

MEETING RECOMMENDATIONS

COUNCIL AGENDA REPORT

DATE: August 14, 1994
DEPARTMENT: Community Development Department
AUTHOR: Peter Staks
TITLE: Silver Lake East Plat Subdivision Amendment
TYPE OF ITEM: Plat Amendment

SUMMARY RECOMMENDATIONS:

Approve the plat amendment subject to Findings, Conditions of Approval and Conclusions of Law as outlined by staff.

DESCRIPTION:**A. Topic.**

The development proposal for 14 townhome units called Sterling Lodge at Silver Lake calls for a plat amendment in order to facilitate construction of the project.

B. Background.

This item was unanimously approved by the Planning Commission at its August 9, 1995 meeting. The item was previously discussed at the June 28, 1995 Planning Commission meeting during work session and also at a public hearing July 12, 1995. No members of the public appeared in objection to the proposal nor has the staff received any opposition to this item in writing.

The Silver Lake East Subdivision was recorded in July of 1990 and was a subdivision of three lots. The first lot was developed as a part of the Deer Valley Club project. Lot 2 is the subject of an application for a 14 unit townhome style condominium development currently being considered by the Planning Commission. Lot 3 is an open space dedicated lot.

To facilitate the cohesive design of the Sterling Lodge project, the applicants have requested that a lot line adjustment be considered between lots 2 and 3.

C. Analysis.

The lot adjustment has respected the staff requirement that the open space lot (lot 3) not be reduced in size. The open space parcel was 1.050 acres in size and is proposed to be 1.051 acres in size after the replat.

The usefulness of the open space in the area proposed to be used by the Sterling Lodge for building area is marginal in that it is between two structures and really serves more as setback space (which would be governed by building code requirements anyway) as opposed to visual or functional open space.

The new added open space area is located adjacent to Royal Street in a prominently visible area.

D. Department Review.

The Community Development Department has reviewed this project. Conditions of approval have been addressed by the Staff and by the Planning Commission.

ALTERNATIVES:

A: Reject the plat amendment and require the lots to remain as is (this would impact the Sterling Lodge MPD as proposed and processed).

B: Provide modifications to the plat amendment (that may affect the Sterling Lodge MPD design).

C: Accept the replat as recommended by the Planning Commission with Findings, Conditions of Approval and Conclusions of Law as provided herein.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The project that has been processed in conjunction with this replat called Sterling Lodge has been designed and discussed by the Planning Commission in coordination with this replat. It would take a complete redesign of that project should this recommended action not be taken.

RECOMMENDATION:

The staff recommends that the City Council concur with the Planning Commission recommendation and adopt the ordinance attached hereto approving the Silver Lake East Subdivision replat with the Findings , Conditions of Approval and Conclusions of Law as provided.

Findings:

- 1.) The project has proposed no deviation from the Standard Park City Municipal Corporation Review Requirements.
- 2.) The amount of land remaining in open space, and the areas being maintained as open space are equal to or greater than those open spaces designated before the replat.
- 3.) The Planning Commission, after holding a public hearing on July 12, 1995 with prior notification provided to property owners within 300' of the proposed project, recommends approval of the proposal.

Conditions of Approval:

- 1.) A financial security shall be posted prior to plat recordation to cover the costs of public improvements.
- 2.) Prior to plat recordation, evidence of filing of Conditions, Covenants and Resyrictions of this project shall be provided to the City Attorney.
- 3.) Prior to recordation, the City Attorney and City Engineer shall review and approve the Plat.
- 4.) All Park City Municipal Corporation Project Review Requirements shall apply.

Conclusions of Law:

- 1.) The applicants have submitted materials and documents consistent with the plat amendment process.
- 2.) There is good cause for the amendment.
- 3.) Neither the public nor any other person will be materially harmed by the amendment.

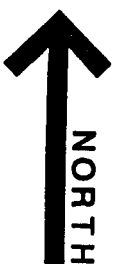
EXHIBITS:

- A.) Project Location
- B.) Existing Plat
- C.) Proposed Plat



EXHIBIT A

**Silver Lake East
Subdivision**



NOTE: EXISTING LOT
TWO BOUNDARY IN THESE
LOCATIONS

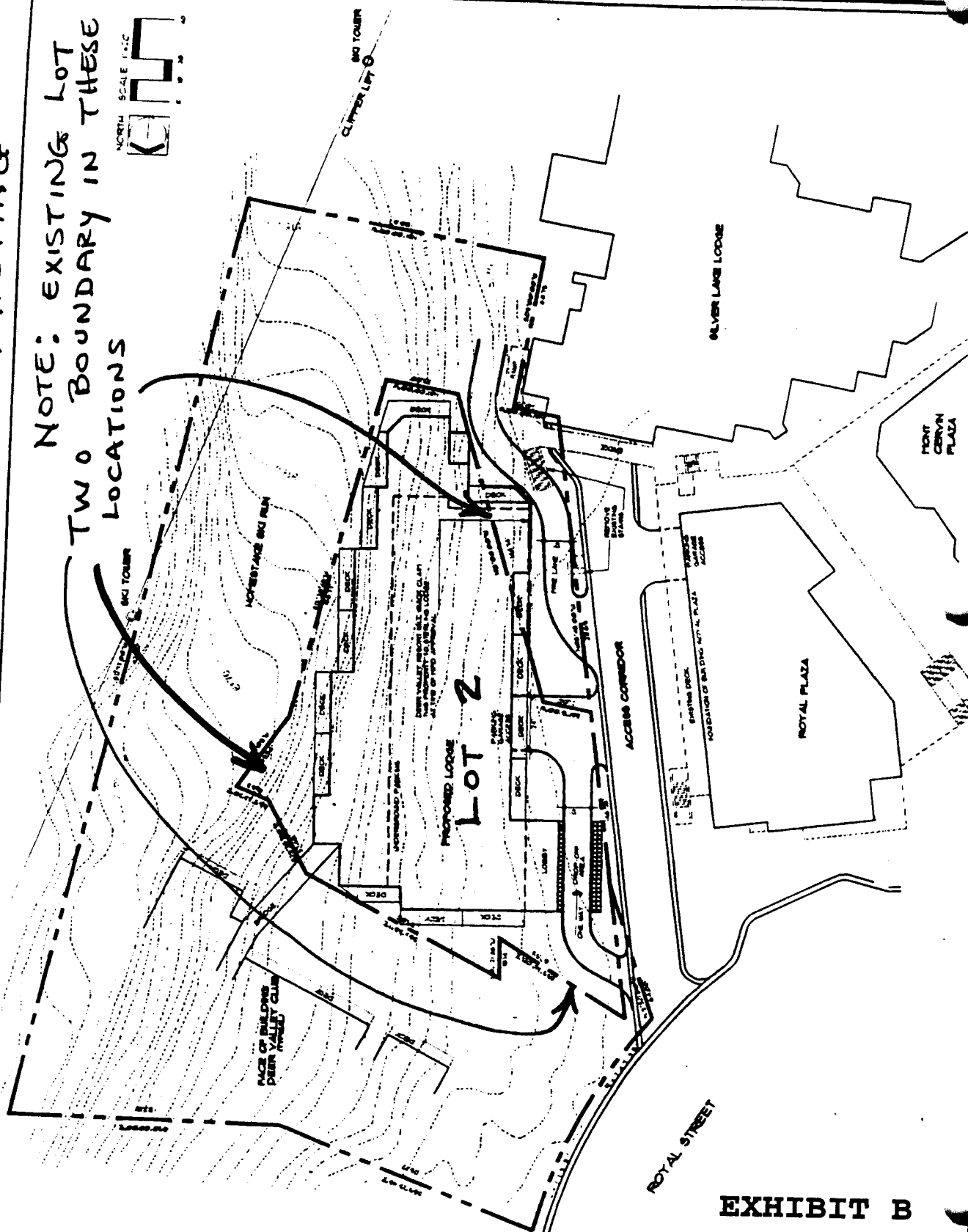


EXHIBIT B

Ordinance No. 95-

**AN ORDINANCE APPROVING THE SILVER LAKE EAST
SUBDIVISION PLAT AMENDMENT
PARK CITY, UTAH**

WHEREAS, the owners of the property known as The Silver Lake East Subdivision have petitioned the Planning Commission for approval of a plat amendment; and

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

WHEREAS, on July 12, 1995 the Planning Commission held a public hearing and approved the plat amendment attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment, known as The Silver Lake East Subdivision Plat;

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

SECTION 1. CONCLUSIONS OF LAW.

The City Council hereby concludes that there is good cause for the plat amendment and that neither the public nor any person will be materially injured by the proposed plat amendment. The plat amendment is in conformance with the Land Management Code.

SECTION 2. PLAT APPROVAL.

The Silver Lake East Plat Subdivision Amendment, is approved as shown on the attached Exhibit A with the following conditions:

1. A financial security shall be posted prior to plat recordation to cover the costs of public improvements.
2. Prior to plat recordation, evidence of filing of the Conditions, Covenants and Restrictions of this project shall be provided to the City Attorney.
3. Prior to plat recordation, the City Attorney and City Engineer shall review and approve the Plat.
4. All Park City Municipal Corporation Standard Project Review Requirements shall apply.

SECTION 3. EFFECTIVE DATE.

This Ordinance shall take effect upon adoption.

PASSED AND ADOPTED this 24th day of August, 1995.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney

COUNCIL AGENDA REPORT

DATE: August 24, 1995
DEPARTMENT: Community Development
AUTHOR: Richard E. Lewis
TITLE: Lot Line Adjustment Process - Land Management Code
Amendment
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Adopt the ordinance amending Chapter 2 and Section 15.1 of the Land Management Code to create the new Lot Line Adjustment Process.

DESCRIPTION:

A. Topic: Lot Line Adjustment Process

B. Background: The Utah State Legislature passed a bill in the last legislative session allowing lot line adjustments in subdivisions by an administrative process. The legislation limits these adjustments to property boundary lines between two adjoining lots and requires the consent of the adjoining property owners. This administrative process may be allowed provided:

- a. No new dwelling lot or housing unit results from the lot line adjustment;
- b. The adjoining property owners consent to the lot line adjustments;
- c. The lot line adjustment does not result in remnant land that did not previously exist; and
- d. The adjustment does not result in violation of applicable zoning requirements.

The City Attorney has prepared the attached ordinance amending Chapter 2 and Section 15.1 of the Land Management Code creating a process to allow lot line adjustments. The Planning Commission held public hearings on the ordinance on March 8, 1995, May 24, 1995, June 28, 1995, and on July 12, 1995. After the public hearing on July 12, 1995, the Planning Commission recommended approval of the ordinance.

C. Analysis: The administrative process for lot line adjustments, as presented in the attached ordinance, will provide an informal, inexpensive means to solve most lot line adjustment issues, particularly in the historic section of Park City. If an applicant meets the specific criteria in the ordinance, lot lines will be adjusted without the Planning Commission and/or the City Council reviewing the application.

In addition to the criteria in the State legislation, the Planning Commission asked that written notice be sent to all property owners within 300' of the property under consideration, that all property owners contiguous to adjusted property (including those across the street) must consent to the lot line adjustment before it can be approved through this administrative process, and that neither of the lots had been previously combined under this process (thereby eliminating the possibility of multiple lot combinations in the informal process).

D. Department Review: The City Attorney's office, Planning Department, and Community Development Director, have reviewed the ordinance and this report.

ALTERNATIVES:

- A. Adopt the ordinance thereby implementing the lot line adjustment process.
- B. Deny the proposed ordinance amendment and refer this item back to the Planning Commission and Staff for more study.
- C. Continue this item and request additional evaluation from the Staff.

SIGNIFICANT IMPACTS:

The Planning Commission and City Council have reviewed a substantial number of minor lot line adjustments over the past six months while this ordinance was under study. If the ordinance is adopted and the lot line adjustment process implemented, a significant amount of Planning Commission, City Council, and Staff time can be saved in the future.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the City Council chooses not to approve the ordinance amendment, minor lot line adjustments will continue to come directly to the City Council for their review.

RECOMMENDATION:

The Planning Commission recommend approval of the ordinance amending Chapter 2 and Section 15.1 of the Land Management Code to create a new lot line adjustment process.

Ordinance No. 95-

AN ORDINANCE AMENDING CHAPTER 2 AND SECTION 15.1 OF THE LAND MANAGEMENT CODE TO CREATE A NEW LOT LINE ADJUSTMENT PROCESS.

WHEREAS, the Planning Commission, after giving proper notice and holding public hearings on March 8, May 24, June 28, and July 12, 1995, did pass a positive recommendation of the ordinance to the City Council on July 12, 1995; and

WHEREAS, the City Council, after proper notice, did hold a public meeting on the ordinance on August 17, 1995; and

WHEREAS, the City Council has determined it is in the best interests of the residents of Park City to provide a streamlined, inexpensive administrative process to make minor lot line adjustments between lots within subdivisions; and

WHEREAS, protection of neighborhood integrity, mass, rhythm and scale in the historic neighborhoods is essential to the well being of the City; and

WHEREAS, the amendments proposed herein will preserve historical integrity within City neighborhoods while providing an opportunity for creative restructuring of historic lots; and

WHEREAS, the adoption of the ordinance is in the best interests of the residents of Park City;

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

SECTION 1. Amendment. A new definition is hereby added to Chapter 2 of the Park City Land Management Code as follows:

~~Lot line adjustment. The relocation of the property boundary line between two adjoining lots with the consent of the owners of record.~~

SECTION 2. Amendment. Section 15.1 of the Park City Land Management Code is amended to read as follows:

15.1.2. POLICY.

(a) It is hereby declared to be the policy of Park City to consider the subdivision of land and the subsequent development, ~~or amendment~~ of the subdivided plat, ~~or the adjustment of lot lines therein,~~ as subject to the control of Park City pursuant to the official Comprehensive Plan of Park City for the orderly, planned, efficient, and economical development of Park City.

(b) Land to be subdivided or resubdivided, or lot lines that shall be adjusted therein shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, landslide, mine subsidence, geologic hazards, or other menace, and land shall not be subdivided, resubdivided, or adjusted until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements.

15.1.3. PURPOSES. These regulations are adopted for the following purposes:

(h) To establish reasonable standards of design and procedures for subdivisions, ~~and resubdivisions, and lot line adjustments~~, in order to further the orderly layout and use of land; and to insure proper legal descriptions and monumenting of subdivided land.

(i) To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision, ~~resubdivision, or lot line adjustment~~.

15.1.4. AUTHORITY.

(a) By authority of ordinance of the City Council of Park City (hereinafter referred to as "City Council") adopted pursuant to the powers and jurisdictions vested through ~~Chapter 5, Title 57 and Chapter 9, Title 10 of the Utah Code, Annotated (1953, as amended)~~ and other applicable laws, statutes, ordinances, and regulations of the State of Utah, the City Council hereby exercise the power and authority to review, approve, and disapprove plats for subdivision land within the corporate limits of Park City which show lots, blocks, or sites with or without new streets or highways.

(b) By the same authority, the City Council does hereby exercise the power and authority to pass and approve development in subdivisions, ~~resubdivisions, or lot line adjustments~~ of land already recorded in the office of the County Recorder if such are entirely or partially undeveloped.

(c) The ~~plat, subdivision, resubdivision, or lot line adjustment~~ shall be considered to be entirely or partially undeveloped if:

1. ~~the said plat, subdivision plat, or resubdivision, or lot line adjustment~~ has been recorded with the County Recorder's office without a prior approval by the City Council, ~~or in the case of a lot line adjustment, its designated responsible official, or~~

2. ~~the said plat, subdivision, or resubdivision, or lot line adjustment~~ has been approved by the City Council where the approval has been granted more than three (3) years prior to granting a building permit, on the partially or entirely undeveloped land and the zoning regulations, either bulk or use, for the district in which the subdivision is located, have been changed subsequent to the original final ~~plat, subdivision, resubdivision, or lot line adjustment~~ approval.

JURISDICTION.

(a) These subdivision regulations shall apply to all subdivisions or resubdivisions of land and to lot line adjustments, as defined herein, located within the corporate limits of Park City.

(b) No land shall be subdivided within the corporate limits of Park City until:

1. the subdivider or his/her agent shall submit a sketch plat of the parcel to the Planning Commission through the Park City Planning Department;

2. obtain approval of the sketch plat and preliminary and final approval of the plat itself by the Planning Commission and City Council; and

3. the approved plat is filed with the County Recorder.

(c) The Community Development Department may approve a lot line adjustment between two lots without a plat amendment, within the corporate limits of Park City, if:

1. the owners of both lots demonstrate, to the satisfaction of the Community Development Director that:

- (I) no new developable lot or unit results from the lot line adjustment;
- (II) all owners of property contiguous to the adjusted lot(s) or to lots owned by the applicant(s) which are contiguous to the adjusted lot(s), (including those separated by a public right of way) consent to the lot line adjustment;
- (III) the lot line adjustment does not result in remnant land;
- (IV) the lot line adjustment, and resulting lots comply with LMC Section 15.4 and are compatible with existing lot sizes in the immediate neighborhood;
- (V) the lot line adjustment does not result in violation of applicable zoning requirements;
- (VI) neither of the original lots were previously adjusted under this section; and
- (VII) written notice was mailed to all owners of property within 300 feet and neither any person nor the public will be materially harmed by the adjustment; and

2. The Community Development Director authorizes the execution and recording of an appropriate deed and sketch plat, with City stamp affixed thereto, to reflect that the City has approved the lot line adjustment.

3. If, based upon non-compliance with subsection (1), the Community Development Director denies the lot line adjustment, the Director shall inform the applicant(s) in writing of the reasons for denial, of the right to appeal the decision to the Planning Commission, and of the right to file a formal plat amendment application.

(de) No building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision, ~~resubdivision, plat amendment, deed, survey, or lot line adjustment~~ after the effective date of, and not in conformity with, the provisions of these ~~subdivision~~ regulations or approved under prior subdivision ordinance, and no excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with the applicable city regulations.

15.1.6. ENACTMENT. In order that land may be subdivided, ~~resubdivided, or lot lines adjusted~~ in accordance with these purposes and policy, these ~~subdivision~~ regulations are hereby adopted.

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, Mayor

Attest:

Anita L. Sheldon, City Recorder

Approved as to form:

Mark D. Harrington, Asst. City Attorney

MEMORANDUM

August 24, 1995

TO: The Honorable Mayor & City Council Members
FROM: Bob Stephens, Administrative Services Director
SUBJECT: Compensation for Council and Commissions

Jan Scott has prepared a draft of an ordinance that includes the various options on compensation for Council, commissions and boards that have been discussed in previous Council work sessions. A public hearing has been scheduled for August 24, 1995 to solicit public comment on this topic. Because Mayor Olch and Councilman Harlan will not be in attendance on August 24th, formal action on the ordinance is being scheduled for the Council meeting on August 31, 1995. Time will also be scheduled for work session on August 31, 1995 for Council discussion.

Ordinance No. 95-

**AN ORDINANCE REPEALING RESOLUTION NO. 12-90,
FIXING THE RATE OF COMPENSATION
FOR ELECTED AND APPOINTED OFFICIALS
AND SETTING FORTH EXPENSE AND TRAVEL GUIDELINES**

WHEREAS, the City Council recognizes and appreciates the many contributions made by individuals willing to serve the community in an official capacity; and

WHEREAS, the City Council finds it desirable to foster diversity of membership on all boards and commissions, including the City Council; and

WHEREAS, the City Council finds it in the best interest of the community to review stipends for public service, from time to time; and

WHEREAS, rates of compensation for elected and appointed officials must be adopted by ordinance according to state law, and accordingly a public hearing was held on this matter on August 24, 1995 at the City Council's regularly scheduled meeting;

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

SECTION 1. COMPENSATION FOR MAYOR AND COUNCILMEMBERS. Resolution No. 12-90 is hereby repealed. Compensation for services rendered in an official capacity shall be provided as follows.

Option 1 - Keep current salary levels the same:

Mayor	\$16,032 per year plus \$100 per month car allowance
Councilmembers	9,444 per year

Option 2 - Increase salary by 2% this year and then follow pay plan guideline: Increases in compensation shall be consistent with the average percentage of increase in the ranges of salaries of the Park City Municipal Pay Plan set forth by resolution for municipal employees. Increases beyond the Pay Plan guideline will be established by amendment to this Ordinance.

Mayor	\$16,352.64 per year plus \$100 per month car allowance
Councilmembers	9,632.84 per year

Option 3 - In addition to a stipend, provide single health insurance to member at City's expense as a part of the compensation package (single health insurance coverage currently available at member's expense).

Option 4 - In addition to a stipend, pay a portion of the premium for private insurance coverage equal to the cost of City single health insurance coverage if arrangements can be made with the private carrier.

Option 5 - In addition to a stipend, pay a portion of the premium for private insurance coverage equal to the cost of City single health insurance coverage if arrangements can be made with the private carrier. If arrangements cannot be made, increase compensation by the amount of City single health insurance coverage (approximately \$155/per month).

Option 6. Service on the City Council is voluntary; no compensation or benefits, except for reimbursement of expenses.

SECTION 2. COMPENSATION FOR APPOINTEES OF BOARDS AND COMMISSIONS. Compensation for services rendered in an official capacity shall be provided as follows:

Option 1. Keep current compensation the same:

Planning Commission	\$75/per meeting
Historic District Commission	\$40/per meeting
Board of Adjustment	\$30/per meeting

Option 2 - Increase compensation by 2% this year and then follow pay plan guideline:

Planning Commission	\$76.50/per meeting
Historic District Commission	\$40.80/per meeting
Board of Adjustment	\$30.60/per meeting

Option 3 - Increase compensation by 25%, 15% and 5%, respectively, of Council compensation this year and then follow pay plan guideline:

Planning Commission	\$2,362 per year (\$98/per meeting)
Historic District Commission	\$1,417 per year (\$59/per meeting)
Board of Adjustment	\$472 per year (\$39/per meeting)

Option 4 - Service on all boards and commissions is voluntary; no compensation, except for reimbursement of expenses.

SECTION 3. PROFESSIONAL DEVELOPMENT. Allowances for City officials shall be budgeted for costs of professional development and educational conferences designed to improve understanding of and proficiency in municipal affairs.

SECTION 4. CITY BUSINESS AND MILEAGE. The compensation specified in Section 1 is intended to cover the usual costs incurred in the conduct of official City business for City officials. It is reasonable for the City to reimburse mileage costs for travel beyond Summit County and the Wasatch Front; mileage reimbursement shall be consistent with the standard set by the Internal Revenue Service.

SECTION 5. TRAVEL GUIDELINES. When official business requires air travel or overnight stays, it shall be the responsibility of the attendee to find cost effective travel and lodging. The individual will be reimbursed for tickets, meals, lodging, and other reasonable costs incurred in the conduct of such official business, consistent with the Business Travel Policy adopted by Park City Municipal Corporation.

When a City official is attending a conference where said individual's spouse is expected to attend, funds may be authorized to sufficiently cover the cost of a double room. However, all other expenses related to the participation of a spouse shall be paid by the City official. It will not be the responsibility of the City to reimburse costs for recreational activities.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 31st day of August, 1995.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney



COUNCIL AGENDA REPORT

DATE: August 17, 1995
DEPARTMENT: Community Development Department
AUTHOR: Nora Seltenrich, Special Projects Manager
TITLE: Final Condominium Plat, Summit Watch, 780 and 804 Main
TYPE OF ITEM: Final Condominium Plat

SUMMARY RECOMMENDATIONS:

Approve with conditions

DESCRIPTION:

A. Topic.

PROJECT STATISTICS:

Applicant:	Marriott Ownership Resorts, Inc.
Location:	780 and 804 Main Street
Zoning:	HRC/HCB
Adjacent Land Uses:	Mixed Use Residential and Commercial
Date of Application:	June 16, 1995
Project Planner:	Nora Seltenrich
Staff Recommendation:	Approve with conditions

B. Background.

On April 26, 1995, the Planning Commission reviewed and approved a conditional use permit for Phase 3 of the Summit Watch Project. That phase consists of 2 buildings, the Lobby building (containing 20 residential units, 2195 sq ft of net leasable commercial area and 4000 sq ft of support commercial space), and Building A4 (containing 14 residential units and 6946 sq ft of net leasable commercial area). The buildings have just begun construction. The applicant now wishes to gain approval of the condominium plat for these two buildings.

The Planning Commission forwarded a positive recommendation to the City Council on the plat on August 9, 1995.

C. Analysis

The plat is consistent with the plans approved by the Planning Commission and with the building plans submitted to date.

D. Department Review.

The City Engineer has reviewed the plat and has recommended some changes prior to plat recordation. The City Attorney's office will be required to review and approve the plat prior to recordation.

RECOMMENDATION:

The staff recommends approval of the condominium plat for 780 and 804 Main Street based upon the following:

Findings of Fact:

1. The plat is a second supplemental record of survey for the Summit Watch Project which condominiumizes the Lobby Building and Building A4.
2. The plat is consistent with the Planning Commission Approval.
3. The project contains some plaza area of common ownership which has not been approved for outdoor uses.
4. The Planning Commission held a public hearing on the request and forwarded a positive recommendation to the City Council on August 9, 1995.

Conclusions of Law:

1. The plat is consistent with the Park City Land Management Code.
2. The approval of the plat does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Engineer and City Attorney shall review and approve the plat and Conditions, Covenants and Restrictions prior to recordation.
2. Any uses on the plaza will require a separate conditional use permit.

ORDINANCE NO. 95-___

**AN ORDINANCE APPROVING THE FINAL CONDOMINIUM PLAT OF SUMMIT WATCH
LOCATED AT 780 AND 804 MAIN STREET, PARK CITY, UTAH**

WHEREAS, the owners of the property known as Summit Watch petitioned the Planning Commission for approval of the final plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing to receive input on the proposed conversion on April 26, 1995; and

WHEREAS, on April 26, 1995, the Planning Commission approved the final plat attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of Park City to approve the final plat, and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat revision.

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

SECTION 1. The Summit Watch final condominium plat is approved as shown on the attached Exhibit A with the following conditions:

Findings of Fact:

1. The plat is a second supplemental record of survey for the Summit Watch Project which condominiumizes the Lobby Building and Building A4.
2. The plat is consistent with the Planning Commission Approval.
3. The project contains some plaza area of common ownership which has not been approved for outdoor uses.
4. The Planning Commission held a public hearing on the request and forwarded a positive recommendation to the City Council on August 9, 1995.

Conclusions of Law:

1. The plat is consistent with the Park City Land Management Code.
2. The approval of the plat does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Engineer and City Attorney shall review and approve the plat and Conditions, Covenants and Restrictions, prior to recordation.
2. Any uses on the plaza will require a separate conditional use permit.

SECTION 2. This ordinance shall take effect immediately.

DATED this 24th day of August, 1995.

PARK CITY MUNICIPAL CORPORATION

BRADLEY A. OLCH, MAYOR

ATTEST:

Anita Sheldon, City Recorder

APPROVED AS TO FORM:

Mark Harrington, Deputy City Attorney

RECORDED in a book, 21742 and Book 21, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867

16. **RECORDING** of a signal from 0023.12 and from 0044.14 has been from the 1000 Hz channel of the Sardinian Channel. The signal from 0023.12 has been identified as the Sardinian Channel of the 1000 Hz channel. The signal from 0044.14 has been identified as the Sardinian Channel of the 1000 Hz channel. The signal from 0023.12 has been identified as the Sardinian Channel of the 1000 Hz channel. The signal from 0044.14 has been identified as the Sardinian Channel of the 1000 Hz channel.

1. ADDRESS: 1000 10TH ST. N.
2. STREET ADDRESS: 1000 10TH ST. N.
3. CITY: MINN. ST. N.
4. INDICATES STREET MONUMENT
5. PROPERTY LINE

CRACK AND FALL! CREEPING AND SLAM! TRUCK! RESPONSIBILITY
OF THE COMPLETE LAUREL IS BY CARP CREEPY

Programa i rezultati

[illegible][illegible]

LINE REPORT 3334

[illegible]

Notary Public
by Commission Expires
Residing at:

SUMMIT WATCH AT PARK CITY

SECOND SUPPLEMENTAL RECORD OF SURVEY MAP
P H A S E 2 & 2A
WATCH AT PARK
AN EXPANDABLE UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN
AND WENDOVER, PARK CITY, SAMUITS COUNTY, UTAH

ALLIANCE ENGINEERING INC.

P.O. BOX 2984
323 MAIN STREET
PAID CITY, UTAH 84060
(801) 649-8467

REVENUE FOR COMBANCE TO SOUTHERN BASIN SEWER
IMPROVEMENT DISTRICT STANDARDS ON THIS
DAY OF _____, 1895 A.D.

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS
DAY OF _____, 1995 A.D.

ENGINEERS CERTIFICATE
I FIND THIS PLAN TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS
DAY OF _____, 1995 A.O.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
DAY OF _____, 1997, A.D.

CERTIFICATE OF ATTEST
 WHEREBY THIS RECORD OF SURVEY
 WAS APPROVED BY PARK CITY
 COUNCIL THIS _____ DAY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____,
1968.

PAGE 1

RECORDED

STATE OF UTAH COUNTY OF SALT LAKE
AT THE REQUEST OF

PAGE 1
AND UNIT
PAGE

~~REGISTRATION AND CONSENT TO RECORD~~

[illegible]

ACKNOWLEDGEMENT

[illegible]

STUDENT'S MEDICATION AND CONSENT TO RECORD

[illegible]

LINE REPORT 3334

On the _____ day of _____, 1925, personally appeared _____ who, being by me duly sworn, depose that he is the _____ of Laurel University, Georgia, a Deceased Corporation, and that the _____ and foregoing Oath is true and correct. I, _____ a Notary Public in and for the State of Georgia, do hereby certify that the foregoing Oath was duly administered to me that said Corporation and said _____ and the same _____ day acknowledged to me that said Corporation.

Notary Public
by Commission Expires
Residing at:

SUMMIT WATCH AT PARK CITY

SECOND SUPPLEMENTAL RECORD OF SURVEY MAP
P H A S E 2 & 2A
WATCH AT PARK
AN EXPANDABLE UTM COORDINATE PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN
AND MCDONALD, PARK CITY, SANJIT COUNTY, UTAH

ALLIANCE ENGINEERING INC.

P.O. BOX 2984
323 MAIN STREET
PAID CITY, UTAH 84060
(801) 649-8467

REVENUE FOR COMBANCE TO SOUTHERN BASIN SEA
IMPROVEMENT DISTRICT STANDARDS ON THIS
DAY OF _____, 1895 A.D.

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS
DAY OF _____, 1995 A.D.

ENGINEERS CERTIFICATE
I FIND THIS PLAN TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS
DAY OF _____, 1995 A.O.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
DAY OF _____, 1997, A.D.

CERTIFICATE OF ATTEST
 WHEREBY THIS RECORD OF SURVEY
 WAS APPROVED BY PARK CITY
 COUNCIL THIS _____ DAY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____,
1968.

PAGE 1

RECORDED

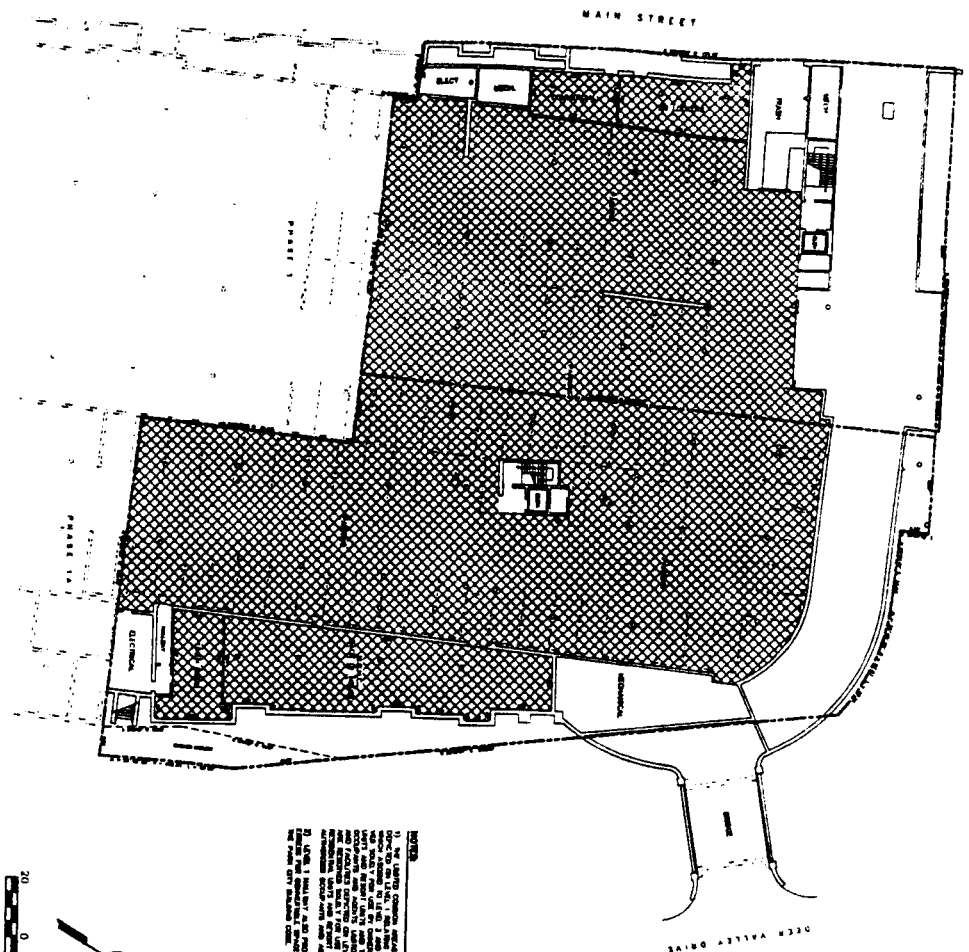
STATE OF UTAH COUNTY OF SALT LAKE AND IN
AT THE REQUEST OF

PAGE 1
AND UNIT
PAGE

- NOTES:**
1. PLANS AND ELEVATIONS SHOWN ON THIS MAP ARE CONSIDERED TO BE THE FINAL DESIGN AND SHALL BE USED FOR CONSTRUCTION OF THE PROJECT.
 2. ALL STRUCTURAL, ELEVATIONS AND FINISHES ARE TO BE AS SHOWN ON THE PLANS AND ELEVATIONS.
 3. ALL STRUCTURAL, ELEVATIONS AND FINISHES ARE TO BE AS SHOWN ON THE PLANS AND ELEVATIONS.
 4. ALL STRUCTURAL, ELEVATIONS AND FINISHES ARE TO BE AS SHOWN ON THE PLANS AND ELEVATIONS.
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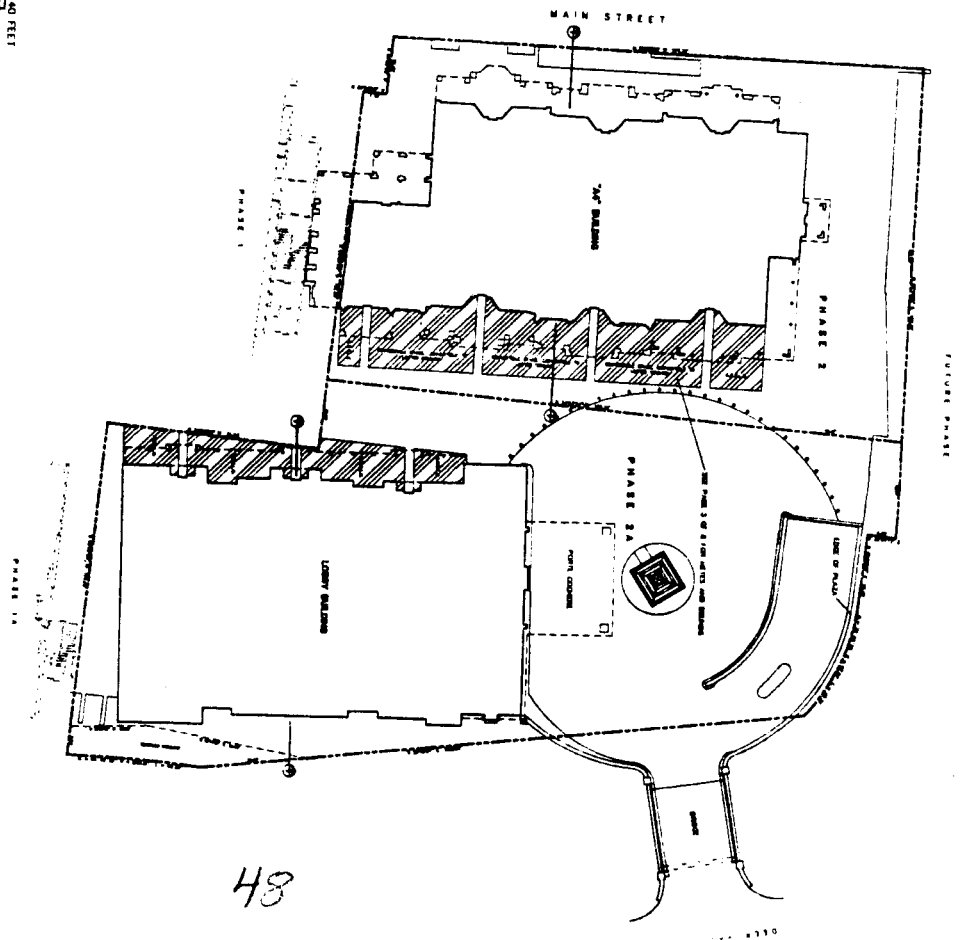
- LEGEND**
- COMMON AREAS AND FACILITIES
 - PRIVATE OWNERSHIP
 - LIMITED COMMON AREAS AND FACILITIES (LCA)
 - CONVERTIBLE SPACE
 - CONVERTIBLE SPACE, CONVERTIBLE TO LIMITED COMMON AREAS AND FACILITIES

**14' AND LOBBY BUILDING
PARKING LEVEL**



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS.

**14' AND LOBBY BUILDING
PLAZA LEVEL**



SUMMIT WATCH AT PARK CITY

SECOND SUPPLEMENTAL RECORD OF SURVEY MAP
PHASE 2 & 2A
AN EXPANDED UTM COORDINATE PROJECT
LOCATED IN THE SOUTHWEST CORNER OF SECTION 16
TOWNSHIP 2 NORTH, RANGE 12 WEST, COUNTY OF SALT LAKE
AND WYOMING, PARK CITY, SUMMIT COUNTY, UTAH

LEGEND

- ST REPRESENTS SQUARE FEET
- THE STREET ADDRESS OF SUMMIT WATCH AT PARK CITY IS
- © MICHAEL J. TAYLOR, ARCHITECT
- © PROPERTY LINE

JOB NO. 4-4-83 T-11-77-A PHASE 2

STATE OF UTAH COUNTY OF SUMMIT AND FAULT
DATE: 11/11/83
BOOK: 111
PAGE: 111

RECORDED
PAGE 2 OF 2

LEVEL ONE COMMERCIAL

SUMMIT WATCH AT PARK CITY

SECOND SUPPLEMENTAL RECORD OF SURVEY MAP
PHASE 2 & 2A
AN EXISTING UTM CONDOMINIUM PROJECT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 36 NORTH, RANGE 12 WEST, 10TH PRINCIPAL MERIDIAN
AND WILSON PARK CITY, SALT LAKE COUNTY, UTAH

LEVEL ONE COMMERCIAL AND RESIDENTIAL

JOB NO. 4-4-85 TUNN-0023

RECORDED

STATE OF UTAH COUNTY OF SALT LAKE AND FILED
AT THE REQUEST OF BOOK PAGE
DATE

111 MICHAEL B

PAGE 3 OF



- COMMON AREAS AND FACILITIES
- PRIVATE OWNERSHIP
- UNITED COMMON AREAS AND FACILITIES (A)
- CONVERTIBLE SPACE
- UNITED SPACE CONVERTIBLE TO UNITED COMMON AREAS AND FACILITIES

- NOTES
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN COMPARED WITH ARCHITECT'S PLANS SUBMITTED BY GEORGE JOHNSON.
 2. WITHIN DIMENSIONS SHOWN ARE 10 UNITS SURFACES.
 3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 4. REFERS TO REGULATION OF CONDOMINIUM FOR COMPLETE DESIGN OF CONVERSION.
 5. SHOWING SEE SHEET 1 OF 8 FOR LOCATION AND ELEVATION.

- LEGEND
- 1. REFERENCE TO SHEET 1
 - 2. THE STREET ADDRESS OF SUMMIT WATCH AT PARK CITY IS 600 WEST 10TH STREET, PARK CITY, UTAH 84302.
 - 3. PROPERTY LINE

NOTES

1. THE UNIT NUMBERING SYSTEM IS AS FOLLOWS:

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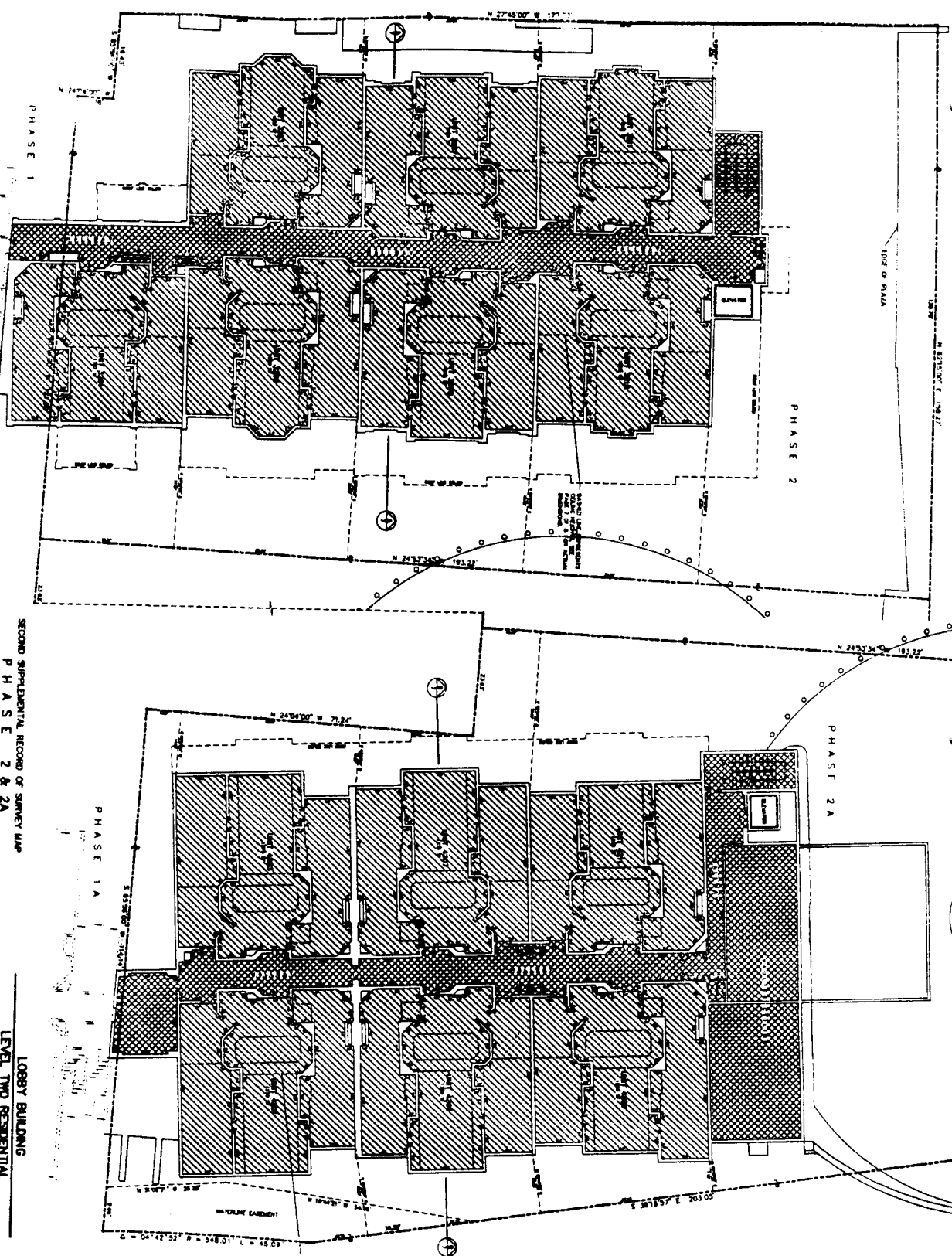
99. THE UNIT NUMBERING SYSTEM IS AS FOLLOWS:

100. THE UNIT NUMBERING SYSTEM IS AS FOLLOWS:

PAGE 4 OF 10

RECORDED

SECOND SUPPLEMENTAL RECORD OF SURVEY MAP
P H A S E 2 & 2A



1) THE UNITED STATES ARMY AND NAVY ARE
INTERESTED IN THE "RELATING TO SIMPSON"
BOOK ASKED BY LITEL. LITEL ASKED FOR REASON
AND EVIDENCE FOR USE BY OFFICE OF SPECIAL
INQUIRY AND RECENTLY LITEL AND THEIR ASSOCIATED
AGENTS HAVE BEEN ADVISED UNITED STATES ARMY
AND NAVY ARE INTERESTED IN THE LITEL, LITEL AND
RECENTLY LITEL FOR USE BY OFFICE OF
SPECIAL INQUIRY AND RECENTLY LITEL AND THEIR
ASSOCIATED AGENTS AND AGENTS.

Legend

S.F. REPRESENTS SQUARE FEET
THE STREET ADDRESS OF SUMMIT WATCH AT PARK CITY IS
720 MAIN STREET
● INDICATES STREET MOUNT
P. PRIORITY LINE

NOTES

1. PLANS AND ELEVATIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY GORDON JOHNSON SMITH ARCHITECT, AIA
2. WITHIN DIMENSIONS SHOWN ARE TO FINISHED SURFACE
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREA
4. REFER TO DECLARATION OF COVENANTS FOR COMPLETE LIST OF COMMONS
5. BENCHMARK SEE SHEET 1 OF 8 FOR LOCATION AND ELEVATION

0-7000 USE RETURNING
CRASH REPORTS
PAGE 1 OF 8 FOR ACRA
0600-0000

	COMMON AREAS AND FACILITIES
	PRIVATE OWNERSHIP
	LIMITED COMMON AREAS AND FACILITIES (LOCAL)
	CONVERTIBLE SPACE
	CONVERTIBLE SPACE, CONVERTIBLE TO LIMITED COMMON AREAS AND FACILITIES



PHASE 1
LEVEL THREE RESIDENTIAL

SUMMIT WATCH AT PARK CITY

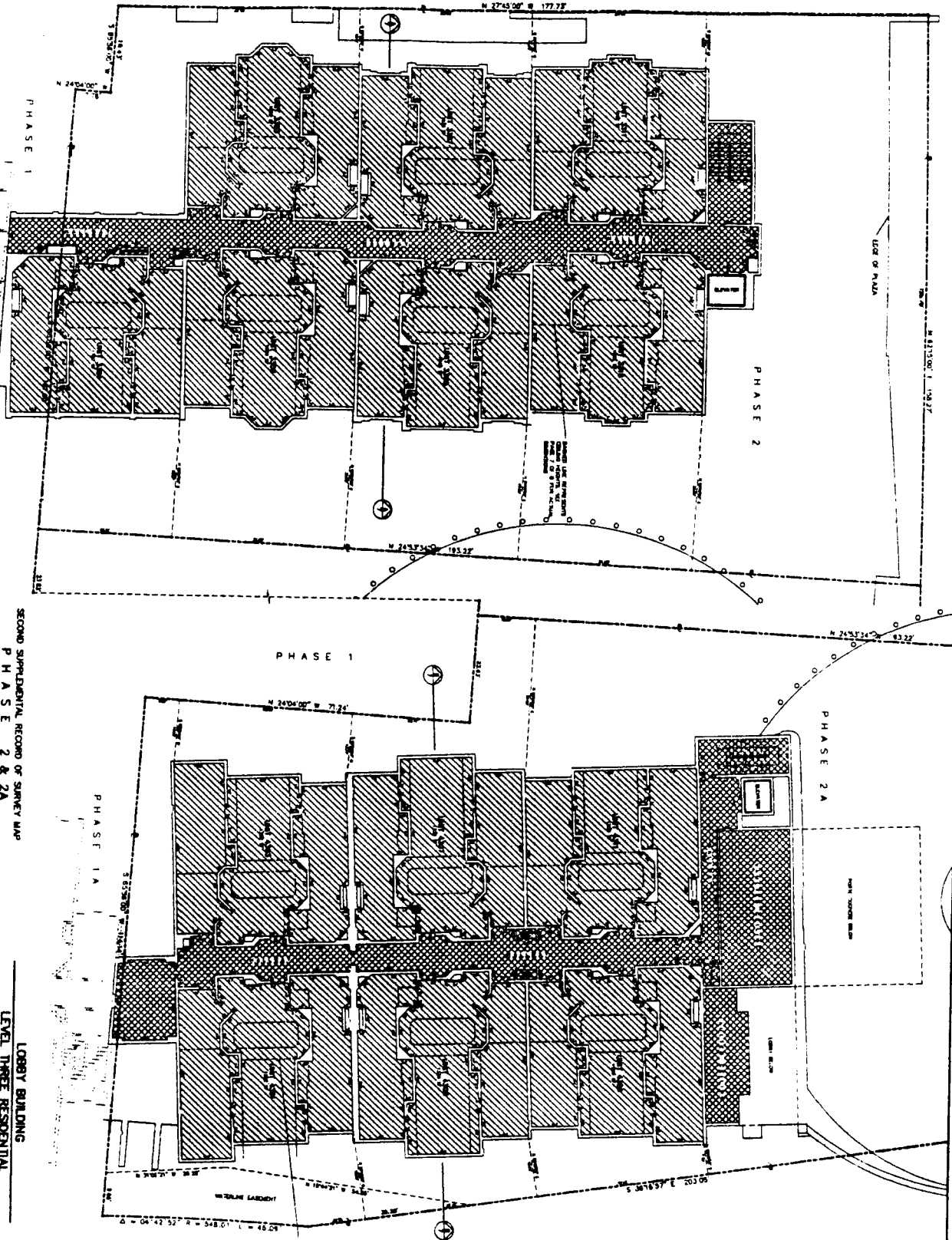
SECOND SUPPLEMENTAL RECORD OF SURVEY MAP
PHASE 2 & 2A
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 22 N. RANGE 4 E. SALT LAKE BASIN
AND NEIGHBOR, PARK CITY, SUMMIT COUNTY, UTAH

LOBBY BUILDING
LEVEL THREE RESIDENTIAL

JOB NO. 4-4-85 TALLENTY-20170

RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____ BOOK _____ PAGE _____
DATE _____
111 MICHAEL B.

PAGE 8 OF 10



- LEGEND**
- COMMON AREAS AND FACILITIES
 - PRIVATE OWNERSHIP
 - LIMITED COMMON AREAS AND FACILITIES (1)
 - CONVERTIBLE SPACE
 - CONVERTIBLE SPACE CONVERTIBLE TO LIMITED COMMON AREAS AND FACILITIES

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS DATE HAVE BEEN CORRECTED TO REFLECT THE LATEST SURVEY DATA.
2. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE TO BE SHOWN AS COMMON AREAS.
4. REFER TO EXPLANATION OF CONVERSION FOR COMPLETE DISCUSSION OF CONVERSION.
5. REVISIONS: SEE SHEET 1 OF 8 FOR LOCATION AND ELEVATION.

LEGEND

- 1. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.
- 2. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.
- 3. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.
- 4. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.
- 5. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.
2. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.
3. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.
4. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.
5. ALL DIMENSIONS SHOWN ARE TO INSIDE SURFACES.



**LOBBY BUILDING
LEVEL FOUR RESIDENTIAL**

STATE OF UTAH COUNTY OF SUMMIT AND Twp 14
 DATE 11-11-1961 TIME 1:00 PM BOOK PAGE
 FILE RECORD #

PAGE 8 OF 10

P H A S E I A

	COMMON AREAS AND FACILITIES
	PRIVATE OWNERSHIP
	LIMITED COMMON AREAS AND FACILITIES
	CONVERTIBLE SPACE
	CONVERTIBLE SPACE, CONVERTIBLE TO LIMITED COMMON AREAS AND FACILITIES



- NOTE**
1. PLANS AND ELEVATIONS SHOWN ON SHEET 111 ARE CORRECTED FROM ARCHITECTURAL DRAWINGS PREPARED BY CORNER DESIGN ARCHITECTS, AIA.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS OF OVERSEER.
 4. NOTES TO RELOCATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION.
 5. RECONSTRUCT SEE SHEET 1 OF 8 FOR LOCATION AND ELEVATION.

SECTION "A"



"A-A" SECTION B9

SUMMIT WATCH AT PARK CITY

SECOND SUPPLEMENTAL RECORD OF SURVEY MAP

PHASE 2 & 2A

AS APPLICABLE UTAH CONDOMINIUM ACT, IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 36N, RANGE 12E, SALT LAKE BASIN AND WINDY PARK CITY, SALT LAKE COUNTY, UTAH.

LEGEND

SL - MEASUREMENTS SQUARE FEET
 EL - MEASUREMENTS ELEVATION ABOVE SEA LEVEL.
 FC - MEASUREMENTS FEET CORNER POINTS.

- COMMON AREAS AND FACILITIES
- PRIVATE OWNERSHIP
- LIMITED COMMON AREAS AND FACILITIES (LCA)
- CONVERTIBLE SPACE
- CONVERTIBLE SPACE, CONVERTIBLE TO LIMITED COMMON AREAS AND FACILITIES

54

JOB NO. 2-1-83 11/11/83 P. 11/11/83

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE RECORDS OF SUMMIT AND FILED DATE 11/11/83 BOOK 111 PAGE 111

RECORDED

11/11/83

COUNCIL AGENDA REPORT

DATE: August 17, 1995
DEPARTMENT: Leisure Services
AUTHOR: Bob Johnston
TITLE: Resolution of Intent to construct and manage recreation facilities in the Snyderville Basin

SUMMARY RECOMMENDATIONS: Adopt the attached Resolution of Intent that would initiate the development of a three way inter jurisdictional agreement assigning roles and responsibilities in the development and operations of recreation facilities and programs in the Snyderville Basin.

DESCRIPTION:

A. Topic: Resolution of Intent

B. Background: On September 12, 1995 the Snyderville Basin Recreation District Board will ask their constituents to approve a \$7.5 million bond issue. This bond would be used to purchase property and develop recreation facilities in the Basin. They will also ask them to approve a mill levy for maintenance and operations. There is a high possibility that recreation programming in the Basin will take place on and/or in existing school facilities. The Snyderville Basin Recreation District Board does not have a professional staff to administer programs or maintain facilities. We have agreed in concept to explore and develop a framework that will keep policy making and direction with the respective jurisdictions while the actual program administration and facility maintenance would be done by Park City Leisure Services.

- C. **Analysis:** The Resolution of Intent is designed to have formal direction in place before the bond election on September 12. It is anticipated that the School Board and County Commission will adopt this resolution during their next meetings. The Resolution binds no one to anything other than, working collectively on a comprehensive document in the near future.
- D. **Department Review:** This document has been reviewed by the Administration, Legal and Leisure Services Department. It was also discussed at the Park Recreation and Beautification Advisory Board meeting with favorable reaction.

ALTERNATIVES:

- A. Approve the request - Approving the request would be a show of good effort in supporting the concept of intergovernmental cooperation (a Council priority).
- B. Deny the request - Denial could appear that the Council is not interested in cooperating jointly with the County and School District in developing expanded recreation programming.
- C. Continuing Action - Continuing action for additional information may impact the bond election given the relatively short time frame between now and September 12.

RECOMMENDATION:

Adopt the attached Resolution of Intent that would initiate the development of a three way inter jurisdictional agreement assigning roles and responsibilities in the development and operations of recreation facilities and programs in the Snyderville Basin.

Resolution of Intent

of the Summit County Board of County Commissioners, Park City Board of Education, the Park City Council and Snyderville Basin Recreation District Board of Directors to cooperate on the development and management of recreation facilities and programs.

WHEREAS, the governing entities of Summit County, Park City School District and Park City Municipal Corporation have formed a task force to create a framework for discussing issues and to promote inter-agency cooperation and communication; and

WHEREAS, these entities along with the Snyderville Basin Recreation District have an interest in the provision of recreation facilities and services; and

WHEREAS, the Snyderville Basin Recreation District is seeking voter approval on September 12, 1995 to fund recreation facilities and services;

NOW, THEREFORE BE IT RESOLVED by the Summit County Board of County Commissioners, Park City Board of Education, the Park City Council and Snyderville Basin Recreation District Board of Directors:

SECTION 1. INTENT.

The agencies intend to :

- ◆ Share recreation facilities for the benefit of users and taxpayers.
- ◆ Work toward providing equitable access to recreation facilities and programs.
- ◆ Develop an inter-local agreement between Park City Board of Education, the Park City Council and Snyderville Basin Recreation District Board of Directors which would, among other things, provide for :
 1. A fair distribution of costs for recreational facilities and programs;
 2. Non-school recreational programming and maintenance of recreation facilities by the Leisure Services Department of Park City Municipal Corporation, as directed by the agreement;
 3. An advisory committee appointed by the three entities to assist with the operation of the agreement;
 4. Periodic review and reevaluation of the agreement.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon the adoption by all agencies.

PASSED AND ADOPTED this ____ day of _____, 1995.

SUMMIT COUNTY

Sheldon Richins, Commission Chairman

Attest:

PASSED AND ADOPTED this ____ day of _____, 1995.

PARK CITY BOARD OF EDUCATION

Nikki Lowry, President

Attest:

PASSED AND ADOPTED this ____ day of _____, 1995.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

PASSED AND ADOPTED this ____ day of _____, 1995.

SNYDERVILLE BASIN RECREATION DISTRICT

Michael Nelson, Chairman, Board of Directors

Attest:

PASSED AND ADOPTED this ____ day of _____, 1995.

SNYDERVILLE BASIN RECREATION DISTRICT

Michael Nelson, Chairman, Board of Directors

Attest:
