	TOTALS
PRIVATE OWNERSHIP	0	550	1,121	1,671
LIMITED COMMON OWNERSHIP	0	0	350	350
TOTALS	0	550	1,471	2,018



RECORDED
 ENTRY NUMBER: 2010-000000
 DATE OF UTAH: 11/11/2010
 RECORDED AND FILED AT THE OFFICE OF:
 COUNTY RECORDER

Ordinance No. 10-40

**AN ORDINANCE APPROVING THE 310 PARK AVENUE SUBDIVISION
LOTS 31 AND 32 OF BLOCK 11 OF THE PARK CITY SURVEY,
PARK CITY, UTAH**

WHEREAS, the owners of the property located at 310 Park Avenue have petitioned the City Council for approval of the 310 Park Avenue Subdivision combining all of Lot 31 and the westerly 50' of Lot 32 of Block 11 of the Park City Survey into one lot of record; 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 October 27, 2010, to receive input on the 310 Park Avenue Subdivision; and

WHEREAS, the Planning Commission, on October 27, 2010, forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council held a public hearing on November 11, 2010, to receive input on the 310 Park Avenue Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 310 Park Avenue Subdivision to allow an existing house to sit on one lot.

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 310 Park Avenue Subdivision 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 310 Park Avenue.
2. The zoning is Historic Residential (HR-2A).
3. The proposed lot is 3202 square feet in size.
4. Maximum footprint for a 3202 square feet lot size is 1337 square feet and the existing footprint is approximately 1,200 square feet.
5. Maximum height is 27 feet above existing grade.
6. The proposed lot is fifty feet wide and varies between fifty and seventy-five feet in depth.

14. The property is within the Park City Soils Ordinance boundaries.
15. 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 Plat is consistent with the Park City Land Management Code and applicable State law regarding Condominium Record of Survey Plats.
3. Neither the public nor any person will be materially injured by the proposed Record of Survey Plat.
4. Approval of the Record of Survey Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the 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&Rs shall include a tie breaker mechanism.
4. The applicant shall not be allowed to park in City right-of-way nor shall the applicant store snow in the City right-of-way. The illegal paved area in the north side yard, front yard, and outside property lines shall be removed as a condition precedent to plat recordation.
5. The site shall be in compliance with the Soils Ordinance. Any additional required work shall be complete as a condition precedent to plat recordation.

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

PASSED AND ADOPTED this 11th day of November, 2010.

PARK CITY MUNICIPAL CORPORATION



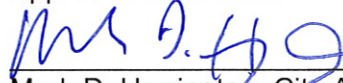
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



Ordinance No. 10-39

**AN ORDINANCE APPROVING THE MONARCH CONDOMINIUMS RECORD OF SURVEY
PLAT LOCATED AT 2169 MONARCH DRIVE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 2169 Monarch Drive have petitioned the City Council for approval of the Monarch 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 October 27, 2010, to receive input on the Monarch Condominiums Record of Survey Plat;

WHEREAS, the Planning Commission, on October 27, 2010, forwarded a recommendation to the City Council; and,

WHEREAS, the City Council held a public hearing on November 11 2010, to receive input on the Monarch Condominiums Record of Survey Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Monarch Condominiums 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 Monarch Condominiums Record of Survey Plat 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 2169 Monarch Drive.
2. The property is located in the Single Family (SF) District.
3. The structure is a built duplex.
4. A duplex is an allowed use in the SF District on this cul-de-sac lot as identified on the Prospector Village Subdivision plat.
5. The area of the lot is 9,147 square feet.
6. The existing building conditions comply with required minimum setbacks.
7. Two (2) parking spaces are required for each unit, for a total of four (4).
8. Each unit has two (2) dedicated parking spaces, for a total of four (4) accommodated in the existing original driveway on-site.
9. The duplex was originally constructed with two garages. Since the date of original construction one garage unit has been filled in and converted to living area.
10. There are existing non-compliances relating to additional parking which consist of a paved parking pad encroaching into the City Right-of-Way, minimum parking dimensions, and parking within the side yard setbacks.
11. Unit 1 has 1,670 square feet of private area.
12. Unit 2 has 1,670 square feet of private area.
13. Separate stair entry areas, rear wood decks and driveway parking and open space are identified as common ownership.

14. The property is within the Park City Soils Ordinance boundaries.
15. 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 Plat is consistent with the Park City Land Management Code and applicable State law regarding Condominium Record of Survey Plats.
3. Neither the public nor any person will be materially injured by the proposed Record of Survey Plat.
4. Approval of the Record of Survey Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the 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&Rs shall include a tie breaker mechanism.
4. The illegal paved area in the north side yard, front yard, and outside property lines shall be removed.
5. The site shall be in compliance with the Soils Ordinance. Any additional required work shall be complete as a condition precedent to plat recordation.

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


PASSED AND ADOPTED this 11th day of November, 2010.

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



Ordinance No. 10-38

**ORDINANCE APPROVING THE YARD SUBDIVISION, LOCATED AT
1251 & 1225 KEARNS BOULEVARD, PARK CITY, UTAH.**

WHEREAS, the property owner has petitioned the City Council for approval of The Yard Subdivision, and

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

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

WHEREAS, the Planning Commission held a public hearing on October 13, 2010, to receive input on The Yard Subdivision;

WHEREAS, the Planning Commission, on October 13, 2010, forwarded a positive recommendation to the City Council;

WHEREAS, the City Council held a public hearing on November 4, 2010, to receive input on The Yard Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve The Yard 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 Yard Subdivision 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 site is located at 1251 & 1225 Kearns Boulevard.
2. The site is located within the General Commercial District with the Frontage Protection Zone Overlay.
3. The overall site contains 200,376 square feet (4.6 acres).
4. The site consists of eight (8) separate metes and bounds parcels.
5. Some of these parcels overlap, have gaps, or do not close.
6. Any future development will have to comply with the development standards of the current zoning district.
7. The subdivision will create one lot of record

Conclusions of Law:

1. There is good cause for this subdivision as the site contains eight (8) separate legal descriptions which overlap, have gaps, or do not close.

2. The subdivision will eliminate the overlaps, gaps, or errors in the descriptions and unify the eight (8) parcels into one (1) lot of record.
3. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
4. Neither the public nor any person will be materially injured by the proposed plat amendment.
5. 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 one lot subdivision for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will submit the subdivision plat to the City for recordation at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.

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

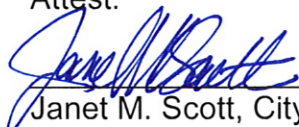
PASSED AND ADOPTED this 4th day of November, 2010.

PARK CITY MUNICIPAL CORPORATION



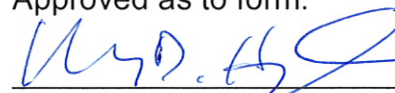
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



Ordinance 10-37

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE COURCHEVEL CONDOMINIUMS RECORD OF SURVEY PLAT LOCATED AT 2700 DEER VALLEY DRIVE EAST, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Courchevel Condominiums, located within the Deer Valley Community of the Deer Valley Resort Tenth Amended and Restated Large Scale Master Planned Development, have petitioned the City Council for approval of amendments to convert to private area the common attic area above Units B301 and B303 of Building B and remove Building A from the 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 October 13, 2010, to receive input on the proposed amendments to the record of survey plat;

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

WHEREAS, on November 4, 2010, the City Council held a public hearing on the proposed amendments to the record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah and consistent with the Deer Valley Resort 10th Amended and Restated Master Planned Development to approve the proposed amendments to the Courchevel Condominiums 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 Second Amended Courchevel Condominiums record of survey plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 2700 Deer Valley Drive East.
2. The property is subject to the Deer Valley Resort Tenth Amended and Restated Large Scale Master Planned Development.
3. The Courchevel Condominium record of survey plat was approved by the City Council on December 27, 1984 and recorded at Summit County on December 31, 1984.
4. The Courchevel Condominiums record of survey plat recorded 40 residential

condominium units of 759 square feet each with 60 parking spaces in a shared underground garage.

5. November of 1989, an amended record of survey plat was approved and recorded increasing the number of residential condominium units to forty-one (41) (Exhibits B and C).
6. Two of the three (3) approved Courchevel buildings (Buildings B and C) were constructed beginning in 1984 and completed in 1988. Building A was not constructed. Currently there are 27 condominium units and 29 parking spaces. Each existing condominium unit contains 759 square feet for a total of 20,493 sf and a developed unit equivalent of 10.25 UE.
7. The Deer Valley Resort MPD assigned 20.5 UEs for the Courchevel parcel, under the unit equivalent formula. The MPD was amended in 2001 to transfer 7 UEs as 14,000 sf to the Silver Baron condominium project, adjacent to the north, leaving 13.5 UEs for the Courchevel property. Of the 13.5 UEs, 10.25 are currently developed and 3.25 UE remain. There are not sufficient UEs remaining to construct Building A as shown on the plat.
8. On May 10, 2010, Courchevel Condominium owner's association voted to approve construction of additional floor area and the transfer of common space to private space for units B301 and B303. The only exterior changes proposed are the addition of windows on the north side of Building B.
9. On September 3, 2010, the City received a completed application for a condominium record of survey plat amendment requesting conversion to private area, of 608 square feet of common attic area above each of Units B301 and B303 (1,216 sf total). These units are located on the third floor of Building B.
10. The total proposed increase in residential floor area is 1,216 sf equating to a 0.61 UE increase to 10.86 UE total. This increase is allowed under the existing Deer Valley Resort, Tenth Amended and Restated Large Scale MPD (Deer Valley MPD). If the increase in residential floor area is approved 2.64 UE remain undeveloped.
11. Twenty-nine parking spaces exist in the parking structure. No additional parking is proposed. The expanded units comply with the current LMC requirement of 2 spaces for each of the amended units. The other units of 759 sf are existing non-conforming regarding parking.
12. There is undeveloped land on the property available for construction of additional off-street parking; however lack of parking for this property has not been an issue in the past. The property is located at the base area for Deer Valley Resort and on the Park City bus route. Given the relatively smaller unit size the existing parking situation is adequate.
13. The LMC allows the Planning Commission to reduce parking requirements within Master Planned Developments per Section 15-3-7 provided the base requirement is at least 8 parking spaces.

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. As conditioned, the record of survey plat is consistent with the Deer Valley Resort

MPD, 10th amended and restated.

4. Neither the public nor any person will be materially injured by the proposed record of survey.
5. 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 conditions of approval, including the removal of Building A, 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 and the plat will be void.
3. All construction requires a Building Permit and approvals from the Building and Planning Departments.
4. Any future construction of units requires parking to be provided according to the Land Management Code requirements in effect at the time of the building permit.

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

PASSED AND ADOPTED this 4th day of November, 2010.

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

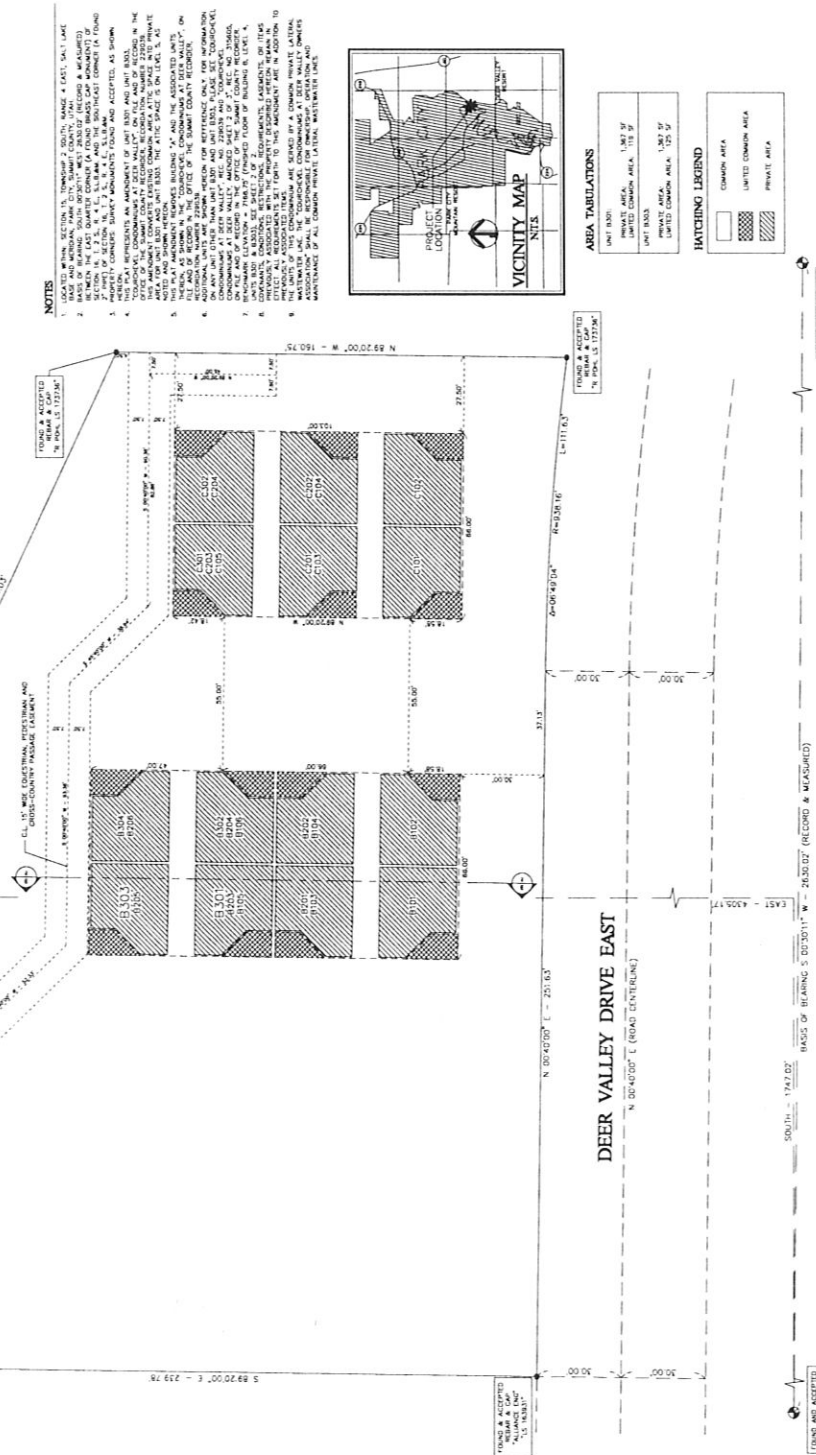
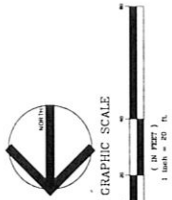


CONDOMINIUM PLAT

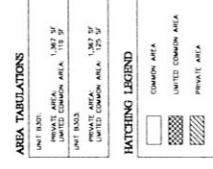
COURCHEVEL CONDOMINIUMS AT DEER VALLEY SECOND AMENDED

- A UTAH CONDOMINIUM PROJECT -

A PHASE 2 OF LAND LOCATED WITHIN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASIN AND WARDEN, PARK CITY, SUMMIT COUNTY, UTAH



- NOTES**
- ALL LOTS WITHIN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND WARDEN, PARK CITY, SUMMIT COUNTY, UTAH, ARE SUBJECT TO THE DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, AND THE DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT.
 - THE DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
 - THE DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
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 - THE DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
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 - THE DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.



FOUND AND ACCEPTED
BY: [Signature]
DATE: 11/15/2010

SURVYOR'S CERTIFICATE

DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.

DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.

DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.

LEGAL DESCRIPTION

THE DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.

THE DEED RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH, WHICH MAY AFFECT THE RIGHTS OF THE OWNER OF THE LAND DESCRIBED IN THIS PLAT, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.

OWNERS DEDICATION AND CONSENT TO RECORD - UNIT 101

WE, THE UNDERSIGNED OWNERS OF THE UNITS, COMMONS AND LIMITED COMMONS DESCRIBED IN THIS PLAT, HEREBY DEDICATE AND CONSENT TO THE RECORDATION OF THIS CONDOMINIUM AND CERTIFY THAT THE UNITS ARE AS SHOWN ON THIS AMENDED CONDOMINIUM PLAT.

ACKNOWLEDGMENT

BY: [Signature]
DATE: 11/15/2010

OWNERS DEDICATION AND CONSENT TO RECORD - UNIT 102

WE, THE UNDERSIGNED OWNERS OF THE UNITS, COMMONS AND LIMITED COMMONS DESCRIBED IN THIS PLAT, HEREBY DEDICATE AND CONSENT TO THE RECORDATION OF THIS CONDOMINIUM AND CERTIFY THAT THE UNITS ARE AS SHOWN ON THIS AMENDED CONDOMINIUM PLAT.

ACKNOWLEDGMENT

BY: [Signature]
DATE: 11/15/2010

SHEET 1 OF 2

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS DAY OF 11/15/2010 A.D. 2010

CITY ATTORNEY _____

RECORDED

NO. _____

STATE OF _____

RECORDED AND FILED AT THE REQUEST OF: _____

COUNTY RECORDER _____

CITY COUNCIL APPROVAL

PRESENTED TO THE PARK CITY COUNCIL THIS DAY OF 11/15/2010 A.D. 2010

APPROVED AND FILED AT THE REQUEST OF: _____

MAYOR _____

CITY RECORDER _____

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS DAY OF 11/15/2010 A.D. 2010

CHAIRMAN _____

CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DAY OF 11/15/2010 A.D. 2010

CITY ENGINEER _____

SNYDERVILLE BASIN W.R.D.

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS DAY OF 11/15/2010 A.D. 2010

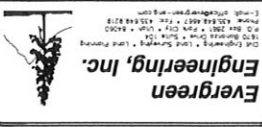
BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

Evergreen Engineering, Inc.

Evergreen Engineering, Inc. • Land Surveying • Land Planning
240 West 200th • Park City, Utah 84302
E-mail: info@evergreen-eng.com

FOUND AND ACCEPTED

BY: [Signature]
DATE: 11/15/2010

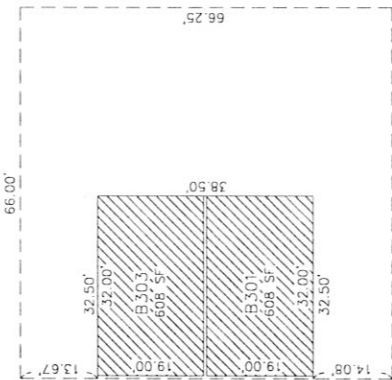


DATE	BY	COMMENTS

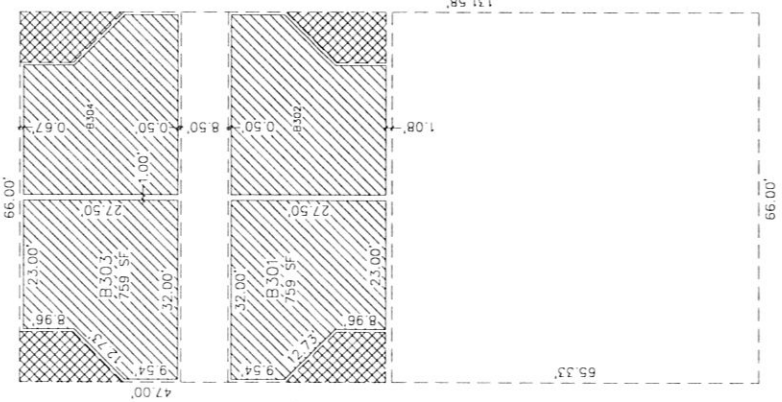


DESIGNED BY: RICHARD CHAN
 DRAWN BY: JEFFREY CHAN
 CHECKED BY: JEFFREY CHAN
 DATE: 10/27/2010

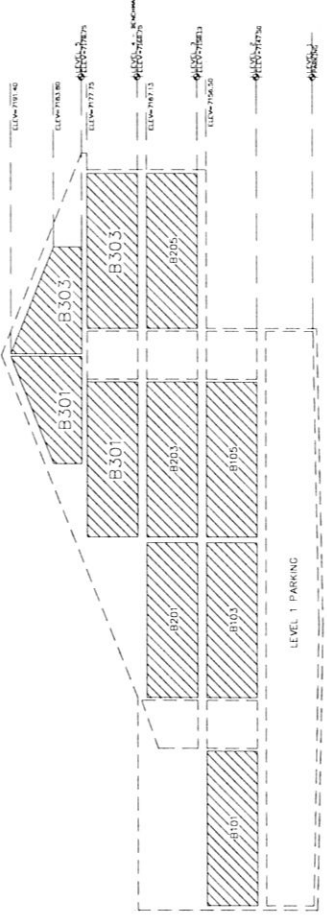
COURCHEVEL CONDOMINIUMS
 AT DEER VALLEY
 SECOND AMENDED
 CC# 03-000-003
 003 003 003
 RICHARD CHAN & SCOTT POWELL
 2025
 SHEET 2 OF 2



FLOOR PLAN - LEVEL 5
 UNIT B301 / UNIT B303



FLOOR PLAN - LEVEL 4
 UNIT B301 / UNIT B303



SECTION -
 B BLDG. B



RECORDED
 NO. _____
 STATE OF _____
 RECORDED AT THE REQUEST OF _____
 DATE _____

ORDINANCE NO. 10-36

**AN ORDINANCE APPROVING THE DEER VALLEY PLACE CONDOMINIUMS
RECORD OF SURVEY PLAT LOCATED AT
601/603 DEER VALLEY DRIVE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 601/603 Deer Valley Place have petitioned the City Council for approval of the Deer Valley Place 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 September 22, 2010, to receive input on the Deer Valley Place Condominiums Record of Survey Plat;

WHEREAS, the Planning Commission, on September 22, 2010, forwarded a recommendation to the City Council; and,

WHEREAS, the City Council held a public hearing on October 14, 2010, to receive input on the Deer Valley Place Condominium Record of Survey Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Deer Valley Place Condominiums 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 Deer Valley Place Condominiums Record of Survey Plat 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 601/603 Deer Valley Drive.
2. The property is located in the Residential-Medium Density (RM) District.
3. The structure is a built duplex.
4. A duplex is an allowed use in the RM District.
5. The area of the lot is 7,180 square feet.
6. The existing conditions comply with required minimum setbacks.
7. Two (2) parking spaces are required for each unit.
8. Each unit has two (2) dedicated parking spaces within the site.
9. Unit 603 has 5,067.6 square feet of private area.
10. Unit 605 has 4,862.5 square feet of private area.
11. Shared entry area and open space are identified as common ownership.
12. There are existing non-compliances relating to access and parking, retaining walls, landscaping, and site clean up.
13. 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 Plat is consistent with the Park City Land Management Code and applicable State law regarding Condominium Record of Survey Plats.
3. Neither the public nor any person will be materially injured by the proposed Record of Survey Plat.
4. Approval of the Record of Survey Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

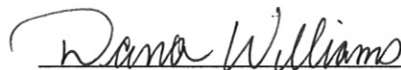
Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the 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&Rs shall include a tie breaker mechanism.
4. The applicant may expand the driveway in order to facilitate the required use of the driveway to a maximum of twenty seven feet (27').
5. The applicant shall work with the City Engineer to obtain encroachment agreements to build planter boxes along the front of the property on the City Right-of-Way behind the existing five foot (5') sidewalk. This work shall be completed as a condition precedent to plat recordation. Such encroachment agreement shall be recorded prior to plat recordation.
6. There must be a barrier between the platted lots and Deer Valley Drive. No parking shall take place in the driveway or access area on the property and no parking shall impede the view sight of Sunnyside (view distance triangle area).
7. The applicant will work with the City to receive the appropriate permits to build the approved retaining wall located in the rear of the structure. This work shall be complete as a condition precedent to plat recordation.
8. The applicant will submit a landscape plan. Excess remnant concrete throughout the site shall be removed. The work according to the approved landscape plan shall be complete as a condition precedent to plat recordation.

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

PASSED AND ADOPTED this 14th day of October, 2010.

PARK CITY MUNICIPAL CORPORATION



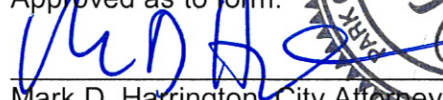
Mayor Dana Williams

Attest:

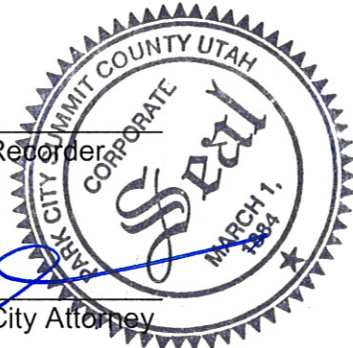


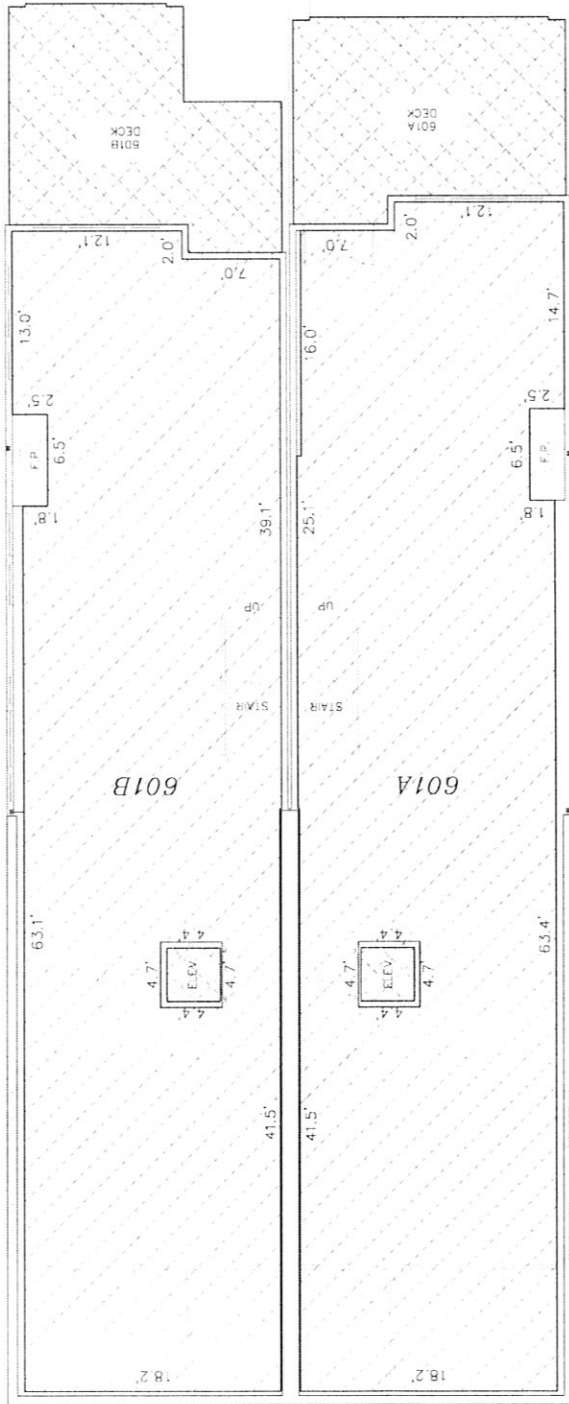
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

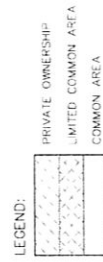




SCALE 1/4" = 1'-0"

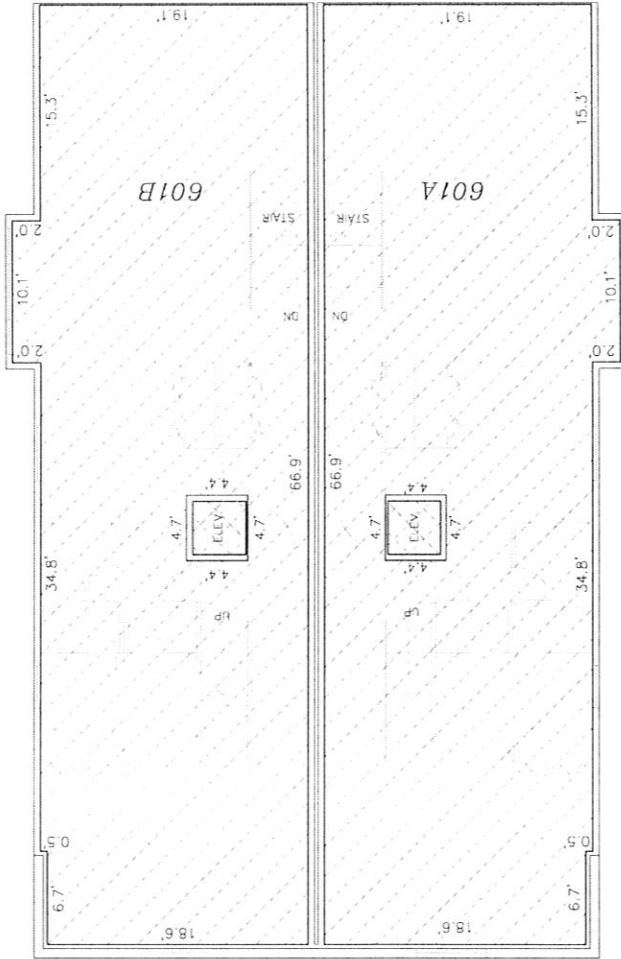
MAIN LEVEL FLOOR PLAN

UNIT #	NET SF	ELEVATION
601A	1512.0 SF	7103.15
601B	1474.1 SF	7103.15



DEER VALLEY PLACE 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 MERIDIAN.



SCALE 1/4" = 1'-0"
 0 2 4 6 8 10 12

SECOND LEVEL FLOOR PLAN

UNIT #	NET SF	ELEVATION
601A	1273.4 SF	7112.25
601B	1273.4 SF	7112.25

LEGEND:

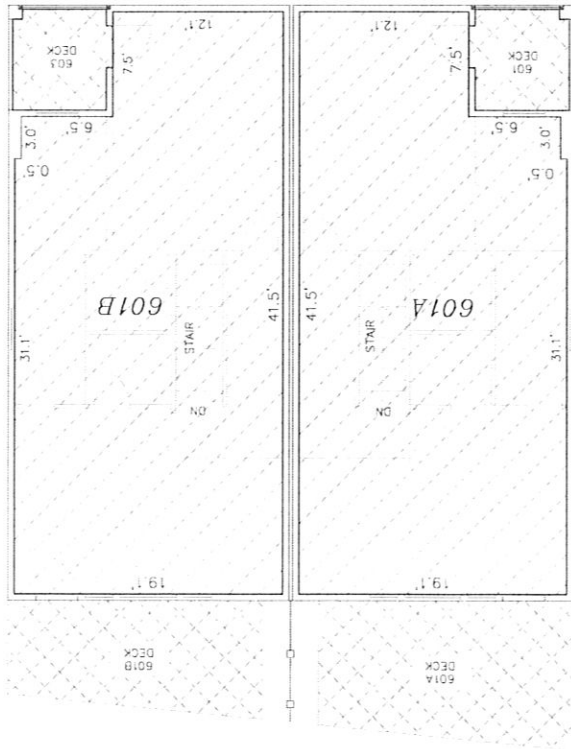


DEER VALLEY PLACE CONDOMINIUMS

CONDOMINIUM RECORD OF SURVEY PLAT
 QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE
 4 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 4 OF 6

RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF
 DATE _____ TIME _____ BOOK _____ PAGE _____
 REC'D _____

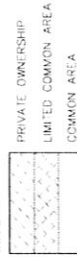


SCALE 1/4" = 1'-0"

THIRD LEVEL FLOOR PLAN

UNIT #	NET SF	ELEVATION
601A	735.2 SF	71.21.44
601B	735.2 SF	71.21.44

LEGEND:



TOTAL NET SQUARE FOOTAGE

UNIT #	NET SQUARE FEET
601A	5067.3 SF
601B	4862.5 SF

SHEET 5 OF 6

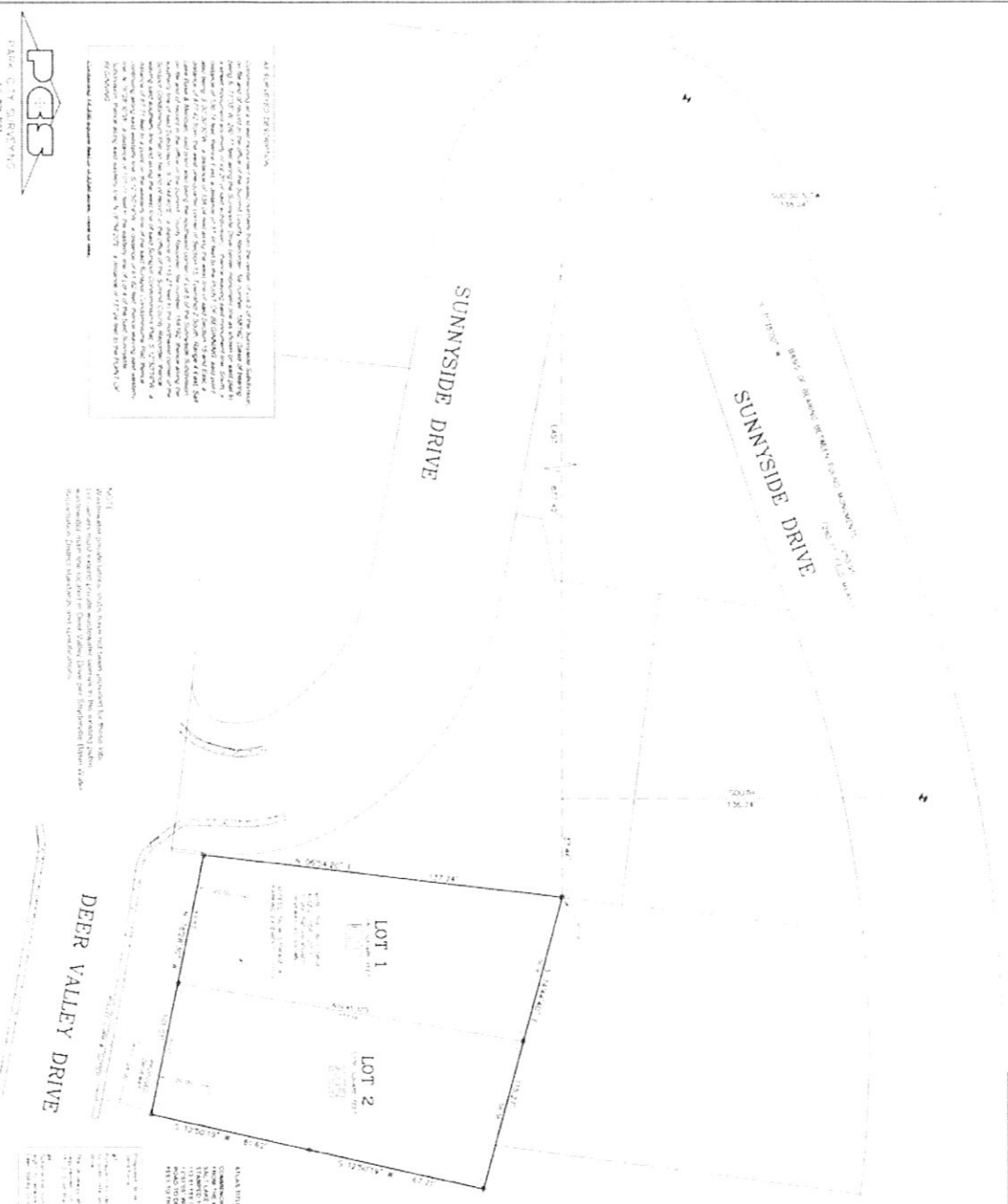
DEER VALLEY PLACE CONDOMINIUMS
CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 106N, RANGE 10E, S1, 21, 22, 23, 24, T106N, R10E, SD.

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

601 DEER VALLEY DRIVE SUBDIVISION PLAT

LIVING WITHIN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN & NEIGHBARS, SHERMAN COUNTY, UTAH



<p>PARK CITY PLANNING COMMISSION APPROVED AND DECIDED BY THE PARK CITY PLANNING COMMISSION ON 05/11/2004. DATE OF 05/11/2004</p>	<p>CERTIFICATE OF ATTTEST I, CLARENCE H. BROWN, CLERK OF THE BOARD OF COMMISSIONERS, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF COMMISSIONERS ON 05/11/2004.</p>	<p>SEWER/RAIN BASIN WATER RELAXATION DISTRICT REVIEWED FOR CONFORMANCE TO SEWER/RAIN BASIN WATER RELAXATION DISTRICT REGULATIONS 2004 A.D. BY: [Signature]</p>	<p>ENGINEER'S CERTIFICATE I, AND THE PLAT TO BE IN ACCORDANCE WITH AN ORDINANCE ON FILE BY THE CITY OF PARK CITY, UTAH, ON 05/11/2004.</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS 05/11/2004 BY: [Signature]</p>	<p>COMMITTEE APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 05/11/2004 A.D. BY: [Signature]</p>	<p>RECORDED DATE OF RECORDATION: 05/11/2004 BY: [Signature]</p>
---	--	---	---	---	---	--

GRAPHIC SCALE
1" = 200' 0"

NOTICE: The owner of this plat hereby certifies that the same has been prepared in accordance with the provisions of the Utah Subdivision Map Act, Chapter 2004 A.D., and that the same is a true and correct copy of the original as filed in the office of the Clerk of the Board of Commissioners.

EXPLANATION OF ABBREVIATIONS:
 - LOT: Lot
 - ST: Street
 - AL: Allotment
 - B: Basin
 - C: Corner
 - E: East
 - N: North
 - S: South
 - W: West

COMMENTS:
 - [Handwritten notes and signatures]

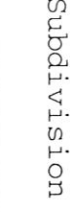
REMARKS:
 - [Handwritten notes and signatures]

ADDITIONAL NOTES:
 - [Handwritten notes and signatures]

DECLARATION:
 - [Handwritten notes and signatures]

PREPARED BY:
 - [Handwritten notes and signatures]

DATE:
 - [Handwritten notes and signatures]



ORDINANCE NO. 10-35

**ORDINANCE APPROVING THE RETREAT ON DEER VALLEY DRIVE CONDOMINIUMS
RECORD OF SURVEY PLAT LOCATED AT
605/607 DEER VALLEY DRIVE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 605/607 Deer Valley Drive have petitioned the City Council for approval of the Retreat on Deer Valley Drive 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 September 22, 2010, to receive input on The Retreat on Deer Valley Drive Condominiums Record of Survey Plat;

WHEREAS, the Planning Commission, on September 22, 2010, forwarded a recommendation to the City Council; and,

WHEREAS, the City Council held a public hearing on October 14, 2010, to receive input on The Retreat on Deer Valley Drive Condominiums Record of Survey Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve The Retreat on Deer Valley Drive Condominiums 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 Retreat on Deer Valley Drive Condominiums Record of Survey Plat 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 605/607 Deer Valley Drive.
2. The property is located in the Residential-Medium Density (RM) District.
3. The structure is a built duplex.
4. A duplex is an allowed use in the RM District.
5. The area of the lot is 7,176 square feet.
6. The existing conditions comply with required minimum setbacks.
7. Two (2) parking spaces are required for each unit.
8. Each unit has two (2) dedicated parking spaces within the site.
9. Unit 605 has 5,037.3 square feet of private area.
10. Unit 607 has 4,825.9 square feet of private area.
11. Shared entry area and open space are identified as common ownership.
12. There are existing non-compliances relating to access and parking, retaining walls, landscaping, and site clean up.
13. 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 Plat is consistent with the Park City Land Management Code and applicable State law regarding Condominium Record of Survey Plats.
3. Neither the public nor any person will be materially injured by the proposed Record of Survey Plat.
4. Approval of the Record of Survey Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the 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&Rs shall include a tie breaker mechanism.
4. The applicant may expand the driveway in order to facilitate the required use of the driveway to a maximum of twenty seven feet (27').
5. The applicant shall work with the City Engineer to obtain encroachment agreements to build planter boxes along the front of the property on the City Right-of-Way behind the existing five foot (5') sidewalk. This work shall be completed as a condition precedent to plat recordation. Such encroachment agreement shall be recorded prior to plat recordation.
6. There must be a barrier between the platted lots and Deer Valley Drive. No parking shall take place in the driveway or access area on the property and no parking shall impede the view sight of Sunnyside (view distance triangle area).
7. The applicant will work with the City to receive the appropriate permits to build the approved retaining wall located in the rear of the structure. This work shall be complete as a condition precedent to plat recordation.
8. The applicant will submit a landscape plan. Excess remnant concrete throughout the site shall be removed. The work according to the approved landscape plan shall be complete as a condition precedent to plat recordation

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

PASSED AND ADOPTED this 14th day of October, 2010.

PARK CITY MUNICIPAL CORPORATION



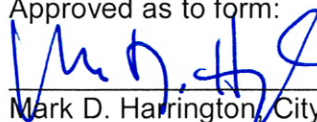
Mayor Dana Williams

Attest:



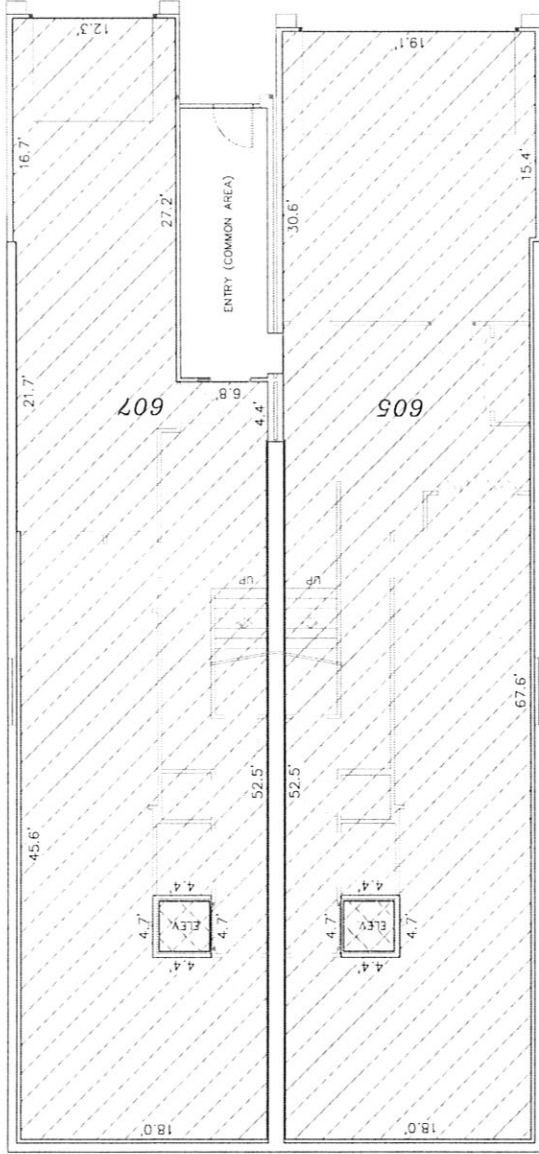
Janet M. Scott, City Recorder

Approved as to form:



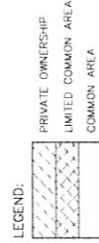
Mark D. Harrington, City Attorney





BASEMENT FLOOR PLAN

UNIT #	NET SF	ELEVATION
605	1523.9 SF	7094.00
607	1363.5 SF	7094.00

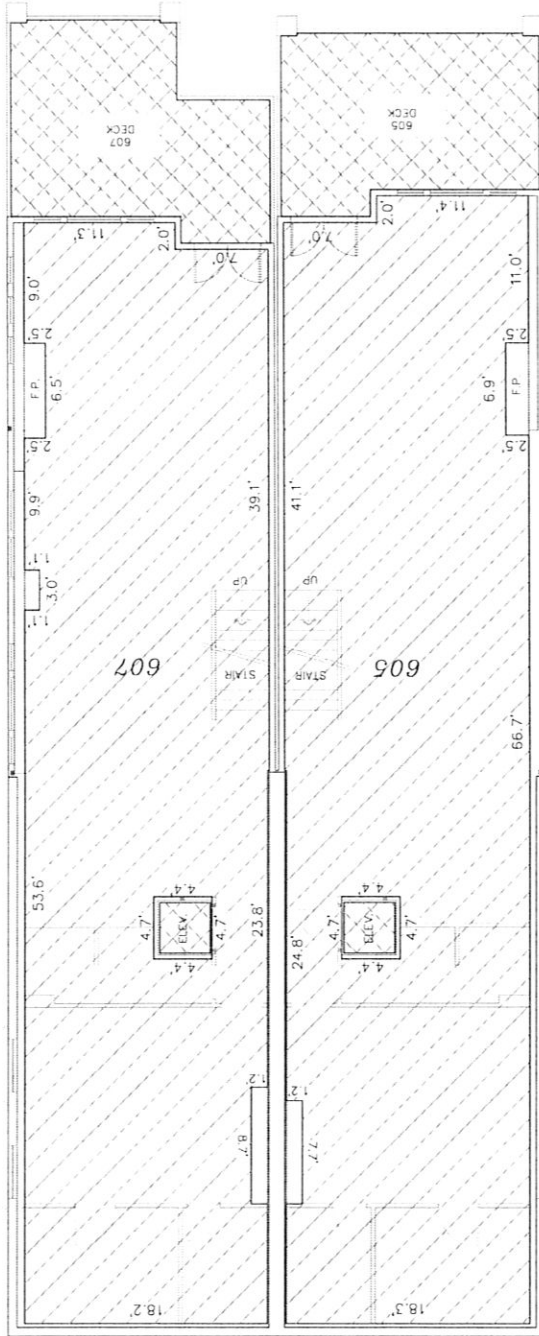


THE LOFTS ON DEER VALLEY DRIVE CONDOMINIUMS

CONDOMINIUM RECORD OF SURVEY PLAT
 A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST
 QUARTER OF SECTION 16, T14N, R10E, S14E, RANGE
 14 EAST, SAUL LAKE TOWNSHIP AND NEIGHBOR

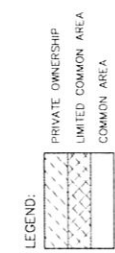
SHEET 2 OF 6

STATE OF ILLINOIS COUNTY OF SANGamon AND FILED AT THE REQUEST OF
 DATE _____ TIME _____ BOOK _____ PAGE _____
 RECORDER _____



MAIN LEVEL FLOOR PLAN

UNIT #	NET SF	ELEVATION
605	1445.6 SF	7103.15
607	1496.6 SF	7103.15



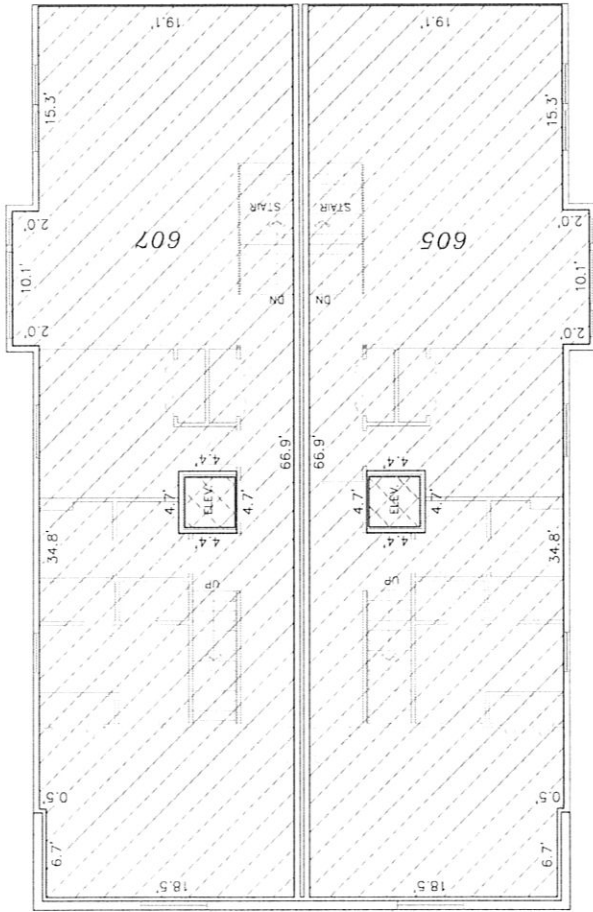
THE LOFTS ON DEER VALLEY DRIVE CONDOMINIUMS
CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SACT LAKE BASIN AND NEIGHBOR.

RECORDED

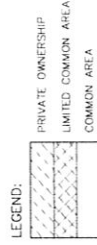
STATE OF ILLINOIS COUNTY OF SUMMIT AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____
 FEE _____ RECORDER _____



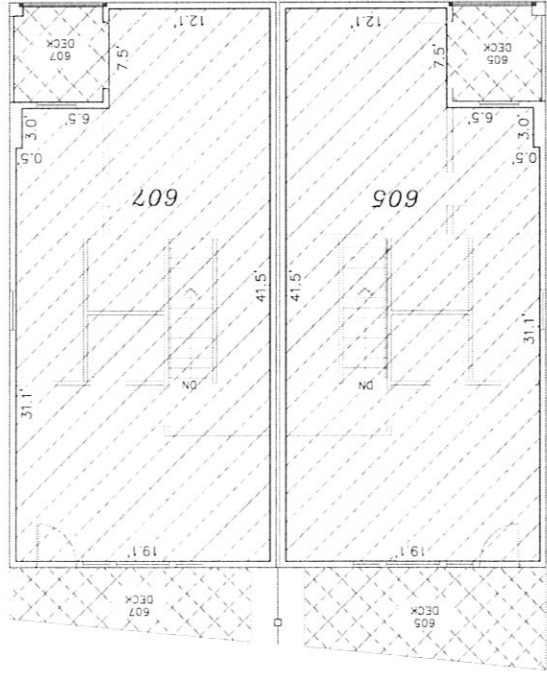
SECOND LEVEL FLOOR PLAN

UNIT #	NET SF	ELEVATION
605	1277.8 SF	7112.29
607	1277.8 SF	7112.29



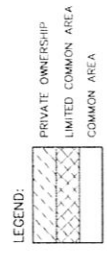
THE LOFTS ON DEER VALLEY DRIVE CONDOMINIUMS
CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2, SOUTH, RANGE 4, CO. 3, S&T TWP. 15&N, R&N 4&E.



THIRD LEVEL FLOOR PLAN

UNIT #	NET SF	ELEVATION
605	739.0 SF	7121.44
607	739.0 SF	7121.44



TOTAL NET SQUARE FOOTAGE

UNIT #	NET SQUARE FEET
605	5037.3 SF
607	4825.9 SF

SHEET 5 OF 6

THE LOFTS ON DEER VALLEY DRIVE CONDOMINIUMS

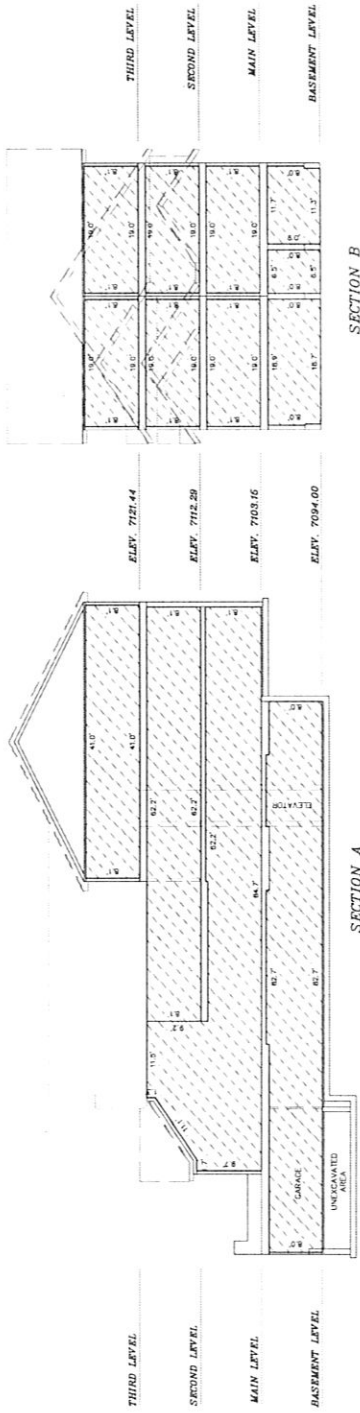
CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 10N, RANGE 14E, DIST. SALT LAKE, UTAH AND ADJACENT

RECORDED

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

DATE _____ TIME _____ BOOK _____ PAGE _____
 BY _____ RECORDING _____



THE LOFTS ON DEER VALLEY DRIVE CONDOMINIUMS
 CONDOMINIUM RECORD OF SURVEY PLAT

A CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST
 QUARTER OF SECTION 16, T12N, R10E, S14W, DEER VALLEY AND NEIGHBORING
 TOWNSHIPS, SALT LAKE, UTAH AND MOUNTAIN

SHEET 6 OF 6

REVISIONS

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

DATE _____ TIME _____ BOOK _____ PAGE _____
 FILE _____ RECORD _____

Ordinance No. 10-34

AN ORDINANCE APPROVING THE ROSSI HILL SUBDIVISION LOCATED WITHIN LOTS 1-9 OF BLOCK 61 OF THE PARK CITY SURVEY AND NINE PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN PARK CITY, 310-350 MCHENRY AVENUE, PARK CITY, SUMMIT COUNTY, UTAH

WHEREAS, the owners of the properties known as 310, 320, 330, and 350 McHenry Avenue, have petitioned the City Council for approval of a Plat Amendment for the existing Lots 1-9 of Block 61 of the Park City Survey and nine parcels of land located in the Southwest Quarter of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian in Park City, Summit County, Utah; and

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

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

WHEREAS, the Planning Commission held a public hearing on August 25, 2010, to receive input on the Rossi Hill Subdivision; and

WHEREAS, the Planning Commission, on August 25, 2010, forwarded a positive recommendation to the City Council; and

WHEREAS, on September 16, 2010, the City Council conducted a public hearing on the Rossi Hill Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Rossi Hill 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 Rossi Hill Subdivision as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 310, 320, 330, and 350 McHenry Avenue within the HRL zoning district.
2. The Plat Amendment is for the existing lots 1-9 of Block 61 of the Park City Survey and nine parcels of land located in the southwest quarter of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian in Park City, Summit County, Utah.

3. The proposed Plat Amendment will create four (4) platted lots of record. The minimum lot area in the HRL zoning district is 3750 square feet. The minimum lot width in the HRL zone is 35 feet. Each of the four (4) lots complies with the minimum lot area and the minimum lot width of the HRL zone.
4. There is an existing non-historic home located on each of the proposed lots and the density is not increased with this subdivision. One home is allowed per lot.
5. The neighborhood is characterized by single family and multi-family homes.
6. A right of way dedication of 976.52 square feet will be dedicated to the City upon recordation.
7. The Planning Department is processing an application for a zone change at this location. The existing lots are split within two zones, Estate and HRL. The Sensitive Lands Overlay is also on the Estate portion. The zone change, if approved, will designate the four lots within the HRL zoning district in their entirety.
8. The applicant has proposed a cross-hatched area along the east side of the subdivision. This area is generally twenty (20) feet in width measured from the eastern most property line of Lots 1, 3, and 4. The applicant is proposing that this area be a no-build area in which no structures may be erected and the area would not be included in maximum footprint calculations for any of the Lots.
9. Meditation parcel exists as a remnant parcel that is not part of any of the lots.
10. All findings within the Analysis section are incorporated herein.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. A ten foot wide public snow storage easement may be required along the front of the property. The City Engineer will make a final determination during his review and approval of the plat prior to recordation.
4. No remnant parcels are separately developable and a note shall be included on the plat indicating this.
5. The meditation parcel shall be legally described on the plat and a note shall indicate that it is not a developable parcel and that the area of the parcel shall not be used in the calculation of maximum building footprint for any of the lots.
6. As a condition precedent to recordation a plat note shall be added to the plat

stating the eastern most 20' of the subdivision as indicated on the plat map is designated as a no-build area in which no structures may be erected. This area shall not be included in the maximum building footprint for any of the lots.

7. As a condition precedent to recordation plat notes shall be added to the plat stating the following:
 - The quit claimed parcel shall not be utilized for access;
 - The quit claimed parcel shall not have any structure(s) built upon it;
 - The quit claimed parcel shall not be included in any calculation for building footprint now or in the future.
8. If the sale of the quit claim parcel is not executed and sold to the owner of Lot 1 prior to plat recordation, then the quit claim parcel will be removed from the plat.
9. As a condition precedent to recordation a plat note shall be added to the plat stating that the meditation parcel is not a developable parcel and the area of the parcel shall not be included in calculations for building footprint for any of the lots.
10. A note shall be added to the plat as a condition precedent to recordation of the plat stating that there shall be only one house per Lot and the Lots shall not be re-subdivided. Other uses are allowed per requirements of the Land Management Code.

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

PASSED AND ADOPTED this 16th day of September 2010.

PARK CITY MUNICIPAL CORPORATION



Dana Williams, Mayor

Attest:

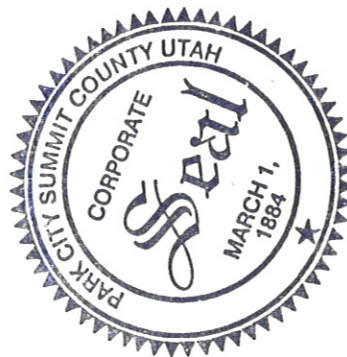


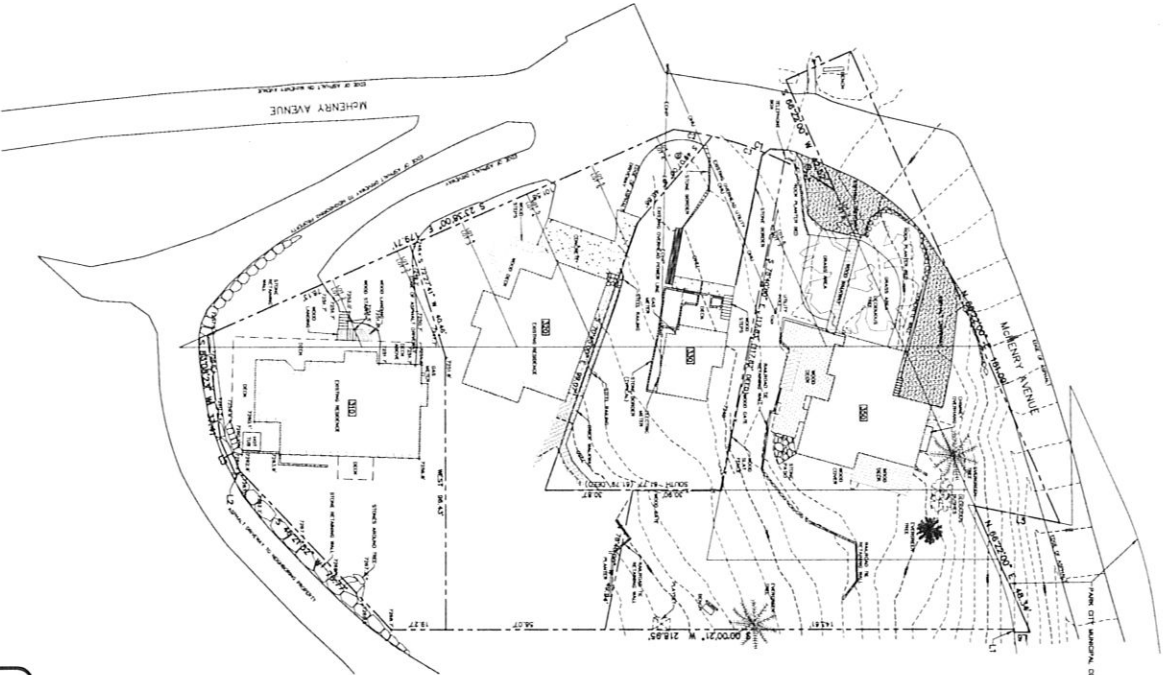
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney





SURVEYOR'S CERTIFICATE

I, John Demaree, do hereby certify that I am a registered land surveyor and that I had performed the work shown on the attached and that the same has been made under my direction of the title shown and described representation of the same as shown of the time the said work was completed and is in compliance with generally accepted industry standards in the industry.

NOTE

1. The project is responsible for verifying building setbacks, zoning requirements and building heights.

LINE	BEARING	DISTANCE
L1	N 89°29'00" E	1.08
L2	S 82°52'50" E	2.05
L3	S 23°00'00" E	25.00
L4	S 23°00'00" E	25.00
L5	S 11°37'40" W	50.47
OB	S 60°11'11" W	5.00

CURVE	RADIUS	LENGTH	DELTA
C1	175.00	61.39	289.81°
C2	175.00	61.39	289.81°
C3	175.00	27.08	172.845°
C4	175.00	20.56	092.2022°



ALVAREZ, EIDOS & WINTZER, INC.
CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
101 West Street, 7th Floor, New York, NY 10038-2044
Tel: 212-691-1000

DATE: 5/24/10

STAFF:
MARTY ROBERTSON
ENGINEER

EXISTING CONDITIONS

ROSSI HILL
310, 320, 330 & 350 McHENRY AVENUE

FOR: ALVAREZ, EIDOS & WINTZER

JOB NO.: 2-1-08

FILE: A:\Projects\Survey\New York\New York\020109.dwg

SHEET 1
OF 1

Ordinance No. 10-33

ORDINANCE APPROVING A REZONE FROM ESTATE (E) TO HISTORIC RESIDENTIAL LOW DENSITY (HRL) AND A CHANGE TO THE EAST BOUNDARY OF THE SENSITIVE LANDS OVERLAY (SLO) ZONE FOR PROPERTIES LOCATED AT 310-350 MCHENRY AVENUE, PARK CITY, UTAH

WHEREAS, the Planning Staff has petitioned the City Council for approval of a Zone boundary change for the HRL zoning district along the east property boundary of the properties of 310 – 350 McHenry Avenue changing the Estate (E) zoned portions to Historic Residential Low Density (HRL) and removing the Sensitive Lands Overlay (SLO) designation from HRL zoned portions; and

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

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

WHEREAS, the Planning Commission held a public hearing on August 25, 2010 to receive input on zone boundary change; and

WHEREAS, the Planning Commission, on August 25, 2010, forwarded a positive recommendation to the City Council; and

WHEREAS, on September 16, 2010 the City Council conducted a public hearing regarding the Zone boundary change for the HRL and SLO zoning districts along the east property boundary of the properties of 310 – 350 McHenry Avenue; and

WHEREAS, it is in the best interest of Park City Utah to approve a Zone boundary change for the HRL and SLO zoning districts along the east property boundary of the properties of 310 – 350 McHenry Avenue.

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 zone boundary change for the HRL and SLO zoning districts along the east property boundary of the properties of 310 – 350 McHenry Avenue, as described in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Condition of Approval:

Findings of Fact:

1. Currently, there are four homes located at 310, 320, 330, and 350 McHenry Avenue that are located within three zoning districts, namely the Historic Residential Low-Density (HRL) zone, the Estate (E) zone and the Sensitive

- Lands Overlay Zone (SLO) that currently exists as an overlay on the Estate (E) zoned portion.
2. The Planning Department is requesting a zone change to move the HRL and SLO boundary line to the East boundary of the above properties replacing the Estate zoned portion with HRL. The primary reason for the request is change the zone boundary line to match the ownership property lines.
 3. There are no existing HRL properties with the sensitive lands overlay (SLO) designation.
 4. The HRL zone was in part created by the residents of McHenry Avenue to specifically reduce the density allowed in the area under the previous HR1 zone.
 5. When the HRL zone was adopted, the description of the zone line followed the East property line of Block 61 of the Park City Survey. It did not follow the ownership boundary that exists within NW ¼ SW ¼ Section 15 of the Park City Survey. The property owners of 310, 320, 330, and 350 McHenry Avenue owned the parcels of land East of Block 61 in 1983. These parcels were zoned Estate.
 6. LMC Section 15-1-6(B) states “where the zoning district lines appear to have intentionally divided a lot or parcel between two (2) or more districts, the applicable zoning for each portion of the lot or parcel must be determined by using the scale shown on the map.”
 7. If the rezone is not approved, any future improvements to these properties would have to follow the HRL zone lot and site requirements in the front yard and the Estate zone lot and site requirements in the back yard. With existing homes, the current zoning creates many instances of non-conformity.
 8. No non-complying structure may be moved, enlarged, or altered, except in the manner provided in Section 15-9-6 of the LMC or unless required by law. By moving the HRL and SLO zone boundary lines to the East ownership boundary, the majority of the non-conformities will not exist, due to the decreased setback requirements in the HRL. The structures will be more compliant with the zone.
 9. The zone change would allow increased density on Lots 1, 3, and 4 due to the minimum lot size in the HRL zone. The property owners have submitted a subdivision application under which Staff has recommended and subdivision applicants have agreed to a condition of approval that a note be added to the subdivision plat being reviewed concurrently with this zone change, that that there shall be only one house per Lot and the Lots shall not be re-subdivided. The property owners also suggested a condition of the subdivision plat be to have a no-build area for the 20’ strip along the eastern property lines. They have also agreed that the no-build area shall not be included in the lot area for determination of footprint.
 10. Notice for this application was sent to all property owners within 300’ of the affected properties and was noticed in the Park Record.
 11. The Park City Zoning Map shall be amended at the time of Council Action.
 12. The Findings in the Analysis section are incorporated herein

Conclusions of Law:


1. There is good cause for this rezone.
2. The rezone 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 rezone.
4. The rezone is consistent with the Park City General Plan.

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

PASSED AND ADOPTED this 16th day of September, 2010.

PARK CITY MUNICIPAL CORPORATION



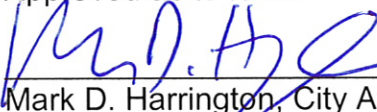
Dana Williams, Mayor

Attest:

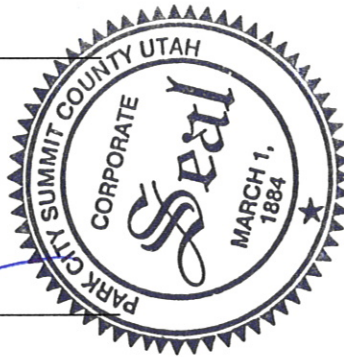


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

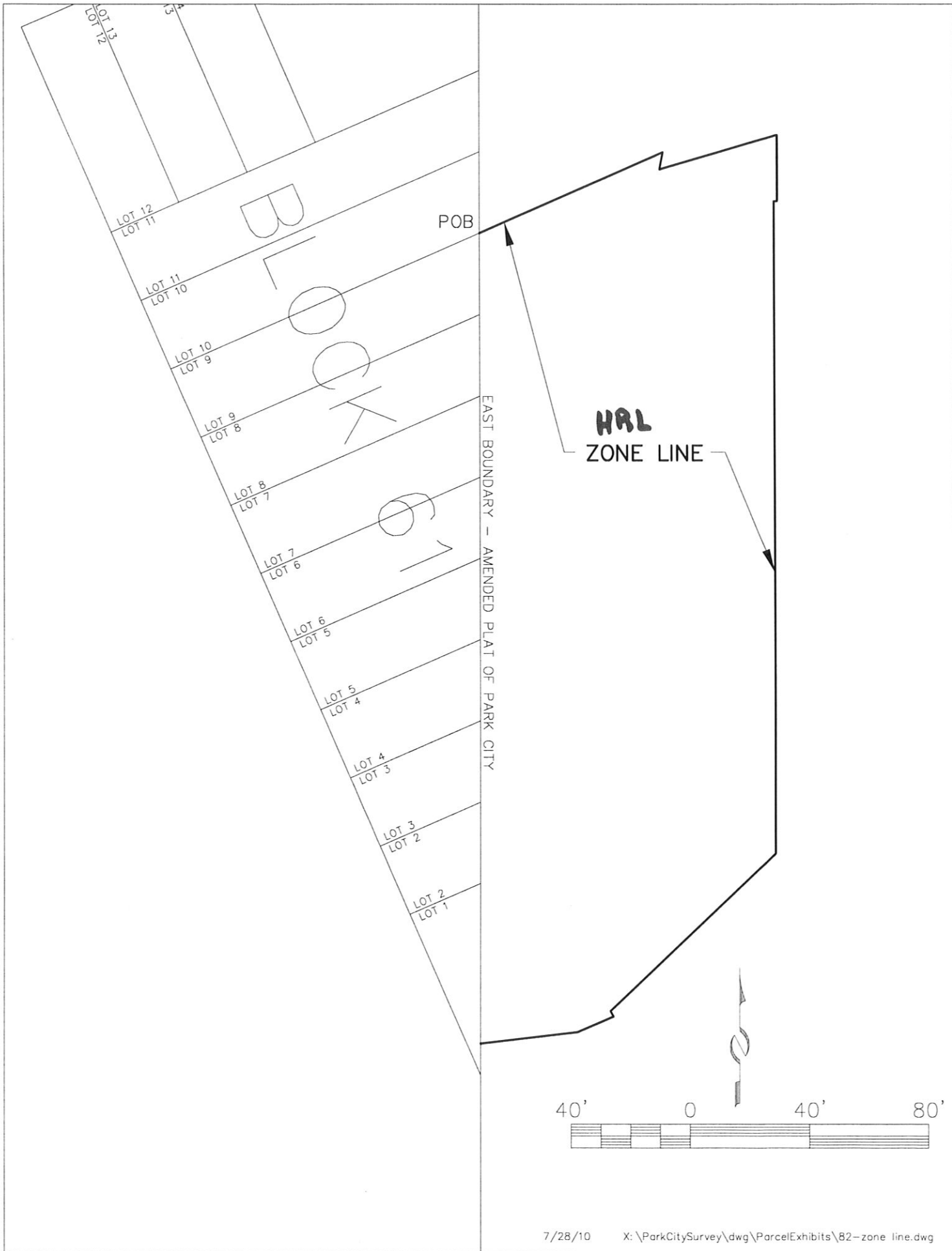


ZONE LINE
July 28, 2010

Located in the southwest quarter of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the northeast corner of Lot 9, Block 61, Amended Plat of Park City, according to the official plat thereof on file and of record in the office of the recorder, Summit County, Utah; and running thence North $66^{\circ}22'00''$ East 67.71 feet; thence South $11^{\circ}13'46''$ West 5.85 feet; thence North $73^{\circ}38'49''$ East 41.16 feet; thence South 22.18 feet; thence South $82^{\circ}39'46''$ West 1.08 feet; thence South $00^{\circ}00'21''$ West 218.95 feet; thence South $46^{\circ}21'52''$ West 76.77 feet; thence South $29^{\circ}53'59''$ East 2.08 feet; thence South $66^{\circ}22'00''$ West 13.13 feet; thence South $83^{\circ}08'23''$ West 32.98 feet to the easterly boundary of the Amended Plat of Park City and terminating.

X:\ParkCitySurvey\Docs\Desc\82-zone line.doc



LOT 13
LOT 12

LOT 12
LOT 11

LOT 11
LOT 10

LOT 10
LOT 9

LOT 9
LOT 8

LOT 8
LOT 7

LOT 7
LOT 6

LOT 6
LOT 5

LOT 5
LOT 4

LOT 4
LOT 3

LOT 3
LOT 2

LOT 2
LOT 1

EAST BOUNDARY - AMENDED PLAT OF PARK CITY

POB

HRL
ZONE LINE



McHenry Zone Change



Relocation of the Sensitive Land Overlay Zone (SLO)

E District

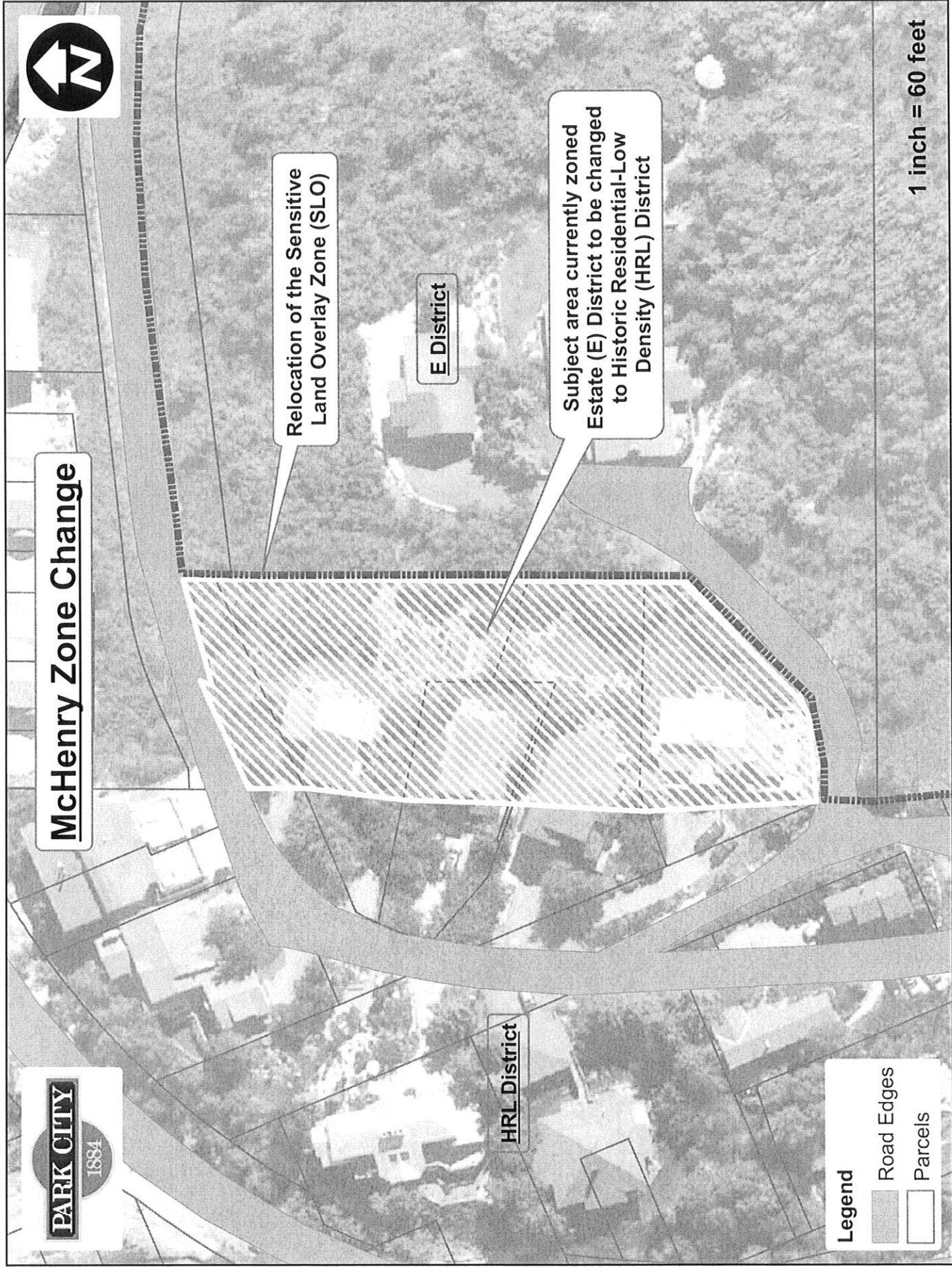
Subject area currently zoned Estate (E) District to be changed to Historic Residential-Low Density (HRL) District

HRL District

Legend

- Road Edges
- Parcels

1 inch = 60 feet



Ordinance No. 10-32

**ORDINANCE APPROVING THE RISNER RIDGE SUBDIVISION
PLAT AMENDMENT, PARK CITY, UTAH**

WHEREAS, the Homeowners Association of the Risner Ridge Subdivision has petitioned the City Council for approval of the Risner Ridge Plat Amendment; and

WHEREAS, the properties were properly noticed and posted according to the requirements of the Land Management Code; and

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

WHEREAS, the Planning Commission held a public hearing on August 11, 2010, to receive input on the Risner Ridge Subdivision Plat Amendment;

WHEREAS, the Planning Commission, on August 11, 2010, forwarded a positive recommendation to the City Council;

WHEREAS, the City Council held a public hearing on August 26, 2010, to receive input on the Risner Ridge Subdivision Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Risner Ridge Subdivision 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 Risner Ridge Subdivision Plat Amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is the Risner Ridge Subdivision.
2. The property is within the Residential Development (RD) District.
3. The applicant proposes to add the following note to the plat:
"All buildings and structures on all lots shall be set back at least 15 feet from the side lot lines, 20 feet from the rear lot line, and a minimum of 30 feet from the front lot line".
4. The plat note will increase the setbacks beyond what is required in the Land Management Code.
5. All existing buildings and structures meet the requirements of the proposed note. This note will not create any non-complying structures.

6. The City does not enforce Covenants, Conditions, and Restrictions (CC&Rs), but does enforce notes and instructions on a plat.

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 submit the amended plat to the City for recordation at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.

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

PASSED AND ADOPTED this 26th day of August, 2010.

PARK CITY MUNICIPAL CORPORATION


Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



Ordinance No. 10-31

**ORDINANCE APPROVING THE RISNER RIDGE NO. 2 SUBDIVISION
PLAT AMENDMENT, PARK CITY, UTAH**

WHEREAS, the Homeowners Association of the Risner Ridge No. 2 Subdivision has petitioned the City Council for approval of the Risner Ridge No. 2 Plat Amendment; and

WHEREAS, the properties were properly noticed and posted according to the requirements of the Land Management Code; and

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

WHEREAS, the Planning Commission held a public hearing on August 11, 2010, to receive input on the Risner Ridge No. 2 Subdivision Plat Amendment;

WHEREAS, the Planning Commission, on August 11, 2010, forwarded a positive recommendation to the City Council;

WHEREAS, the City Council held a public hearing on August 26, 2010, to receive input on the Risner Ridge Subdivision Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Risner Ridge Subdivision 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 Risner Ridge Subdivision Plat Amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is the Risner Ridge No. 2 Subdivision.
2. The property is within the Residential Development (RD) District.
3. The applicant proposes to add the following note to the plat:
"All buildings and structures on all lots shall be set back at least 15 feet from the side lot lines. Other than lots 10 through 13, setback for the rear lot line shall be 15 feet. Setback for the front lot line shall be as required by the Park City Land Management Code, but in any case not less than 15 feet."
4. Due to the proximity to the golf course the rear setbacks for lots 10 through 13 in Risner Ridge No. 2 Subdivision are more restrictive than the LMC requirements and vary from fifteen (15) to twenty feet (20'). Those additional setback restrictions are already noted on the plat.

5. The plat note will increase the setbacks to or beyond what is required in the Land Management Code.
6. All existing buildings and structures meet the requirements of the proposed note. This note will not create any non-complying structures.
7. The City does not enforce Covenants, Conditions, and Restrictions (CC&Rs), but does enforce notes and instructions on a plat.

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.

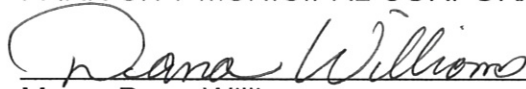
Conditions of Approval:

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 submit the amended plat to the City for recordation at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.

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

PASSED AND ADOPTED this 26th day of August, 2010.

PARK CITY MUNICIPAL CORPORATION



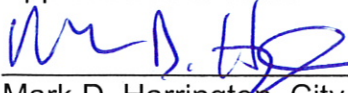
Mayor Dana Williams

Attest:

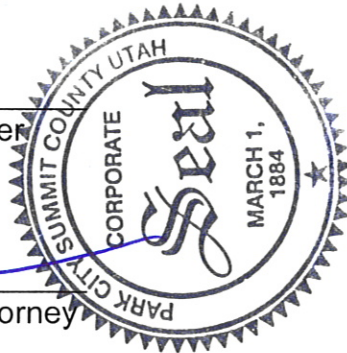


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



Ordinance No. 10-30

**AN ORDINANCE APPROVING THE 6808 SILVER LAKE DRIVE
PLAT AMENDMENT, COMBINING LOTS 16 AND 17 OF THE
AMENDED EVERGREEN SUBDIVISION PLAT, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 6808 Silver Lake Drive have petitioned the City Council for approval of the Lots 16 and 17, Amended Plat of Evergreen; 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 14, 2010, to receive input on the proposed plat amendment; and

WHEREAS, the Planning Commission, on July 14, 2010, forwarded a positive recommendation to the City Council; and

WHEREAS, the City Council on July 29, 2010, held a public hearing on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment as conditioned, thereby creating a legal lot of record for an existing house.

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 Lots 16 and 17, Amended Plat of Evergreen plat amendment, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located in the Residential Development (RD) zone and is subject to Section 15-2.13 of the Land Management Code and the Deer Valley Master Planned Development.
2. The RD zone is characterized by single family permanent and second home and resort development condominiums and hotels.
3. The property is located at 6808 Silver Lake Drive in the Silver Lake part of Deer Valley. The property is located next to ski runs of the Deer Valley Resort.
4. The property consists of Lots 16 and 17 of the amended plat of Evergreen subdivision. The amended plat was recorded at Summit County on May 17, 1988. A plat amendment to combine these lots into one lot of record is required before final building permits or certificates of occupancy for new construction can be issued.
5. There is a non- historic concrete wall with rock veneer (5' to 10' in height) in the front yard that encroaches approximately 4' into the Silver Lake Drive right of way for a distance of approximately 18 feet.
6. Maximum house size is 11,250 sf for a combination of 2 lots. The existing house contains 10,123 sf of floor area, excluding 600 sf for the garage. This includes the entire basement area. The proposed deck enclosure adds 150 sf of floor area.
7. There is no minimum or maximum lot size associated with the Amended Plat of Evergreen subdivision. The combined lot resulting from this plat amendment is 25,836.44 square feet in area.
8. Lots in the Amended Plat of Evergreen range in area from 10,124 sf to 54,394 sf.

9. The plat amendment does not increase the density allowed by the Deer Valley Master Planned Development.
10. The applicant stipulates to the conditions of approval.
11. The discussion in the Analysis section is incorporated herein.

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 plat amendments.
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.

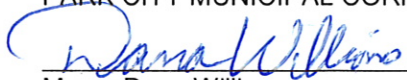
Conditions of Approval:

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; requirements for utility, snow storage, and encroachment agreements; and any conditions of approval, prior to recordation of the plat.
2. The applicant will submit the plat to the City for recordation 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 subdivision will be void, unless the City Council grants an extension of the approval.
3. Execution and recordation of an encroachment agreement for the existing wall segment is a condition precedent to recordation of the plat amendment.
4. A note shall be included on the plat prior to plat recordation stating that the maximum house size for this lot is 11,250 sf, excluding 600 sf for the garage.
5. A note shall be included on the plat prior to recordation stating that the conditions of approval and plat notes of the Deer Valley MPD and Amended Plat of Evergreen continue to apply to this lot.

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

PASSED AND ADOPTED this 29th day of July, 2010.

PARK CITY MUNICIPAL CORPORATION



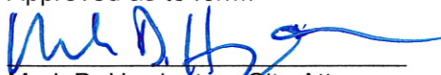
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:

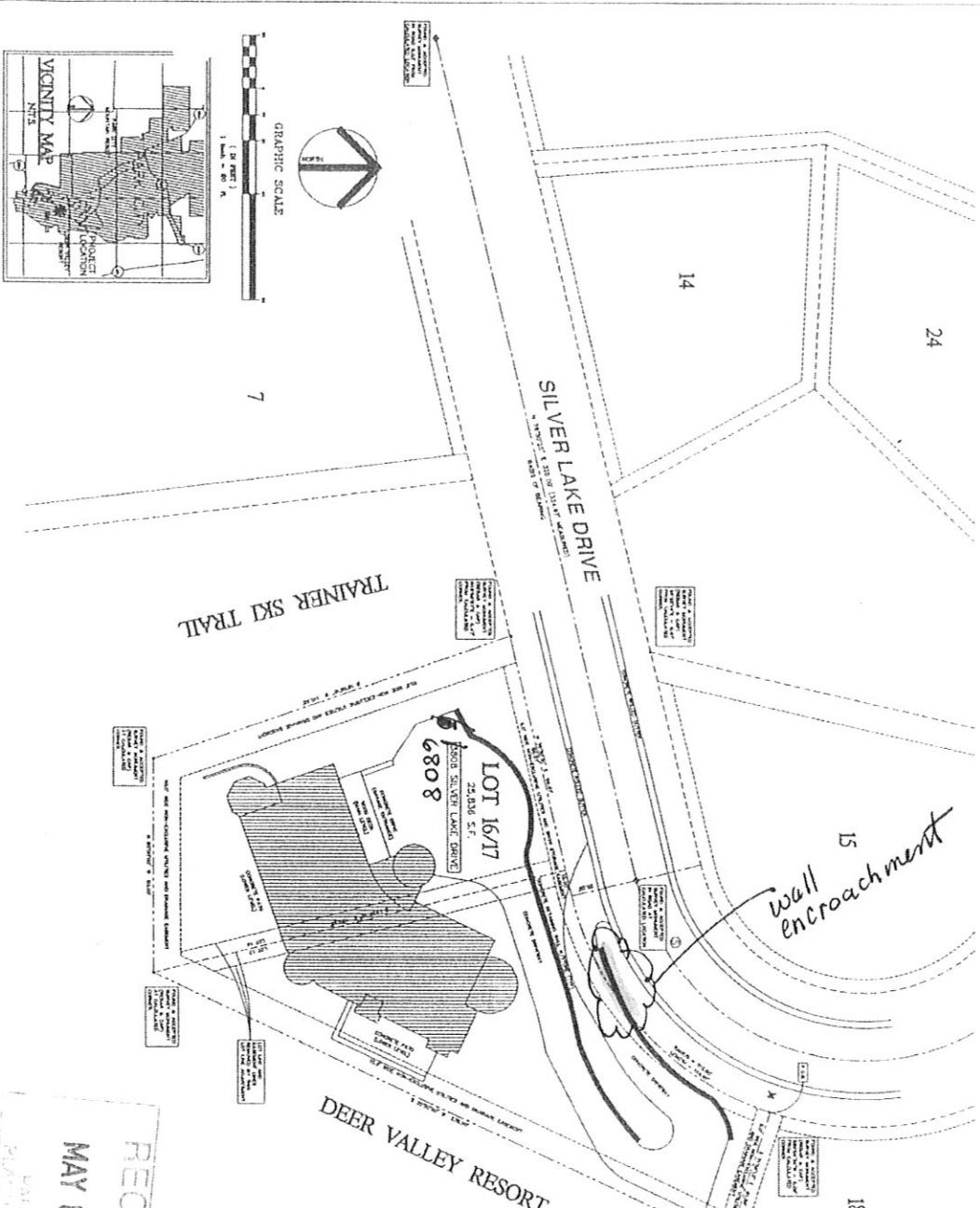


Mark D. Harrington, City Attorney



LOTS 16 & 17, AMENDED PLAT OF EVERGREEN

LOT LINE ADJUSTMENT
3808 SILVER LAKE DRIVE
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SKI LAKE BASIN AND WINDY PAIN CTR. SUBMIT COUNTY, WYOM.



LEGAL DESCRIPTION

THE CITY OF EVERGREEN, WYOMING, HAS RECEIVED AND ACCEPTED FOR RECORD THE FOLLOWING AMENDED PLAT OF EVERGREEN, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SKI LAKE BASIN AND WINDY PAIN CTR. SUBMIT COUNTY, WYOMING, AS SHOWN ON THE ATTACHED PLAT.

STATEMENT OF CERTIFICATE

I, the undersigned, a Notary Public for the State of Wyoming, do hereby certify that the foregoing plat of Evergreen, as shown on the attached plat, was duly recorded in the office of the County Clerk of Submit County, Wyoming, on this 15th day of May, 2010, at 10:00 A.M., and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Submit County, Wyoming.



NARRATIVE

1. Name of subdivision: LOT 16/17, LOT 18, LOT 15, LOT 14, LOT 13, LOT 12, LOT 11, LOT 10, LOT 9, LOT 8, LOT 7, LOT 6, LOT 5, LOT 4, LOT 3, LOT 2, LOT 1, LOT 0.
2. Name of owner: EVERGREEN, WYOMING.
3. Name of applicant: EVERGREEN, WYOMING.
4. Name of engineer: EVERGREEN, WYOMING.
5. Name of surveyor: EVERGREEN, WYOMING.
6. Name of recorder: EVERGREEN, WYOMING.
7. Name of recorder: EVERGREEN, WYOMING.
8. Name of recorder: EVERGREEN, WYOMING.
9. Name of recorder: EVERGREEN, WYOMING.
10. Name of recorder: EVERGREEN, WYOMING.
11. Name of recorder: EVERGREEN, WYOMING.
12. Name of recorder: EVERGREEN, WYOMING.
13. Name of recorder: EVERGREEN, WYOMING.
14. Name of recorder: EVERGREEN, WYOMING.
15. Name of recorder: EVERGREEN, WYOMING.
16. Name of recorder: EVERGREEN, WYOMING.
17. Name of recorder: EVERGREEN, WYOMING.
18. Name of recorder: EVERGREEN, WYOMING.
19. Name of recorder: EVERGREEN, WYOMING.
20. Name of recorder: EVERGREEN, WYOMING.

CONSENT, DEPOSITION AND CONSENT TO RECORD

I, the undersigned, do hereby consent to the recording of the foregoing plat of Evergreen, as shown on the attached plat, and to the recording of the same in the office of the County Clerk of Submit County, Wyoming, on this 15th day of May, 2010, at 10:00 A.M., and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Submit County, Wyoming.

ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge that I am the owner of the foregoing plat of Evergreen, as shown on the attached plat, and that I am the owner of the same in the office of the County Clerk of Submit County, Wyoming, on this 15th day of May, 2010, at 10:00 A.M., and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Submit County, Wyoming.

RECEIVED
 MAY 05 2010
 PLANNING DEPT

Evergreen Engineering, Inc.
 1000 Evergreen Way, Suite 100, Evergreen, WY 82430
 Phone: 307.635.1234 Fax: 307.635.1235
 Email: info@evergreeneng.com

CITY ENGINEER
 THIS PLAT IS IN CONFORMANCE WITH REGULATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DAY OF A.D. 2010.

CITY ENGINEER

SNYDERVILLE BASIN W.R.D.
 REQUIRED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS DAY OF A.D. 2010.

BY SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS DAY OF A.D. 2010.

CHAIRMAN

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS DAY OF A.D. 2010.

CITY ATTORNEY

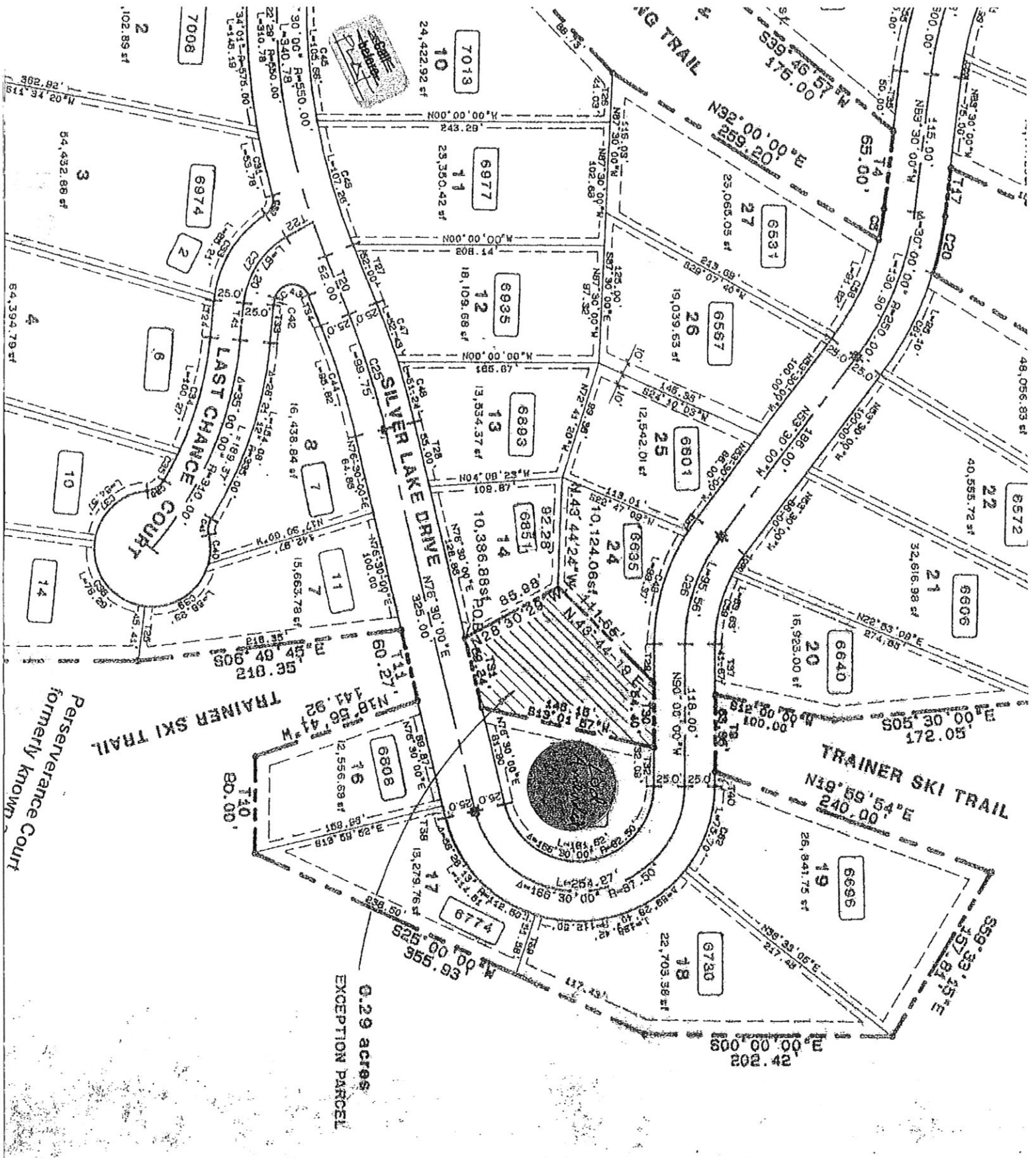
CITY COUNCIL APPROVAL
 PRESENTED TO THE PARK CITY COUNCIL THIS DAY OF A.D. 2010 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

DATE

CITY RECORDER

RECORDED
 IN THE OFFICE OF THE COUNTY CLERK OF SUBMIT COUNTY, WYOMING, ON THIS DAY OF A.D. 2010.

COUNTY RECORDER



0.29 acres
EXCEPTION PARCEL

Exhibit B