



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
SEPTEMBER 21, 2000**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah, for the purposes and at the times as described below on Thursday, September 21, 2000.

Work Session

- 4:30 p.m. Council questions and comments
- 5:00 p.m. Fall clean-up program
- 5:20 p.m. Land Management Code amendments
- 5:50 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

Swearing-in of Police Officer Tami Carter

IV WORK SESSION NOTES AND MINUTES OF THE MEETING OF AUGUST 31, 2000

V PUBLIC HEARING

1. Continuation of hearing - Land Management Code amendments Phase 1 - Chapter 7 Districts: ROS, POS, HR-2, HRM, HRC, HCB, RCO, SF, E, E-40, R-1, RM, RD, and RDM
2. Land Management Code amendments Phase 1 - Chapter 7 Districts: RC, GC, LI, FPZ, and SLO
3. Continuation of hearing - Rezone of lower Park Avenue to HRM; rezone of east side of upper Park Avenue to HR-2; and rezone of platted lots south and east of Ontario and Marsac from HR-1 to HRL

VI OLD BUSINESS

Ordinance amending the Official Zoning Map to rezone lower Park Avenue to HRM; rezone the east side of upper Park Avenue to HR-2; and rezone the platted lots south and east of Ontario and Marsac from HR-1 to HRL

VII NEW BUSINESS

1. Resolution adopting a Recreation Facilities Master Plan for Park City, Utah
2. Ordinance approving a comprehensive and substantive re-write of the Land Management Code of Park City, Utah, specifically for the following sections RC, GC, LI, FPZ, and SLO; HCB, HRC, HTO, RD, RDM, R-1, RM, ROS, E, SF, SF-N, HR-2, and RCO; creation of zoning districts, including POS, E-40, and HRM and renumbering of the Land Management Code for codification in the Municipal Code of Park City, Utah

VIII ADJOURNMENT

Posted: 09/18//00

See: parkcity2002.org



**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
SEPTEMBER 21, 2000**

Present: Mayor Brad Olch; Council members Peg Bodell; Roger Harlan; Fred Jones; and Shauna Kerr

Toby Ross, City Manager; Mark Harrington, City Attorney; Myles Rademan, Public Affairs Director; John Lind, Water and Streets Superintendent; Kirsten Whetstone, Senior Planner; Pat Putt, Planning and Zoning Administrator; and Pace Erickson, Parks and Golf Course Superintendent

Absent: Council member Candace Erickson

1. **Council questions and comments.** Fred Jones emphasized that his trip to Sydney was fabulous. The Olympic facilities are phenomenal, but beyond that, the transportation and information systems were excellent. There were thousands of identifiable volunteers who were visible on the streets, train stations, and all of the venues. If no other message comes back from Sydney, it is how to *host* the Games. He continued that everything was well organized and staged. The Olympic Park hosts 250,000 visitors a day and most arrive by train which is very efficient; he discussed his experience traveling to various venues. Non-venue city events were held in downtown Sydney where there are six live sites which were located in parks and streets. There were jumbotrons and stages with free entertainment. During the day there may be a hundred or so people watching the Olympics but at night the sites were absolutely packed. The live sites allow people to participate even though they weren't at the venues. Maintenance crews worked through the night to restore the live sites for the next day. The Mayor pointed out that cities like Sydney and Lillehammer have much more national support in their Olympic effort. Mr. Jones agreed and stated that the emphasis wasn't just on Sydney but Australia. He discussed the availability of hotel rooms and dining at quality restaurants and the importance of making sure people know what is available in Park City.

Peg Bodell complimented the Public Works Department on the Main Street project and felt that it is time for the Council to consider discussions on making it a pedestrian mall. She noted that she has been working with Myles Rademan to arrive at some citizen interaction ideas to bring to the Council and described the *Council Couch* concept of bringing the Council to the people rather than have them come to meetings. Ms. Bodell reported that she has acquired two livingroom chairs and Ms. Kerr interjected that this idea should not get too far along without the majority of Council agreeing to proceed with a project. Myles Rademan added that a work session is scheduled next week on public participation but the *Council Couch* has a time element since it is an outdoor event. The Mayor felt that talking to people inside Albertson's, for instance, may be more effective than a parked trailer with furniture, which is subject to the weather. Roger Harlan felt that the public

will not participate if they are embarrassed and there has to be advanced notice of where the Council will be. The Mayor relayed that a few former Council members advertised regular business hours at City Hall which wasn't particularly successful. One of the greatest frustrations in public office, is trying to involve citizens. If the Council would like to try another approach, it should be given a lot of thought. Ms. Kerr agreed and felt there are better ways to interact with the public by simply being at well attended events, and suggested the Ski Swap as an opportunity to talk to citizens. She is opposed to having the staff spend a lot of time and energy on developing options before the Council has made a decision as a group. Ms. Bodell understood but pointed out that this subject has been brought up for the last six months and nothing has been done. There have been complaints in the media about not following through on this issue. Mr. Rademan reiterated that this will be discussed next week and it is important for Council to decide on the goal of a program, i.e., to inform, organize, or gather input from citizens and identify what the Council is trying to accomplish. There was discussion about arriving at objectives before designing a strategy. Ms. Kerr believed the approaches that have been topic-driven have prompted better participation. Ms. Bodell stated that her objective would be to gather information, i.e., going door-to-door campaigning, and felt that the forum should be left open and not be topic-specific. She felt it important that the accusations, particularly during the campaign, that the Council is arrogant and non-responsive be defused. Roger Harlan commented on trying to accommodate and distinguish between comments made by honest citizens and those made by constant complainers who are never satisfied. The Mayor noted that he will not be in attendance next week and although the couch and trailer idea does not appeal to him, other options may.

Roger Harlan discussed the transition of the Library software which is user-friendly and pointed out motorists making illegal left hand turns on Wyatt Earp and Buffalo Bill Drives.

2. Fall clean-up program. John Lind explained that the City Council requested information on a fall clean-up program. One of staff's concerns is providing dumpsters for green waste but attracting people to dump furniture and appliances. Advertising in advance is key. The spring clean-up consists of 16 locations while eight are suggested for the fall. The Summit County dumping fee would be waived. With regard to Council's interest in recycling, Pace Erickson explained that a few years ago, staff explored a City composting system. It was determined that there isn't enough waste generated in Park City, but if it were County-wide it probably would be more effective and the costs of staff and equipment could be shared. There was discussion about the BFI containers not being adequate enough for fall-clean up and whether the City should pick up yard bags or if there should be stationery dumpsters. John Lind suggested perhaps providing two dumpster sites for a longer period of time and discouraged City collection. Ms. Kerr discussed a program conducted by cities involving contracting with Waste Management Systems who provides and locates dumpsters which the cities store. These dumpsters can be scheduled by neighborhoods and used for spring or green waste clean-ups. Dumping and recycling green waste are the only costs. Ms. Kerr understood that the company would paint the dumpsters and provide banners if cities commit to an on-going program.

The Mayor suggested that the City proceed with staff's recommendation for the fall and look into contracting services for the spring clean-up. Mr. Erickson explained that dumped appliances like refrigerators becomes hazardous waste and there should be a comprehensive plan on what will be accepted and how a program would be policed. He reiterated that the City composting its own green waste is not viable because of the cost of equipment and staff and hauling it down to Salt Lake at a minimal cost makes a lot more sense. It was suggested that BFI be contacted for a service proposal. Mark Harrington advised that the City proceed with an internal program this year, which would allow for a more formal request for proposals. Fred Jones commented that he felt the program should be kept simple by providing one or two locations so there is more control over dumping and this would also reduce costs. Council members agreed on the program.

3. Land Management Code amendments. Pat Putt explained that there is a public hearing tonight on zones that have not been publicly heard, including the RC, GC, LI, FPZ and SLO. The City Council held a public hearing on other zones in Chapter 7, including the ROS, POS, HR-2, HRM, HRC, HCB, RCO, SF, E, E-40, R-1, RM, RD and RDM but did not take action. Previously, the City Council adopted amendments to the HR-1 and HRL zones. In response to a question from Ms. Kerr about comments from property owners on the amendments, Mr. Putt explained that staff met with an attorney representing two property owners and discussed the rezone. In a broader context of a possible application for a plat amendment in the area, it is staff's understanding after meeting with the attorney that the property owners did not have remaining concerns with the zone change from HR-1 to HRL. Mr. Putt discussed noticing efforts and relayed that property owner Bill Grinny supports light commercial uses in historic homes on lower Park Avenue and there have been general inquiries from people. Mark Harrington explained that there has been input from property owners regarding the proposed conditional use criteria for gates. Staff agreed to incorporate some changes but suggest that they be remanded to the Planning Commission before this is brought before Council for final approval. In the meantime, the sections for the four affected zones will simply state that gates are a conditional use and more specific criteria language will be added when finalized. Kirsten Whetstone pointed out that there was an issue with the outdoor display of merchandise, particularly rental bicycles. Currently, the ordinance limits the number to 14 and the new language proposes site specific review to define a maximum number which allows staff to determine a reasonable number.

Through illustration of a map, Mr. Putt pointed out the new HR-2 zone in Old Town combining the HR-2 and HTO overlays, which allows light commercial uses in historic homes. The language affecting the Main Street/Park Avenue area has been strengthened with regard to screening mechanical, service access, and garbage. The HTO allowed for subterranean development from the Main Street side which has been eliminated so that all commercial uses have to be developed on the HCB side with the exception of four existing 25' x 25' lots. As a part of the rezone from HR-1 to HRL, Mr. Putt pointed out the existing platted lots south and east of Marsac in Block 52 which were a part of the proposed Sandridge Subdivision. Since that time, there have been several small plat amendment approvals in the area, which consisted of lot combinations of two or more parcels. This

zone change would continue that practice by making the underlying zoning consistent. The crux of the lower Park Avenue rezoning is to implement the historic residential medium density zone (HRM) and to clean up spot zones. Even though the Planning Commission felt zoning both sides of Park Avenue HRM would make the zoning more consistent, there are lots that remain HR-1 rather than rezoning properties for more density. A section of City Park will be rezoned from E to ROS. The property on 15th Street which is zoned GC is proposed to be zoned RC and the property across the street from RM to RC. The ordinance contains exhibits for legal descriptions. With the exception of the gate language, adoption of the ordinance will complete Phase 1. Pat Putt continued that Phase 2 will include Chapter 4, Historic District Commission; Chapter 10, Master Planned Developments, and Chapter 11, Affordable Housing. See regular meeting minutes.

Prepared by Janet M. Scott



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
SEPTEMBER 21, 2000**

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, September 21, 2000. Members in attendance were Brad Olch, Peg Bodell, Roger Harlan, Fred Jones, and Shauna Kerr. Council member Candace Erickson was excused. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Kirsten Whetstone, Senior Planner; and Pat Putt, Planning and Zoning Administrator.

II PUBLIC INPUT

Inn at Shadow Creek (Golf Course Hotel) project - Richard Howa informed the City Council that Howa Construction has been retained by the new owners, Fandango Resorts, for construction of the Inn at Shadow Creek Project. Harry Rosenthal of Fandango Resorts, explained that the project was a *passive* investment for the owners who have been trying to obtain active control because of the lack of progress. The change in control has taken place and Fandango will focus on completing the project before the Olympics. In response to a question from Ms. Kerr, Richard Howa believed his employees will be working mid-week after the liens are cleared. He has assigned a superintendent and project manager who are ready to begin. There was discussion about the length of work days, and the goal of having the project completed by the Olympics. The plans are about 60% complete and Mr. Howa understood that only a shell permit has been granted at this point. Rick Lewis added that the project has been through substantial review and a development agreement exists between the City and the former owners so many issues are resolved. The project has been assigned a City planner and as soon as plans are submitted, every effort will be made to expedite the review process. The Mayor noted that it is his goal to restore the golf course as soon as possible and Ms. Kerr pointed out the mound of dirt that the neighborhood has had to deal with for so long. Rick Lewis added that a meeting is scheduled early next week with these gentlemen.

With no further comments, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

The Mayor reported that he and Tom Bakaly spent time in Washington, D. C. last week to talk to members of the Legislature to lobby for financial support for the Olympics, and pointed out the merits of building relationships with these officials. The City should receive funding by the end of the year and should be contacted within 14 days.

The Mayor swore-in Police Officer Tami Carter.

IV WORK SESSION NOTES AND MINUTES OF THE MEETING OF AUGUST 31, 2000

Hearing no omissions or corrections, the Mayor requested a motion to approve. Fred Jones, "I so move". Roger Harlan seconded. Motion carried.

Peg Bodell	Aye
Roger Harlan	Aye
Candace Erickson	Absent
Fred Jones	Aye
Shauna Kerr	Aye

V PUBLIC HEARING

1. Continuation of hearing - Land Management Code amendments Phase 1 - Chapter 7 Districts: ROS, POS, HR-2, HRM, HRC, HCB, RCO, SF, E, E-40, R-1, RM, RD, and RDM - Senior Planner Kirsten Whetstone referred to her comments during work session, the staff report and noted that several public hearings were held before the Planning Commission and City Council. Hearing no questions or comments from the City Council or the audience, the public hearing was closed.

2. Land Management Code amendments Phase 1 - Chapter 7 Districts: RC, GC, LI, FPZ, and SLO - See work session comments and staff report. Ms. Whetstone explained that these are the remaining sections of Phase 1 of the rewrite. In the RC zone, there have been changes regarding the method of determining density using a floor area ratio of one. There is architectural review according to the Historic District Design Guidelines for structures within a two block radius of the HR-1. Ms. Kerr suggested clarifying the word *block* and Mr. Putt explained that a definition is included in the document. Support commercial requires a conditional use permit or must be consistent with the resort's master plans. Single family and duplex development can occur in the RC zone based on HR-1 criteria. There is also language about protection of existing vegetation. The GC zone has been updated in the land use list and there is a conditional use process for residential uses. She continued that there is some flexibility for setbacks to better accommodate parking in the rear. In the LI zone, residential uses and setbacks are also addressed. The height in the LI has been reduced from 35 feet to 30 feet; the open space requirement is increased from 20% to 30%; and there is language about protection of existing vegetation. There is now a reference to the frontage protection overlay zone which is specific to certain chapters. The sensitive lands overlay has also been included as a specific district, including language from the General Plan. Mr. Putt clarified that the outdoor display language will be added to appropriate districts.

With no further questions or comments from the City Council or the public, the public hearing was closed.

3. Continuation of hearing - Rezone of lower Park Avenue to HRM; rezone of east side of upper Park Avenue to HR-2; and rezone of platted lots south and east of Ontario and Marsac from HR-1 to HRL - See work session comments and attached staff report. Pat Putt explained the proposal is to rezone all of the RM and HCB properties on Park Avenue, north of 10th Street and south of 15th Street to HRM; to rezone the HR-1 properties on the east side of Park Avenue between 10th and 12th Streets to HRM; to rezone GC on the west side of Park Avenue, south of 15th Street, to RC; to rezone RM properties north of 15th Street to RC; to rezone City Park estate property to ROS; and to rezone all E zoned private property adjacent to 1102 through 1114 Park Avenue to HRM. The purpose of this action is to create a better transition between the HR-1 and the HRC zoning districts as well as between the HR-1 and RC districts in the lower Park Avenue neighborhood. He continued that it is also intended to bring the City Park zoning into an overall ROS zoning designation consistent with existing and proposed uses in the park.

The rezone from HR-1 to HRL located south and east of Ontario and Marsac Avenues is proposed to address community concerns regarding development on steep lots which have difficult access, utility, design and construction mitigation issues. It is also consistent with the trend of recent plat amendment applications in the area and previous subdivision and plat amendment approvals. The upper Park Avenue, Swede Alley and Grant Avenue proposal will rezone HR-2 and HTO properties located east and west of Main Street with the exception of the City property along Marsac Avenue and Swede Alley which will remain HR-1 without the HTO and HR-2 overlay. Mr. Putt stated that it is staff's recommendation to adopt the ordinances this evening. In response to a question from Peg Bodell regarding the concern of property owners in the Ontario Avenue area about access, Mr. Putt noted that staff met with their legal representative to map out alternatives for access south of the Ivers' property. Mark Harrington added that property owners are encouraged to work among themselves to arrive at a solution that works, since the platted rights-of-way are no way near the actual likely points of access. The amendments do not affect the right-of-way issue. Mr. Putt reiterated that the increased requirement of two lots is consistent with the trend of lot combinations. He emphasized that staff has met with the property owners' attorney and left a message with a property owner on the hearing tonight. The City Attorney clarified that the parties have stated that they will not waive prior objections and felt comfortable with the zoning change.

Ms. Bodell noted that she feels comfortable with the amount of public notice and public input to move ahead. With no further comments or questions from the public or the elected officials, the public hearing was closed.

VI OLD BUSINESS

Ordinance amending the Official Zoning Map to rezone lower Park Avenue to HRM; rezone the east side of upper Park Avenue to HR-2; and rezone the platted lots south and east of Ontario and Marsac from HR-1 to HRL - The Mayor requested a motion to approve. Peg Bodell, "I so move". Shauna Kerr seconded. Motion carried.

Peg Bodell	Aye
Roger Harlan	Aye
Candace Erickson	Absent
Fred Jones	Aye
Shauna Kerr	Aye

VII NEW BUSINESS

1. Resolution adopting a Recreation Facilities Master Plan for Park City, Utah - Roger Harlan, "I move to adopt a Recreation Facilities Master Plan for Park City". Shauna Kerr seconded. Motion carried.

Peg Bodell	Aye
Roger Harlan	Aye
Candace Erickson	Absent
Fred Jones	Aye
Shauna Kerr	Aye

2. Ordinance approving a comprehensive and substantive re-write of the Land Management Code of Park City, Utah, specifically for the following sections RC, GC, LI, FPZ, and SLO; HCB, HRC, HTO, RD, RDM, R-1, RM, ROS, E, SF, SF-N, HR-2, and RCO; creation of zoning districts, including POS, E-40, and HRM and renumbering of the Land Management Code for codification in the Municipal Code of Park City, Utah - The Mayor requested a motion to approve. Fred Jones, "I so move". Shauna Kerr seconded. The City Attorney asked that Council member Jones amend his motion to reflect that the sections dealing with gates be remanded to the Planning Commission and the language be amended to reflect that the gates will require a conditional use permit. Council members Jones and Kerr accepted the amendment to the motion and second, respectively. Motion carried.

Peg Bodell	Aye
Roger Harlan	Aye
Candace Erickson	Absent
Fred Jones	Aye
Shauna Kerr	Aye

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

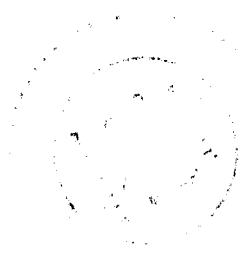
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The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott


Janet M. Scott, City Recorder





DATE: September 21, 2000
DEPARTMENT: Public Works
AUTHOR: John Lind
TITLE: Yard Clean Up
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Review costs and options for a citywide fall yard clean up.

DESCRIPTION:

A. **Topic.** Yard clean up in Park City for fall of 2000.

B. **Background.** Council has requested information on the costs and options of a citywide yard clean up this fall.

C. **Analysis.** The fall yard clean up would be scheduled for ten days in October. Costs for eight dumpsters for ten days would be approximately \$4000. Sixteen banners for both sides of the dumpsters designating them as receptacles for "Yard Materials Only" would cost approximately \$3000. Costs for advertising in the Park Record (three issues) for resident notification would be approximately \$400.

D. **Department Review.** John Lind and Pace Erickson discussed the options. The fall clean up would be similar to the trash clean up in the spring, but it would be of shorter duration and limited to *yard materials only*. Dumpsters would be placed at eight locations throughout Park City, and collected yard materials would be sent to the landfill. Mulching would not occur due to the possibility of trash being deposited in the dumpsters.

ALTERNATIVES: Do not plan a yard clean up for fall 2000. Proceed with the annual spring clean up only.

SIGNIFICANT IMPACTS: This would be an excellent project to help the residents clean up around town before winter; however, this is a new project which will need to be funded before taking this action.

CITY COUNCIL STAFF REPORT

DATE: September 21, 2000
DEPARTMENT: Planning Department
AUTHOR: Kirsten Whetstone, AICP KAW
TITLE: LMC Re-write- Phase I Zoning District revisions (ROS, HR-2, HRM, HRC, HCB, SF, RCO, E, R-1, RM, RD, RDM, RC, GC, LI, FPZ, and SLO), creation of a Protected Open Space (POS) District, creation of a E-40 District, creation of a Historic Medium Density Residential (HRM) District, and several rezone proposals (as described below).
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: 1) Conduct a public hearing, advise staff of any specific modifications to the Land Management Code Phase I for the ROS, POS, HR-2, HRM, HRC, HCB, RCO, SF, E, E-40, R-1, RM, RD, RDM, RC, GC, LI, FPZ, and SLO Zoning Districts, and adopt an ordinance to amend the Land Management Code to incorporate these revised zoning districts.
 2) Conduct a public hearing and advise staff of any specific modifications to the proposed re-zones, as described below, and adopt an ordinance to approve the new zone districts and described zone changes.

Attached as a separate document are updated revisions for the **Resort Commercial (RC), General Commercial (GC), Limited Industrial (LI), Frontage Protection Zone (FPZ), and Sensitive Lands Overlay (SLO) Zoning Districts**. Please refer to the July 6, 2000 packet for revisions to all other Districts. Additional copies of these Districts are available from the Planning Department.

BACKGROUND:

The Planning Staff has been working on a comprehensive and substantive re-write of the City's Land Management Code for the past two years. On March 2, 2000 the City Council adopted the HR-1 (Historic Residential) and HRL (Historic Residential Low Density) zoning district revisions. On March 30, 2000 Council adopted the revised

Chapters 1, 2, 12, and 13 (General Provisions, Definitions, Non-conforming Uses, and Off-street Parking).

On June 6, 2000 Council conducted a public hearing on the proposed re-zoning of lower Park Avenue, the east side of upper Park Avenue, and the platted HR-1 lots south and east of Marsac and Ontario Avenues. At this hearing the Council discussed the re-zoning proposal of Lower Park Avenue in much detail. There was no specific direction to change the proposal as recommended by the Planning Commission. On June 8, 2000 staff received a letter from a property owner with several concerns regarding the rezone to HRL (Historic Residential Low Density) of platted lots south and east of Marsac and Ontario. Staff responded to the property owner's concerns in writing and offered to meet to discuss these concerns.

On July 6, 2000 the City Council conducted a public hearing on the rest of Chapter 7 (with the exception of the RC, GC, LI, FPZ, and SLO districts). On August 23, 2000 the Planning Commission held a public hearing and voted to forward to City Council a positive recommendation on the RC, GC, LI, FPZ, and SLO districts.

Staff noticed these agenda items as a public hearing and recommends that Council conduct a hearing, consider input, and adopt the attached two ordinances 1) amending the Land Management Code (for the ROS, POS, HR-2, HTO, HRM, HRC, HCB, RCO, SF, SF-N, E, E-40, R-1, RM, RD, RDM, RC, GC, LI, SLO, and FPZ districts) as described below and 2) approving the zone changes as described below..

Adoption of these two ordinances will complete Phase I of the LMC re-write. Staff will have an editor review the documents for clerical errors and formatting prior to publication. Staff is currently preparing drafts of Chapters 3, 4, 5, 6, 10, 11, and 15 (as part of Phase II) for work session and public hearings before the Planning Commission in October. These Chapters will be forwarded to the Council beginning in November for public hearing. Staff anticipates completion of Phase II by December.

SUMMARY OF REVISIONS BY DISTRICT

ROS (Recreation Open Space) District and proposed POS (Protected Open Space) District

- As highlighted in the list of land uses, changes were made to land uses regarding permitted, conditional, or administrative conditional use.
- Agriculture uses were re-instated as an Allowed Use, as they were in the previous Code.
- Added criteria for raising and grazing of horses, etc.
- No changes were made to the Building Height and Setback requirements.
- Added language regarding protection of Significant Vegetation.
- Included review criteria for vehicle access control gates as a conditional use.
- As previously discussed with the Planning Commission, staff drafted a zoning district (POS) intended for the sole purpose of maintaining undeveloped open space,

wildlife, trail corridors, and other passive uses apart from the ROS zone.

HR-2 (Historic Residential 2) District

- Added language to mitigate impacts of commercial uses on the Park Avenue residences- including parking, noise, odors, service and delivery, mechanical, aesthetics, etc.
- Deleted language regarding subterranean commercial uses crossing into the HR-2 district from the HCB zoning district, except where existing ownership on Main Street includes 25' back into the HR-2 where a plat amendment has been approved with a specific intent to restore the existing historic structure.
- Added language regarding mechanical equipment, service and delivery, and commercial parking to further protect the adjacent residential neighborhood from commercial impacts.
- Eliminated the Historic Transition Overlay (HTO) District.
- Conflicting language and inconsistencies have been removed
- Added HR-1 Site and Lot requirements and Steep Slope Conditional Use process

HRM (Historic Residential Medium Density) District

The HRM District is a new zoning district proposed to create a better transition between the HR-1 and HRC districts, as well as between the HR-1 and RC districts, along lower Park Avenue.

- Regulations are a combination of the HR-1 and RM districts.
- Decreased overall height from 33' (28' plus 5' for a pitched roof) to 27' (to the peak)
- Architectural review against the Historic District Design Guidelines is required.
- Allowed 3' Side Yards for existing 25' by 75' lots.
- Added a requirement for front facing garage doors to be setback 20' from the front Property Line with 15' setback for main front facade.
- Added specific Conditional Use Review criteria for development on Sullivan Road.
- Added review of limits of disturbance and language regarding Significant Vegetation.
- Eliminated Master Planned Developments.
- Allowed as a Conditional Use, in Historic Structures, limited commercial and office uses as an incentive to preserve and restore historic structures in the area. Residential type commercial uses, such as Bed and Breakfast Inns, Boarding Houses, and Minor Hotels are a Conditional Use and may occur in either Historic or Historically Compatible structures. Previously Bed and Breakfast Inns were an Allowed Use in the RM District.

HRC (Historic Recreation Commercial) District

- Reduced Building Height from 35' to 32'.
- Allowance for commercial uses with 2,000 sf of floor area or less to be Allowed Uses remains.
- Eliminated Master Planned Developments.
- Setbacks and floor area ratios for non-residential projects were not changed.

- Added language regarding protection of Significant Vegetation.

HCB (Historic Commercial Business) District

- Added Swede Alley development criteria.
- Reduced facade height and added facade stepping requirements for buildings adjacent to Swede Alley and residential districts,
- Eliminated Master Planned Developments
- Bars/taverns as an Allowed instead of a Conditional Use.
- Added language to address access to commercial businesses, architectural design, parking, delivery to commercial uses from Main Street, trash and mechanical service, etc. to further mitigate impacts of commercial uses in the HCB district on adjacent and neighboring residential uses.
- Added language to the Purpose Section to highlight expectations that HCB uses will mitigate impacts on adjacent and neighboring residential uses.
- Added language regarding protection of Significant Vegetation

SF (Single Family) District

- Modified Front Setbacks to set front facing garages 5' behind the front facade of the house.
- Allowed Bed and Breakfast Inns as a Conditional Use.
- Eliminated cemeteries and riding academies from the list of Allowed and Conditional Uses.
- Added language regarding protection of Significant Vegetation.
- Eliminated detached accessory apartments, detached guest houses, and detached secondary living quarters in the Holiday Ranchettes Subdivision.
- Deleted Neighborhood Markets.
- Incorporated the SF-N district into the SF District with footnotes regarding nightly rental uses.

RCO (Regional Commercial Overlay) District

- Added Bed and Breakfast Inns, boarding houses and hostels, heliports, and transportation services as Conditional Uses.
- Added of specific review criteria for drive- up windows and language regarding protection of Significant Vegetation.

E-40 (Estate 40 Acre) District

This is a new zoning district created to preserve open space, enhance the natural environment and resources of Park City, and to provide a zone for rural and agricultural uses that require large lot sizes. There are currently no properties with this zoning designation.

- Similar to the E, Estate zone, but the minimum lot size is 40 acres, as opposed to 3 acres.
- Deleted setback exceptions.
- Added specific criteria for raising and grazing of horses.
- Added language regarding protection of existing vegetation.

E (Estate) District

- Added specific review criteria for Vehicle Access Control Gates as a conditional use.
- Bed and Breakfast Inns and garden nurseries were added as conditional uses.
- Eliminated multi-unit dwelling as a land use.
- Added language regarding protection of existing vegetation, architectural review, sensitive lands review, raising and grazing of horses, and outdoor events and music.
- No changes were made to Building Height, Lot size, or Setbacks.

R-1 (Residential) District

- No changes were made to the Building Height and Setback requirements, with the exception of an increased front setback, by 5', for front facing garages.
- Added language regarding protection of existing vegetation.
- Tri-plexes now require a conditional use permit.
- Added architectural review for compliance with the Historic District Design Guidelines, due to the proximity of existing historic structures and the HR-1 District.

RM (Residential Medium Density) District

- Increased front setback for front facing garages by 5'.
- Increased rear setback for tri-plexes and multi-dwelling units to fifteen feet (15') from ten feet (10').
- Tri-plexes and multi-dwelling units require a conditional use permit.
- Deleted Neighborhood Markets.
- Added language regarding protection of existing vegetation.

RD (Residential Development) and RDM (Residential Development Medium Density) Districts

Revisions to the RD and RDM districts are minor and consist primarily of editing for accuracy and consistency with other sections.

- Neighborhood Markets have been eliminated as a conditional (and allowed) use in these districts.
- Ski lifts, tows, and runs added as a conditional use when considered to be part of an approved Ski Area Master Plan.
- Added language regarding protection of existing vegetation.

RC (Resort Commercial) District

- Replaced the development credit formula with a unit equivalent formula to be more consistent with other applications of unit equivalence in the Code.
- A Floor Ratio of 1.0 was added to replace the density formula, which was based on development credits.
- Added architectural review against the Historic District Design Guidelines for all single family and duplex structures within a two Block radius of the HR-1 District and for any residential Development located along or accessed off of Park Avenue.

- Added support commercial uses, as conditional uses.
- Re-organized sections to clearly indicate different requirements for single family and duplex developments versus the multi-family resort oriented developments.
- Lot size and coverage regulation, including Building Footprint, Building Pad Area, setbacks, and Building Height (27') for single family and duplex developments, are consistent with the HR-1 District revisions.
- Added language regarding protection of existing vegetation.

GC (General Commercial) District

- The list of land uses was updated and re-organized.
- Added a requirement for Conditional Use Permits for residential uses.
- Flexibility for front and rear setbacks was added to facilitate parking to the rear of buildings where possible.
- Added language regarding outdoor display of rental bicycles.
- Added language regarding protection of existing vegetation.

LI (Light Industrial) District

- Added a requirement for Conditional Use Permits for residential uses.
- Flexibility for front and rear setbacks was added to facilitate parking to the rear of buildings where possible.
- Reduced building height by 5', from 35' to 30'.
- Increased open space requirements from 20% to 30%.
- Added language regarding protection of existing vegetation.

FPZ (Frontage Protection Zone)

Minor changes were made to existing language and moved to Chapter 2- Zoning Districts from Chapter 8- Supplemental Regulations. Language referencing the FPZ in the Sensitive Lands Ordinance was moved into this Section.

SLO (Sensitive Lands Overlay) District

Minor changes were made to existing language and moved to Chapter 2- Zoning Districts from the Sensitive Lands Ordinance and other Chapters of the Land Management Code. Added language regarding wildlife and other concerns as addressed in the Environmental Element of the General Plan.

PROPOSED RE-ZONES

The Planning Commission held public hearings and forwarded a positive recommendation to the City Council on the following re-zoning proposals:

Lower Park Avenue

1. Re-zone to **HRM** zone, all **RM** (Medium Density Residential) and **HCB** (Historic Commercial Business) properties on Park Avenue, north of 10th Street and south of

- 15th Street.
2. Re-zone to **HRM** zone, the **HR-1** (Historic Residential) properties on the east side of Park Avenue between 10th and 12th Streets.
 3. Re-zone **GC** (General Commercial) zoned property on the west side of Park Avenue, south of 15th Street, to **RC** (Resort Commercial).
 4. Re-zone **RM** properties north of 15th Street to **RC**.
 5. Re-zone to **ROS** (Recreation Open Space) all **E** (Estate) zoned City Park property on lower Park Avenue.
 6. Re-zone to **HRM** (Historic Residential Medium Density) all **E** (Estate) zoned private property adjacent to 1102 through 1114 Park Avenue.

The purpose of these re-zones is to create a better transition between the HR-1 and HRC zoning districts, as well as between the HR-1 and RC districts, in the lower Park Avenue neighborhood. There are many small historic structures in this area and the existing RM designation has not been effective in preserving the existing and historic character of this neighborhood.

Marsac-Ontario area

1. Re-zone to **HRL**, all **HR-1** platted lots, located south and east of Ontario and Marsac Avenue.

The purpose of this re-zone is to address community concerns regarding development of steep lots that have difficult access, utility, design, and construction mitigation issues associated with them. The HRL designation is consistent with the zoning of similar lots in this area. Staff has prepared a matrix comparing the two zoning districts. The primary difference between these districts is the minimum lot size and minimum lot width requirements. Additionally, duplexes are not permitted in the HRL and are a Conditional Use in the HR-1.

Upper Park Avenue, Upper Main Street, Swede Alley, Grant Avenue

1. Re-zone to the **HR-2** zone, all **HTO/HR-2** properties located east and west of Main Street, with the exception of City property along Marsac and Swede Alley which shall remain **HR-1** without the **HTO/HR-2** overlay.

The purpose of this re-zone is to consolidate and eliminate existing, confusing and inconsistent, overlay districts to create a new district that better addresses the interface of residential and commercial uses in the upper Park Avenue and Main Street Business areas of Park City. The proposed HR-2 District provides incentives for restoration and rehabilitation of historic structures on upper Main Street, Swede Alley, and Grant Avenue by allowing small scale commercial uses as a Conditional Use.

RECOMMENDATION: Staff requests the City Council conduct a public hearing on these zoning district revisions and proposed zone changes. Staff recommends the City Council adopt the attached ordinances to 1) amend the Land Management Code and 2) to approve the zone changes as described herein.

Ordinance No. 2000-

**AN ORDINANCE APPROVING A COMPREHENSIVE AND SUBSTANTIVE
RE-WRITE OF THE LAND MANAGEMENT CODE
OF PARK CITY, UTAH, SPECIFICALLY FOR THE FOLLOWING SECTIONS:
SECTION 7.2 -HISTORIC COMMERCIAL BUSINESS (HCB),
SECTION 7.3- HISTORIC RECREATION COMMERCIAL (HRC),
SECTION 7.4- HISTORIC TRANSITIONAL OVERLAY (HTO)
SECTION 7.5- RESIDENTIAL DEVELOPMENT (RD)
SECTION 7.6- RESIDENTIAL DEVELOPMENT MEDIUM DENSITY (RDM)
SECTION 7.7- RESIDENTIAL (R-1)
SECTION 7.8- RESIDENTIAL MEDIUM DENSITY (RM)
SECTION 7.9- GENERAL COMMERCIAL (GC)
SECTION 7.10- RECREATION COMMERCIAL (RC)
SECTION 7.11- LIGHT INDUSTRIAL (LI)
SECTION 7.12- RECREATION AND OPEN SPACE (ROS)
SECTION 7.13- ESTATE (E)
SECTION 7.15- SINGLE FAMILY (SF)
SECTION 7.16- SINGLE FAMILY NIGHTLY RENTAL (SF-N)
SECTION 7.17- HISTORIC RESIDENTIAL LOW INTENSITY COMMERCIAL
OVERLAY (HR-2)
SECTION 7.18- REGIONAL COMMERCIAL OVERLAY ZONE (RCO)
SECTION 8.8- FRONTAGE PROTECTION, LIMITED ACCESS TO HIGHWAYS.
THESE SECTIONS ARE RENUMBERED AND INCLUDED IN THE
BODY OF THE MUNICIPAL CODE AS DESCRIBED IN THIS ORDINANCE.
NEW ZONING DISTRICTS
HAVE BEEN ADDED, INCLUDING
POS (PROTECTED OPEN SPACE ZONE)
E-40 (ESTATE 40) AND
HRM (HISTORIC RESIDENTIAL MEDIUM DENSITY)**

WHEREAS, protecting the health and safety of the residents and visitors to Park City and preserving the historic integrity of the Historic District are values of the community and identified goals of the City Council; and

WHEREAS, the City Council enacted amendments to the Land Management Code dealing with height and floor area ratios in December 1995, but further directed staff, the Historic District Commission, and Planning Commission to explore solutions to mitigate the mass and scale of new development in the Historic District and to develop regulations to ensure compatibility with existing historic structures; and

WHEREAS, the City is in the process of a comprehensive rewrite of the entire Land Management Code (LMC) to clarify and resolve existing inconsistencies; update regulations to be consistent with the General Plan; add graphics and illustrations; render the LMC document more user friendly; address development on steep slopes in the Historic District, review lot and site requirements for new construction and additions, review building height measurements, review permitted and conditional land uses, and add regulations related to protection of significant vegetation; and

WHEREAS, the Planning Commission duly published, noticed and conducted several public hearings at its regularly scheduled meetings, including September 22, 1999 and February 23, March 22, April 12, May 10, May 24, June 14, and June 28 of 2000; and

WHEREAS, the Planning Commission forwarded a positive recommendation to the City Council on the HR-2, HRM, HRC, HCB, ROS, POS, E-40, E, R-1, SF, RD, RDM, RM, RCO, RC, GC, LI, FPZ, and SLO Zoning District revisions; and

WHEREAS, the City Council duly published, noticed and conducted public hearings at its regularly scheduled meetings on June 8, July 6, and September 21 of 2000 and finds it in the best interest of the residents of Park City, Utah to amend the Land Management Code with regulations that maintain and preserve community values while safeguarding quality of life for its residents; and

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

SECTION 1. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.2 (HCB) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.6 attached hereto as Exhibit A. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.2 shall be resolved by the Community Development Director.

SECTION 2. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.3 (HRC) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.5 attached hereto as Exhibit B. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.3 shall be resolved by the Community Development Director.

SECTION 3. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.4 (HTO) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.3 (HR-2) attached hereto as Exhibit J. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.4 shall be resolved by the Community Development Director.

SECTION 4. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.5 (RD) is hereby deleted and replaced by proposed LMC Title

15, Chapter 2.13 attached hereto as Exhibit C. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.5 shall be resolved by the Community Development Director.

SECTION 5. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.6 (RDM) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.14 attached hereto as Exhibit D. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.6 shall be resolved by the Community Development Director.

SECTION 6. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.7 (R-1) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.12 attached hereto as Exhibit E. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.7 shall be resolved by the Community Development Director.

SECTION 7. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.8 (RM) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.15 attached hereto as Exhibit F. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.8 shall be resolved by the Community Development Director.

SECTION 8. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.12 (ROS) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.7 attached hereto as Exhibit G. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.12 shall be resolved by the Community Development Director.

SECTION 9. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.13 (E) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.10 attached hereto as Exhibit H. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.13 shall be resolved by the Community Development Director.

SECTION 10. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.15 (SF) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.11 attached hereto as Exhibit I. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.15 shall be resolved by the Community Development Director.

SECTION 11. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.16 (SF-N) is hereby deleted and incorporated into LMC Title 15, Chapter 2.11 (SF) attached hereto as Exhibit I. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.16 shall be resolved by the Community Development Director.

SECTION 12. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.17 (HR-2) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.3 attached hereto as Exhibit J. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.17 shall be resolved by the Community Development Director.

SECTION 13. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.18 (RCO) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.17 attached hereto as Exhibit K. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.18 shall be resolved by the Community Development Director.

SECTION 14. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.10 (RC) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.16 attached hereto as Exhibit L. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.10 shall be resolved by the Community Development Director.

SECTION 15. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.9 (GC) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.18 attached hereto as Exhibit M. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.9 shall be resolved by the Community Development Director.

SECTION 16. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE. Chapter 7.11 (LI) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.19 attached hereto as Exhibit N. Any conflicts or cross-references from other provisions of the LMC to Chapter 11 shall be resolved by the Community Development Director.

SECTION 17. ADDITION TO MUNICIPAL CODE-TITLE 15, CHAPTER 2. Park City Municipal Code Title 15, Chapter 2 is hereby modified to include Chapter 2.8 (POS) attached hereto as Exhibit O.

SECTION 18. ADDITION TO MUNICIPAL CODE- TITLE 15, CHAPTER 2. Park City Municipal Code Title 15, Chapter 2 is hereby modified to include Chapter 2.9 (E-40) attached hereto as Exhibit P.

SECTION 19. ADDITION TO MUNICIPAL CODE- TITLE 15, CHAPTER 2 Park City Municipal Code Title 15, Chapter 2 is hereby modified to include Chapter 2.4 (HRM) attached hereto as Exhibit Q.

SECTION 20. ADDITION TO MUNICIPAL CODE- TITLE 15, CHAPTER 2 Park City Municipal Code Title 15, Chapter 2 is hereby modified to include LMC Section 8.8, Frontage Protection, Limited Access to Highways, as revised, as Chapter 2.20 (FPZ) attached hereto as Exhibit R.

SECTION 21. ADDITION TO MUNICIPAL CODE- TITLE 15, CHAPTER 2 Park City Municipal Code Title 15, Chapter 2 is hereby modified to include the Park City Sensitive Area Overlay Zone Regulations (December 1993), as revised, as Chapter 2.21 (SLO) attached hereto as Exhibit S.

SECTION 22. EFFECTIVE DATE. This Ordinance shall be effective upon adoption.

PASSED AND ADOPTED this 21st day of September, 2000

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Jan Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Ordinance No. 2000-

AN ORDINANCE CREATING THE HISTORIC MEDIUM DENSITY RESIDENTIAL ZONE (HRM), AMENDING THE HISTORIC RESIDENTIAL TWO ZONE (HR-2), APPROVING A ZONE CHANGE TO HRL FOR ALL HR-1 PLATTED LOTS LOCATED SOUTH AND EAST OF ONTARIO AND MARSAC AVENUES, APPROVING A ZONE CHANGE FOR 1499 PARK AVENUE FROM GENERAL COMMERCIAL (GC) TO RECREATION COMMERCIAL(RC), APPROVING A ZONE CHANGE FOR PROPERTIES LOCATED AT 1501, 1503 AND 1525 PARK AVENUE FROM RESIDENTIAL MEDIUM DENSITY (RM) TO RECREATION COMMERCIAL (RC), APPROVING A ZONE CHANGE FOR ESTATE (E) ZONED CITY PARK PROPERTY TO RECREATION OPEN SPACE (ROS), AND AMENDING THE OFFICIAL PARK CITY ZONING MAP.

WHEREAS, protecting the health, safety, and welfare of the Park City community and preserving the historic integrity in residential areas of the Historic District are values of the community and identified goals of the City Council; and

WHEREAS, the City Council directed staff, the Historic District Commission, and the Planning Commission to explore solutions to mitigate the mass and scale of new development in the Historic District and on lower Park Avenue and to develop regulations to ensure compatibility with existing historic structures and uses; and

WHEREAS, the City is in the process of a comprehensive rewrite of the entire Land Management Code and has identified areas along upper Park Avenue, upper Main Street, Swede Alley, Grant Avenue and lower Park Avenue where creation of new zoning districts and zone changes for certain properties have been recommended by the Planning Commission to carry out the intent of the Park City General Plan.

WHEREAS, the Planning Commission duly noticed and conducted several public hearings at its regularly scheduled meetings, including one on September 22, 1999, February 23, 2000 and July 12, 2000.

WHEREAS, the Planning Commission forwarded a recommendation to the City Council on the re-zones of lower Park Avenue, upper Park Avenue, upper Main Street, and a portion of Grant Avenue and Swede Alley as described below.

WHEREAS, the City Council duly noticed and conducted public hearings at its regularly scheduled meetings on February 25, 1999, March 2, 2000, July 6, 2000, and September 21, 2000 and finds it in the best interest of the residents of Park City, Utah to create the new zoning districts and rezone the specified properties to maintain the essence of the Historic District while safeguarding quality of life for its residents;

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

SECTION 1. DESCRIPTION OF NEW ZONING DISTRICT KNOWN AS THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HRM) DISTRICT. There is hereby created a new zone designation to be called Historic Medium Density Residential (HRM) to accommodate appropriately scaled and designed development and uses along an important corridor and to accommodate development that is compatible with existing Historic Structures and provides a transition in use and scale between the Historic District and the resort developments. The property subject to this zone is described in Exhibit A, attached. The official zoning map is hereby amended to reflect this new zone.

SECTION 2. DESCRIPTION OF NEW ZONING DISTRICT KNOWN AS THE HISTORIC RESIDENTIAL TWO (HR-2) DISTRICT. There is hereby created a new zone designation to be called Historic Residential Two (HR-2) to accommodate appropriately scaled and designed development and uses in a transition area between Park City's commercial Main Street area and the historic residential area of Old Town. This district replaces the previous HR-2 and HTO overlay zones. The property subject to this zone is described in Exhibit B, attached. The official zoning map is hereby amended to reflect this new zone.

SECTION 3. ZONE CHANGE OF 1499 PARK AVENUE. The property located at 1499 Park Avenue, currently zoned General Commercial should be and is hereby re-zoned to the Recreation Commercial District. The property subject to this zone change is described in Exhibit C, attached. The official zoning map is hereby amended to reflect this zone change.

SECTION 4. ZONE CHANGE OF 1501, 1503, AND 1525 PARK AVENUE. The property located at 1501, 1503, and 1525 Park Avenue, currently zoned Residential Medium Density should be and is hereby re-zoned to the Recreation Commercial District. The property subject to this zone change is described in Exhibit D, attached. The official zoning map is hereby amended to reflect this zone change.

SECTION 5. ZONE CHANGE OF CITY PARK PROPERTY. City Park property currently zoned Estate in the area of The City Park should be and is hereby re-zoned to the Recreation Open Space District. The official zoning map is hereby amended to reflect this zone change.

SECTION 6. ZONE CHANGE OF PLATTED LOTS SOUTH AND EAST OF ONTARIO AND MARSAC AVENUES. The property located within Block 52, Section 16, Township 2 South, Range 4 East, Park City Utah, currently zoned HR-1, Historic Residential, should be and is hereby re-zoned to the Historic Residential Low Density, HRL, District. The property subject to this zone change includes all platted lots within Block 52, Section 16, Park City. The official zoning map is hereby amended to reflect this zone change.

SECTION 7. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for these zone districts and zone changes, the new districts and zone changes are consistent with the Park City Land Management Code and General Plan, neither the public nor any person will be materially injured by the proposed districts and zone changes, approval of the districts and zone changes does not adversely affect the health, safety and welfare of the citizens of Park City.

SECTION 8. APPROVAL. The proposed districts and zone changes, as described above, are hereby approved.

SECTION 9. EFFECTIVE DATE. This Ordinance shall be effective upon adoption.

PASSED AND ADOPTED this 21st day of September, 2000

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Jan Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

LEGAL DESCRIPTION

HRM ZONE

The following described parcel of land lies within the City of Park City, Utah,
a portion of Section 9 and Section 16,
Township 2 South, Range 4 East, Salt Lake Base & Meridian:

Beginning at a point South 89°53'41" West 1047.12 feet along the section line and North 628.85 feet from the south quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; Thence South 23°30'00" East 100.00 feet; Thence South 61°18'30" West 1.91 feet; Thence South 31°18'00" East 65.09 feet; Thence North 60°30'00" East 14.86 feet; Thence South 28°00'00" East 65.01 feet; Thence South 60°38'00" West 11.26 feet; Thence South 31°18'00" East 52.71 feet; Thence North 59°32'30" East 8.67 feet; Thence South 31°18'00" East 60.18 feet; Thence North 58°38'30" East 14.44 feet; Thence South 32°29'01" East 100.99 feet; Thence South 56°18'00" West 0.50 feet; Thence South 36°56'00" East 78.12 feet; Thence South 58°25'30" West 24.51 feet; Thence South 36°38'00" East 105.85 feet; Thence North 53°29'00" East 39.30 feet; Thence South 22°29'00" East 131.91 feet to the south line of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; Thence along said section line North 89°54'20" East 10.21 feet; Thence South 18°00'00" East 42.26 feet; Thence South 54°01'00" West 1.06 feet; Thence South 5°00'00" West 106.64 feet; Thence South 54°01'00" West 96.00 feet to the easterly right of way line of Park Avenue; thence continuing South 54°01'00" West 25.00 feet more or less to the centerline of Park Avenue; Thence along said centerline South 35°59'00" East 209.50 feet; Thence North 54°01'00" East 25.00 feet more or less to the easterly right of way line of Park Avenue; Thence continuing North 54°01'00" East 48.74 feet; Thence South 83°28'00" East 36.99 feet; Thence South 35°59'00" East 67.95 feet; Thence North 46°47'00" East 48.29 feet; Thence South 62°00'00" East 64.77 feet; Thence South 41°44'14" East 15.00 feet; Thence South 35°59'00" East 30.00 feet to the southerly line of Block 24, Snyder's Addition; Thence along said southerly line South 54°01'00" West 3.63 feet; Thence South 35°59'00" East 49.89; Thence South 54°00'46" West 10.00 feet to the easterly line of Block 57, Snyder's Addition; Thence along said easterly line South 32°23'03" East 551.17 feet to the southerly line of said Block 57 and the northerly right of way line of 12th Street; Thence along said southerly line of Block 57 South 54°01'00" West 0.40 feet; Thence South 35°59'00" East 30.00 feet to the southerly right of way line of 12th Street; Thence South 35°59'00" East 40.00 feet; Thence South 54°01'00" West 30.00 feet to the easterly line of Block 56, Snyder's Addition; Thence along said easterly line South 35°58'59" East 35.00 feet; Thence North 54°01'00" East 20.00 feet; Thence South 35°59'00" East 50.00 feet; Thence South 54°01'00" West 20.00 feet to the easterly line of Block 56, Snyder's Addition; Thence along said easterly line South 35°59'00" East 175.11 feet; Thence North 54°01'00" East 20.00 feet; Thence South 35°59'00" East 39.50 feet; Thence North 56°52'45" East 16.02 feet; Thence South 22°04'37" East 36.92 feet; Thence South 5°21'33" East 27.73 feet to the northerly right of way line of 11th Street; Thence along said right of

way line South 54°01'00" West 13.00 feet; Thence South 35°59'00" East 30.00 feet to the southerly right of way line of 11th Street and the northwesterly line of Block 55, Snyder's Addition; Thence along said right of way line and northwesterly line of said Block 55 North 54°01'15" East 62.09 feet to the north corner of said Block 55; Thence southeasterly along the northeasterly line of said Block 55 200.27 feet more or less to the northwesterly line of the southeasterly half of Block 55, Snyder's Addition; Thence southwesterly along said line 50.98 feet more or less to the north corner of Lot 8, Block 55, Snyder's Addition; Thence southeasterly along the northeasterly lines of Lots 8, 7, 6, 5, 4, 3, 2, 1, Block 55, Snyder's Addition 200.00 feet more or less to the northwesterly right of way line of 10th Street and the southeasterly line of said Block 55; Thence southwesterly along the southeasterly line of said Block 55 75.00 feet more or less to the south corner of said Block 55; Thence continuing southwesterly 25.00 feet more or less to the centerline of Park Avenue; thence northwesterly along said centerline 415.00 feet more or less to the centerline intersection of 11th Street and Park Avenue; thence southwesterly along said centerline of 11th street 100.00 feet more or less; Thence northwesterly 15.00 feet more or less to south corner of Lot 1, Block 5, Snyder's Addition, said point also being on the northerly right of way line of 11th Street; Thence continuing northwesterly along the southwesterly line of said Lot 1 25.00 feet more or less to the west corner of said Lot 1; Thence northeasterly along the northwesterly line of said Lot 1 75.00 feet more or less to the north corner of Lot 1, said point also being on the southerly right of way line of Park Avenue; Thence continuing northeasterly 25.00 feet more or less to the centerline of Park Avenue; Thence northwesterly along said centerline 390.00 feet more or less to the centerline intersection of 12th Street and Park Avenue; Thence southwesterly along said centerline of 12th Street 100.00 feet more or less; Thence northwesterly 15.00 feet more or less to the northerly right of way line of 12th Street and the south corner of Lot 1, Block 6, Snyder's Addition; Thence continuing northwesterly 112.50 feet more or less along the southwesterly lines of Lots 1, 2, 3, 4, 5, Block 6, Snyder's Addition to the west corner of the southeasterly half of said Lot 5; Thence northeasterly 75.00 feet more or less to the north corner of the southeasterly half of said Lot 5, said point also being on the southwesterly right of way line of Park Avenue; Thence continuing northeasterly 25.00 feet more or less to the centerline of Park Avenue; Thence northwesterly along the centerline of Park Avenue 452.50 feet more or less to the centerline intersection of 13th Street and Park Avenue; Thence southwesterly along said centerline of 13th Street 200.00 feet more or less to the centerline intersection of Woodside Avenue and 13th Street; Thence northwesterly along said centerline of Woodside Avenue to the southerly right of way line of 14th Street; Thence northeasterly along said southerly right of way line of 14th Street to the west corner of 14th Street Townhouse Condo, Block 24, Snyder's Addition; thence northwesterly to the south corner of Lift Line Condo Phase I, Block 22, Snyder's Addition, said point also being on the northerly right of way line of 14th Street; Thence northwesterly and northeasterly along said Lift Line Condo Phase I boundary to the westerly boundary of Lift Line Condo Phase II, Block 22, Snyder's Addition; thence northwesterly along said Lift Line Condo Phase II boundary to the south line of Lot 9, Block 22, Snyder's Addition; Thence northeasterly along the southeasterly line of said Lot 9 to the east corner of said Lot 9; Thence northwesterly along the northeasterly line of Lots 9 and 8, Block 22, Snyder's Addition to the south line of

Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; Thence northwesterly along said section line to the northeasterly right of way line of Woodside Avenue; Thence northwesterly along said right of way line to the west corner of Sunflower Condo, located in the south half of the southwest quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence northeasterly along the northerly boundary of said Sunflower Condo to the westerly right of way of Park Avenue; Thence continuing northeasterly to the centerline of Park Avenue; Thence northwesterly along said centerline of Park Avenue, Thence northeasterly to a point being South $61^{\circ}18'30''$ West 120.00 feet from the point of beginning; Thence North $61^{\circ}18'30''$ East 120.00 feet to the point of beginning.

LEGAL DESCRIPTION

for the westerly zone of HR-2 Zoning
within the City of Park City, Utah,
a portion of the Southeast Quarter of Section 16,
Township 2 South, Range 4 East, Salt Lake Base & Meridian:

Beginning at the centerline intersection of Park Avenue and Second Street, thence northwesterly, along the centerline of said Park Avenue, to the intersection of said centerline Park Avenue and the southwesterly extension of the northerly line of Lot 29, Block 8, Park City Survey; thence northeasterly, along said extension of the northerly line of Lot 29, Block 8, to the northwesterly corner of said Lot 29, Block 8; thence northeasterly, along the northerly line of said Lot 29, Block 8, to the northeasterly corner of said Lot 29, Block 8; thence southeasterly, along the middle block line of said Block 8 to the southeasterly corner of Lot 32, Block 8; thence southeasterly, across the Right of Way of Sixth Street, to the platted middle block line of Block 9, Park City Survey; thence southeasterly, along said middle block line of Block 9, to the southeasterly corner of Lot 36, Block 9; thence southwesterly, along the southerly line of said Lot 36, Block 9, to the northeasterly corner of Lot 37, Block 9, as amended by the description in the deed recorded in Book 1000, Page 713 in the office of the Summit County Recorder; thence southeasterly, along the easterly lines of Lots 37, 38, and 39, Block 9, as amended by said deed at Book 1000, Page 713, to the southeasterly corner of said amended Lot 39, Block 9; thence northeasterly, along the northerly line of Lot 40 of said Block 9, to the northeasterly corner of said Lot 40, Block 9; thence southeasterly, along the easterly line of Lots 40 and 41 as amended by the description in the deed recorded in Book 861, Page 220 in the office of the Summit County Recorder, to the southeasterly corner of said amended Lot 41, Block 9; thence northeasterly, along the northerly line of Lot 42, Block 9, to the northeasterly corner of said Lot 42, Block 9, as amended by the description in the deed recorded at Book 861, Page 218 in the office of the Summit County Recorder; thence southeasterly, along the easterly lines of Lots 42, 43, and 44 as amended by said deed at Book 861, Page 218, to the southeasterly corner of said amended Lot 44, Block 9; thence southeasterly, along the middle block line of said Block 9, to the southeasterly corner of Lot 46, Block 9; thence southeasterly, across the Right of Way of Fifth Street, to the middle block line of Block 10, Park City Survey; thence southeasterly, along said middle block line of Block 10, to the southeasterly corner of Lot 19, Block 10; thence southwesterly, along the southerly line of said Lot 19, Block 10, to the northeasterly corner of Lot 20, Block 10, as amended by the description in the deed recorded in Book 1219, Page 444, in the office of the Summit County Recorder; thence southeasterly, along the easterly line of said Lot 20, Block 10, as amended by the deed recorded in Book 1219, Page 444, to the southeasterly corner of said amended Lot 20, Block 10; thence northeasterly, along the northerly line of Lot 21, Block 10, to the northeasterly corner of said Lot 21, Block 10; thence

EXHIBIT B.

southeasterly, along the middle block line of said Block 10, to the southeasterly corner of Lot 32, Block 10; thence southeasterly, across the Right of Way of Fourth Street, to the northeasterly corner of Lot 17, Block 11, Park City Survey; thence southeasterly, along the middle block line of said Block 11, to the southeasterly corner of Lot 32, Block 11; thence southeasterly, across the Right of Way of Third Street, to the northeasterly corner of Lot 17, Block 12, Park City Survey; thence southeasterly, along the middle block line of said Block 12, to the southeasterly corner of Lot 32, Block 12; thence southeasterly, across the Right of Way of said Second Street, to the centerline of said Second Street; thence southwesterly, along the centerline of said Second Street to the intersection with the centerline of said Park Avenue, the point of beginning.

LEGAL DESCRIPTION

for the easterly zone of HR-2 Zoning
within the City of Park City, Utah,
a portion of the Southeast Quarter of Section 16,
Township 2 South, Range 4 East, Salt Lake Base & Meridian:

Beginning at the centerline intersection of Park City Main Street and Second Street, thence northeasterly, along the centerline of said Second Street, to the intersection of said centerline Second Street and the southeasterly extension of the easterly line of Block 70, Park City Survey; thence northwesterly, along the said extension of the easterly line of Block 70 to the southerly corner of Lot 1, Block 70; thence northwesterly along the easterly line of said Block 70 and the easterly line of Block 69, Park City Survey, to the northeasterly corner of said Block 69; thence northwesterly, along the extension of the easterly line of said Block 69, to the northerly Right of Way of Fourth Street; thence northeasterly, along the said northerly Right of Way of Fourth Street to the intersection with the easterly Right of Way of Grant Avenue; thence southeasterly, along said easterly Right of Way of Grant Avenue to the northerly corner of Block 72, Millsite Reservation; thence southeasterly, along the easterly line of said Block 72, to the northeasterly corner of the described property in the Judgment recorded in Book 776, Page 419 in the office of the Summit County Recorder; thence southwesterly, along the northerly line of said description in Book 776, Page 419 to the easterly line of the deed description recorded in Book 617, Page 804; thence southerly, along the most easterly lines of the following deed descriptions recorded in: Book 617, Page 804, Book M26, Page 187, Book 1273, Page 849, Book 624, Page 336, Book 1056, Page 57, Book 867, Page 205, and Book 542, Page 376, Parcel 2 and Parcel 3, to the southeasterly corner of said deed description recorded in Book 542, Page 376, Parcel 3; thence southwesterly, along the southerly line of said description recorded in Book 542, Page 376, Parcel 3 to the southwesterly corner of said deed description; thence southwesterly, across and perpendicular to Chambers Street, to the westerly Right of Way line of Chambers Street; thence southeasterly, along said westerly Right of Way line of Chambers Street to the westerly Right of Way line of Hillside Street; thence southwesterly, along the said westerly Right of Way line of Hillside Street, to the southerly corner of Block 20, Park City Survey; thence northwesterly, along the southerly line of said Block 20, to the southerly corner of Lot 18, Block 20; thence northwesterly, across Main Street to the northeasterly corner of Block 74, Park City Survey; thence northeasterly, across First Street to the southeasterly corner of Lot 1, Block 1, Park City Survey; thence northeasterly, along the southeasterly line of said Lot 1, Block 1, to the northeasterly corner of said Lot 1, Block 1; thence northeasterly, across Park Avenue, to the southerly corner of Block 13, Park City Survey; thence northwesterly, along the westerly line of said Block 13, to the northwesterly corner of Lot 3, Block 13; thence southeasterly, along the northerly line of said Lot 3, Block 13, to the southwesterly corner of

Lot 4, Block 13, as amended by the boundary line agreement recorded in Book 865, Pages 795-805, in the office of the Summit County Recorder; thence northerly, along the westerly lines of Lots 4, and 5, as amended by the said boundary line agreement recorded in Book 865, Pages 795-805, to the northwesterly corner of said amended Lot 5, Block 13; thence northerly, along the westerly lines of Lots 6, 7, 8, 9, and 10, Block 13, and the southerly half of Lot 11, Block 13 as amended by the deed recorded in Book 875, Page 418, in the office of the Summit County Recorder; thence southeasterly, along the northerly line of the southerly half of said Lot 11, Block 13, as amended by the said deed recorded in Book 875, Page 418, and the extension of said northerly line to the said centerline of Park City Main Street; thence northerly, along said centerline of Main Street to the intersection with the centerline of said Second Street, the point of beginning.

AVENUE

1499 Park Avenue

SURVEYOR'S CERTIFICATE:

I, Joe Dhaenens, hold license number 187821 as prescribed by the laws of the State of Utah, and certify that I have made a survey of the property shown hereon and as described in the notes and "description of property surveyed" below.

NOTES:

1. The basis of bearings is as shown.
2. Survey monuments were found or set as shown.
3. The purpose of this survey is for parcel corners, spot elevations, and location of physical features.
4. This survey was requested by Green Properties.
5. The survey was performed in February, 1998.
6. The property was partially covered in snow and ice during the survey; it is possible that some features pertaining to the scope of this survey were not discovered.
7. The difference between the record and measured data is as shown.
8. Alteration of any survey data without the surveyor's consent makes this survey invalid.
9. Easements, if any, affecting this property are not shown.
10. The Easterly right-of-way of Woodside Avenue and the Southerly right-of-way of 15th Street may not coincide with boundary lines of the parcel surveyed; the owner of this property should verify said lines with Park City Municipal Corporation.

DESCRIPTION OF PROPERTY SURVEYED:

Beginning at a point which is East 1451.00 feet and North 460.00 feet from the Southwest Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Park City, Summit County, Utah, thence S 65°08'30" W along the Northerly line of Sunflower Condominiums 130.23 feet, thence N 32°26'20" W along the Easterly right-of-way of Woodside Avenue 108.95 feet, thence N 65°08'30" E along the Southerly right-of-way of 15th Street 153.10 feet, thence S 24°24'28" E along the Westerly right-of-way of Park Avenue 108.00 feet, thence S 65°08'30" W 7.65 feet to the point of beginning. Containing 0.36 Acres.

EXHIBIT C,

PARK

N 24°31'00" W 871.50' Record

pass disk at the
line of Park
elevation =

1501 PARK AVENUE

SURVEYORS CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931, as prescribed by the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described herein and have subdivided said tract of land to be hereafter known as THE HULBERT SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

JOHN DEMKOWICZ, L.S. # 163931

DATE

LEGAL DESCRIPTION

Beginning at a point 598.00 feet North and 1388.00 feet East and North 25124.00° West 48.03 feet from the Southwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 69°45'15" East 8.84 feet to a point on the Westerly right-of-way line of Park Avenue, said point is located South 24°24'28" East (Park City monument control map South 24°31'00" East) 351.30 feet and South 65°35'32" West 33.00 feet from the survey monument located at the intersection of Park Avenue and Empire Avenue; thence along the Westerly right-of-way line of Park Avenue South 24°24'28" East 91.13; thence along the Northerly line of that certain Quit-Claim Deed recorded No. 238494 in Book 353, pages 667-668 in the office of the Summit County Recorder; South 65°08'30" West 9.51 feet; thence along the Northerly line of that certain property described in a deed, entitled "Conveyance and Option", recorded No. 56281 in Book F of Quit-Claim Deeds, page 507 in the Summit County Recorder; South 65°08'30" West 150.88 feet; thence North 28°43'00" West 48.72 feet; thence along the Westerly line of that certain property described in a deed, entitled "Conveyance and Option", Recorded No. 55509 in Book F of Quit-Claim Deeds, page 482, in the Summit County Recorder's office; North 28°43'00" West 59.30 feet; thence along said deed line North 69°30'00" East 3.83 feet; thence along the Westerly line of the Silver Town Condominiums boundary, as recorded Entry No. 132627 (7-19-76) in the office of the Summit County Recorder's Office South 34°58'30" East (Plat South 34°35'00" East) 3.32 feet; thence along the Southerly line of the Silver Town Condominiums boundary North 69°45'13" East (plat North 70°08'43" East) 156.47 feet to the point of beginning. Description contains 16,073.72 Square feet. Basis of Bearing of the description is East along the section line between the southwest and the south Quarter Corner of Section 9.

OWNERS DEDICATION AND CONSENT TO RECORD

EXHIBIT A

37

Know all men by these present that DENNIS P. HULBERT and TERRI V. HULBERT, joint tenants, the undersigned owners of the hereon described tract of land to be known hereafter as THE HULBERT SUBDIVISION, certify that we have caused this survey to be made and this Record of Survey map to be prepared. DENNIS P. HULBERT and TERRI V. HULBERT hereby consent to the recordation of this Record of Survey map. ALSO the owners hereby dedicate to Silverville Basin State Improvement

I James G. West a Registered Utah Land Surveyor holding Certificate No 3082 do hereby certify that I have surveyed the following described tract of land. I further certify that the following description describes the land surface upon which has been or will be constructed SILVER TOWN CONDOMINIUMS in accordance with the Utah Condominium Ownership Act. I further certify that the reference markers as shown on this plat are or will be sufficient to readily retrace or re-establish this survey.

SILVER TOWN CONDOMINIUMS

1503 PARK AVE

BOUNDARY DESCRIPTION

Beginning at a point East 1135.27 feet and North 708.14 feet from the Southwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence N 70° 20' 29" E 187.12 feet to the westerly line of State Highway U-224; thence S 24° 00' E along said westerly line 7.23 feet; thence N 66° 00' E 7.00 feet to the westerly line of Park Avenue; thence S 24° 00' E along said westerly line 145.97 feet; thence S 70° 08' 43" W 165.26 feet; thence N 34° 35' W 157.00 feet to the point of beginning. Contains 0.626 Acre.

Date April 25, 1975

James H. West
Surveyor #3082

OWNER'S CERTIFICATE OF CONSENT TO RECORD

Know all men by these presents that we the undersigned owners of the tract of land described hereon and SILVER TOWN CONDOMINIUMS, a Utah Condominium Project, located on said tract of land, do hereby make this certificate for and on behalf of said owners and has caused a survey to be made and this record of survey map to be prepared and has consented to the recording of this record of survey map in accordance with the Utah Condominium Ownership Act. In witness whereof we have hereunto set our hands this 12th day of MAY 1975

Harold N. Wilkenson
Harold N. Wilkenson

Brent R. Oyer
Brent R. Oyer

DeWayne E. Iverson
DeWayne E. Iverson

William Arthur Francis
William Arthur Francis

EXHIBIT D.

SURVEYOR'S CERTIFICATE

I, D.J. Sorenson DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4183 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THE BOUNDARY SURVEY AND PLOT PLAN CONTAINED HEREON, AND THAT SAID SURVEY, PLOT PLANS, DESCRIPTIONS, FLOOR PLANS AND OTHER MATERIALS CONNECTED HERewith ON SHEET THIR AND THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IS COMPLETE SO THAT SUCH MATERIAL TOGETHER WITH THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PROJECT IS ADEQUATE TO DETERMINE THEREFROM THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND PRIVATE OWNERSHIP ELEMENTS IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AS AMENDED JULY 1, 1975, AND THAT SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

D.J. Sorenson SEP 7, 1982
UTAH R.L.S. FOR P/S ASSOCIATES, INC./NO 4183 DATE

EMPIRE COALITION CONDOMINIUMS 1525 Park Ave.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY U-224, SAID POINT BEING EAST 1235.84 FEET AND SOUTH 1725.83 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, T.2 S., R.4 E., S.L.B. & M., AND RUNNING THENCE SOUTH 24°00'00" EAST ALONG SAID RIGHT-OF-WAY LINE 158.88 FEET TO THE NORTHERLY LINE OF SILVER TOWN CONDOMINIUMS; THENCE SOUTH 70°00'28" WEST ALONG SAID NORTHERLY LINE 187.12 FEET TO THE EASTERLY LINE OF SNOWCREST HOTEL CONDOMINIUMS AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE NORTH 24°00'00" WEST 141.33 FEET ALONG SAID EASTERLY LINE TO A POINT ON A CURVE ON THE SOUTHERLY LINE OF EMPIRE AVENUE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 28.82 FEET (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 81°48'58" EAST, 28.89 FEET, RADIUS OF SAID CURVE BEING 205.00 FEET); THENCE NORTH 88°00'00" EAST ALONG SAID SOUTHERLY LINE 158.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.8425 ACRES, MORE OR LESS.
SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD.

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, BRADSHAW, WALLACE, ZWICK PARTNERSHIP, A UTAH GENERAL PARTNERSHIP, ARE THE RECORD OWNER(S) OF THE REAL PROPERTY DESCRIBED ABOVE AND THAT PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT DO HEREBY CONSENT TO THE RECOROATION OF THIS RECORD OF SURVEY MAP OF THE EMPIRE COALITION CONDOMINIUMS.

Douglas C. Bradshaw 39
BRADSHAW-FERRIN DEVELOPMENT CO., DOUGLAS BRADSHAW, PRESIDENT

EXHIBIT D

EXHIBITS A - S are not included in the Council Packet. These Exhibits are the individual Zoning District Sections of Chapter 7. Staff will include, under separate cover, those Districts listed under New Business, namely RC, GC, LI, FPZ and SLO. Council has not recently discussed revisions to these Districts. All other Districts have been discussed at previous meetings and were included in past Council packets for insertion into the Land Management Code binder. Additional copies of all Districts are available at the Planning Department.

Date: September 21, 2000
Department: Leisure Services
Author: Bob Johnston

Title: **Recreation Facilities Master Plan**

Summary Recommendation: Approve the proposed resolution adopting Recreation Facilities Master Plan.

Description:

A. Topic - The Recreation Facilities Master Plan will be used as a policy tool in concert with *The Trails Master Plan* and *The Entry Corridor Master Plan* to guide the development of recreation facilities within and around Park City. It is also intended to become a component of the *Parks and Recreation Element* of the General Plan.

B. Background - The master planning process began in April of 1997, after Council directed staff to work with the Parks, Recreation and Beautification Board (PR&BB) on a comprehensive look at recreation facility needs. One important aspect was to prepare a detailed feasibility study for an ice skating facility within Park City. Council at the time appropriated \$50,000 to complete the study. After a lengthy process, the firm of Barker, Rinker, Seacat and Associates was commissioned to assist in the development of the study.

A short while into the process the consultants suggested that the study should include a resident survey. A survey prepared and administered by the consultants would have required an additional \$10,000. The Council denied a request for additional funding supporting instead an option that used staff and members of the PR&BB to complete much of the work of preparing the survey. This option required no additional funding. Three-quarters of the way into our process with the survey completed and much of the raw data collected it became evident that the budget was inadequate to complete the study. Staff decided to work with a small group of PR&BB members to complete and package the study. The product before you is the result of that effort.

C. Analysis - The *Recreation Facilities Master Plan* is a broad based yet comprehensive look at current and future recreational needs. A large portion of the study focuses on the potential for an **Ice Skating Facility** in the Park City area. During the early stages of the study process we focused on what the components of the study should be. We determined the study should include the following:

- **An identification of current trends and conditions** to help in setting the stage or context for the current state of recreation facilities in the Park City area.
- **An assessment our existing recreational facilities:** strengths and weaknesses.
- **An assessment of potential recreational facility sites.** If expansion became necessary, where would we go?
- **What facilities are needed** and how is that determined. While we utilized a number of

technics to determine our needs, we relied most heavily on our resident survey.

The study concludes with recommendations on policy direction or **Guiding principles** and an **Action plan**. The Action plan identifies six items that warrant further time, attention and resources. Should Council determine that the study to this point is valid and you agree with the direction, the PR&BB will prioritize the six action items.

Review:

The *Recreation Facilities Master Plan* has been reviewed by the City Manager, the Leisure Services staff, The Snyderville Basin Recreation District Board and has been endorsed by the Park City Parks, Recreation and Beautification Board. The Parks, Recreation, Beautification Advisory Board held a public input meeting July 19, with no public opposition. The City Council held a public meeting September 1, with no public opposition.

Alternatives:

Approve Request - Approve and adopt the *Recreation Facilities Master Plan*.

Deny Request - No *Recreation Facilities Master Plan*.

Continues Action - Provide direction to the Parks, Recreation, Advisory Board and staff for the *Recreation Facilities Master Plan*.

Recommendation:

Approve the resolution adopting the Recreation Facilities Plan.



Resolution No.

**RESOLUTION ADOPTING A RECREATION FACILITIES MASTER PLAN
FOR PARK CITY, UTAH**

WHEREAS, City Council adopts the Park City Recreation Facilities Master Plan, as a guideline for recreation development, and the City Council deems it in the best interest of the community to adopt this plan to better meet the current and future needs of residents;

WHEREAS, the Recreation Facilities Master Plan will be used as a policy tool in concert with the Trails Master Plan and the Entry Corridor Master Plan to guide the development of recreation facilities within and around park City. It will also become a component of the Parks and Recreation Element of the General Plan; and

WHEREAS, the Parks, Recreation, and Beautification Advisory Board held several public work sessions and stakeholder meetings with interested citizen groups since 1997; and

WHEREAS, a public hearing on the Recreation Facilities Master Plan was held at a noticed meeting of the Parks, Recreation, and Beautification Advisory Board held on July 19, 2000; and

WHEREAS, a public hearing on the Recreation Facilities Master Plan was held at a noticed meeting of the City Council held on September 1, 2000;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council as follows:

SECTION 1. MASTER PLAN ADOPTED. The attached Exhibit "A", Master Plan for Recreation Facilities, is hereby adopted by the City Council of Park City, Utah.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 21st day of September, 2000.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, Deputy City Attorney