PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
DECEMBER 20, 2001

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, December 20, 2001.

AGENDA

Closed Session

3:30 p.m. Litigation

Work Session

4:00 p.m. Council questions/comments
4:30 p.m. Olympic Spirit presentation
4:45 p.m. Review of regular meeting
    Winter transportation services to The Canyons
    General Plan element
    Plat amendment questions/comments
5:30 p.m. Recreation Fund update

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETING OF NOVEMBER 15, 2001

V CONSENT AGENDA PUBLIC HEARINGS

1. Continuation of hearing of resolution adopting the parks and recreation element of the General Plan of Park City, Utah

2. Ordinance approving a record of survey plat for Building C of The Chateaux at Silver Lake Condominiums, located at 7815 Royal Street East, described as Lot 23 of the amended Deer Valley Club Estates Subdivision, Park City, Utah

3. Ordinance approving an amendment to the record of survey plat for the Caledonian Condominiums, located at 751 Main Street, described as Lot B-1 of the Sweeney Town Lift Subdivision, Park City, Utah

4. Ordinance approving an amendment to the Larremore Plat located at 723 and 721 Woodside Avenue, Block 12 of the Snyders Addition to the Park City Plat

5. Ordinance approving an amendment to the 364 Main Street Subdivision and the removal of a lot line on Lot 14, Block 22 of the Park City Survey

VI CONSENT AGENDA

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5. Ordinance approving an amendment to the 364 Main Street Subdivision and the removal of a lot line on Lot 14, Block 22 of the Park City Survey

6. Ordinance adopting regulations for demonstration areas and Main Street celebration in conjunction with the 2002 Winter Olympics

VII NEW BUSINESS

1. Contract with The Canyons for extended winter bus service

2. Contract with Lewis Brothers Stages for extended winter bus service

VIII ADJOURNMENT

Posted: 12/17/01
See parkcity2002.org

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
DECEMBER 20, 2001

Present: **Mayor Brad Olch; Council members Peg Bodell; Candace Erickson; Roger Harlan, Fred Jones, and Jeff Mann**

Toby Ross, City Manager; Mark Harrington, City Attorney; Tom Bakaly, Assistant City Manager; Eric DeHaan, City Engineer; Bob Johnston, Leisure Services Director; Rick Lewis, Community Development Director; Bob Johnston, Leisure Services Director; Kirsten Whetstone, Planner; Jan Scott, City Recorder

1. **Council questions/comments.** Jeff Mann pointed out the fee increases for Library services outlined in the manager's report. He added that at the inter-agency task force meeting, the location of the proposed ice rink was discussed. In response to a question regarding Olympic parking, Frank Bell explained that the UOP lot will close at 9 p.m. It is not designed to accommodate people attending events at Deer Valley or Park City Mountain Resort and visiting Main Street, and patrons are encouraged to use the US40 lot. Roger Harlan noted that the new welcome sign is both attractive and legible and commended staff and Rick Lewis explained that the sign project was produced in-house. In response to a request for an update on the management of the Mine Road, Eric DeHaan stated that UDOT has been contacted regarding additional weight limit signs for downhill traffic and are studying the request. There won't be a change until after the Olympics and there has been input from Silver Lake residents opposed to the one-way proposal.

In response to questions from Ms. Bodell, there was discussion about the Olympic orientation for City employees held yesterday and projects affected by the hiatus of board and commission meetings because of the demands created by preparations for the Olympics. Mr. Ross indicated that he met with representatives of Park City Mountain Resort and United Park City Mines who were comfortable with the process. During the Games, the Planning Department will be open four hours a day Monday through Friday. The Building Department will also provide inspection services on a regular basis, although the counter will not be open and planning staff will be available for administrative reviews. Ms. Bodell expressed concern about residents' applications not being processed for projects like remodels, and Mr. Ross reiterated that staff is trying to accommodate as many applications as possible administratively. She attended the Christmas party of the Parks and Recreation Board and pointed out the many contributions this Board has made over the year. She attended the Lamar Richins dedication which prompted an appreciation of the City's public works staff. Candace Erickson reported that the Friends of the Farm are working with Leisure Services to formulate the schedule of events, approved by the Planning Commission. Peg Bodell interjected that the group is also working with the Historical Society.

2. Olympic Spirit presentation. Bob Johnston explained that many employees are putting forth extraordinary efforts in preparing for the Olympics. These employees, who are nominated by other employees, have been awarded with Olympic medallions. He then showed a video of various presentations, and the Olympic Spirit Team who presented Jeff Mann and Roger Harlan Olympic medallions.

3. Review of the regular meeting.

Winter transportation services to The Canyons. Tom Bakaly explained that the Council approved a letter of intent with The Canyons on November 15 to manage service to The Canyons this winter. There is an agreement with The Canyons and a contract with Lewis Brothers Stages on the agenda tonight to provide a skier shuttle service. The Canyons will provide a $50,000 deposit to cover payments to Lewis Brothers which will be processed by the City. He added that this is an intermediate step to a fully integrated regional bus system. Peg Bodell asked if Park City Mountain Resort is comfortable with this proposal. Mr. Bakaly indicated that he spoke to Vern Greco who expressed that PCMR is in support of expanded transportation service but concerned about the costs of managing the service. The City is not anticipating hiring additional staff to manage the service and this will be provided on a trial basis this season. Candace Erickson believed that the benefits of integration far outweigh any perceived loss as the management by the City will improve traffic and circulation problems.

General Plan element. Rick Lewis pointed out the comments added to this draft rendered by Council when the parks and recreation element was first presented and recent language changes recommended by the Legal Department. It is recommended to adopt the element after the public hearing is held.

4. Recreation Fund update. Bob Johnston explained that the staff has been working over the past several months with the Snyderville Basin Special Recreation District regarding the new memorandum of understanding, specifically shifting program responsibilities. Since the vast majority of participation is generated in the Basin, it made more sense for the SBSRD to take over administration of many programs, which affects revenues coming to the City. The transition will begin with baseball in the spring and the City staff will remain involved throughout the transition. It is contemplated that City residents will be able to register for programs at the Racquet Club and Basin residents can register on-line or at the Trailside Park recreation office.

With regard to an ice facility, Tom Bakaly explained that a committee has been formed with representatives from the Basin and the City. The scope and location of the facility will be reviewed and a trip to the Breckenridge facility is planned in January. This topic was discussed at the inter-agency task force meeting yesterday. An ice facility plan was conducted in 1997 and that feasibility study is in the process of being updated. In response to a comment from Roger Harlan about establishing a separate agency to manage the ice facility, Mr. Bakaly explained that the revenues for construction and ownership for Logan came from various agencies through an interlocal agreement. A non-profit was then created to manage it. Formulating the organizational structure follows the location selection. Because we are issuing bonds, there would need to be joint ownership by the City and SBSRD and management would be an issue that both parties would need to agree upon. Ice would most likely be jointly constructed.

Fred Jones expressed concerns about building parking according to normal needs and not creating excess parking that is empty most of the time. He asked for clarification on the benefits of constructing party and meeting rooms. Candace Erickson relayed that she understood that these amenities are booked constantly and bring in significant revenue. In response to a question from Ms. Bodell about the newly formed youth sports commission, Bob Johnston explained that this group is a requirement of the MOU and is composed of citizens to render recommendations on program philosophies. Ms. Bodell recommended including youth on the board. Mr. Johnston emphasized that the timing of the transition is now because of the required lead time needed for spring programs and staff will assist the Basin staff in the evolution. It was decided not to wait until another budget cycle, which will result in some loss to the Recreation Fund. Ms. Bodell stated that she is supportive of staff and the three subcommittees. She suggested that the facility be also marketed as a training facility. Bob Johnston discussed a formal announcement from the Recreation Department to all program participants. With regard to offset projected losses in revenue, services and staff at the Racquet Club are being reduced while other programs are being developed, like clinics at the skate park. The Racquet Club may be used in the future for meetings and conventions, but it will take time to develop a plan.

5. **Tribute to Mayor Brad Olch.** On behalf of the Planning Department, Kirsten Whetstone relayed their sincere thanks for Mayor Olch's support, service to Park City, and great leadership. For the Mayor who has everything and would much rather be barefoot, she presented him with a basket of socks. Jan Scott recognized the efforts of Jeff Mann and Roger Harlan. She also thanked the Mayor for the opportunity to work with him over the past 12 years and pointed out the important task of the office in conducting weddings. Ms. Scott discussed the creation of the Mayors Tree Fund which deserves recognition. She and Pace Erickson presented a large bronze plaque describing the creation of the Mayor's Tree Fund by Brad Olch. Revenues from fees from performing weddings raised thousands of dollars to purchase trees which have been planted throughout the community; the plaque will probably be installed in City Park where a tree planting project was recently completed with these funds. The Mayor expressed how honored he is to receive this recognition and thanked everyone involved in the City's beautification efforts. The Mayor's Tree Fund raised over $20,000.

See regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
DECEMBER 20, 2001

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, December 20, 2001. Members in attendance were Brad Olch, Peg Bodell, Candace Erickson, Roger Harlan, Fred Jones, and Jeff Mann. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Rick Lewis, Community Development Director; Kirsten Whetstone, Planner, and Ray Milliner, Planner.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda.

Joe Kearnin, representing Silver Meadows Estates, thanked Council for choosing the 5% across-the-board increase option last June. Residents reduced consumption from 14,000 to 8,000 gallons for irrigation per home during the summer months and saved 1.5 million gallons and $3,000 in water fees over the season. Other options would have been a financial burden, and he appreciated the seated Council's decision.

Representative David Ure discussed the World War II 10th Mountain Division infantry composed of skiers and mountain climbers. He urged Council to name SR224, 10th Mountain Division Road, commemorating these individuals and hoped this could occur before the Olympics. The County Commission will also be approached with the idea. The Mayor and City Council supported the name change. He also recognized out-going members Mayor Olch, Jeff Mann, and Roger Harlan and wished them well.

Gene Moser, former County Commissioner and government consultant, expressed his appreciation of Jeff Mann and Roger Harlan who served Park City faithfully, and particularly recognized the accomplishments of Brad Olch. He emphasized that Park City is a better place because of them.

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

III COMMUNICATIONS FROM COUNCIL AND STAFF

Mark Harrington reported that the McMillian purchase closed Friday and the Stewart piece of Round Valley will close before the end of the year. He added that Council received a hand-out from him amending the demonstration ordinance with regard to clarifying the weapon restriction.

The Mayor stated that it has been his pleasure to have served with Jeff Mann and Roger Harlan who are leaving the Council. He presented them with City letter jackets. Jeff Mann commented that he has thoroughly enjoyed representing the citizens of Park City the past year and has enjoyed working with his fellow Council members and the staff. His tenure has been a great experience. Roger Harlan relayed the profound privilege in being able to serve not only the citizens but also working with staff and Council members. He extended his best wishes to the newly elected Council and felt that the future is bright for our town. Fred Jones thanked all three out-going members as serving with them has been a very rewarding experience. He specifically recognized the vision of Mayor Olch 12 years ago and his tremendous contributions to our community in making those a reality.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF NOVEMBER 15, 2001

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

V CONSENT AGENDA PUBLIC HEARINGS

1. Continuation of hearing of resolution adopting the parks and recreation element of the General Plan of Park City, Utah - Rick Lewis explained that a hearing was held on November 29, 2001 before the City Council who commented on the element. There have been some recent language additions from the City Attorney which have all been included in the draft. It is staff's recommendation to adopt the resolution. The Mayor invited the Council and the public to comment. Hearing none, the public hearing was closed.

2. Ordinance approving a record of survey plat for Building C of The Chateaux at Silver Lake Condominiums, located at 7815 Royal Street East, described as Lot 23 of the amended Deer Valley Club Estates Subdivision, Park City, Utah - Kirsten Whetstone stated that on December 12, 2001, the Planning Commission forwarded a positive recommendation to the Council and there are no outstanding issues. Approval is recommended as conditioned in the staff report. Candace Erickson complimented the owner on providing sufficient parking. Jeff Mann disclosed that The Chateaux received some of its financing from Zions Bank, but he was not materially involved and intends to vote on this ordinance. Hearing no further comments or questions, the public hearing was closed.

3. Ordinance approving an amendment to the record of survey plat for the Caledonian Condominiums, located at 751 Main Street, described as Lot B-1 of the Sweeney Town Lift Subdivision, Park City, Utah - Ms. Whetstone clarified that this application is for an amendment to the record of survey to remove a 700 square foot parcel

abutting the Town Bridge which should be a part of that project. This is in conformance with the Utah Condominium Act and the Planning Commission voted to forward a positive recommendation to the Council on December 12, 2001. There are no outstanding issues, and staff is recommending approval as conditioned in the staff report. Hearing no further comments from the Council or the audience, the Mayor closed the public hearing.

4. Ordinance approving an amendment to the Larremore Plat located at 723 and 721 Woodside Avenue, Block 12 of the Snyders Addition to the Park City Plat - Ray Milliner, Planner, referred to his staff report and asked if there are any questions. In response to a question from Ms. Bodell, Mr. Milliner stated that the easement issues and the plat discussed by Ms. Whetstone previously are separate issues and have been resolved. The Mayor invited the public and the Council to comment. Hearing none, the public hearing was closed.

5. Ordinance approving an amendment to the 364 Main Street Subdivision and the removal of a lot line on Lot 14, Block 22 of the Park City Survey - Ray Milliner stated that the staff is recommending approval. Approval of the amendment would clean up lot lines and issues which occurred with the construction of the 364 Main Street building. Hearing no further comments from Council or the public, the public hearing was closed.

VI CONSENT AGENDA

The Mayor requested a motion to approve the Consent Agenda. Roger Harlan, "I move approval". Fred Jones seconded. Motion unanimously carried.

1. Resolution adopting the parks and recreation element of the General Plan of Park City, Utah - See staff report, work session notes, and public hearing.

2. Ordinance approving a record of survey plat for Building C of The Chateaux at Silver Lake Condominiums, located at 7815 Royal Street East, described as Lot 23 of the amended Deer Valley Club Estates Subdivision, Park City, Utah - See staff report and public hearing.

3. Ordinance approving an amendment to the record of survey plat for the Caledonian Condominiums, located at 751 Main Street, described as Lot B-1 of the Sweeney Town Lift Subdivision, Park City, Utah - See staff report and public hearing.

4. Ordinance approving an amendment to the Larremore Plat located at 723 and 721 Woodside Avenue, Block 12 of the Snyders Addition to the Park City Plat - See staff report and public hearing.

5. Ordinance approving an amendment to the 364 Main Street Subdivision and the removal of a lot line on Lot 14, Block 22 of the Park City Survey - See staff report and public hearing.

6. Ordinance adopting regulations for demonstration areas and Main Street celebration in conjunction with the 2002 Winter Olympics - See staff report and Communications from Council and Staff.

VII NEW BUSINESS

1. Contract with The Canyons for extended winter bus service - See staff report and work session notes. Hearing no further comments or questions from Council, the Mayor requested a motion to approve. Jeff Mann, "I so move". Peg Bodell seconded. Motion carried unanimously.

2. Contract with Lewis Brothers Stages for extended winter bus service - See staff report and work session notes. Hearing no further comments or questions from Council, the Mayor requested a motion to approve. Fred Jones, "I so move". Jeff Mann seconded. Motion carried unanimously.

VIII ADJOURNMENT

Brad Olch stated that being Mayor for the past 12 years has been more than an adventure; it has been a great undertaking and journey. He thanked staff and added that it has been a great honor to serve with Council members and noted his appreciation of their hard work. There is so much time and effort that members invest to make the job successful. He wished Dana Williams, Kay Calvert and Jim Hier the best of luck. There are many challenges, but he felt that they are dedicated and there is a great staff to also ensure that their goals successful. It was an honor to have the editor of the Park Record write such a rewarding and gratifying editorial this week. He thanked his mother and father who were present, for supporting him through the years. It has been pleasure to serve the community, and with no further business, he adjourned the regular meeting of the City Council.

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MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:30 p.m. Members in attendance were Mayor Brad Olch, Peg Bodell, Candace Erickson, Roger Harlan, Fred Jones, and Jeff Mann. Staff present were Toby Ross, City Manager; Mark Harrington, City

Attorney; and Tom Bakaly, Assistant City Manager. Roger Harlan, "I move to close the meeting to discuss litigation". Candace Erickson seconded. Motion carried unanimously.

The meeting opened at approximately 4 p.m.

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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

Janet M. Scott, City Recorder

Date: **December 20 2001**
Department: **Leisure Services**
Author: **Bob Johnston and Tom Bakaly**
Title: **Recreation Fund**
Item Type: **Informational**

Summary Recommendation: Review report and comment on proposed direction.

Description

A. **Topic**: Youth Sports, Recreation Fund, and Ice Facility

B. **Background**: This report reviews several significant issues affecting the Recreation Fund and outlines the proposed direction to be taken on resolving these issues.

1. **Implementation strategy for youth sports program administration.**

Background: On July 18 2001 Council adopted the Memorandum of Understanding on Youth Sports Programing and Facility Operations and Maintenance between Park City and the Snyderville Basin Recreation District. One of the action objectives of the agreement was the equitable assignment of program responsibilities. Currently 75% of the Youth Sports Participants live in the Snyderville Basin. Only 25% reside in Park City. Historically Park City Recreation has administered the program and the Snyderville Basin Recreation District has reimbursed the City for program expenditures over and above revenue. With the change in program demographics the Basin felt confident about taking on more of the responsibility for program administration.

Analysis: Since the adoption of the MOU staffs from both agencies have been working on a strategy for achieving the objective of reassigning program responsibilities. We began initially with the understanding that the Basin would be responsible for 75% of the administration with the City being responsible for 25% with ultimate program authority. As we began to work through this concept it became clear that fairly allocating responsibilities would be very difficult. Success would have meant hours of difficult negotiations with the Basin staff and cumbersome ongoing administrative efforts. The approach that ultimately seemed to make the most sense was to assign the overall responsibility for the program to the Basin.

Under this scenario The Park City Recreation staff and the Snyderville Basin Recreation staff are proposing the following strategy for the implementation of the Memorandum of Understanding;

1) Beginning with Youth Baseball, Basin Recreation will be responsible for the program administration of all three youth sports programs, Baseball, Soccer and

Basketball.

2) Both agencies will continue taking program registrations with all payments being accounted for at the conclusion of each program by Basin Recreation. Registration forms will be mailed or delivered to the Basin offices. At the conclusion of each program, revenues due to each agency will be calculated using the percentage of participation. Revenues will be reallocated as necessary.

3) There will be no additional charges paid by Park City.

4) Park City will contribute the following services to the program;

* Fields and field supervisors for the proportionate share of games played in Park City.

* Gym time and gym supervision for Jr. Jazz games scheduled at the Racquet Club or Treasure Mountain Middle School.

* Information share between Park City Recreation and Basin Recreation staffs during program transition.

* Youth Sports equipment inventory.

5) Snyderville Basin Recreation District will assume all other program responsibilities associated with this program.

6) Basin Recreation will continue with the Youth Sports Scholarship Program providing underprivileged youth the opportunity to participate at a reduced or waived fee.

7) MOU Oversight Committee will remain in place.

8) The newly formed Youth Sports Commission will have representation from both Park City Recreation and Basin Recreation staffs.

9) Transition Plan: Provided the Council concurs with the PR&BB, City and Basin staffs are proposing the following transition plan;:

* A joint press release will be written and distributed to local media.

* Park City Recreation will send a letter to all program participants thanking them for their involvement over the years.

* Basin Recreation will then follow with a letter welcoming everyone to the program and introducing themselves.

* Information will also be placed in PLAY magazine and in the Basin Recreation Newsletter.

Alternatives

A) Stage the Basin's assumption of Youth Program responsibilities. A longer transition period may be beneficial for benefit Park City. It may provide an opportunity to more adequately address the revenue shortfall in terms of the budget process and it would likely mean that no shortfall would be experienced during this fiscal year. However, this alternative would mean at least a nine month delay in meeting one of the Basins objectives of being at least 75% responsible for their own programing. This alternative would also present challenges from a scheduling standpoint, given the lead time needed for program registration.

B) Reassign program responsibilities but maintain program control. This alternative goes to the original idea proposed in the MOU. This is possible, however the process would likely take six months or more. As we found in our original discussions, this strategy would be complex and negotiations would be difficult.
This alternative would likely not meet the Basins objectives.

Review: This report has been reviewed by the Leisure Services Department, the City Manager and Assistant City Manager.

This recommendation was endorsed by the Parks Recreation & Beautification Board at their meeting on November 27 2001.

Significant Impacts

The Adoption of the MOU last July and the recommended implementation strategy represents a net loss of revenue to the Recreation Fund sooner than anticipated. For this fiscal year the loss to the fund is expected to be $25,000. For fiscal 2002 the loss is expected to be $66,000. The Parks, Recreation & beautification Board directed staff to prepare an analysis and make recommendations for how the loss will be made up. Staff recommends that the $25, 000 loss to this year's revenues be made up by reducing costs. Front desk staffing, recreation programmers and fitness center staff has already been cut back, and the loss in revenue will be absorbed largely through reductions.

For the next fiscal year, the Recreation Department must also make adjustments to its plan due to the bond election outcomes. A preliminary meeting was held on December 5 to begin the process.

2. **Recreation fund analysis**

Representatives from several City departments participated in discussions of current issues and future directions for the Recreation Fund. The discussion covered many areas, including the concept of enterprise versus general fund, the department's current mission and customer base, capital needs, and cost cutting.

It was determined that there were both short term and long term issues. In March, budget updates will be due for the second year of the two year budget. Some operations decisions will need to be made for that time frame. The larger issues, dealing with the future of the recreation fund, will be addressed in the Summer of 2002. Public input will be sought at the time, so that a new, long range Community vision of recreation can be constructed.

The outcome of the meeting was the formation of three sub-committees, each with specific tasks and time lines.

The Operations Committee will work on areas related to the Fiscal Year 2002 -2003 budget. It will look at such areas as cost cutting, the Park City/ Basin fee differential, customer satisfaction, and the redirection of staff currently working on youth sports. This group needs to present budget recommendations for next fiscal year, specifically addressing the deficit from loss of the youth sports programs.

The Philosophical Committee will study a broad range of topics such as Park City's demographics as related to future customers; service level, scope of services, the future direction of the recreation department, new programs, the aquatics subsidy, and more. The first task of this group is to prioritize its issues, to present to the Parks and Recreation Board. Work on key issues will then begin. A report will be prepared for discussion at the Council retreat in March 2002. Their final goal is to have recommendations on all issues for the fiscal year 2004 budget.

The Capital Committee will explore possible funding sources and strategies for repairing or replacing the Racquet Club roof and the recreation pool. This group will also focus on the $4 million bond for ice and parks.

3. **Ice Rink Update**

A joint sub-committee of Park City and Basin board and staff members has been formed. This group has met once, has gone on a site visit, and will meet again in December. Staff is also meeting with City and County planning commissions to discuss possible site locations. Attached is an overview of the ice project, a project schedule, and a location decision matrix.

A detailed report on the direction and decision making processes of the three groups will be presented to the Parks, Recreation and Beautification Board at their January meeting.

Recommendation: The Council should review the staff report and comment on proposed direction. No formal action of the City Council is required at this time. Unless the Council objects, staff will proceed to implement the actions outlined in the report.

Park City and Snyderville Basin Special Recreation District Ice Facility
Capital Project and Program Overview

Capital Project Dimensions:

1) Overall site is projected to be roughly 4-5 acres

2) Building and Outside Rink Expansion footprint is 75,000 square feet

    Indoor Rink Building is roughly 50,000 square feet
    - 100' x 200' indoor rink
    - locker rooms (6)
        - 2 men, 2 women, 1 family, 1 referee
    - Party/Meeting Rooms (2-3)
    - Restrooms
        - Mens and Womens
    - Concessions
        - skate rentals
        - food
        - pro shop

    Additional Outside Rink Expansion is roughly 25,000 square feet

3) Parking - Roughly 300 spaces

4) Spectator seating
    - 600 people - Indoors
    - 200 people - Outdoors

Project Programs & Uses:

1) Broad variety of ice programs
    - hockey leagues
        - -adult
        - -youth
        - -mites
    - drop in
    - free skate
    - figure skating lessons
    - skating parties
    - para-Olympics
    - school programs
    - day camp programs
    - program exhibitions (ice)

2) Party and meeting room rentals

3) Convention use

4) Tourism Use

Ice Facility Location Decision Matrix

Location	Free Land	Expansion	Accessibility	Timing	Planning/Zoning Compatibility	Tourism
MJM - Behind Kmart	Fair	Poor	Good	Fair	Good	Good
PRI - Below Sports Park	Good	Good	Good	Poor	Good	Good
PRI - At Park & Rides	Good	Good	Good	Poor	Poor	Good
Gilmor Parcel (248/40)	Good	Good	Fair	Good	Fair	Fair
Snowcreek (Hwy 224)	Good	Poor	Good	Good	Fair	Good
Sewer Treatment	Good	Poor	Good	Good	Fair/Poor	Good/Fair
Trailside	Good	Fair	Fair	Good	Poor	Poor
Koleman (Ms. Billie's)	Poor	Good	Good	Poor	Poor	Good
Murnin - Behind Trout Bum	Poor	Fair	Good	Fair	Good	Good
Mining Co. Land - 248 area	Fair/Poor	Fair	Poor	Fair/Poor	Fair	Poor

Ice Facility Project Schedule
December 12, 2001

Activity/Task	Status	Projected Decision Time Frame
1) Location Selection	Joint City/County Plannig Task Force Consisting of Donna VanBuren, Max Greenhall, Chris Larsen, Bob Powers and Andrew Volkman has been formed to review alternatives. Please see attached ice location matrix. First meeting scheduled for 12/13/01	1/15/02 - Tentative *(City staff will update Council at its 1/10/02 mtg.)*
2) Project Scope, Size and Program/Use Identification	A joint ice committee consisting of Candy Erickson, Tom Bakaly, Bob Johnston, Dean Schulman, Dave Staley, Rick Perry Sharon Odell, Lauren O'Malley, Bonnie Park and Bruce Dickson has been formed. The first meeting was held on 12/11/01. The 1999 Ice feasibility study conducted for the City is being used as the basis point for decision making. Please see attached Capital Project and Program Overview.	Spring of 2002
3) Information Gathering and Site Visits	One trip to the Logan ice facility has been conducted. A trip to the Breckenridge facility has been scheduled for January 5 - 7, 2002.	January of 2002
4) Architect & Engineering Selection	A draft Request for Qualifications has been prepared and will be ready for release after site selection and project scope has been determined.	TBD

2) Project Scope, Size and Program/Use Identification	A joint ice committee consisting of Candy Erickson, Tom Bakaly, Bob Johnston, Dean Schulman, Dave Staley, Rick Perry Sharon Odell, Lauren O'Malley, Bonnie Park and Bruce Dickson has been formed. The first meeting was held on 12/11/01. The 1999 Ice feasibility study conducted for the City is being used as the basis point for decision making. Please see attached Capital Project and Program Overview.	Spring of 2002
3) Information Gathering and Site Visits	One trip to the Logan ice facility has been conducted. A trip to the Breckenridge facility has been scheduled for January 5 - 7, 2002.	January of 2002
5) Public Involvement and Citizen Survey Process	TBD 12/21/01	TBD

Ice Facility Project Schedule - Continued
December 11, 2001

Activity/Task	Status	Projected Decision Time Frame
6) Construction Management	Undetermined as to which or both entities will manage the construction of the facility. City/Basin have met with project managers.	TBD

7) Cost Estimate - City and Basin have tentatively identified $4 million ($2 M each) in bonds to fund construction. Amount could be increased by each entity.	Preliminary cost estimates have been made in the 199 feasibility study. Ice Committee is in the process of updating the feasibility study. Depending upon scope, cost could range from $5 - $8 million.	January of 2002
8) Additional Fundraising	Restaurant Tax, RAP Tax and Foundation grants have been identified as additional funding sources.	January of 2002
9) Operation Management	Management structure of facility is undetermined. A third ice operating entity could be formed to manage the facility.	TBD
10) Operations and Management Funding	Operations and Maintenance costs have been estimated at roughly $900,000 depending on the facility. Fee recovery rate is roughly 80%. Funding the operating deficit could be accomplished through the use of RAP funds (2002 - 2012) or through the creation of an operations endowment fund.	TBD
11) Project Completion	City and Basin are both hopeful that construction could begin in Summer of 2002 with final completion in Fall of 2003	TBD

DATE:	**December 20, 2001**
DEPARTMENT:	**Community Development - Rick Lewis, Director**
TITLE:	**Parks and Recreation Element - Phase II General Plan**
TYPE OF ITEM:	**Discussion and Adoption**

SUMMARY RECOMMENDATIONS: Review the December 7, 2001 revised draft of the Parks and Recreation Element and adopt the element by resolution.

A. Description
Parks and Recreation Element of Phase II of the General Plan.

B. Background
Drafts of the element were reviewed by the Parks Recreation and Beautification Board on June 20, 2001 and by the Planning Commission on July 25 and September 26. Recommended modifications were incorporated into the Element which was approved on October 10, 2001. The City Council conducted a public hearing on the Element on November 29, 2001. Staff was directed to incorporate modifications suggested by Council members.

C. Analysis
The December 7 revised draft of the Element has incorporated the changes suggested by Council members.

D. Impacts
General plan elements set the policy direction goals for the City. As drafted, some of the policies outlined in the document would have financial impacts to the City. The policies may require staff review and/or additional funds to contract for services to implement the program. Some action plan items would require code amendments and/or new ordinances. All such items would require review, public input, and approval by the Commission and/or City Council prior to any implementation.

E. Department Review
The Community Development Department, Office of Capital Management and Budget, the City Attorney's Office, the Leisure Services Department and the Parks, Recreation and Beautification Board all had the opportunity to review and comment on the previous drafts of this element.

RECOMMENDATION:
Review the revised final draft of the Parks and Recreation Element and consider adopting the attached resolution which will incorporate the Element into Phase II of the City's General Plan.

Exhibits
Exhibit A - Parks & Recreation Element dated December 7, 2001 - Copies available in the Planning Department

Resolution No. _____

RESOLUTION ADOPTING THE PARKS AND RECREATION ELEMENT OF THE GENERAL PLAN FOR PARK CITY, UTAH

WHEREAS, the Comprehensive Plan was adopted by City Council in 1985; and

WHEREAS, the Utah State Municipal Land Use Development and Management Act specifies that municipalities prepare and adopt a comprehensive, long-range general plan to accomplish the purposes of the Act; and

WHEREAS, the City Council recognized the inadequacy of the 1985 Comprehensive Plan and the need to adopt an effective planning tool to address the many planning challenges which have been prompted by the dramatic changes in the community since the original Comprehensive Plan was adopted; and

WHEREAS, the City Council has identified the updating of the General Plan as a high priority and an integral component in the long range planning of the community; and

WHEREAS, Phase 1 of the revised General Plan was adopted on March 20, 1997; and

WHEREAS, the various revised elements of the General Plan have been reviewed and updated annually since March 20, 1997; and

WHEREAS, the Parks, Recreation and Beautification Board discussed the Parks and Recreation Element on June 20, 2001, the Planning Commission held a work session on the Parks and Recreation Element of Phase II of the General Plan on July 25, 2001, and held public hearings on September 26, and October 10, 2001, and the City Council held a public hearing on the Element on November 29, 2001; and

WHEREAS, diversity and availability of recreational activities are vital to the quality of life for our residents and visitors; and

WHEREAS, the Planning Commission has recommended that the City Council adopt the Parks and Recreation Element of the General Plan; and

WHEREAS, the City Council considered public input, recommendations from its staff, consultants, and the Planning Commission and deems it in the best interest to proceed with the adoption of the Parks and Recreation Element.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Park City, Utah that the Parks and Recreation Element of the General Plan is hereby adopted and becomes effective upon the adoption of this Resolution.

PASSED AND ADOPTED THIS ___ day of November, 2001.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

Attest:

____

Janet M. Scott, City Recorder

Approved as to form:

____

Mark D. Harrington, City Attorney

CITY COUNCIL STAFF REPORT

DATE:	**December 20, 2001**
DEPARTMENT:	**Planning Department**
TITLE:	**7815 Royal Street- Chateaux at Silver Lake Condominiums-Building C**
TYPE OF ITEM:	**Record of Survey Plat**

SUMMARY RECOMMENDATION: Hold a public hearing, consider any input, and consider approving the record of survey plat for Building C of the Chateaux at Silver Lake Condominiums as conditioned.

A. PROJECT

Project Name:	Chateaux at Silver Lake Condominiums Building C- final record of survey plat
Applicant:	Silver Lake Associates LLC
Location:	7815 Royal Street East
Zoning:	RD-MPD
Adjacent Land Uses:	Silver Lake fire station, Black Bear Lodge, Silver Lake Lodge, Mount Cervin Condos and Plaza, The Knoll single family homes and lots, Sterling Lodge Condominiums, Goldener Hirsch hotel, Deer Valley Club and Sterlingwood Condominiums
Date of Application:	November 13, 2001
Project Planner:	Kirsten A. Whetstone KAW

B. BACKGROUND

The property is legally described as Lot 23 of the Amended Deer Valley Club Estates Subdivision plat which was recorded in December of 1992. On March 12, 1997, the Planning Commission approved a Small Scale Master Planned Development for the 78 unit condominium project known as the Chateaux at Silver Lake Village. Approximately 7,500 sf of commercial uses and 16,800 sf of support commercial and convention uses were also approved on the 3.24 acre site. The property is located at 7815 Royal Street East.

This request is for approval of a final condominium record of survey for Building C of the Chateaux Condominium project. Building C is the east building, situated north of Building A (Phase I). Phases I and II (Building B) of the Chateaux Condominiums are nearing completion with construction on Building C underway. On May 18, 1998 a record of survey plat for the Chateaux Condominium Building A was recorded. That plat included expandable areas for Buildings B and C. The condominium plat for Building B was recorded in 1999. A final record of survey must be recorded with the County in order for the current owner to sell ownership interests in Building C to other parties.

On December 12, 2001 the Planning Commission held a public hearing and voted to forward a positive recommendation to City Council to approve the record of survey plat for Building C.

C. <u>ANALYSIS</u>

Uses

Building C of the Chateaux Condominium project consists of 23 residential units. Twelve (12) units are approximately 1,450 square feet in area, seven (7) units are between 1,850 and 1,900 sf, and four (4) are between 2,800 and 2,900 square feet. Each unit includes two lock out rooms, as specified in the CUP approval. The Deer Valley Master Plan allows for up to 5% of the residential floor area for each of support commercial and meeting space. The proposed condominium plat is consistent with these uses.

Parking

All parking associated with Building C is accommodated within the common parking structure for the Chateaux at Silver Lake. Constructed with the first phase, the parking structure provides a total of 481 code compliant spaces. The entire project requires 316 parking spaces. This project provides an excess of 165 parking spaces.

The March 19, 1998 approved record of survey for Building A includes the entire parking structure and designates all but 40 parking spaces as common area. The remaining 40 spaces are designated as private spaces, ie. parking condominiums. The CC&R's allow those 40 spaces to be leased, turned into storage, and/or sold separately. If these 40 spaces are sold or leased to others the project would continue to have an excess of 125 parking spaces. Deer Valley Resort entered into an agreement with the Chateaux to utilize a number of these spaces. The proposed condominium plat is consistent with the parking requirements.

Access

Access to the underground parking structure is off of Royal Street East on the west side of the development, near the Silver Lake fire station. The parking structure serves all of the residential and commercial units and may provide parking for the Silver Lake area and Deer Valley Resort, on a fee basis. An additional service drive access is located on the east side of the development. With the exception of this limited service drive, all vehicular traffic and pick up/drop off activity will occur within the parking structure. The proposed condominium plat is consistent with the existing access.

LMC

The proposed condominium plat is consistent with the Land Management Code and the approved Chateaux CUP. Staff is recommending a condition of approval that all financial guarantees for completion of all public improvements associated with this project and Building C, that have not already been posted, including all required public utilities, landscaping, sidewalks and public trails, be posted prior to plat recordation. All conditions of approval of the Chateaux CUP apply.

Landscape plan and trails

A preliminary landscape plan for the entire site was approved prior to issuance of the building permit. A final landscape plan, showing plaza details, foundation plantings, lighting, trails and sidewalks, and other amenities will be reviewed and approved by the Community Development Department prior to issuance of a certificate of occupancy. The condominium plat, as conditioned, is consistent with the approved site plan, including landscaping and sidewalks.

D. DEPARTMENT REVIEW

The application was reviewed by City staff at the November 20, 2001 staff review meeting. Members of the Community Development and Legal Departments and the Water Reclamation District were present. No specific concerns were expressed at that time. City Engineer and City Attorney review and approval of the plat and CC&R's for final form and compliance with the LMC and State Law, are a condition precedent to plat recordation.

E. ALTERNATIVES

1. The City Council may approve the application with the conditions stated, or modify the conditions, or

2. The City Council may deny the application and direct staff to prepare findings supporting this recommendation, or

3. The City Council may continue the discussion to a later date.

F. SIGNIFICANT IMPACTS

There are no significant fiscal or environmental impacts to the City in approving this application, other than the fact that recordation of the plat allows individual units to be offered for sale.

RECOMMENDATION:

The Staff recommends approval of the Record of Survey plat for Building C- Chateaux at Silver Lake Condominiums, at 7815 Royal Street East, based upon the following:

Findings of Fact

1. The property is located in the RD-MPD zoning district.

2. The property is subject to the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit of April 14, 1993 and is included on the 11/4/99 recorded Chateaux at Silver Lake record of survey plat as expandable area.

3. The property is subject to the March 12, 1997 Chateaux CUP approval.

4. The proposed plat designates the type of ownership of this property as condominium ownership.

5. A financial guarantee for all public improvements, including all public trails and sidewalks, is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

6. On December 12, 2001 the Planning Commission held a public hearing and voted to forward to the City Council a positive recommendation to approve the record of survey plat for Building C.

Conclusions of Law

1. The record of survey is consistent with the Park City Land Management Code

and with the Utah Condominium Ownership Act.

2. The record of survey is consistent with the March 12, 1997 Planning Commission approval of the Chateaux CUP.

3. There is good cause for this record of survey.

4. Neither the public nor any person will be materially injured by the proposed record of survey.

5. Approval of the record of survey, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

1. City Attorney and City Engineer review and approval of the final form and content of the record of survey and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the record of survey.

2. All conditions of approval for the Chateaux CUP, approved by the Planning Commission on March 12, 1997, continue to apply in full force and effect.

3. All Park City Standard Project Conditions shall apply.

4. All required financial guarantees, that have not already been posted, for the value of all public improvements to be completed, shall be provided to the City prior to record of survey recordation. All public improvements, including public trails and sidewalks, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

5. The final condominium record of survey shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

6. A final landscape plan, showing plaza details, foundation plantings, lighting, trails and sidewalks, and other amenities will be reviewed and approved by the Community Development Department prior to issuance of a certificate of occupancy.

EXHIBITS

Exhibit A- Proposed record of survey

M:\CDD\KAW\CC\CC2001\ryl7815c12-20.ccr.wpd

Ordinance No. 01-

AN ORDINANCE APPROVING A RECORD OF SURVEY PLAT FOR BUILDING C OF THE CHATEAUX AT SILVER LAKE CONDOMINIUMS, LOCATED AT 7815 ROYAL STREET EAST, DESCRIBED AS LOT 23 OF THE AMENDED DEER VALLEY CLUB ESTATES, IN PARK CITY, UTAH

WHEREAS, the owners, Silver Lake Associates L.L.C., of the property at 7815 Royal Street East, located in the Northwest Quarter of Section 27, Township 2 South, Range 4 East, Park City, Utah and known as the Chateaux at Silver Lake Condominiums, have petitioned the City Council for approval of a record of survey plat for Building C; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on December 12, 2001 the Planning Commission held a public hearing to receive public input on the proposed record of survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on December 20, 2001 the City Council reviewed the proposed record of survey plat; and

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

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

SECTION 1. FINDINGS OF FACT.

1. On March 12, 1997 the Planning Commission approved a Small Scale Master Planned Development for the 78 unit condominium project known as the Chateaux at Silver Lake CUP, a Small Scale MPD. The property is subject to the Chateaux at Silver Lake CUP.

2. The Chateaux at Silver Lake project is located at 7815 Royal Street East and the property is zoned RD-MPD, Residential Development- Master Planned.

3. The property is subject to the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit of April 14, 1993 and is included on the 11/4/99 recorded Chateaux at Silver Lake record of survey plat as expandable area.

4. The proposed plat designates the type of ownership of this property as condominium ownership.

5. A financial guarantee for all public improvements, including all public trails and sidewalks, is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

6. On December 12, 2001 the Planning Commission held a public hearing on the proposed record of survey plat and forwarded a positive recommendation to the City Council.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned record of survey and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law regarding record of survey plats. The plat is consistent with the Planning Commission approval of the Chateaux at Silver Lake CUP, a Small Scale Master Planned Development.

SECTION 3. PLAT APPROVAL. The record of survey plat, known Chateaux at Silver Lake Condominiums Building C, at 7815 Royal Street East, is hereby approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the final form and content of the record of survey plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the record of survey plat.

2. All conditions of approval for the Chateaux at Silver Lake CUP, approved by the Planning Commission on March 12, 1997, shall continue to apply in full force and effect.

3. All Park City Standard Project Conditions shall apply.

4. All required financial guarantees, that have not already been posted, for the value of all public improvements to be completed, shall be provided to the City as a condition precedent to plat recording. All public improvements, including public trails and sidewalks, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

5. The final condominium record of survey shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

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

PASSED AND ADOPTED this 20th day of December 2001.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

Attest:

____

Janet M. Scott, City Recorder

Approved as to form:

____

Mark D. Harrington, City Attorney

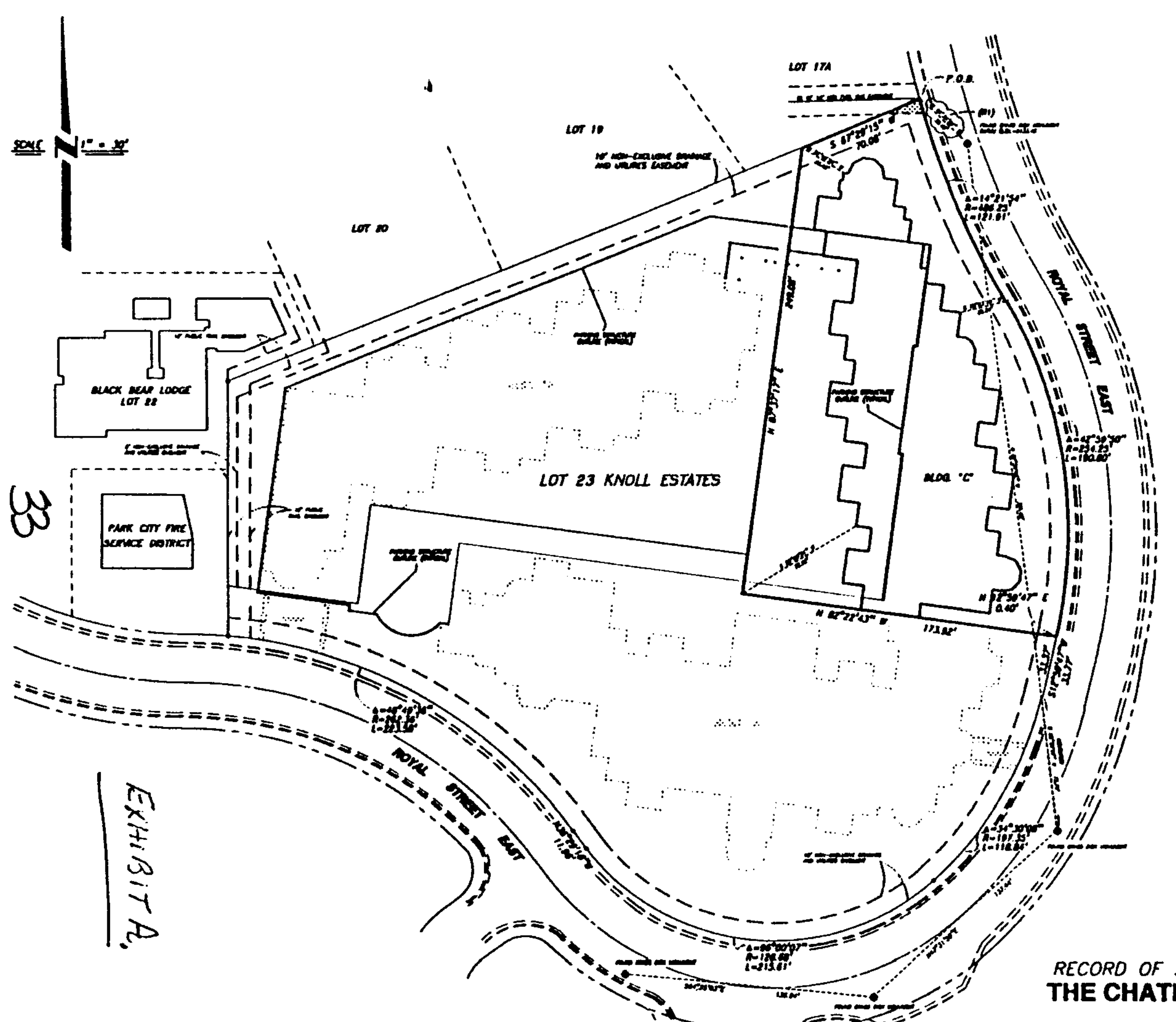

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EXHIBIT A.

NOTES:

1. ALL ELEVATIONS ARE SHOWN TO FINISH SURFACE.
2. ALL INTERIOR WALL DIMENSIONS AND SQUARE FOOTAGES ARE SHOWN TO FINISH SURFACE.
3. UNIT DESIGNATION (CC /) REFERS TO A COMMERCIAL CONDOMINIUM.
4. PLANS AND DIMENSIONS ON THESE PLATS WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY AND ASSOCIATES.
5. LOT 23 HAS AN ACCESS AND PARKING EASEMENT AGREEMENT DATED 8-11-97, BY AND BETWEEN DEER VALLEY RESORT COMPANY AND SILVER LAKE ASSOCIATES, L.L.C., RECORDED AUGUST 12, 1997, AS ENTRY NO. [illegible] IN BOOK [illegible] AT PAGE [illegible] OF OFFICIAL RECORDS. (125 PARKING STALLS - PARKING LEVEL 3 [illegible]).
6. FIREPLACES IN PRIVATELY-OWNED AREAS SHALL BE OF A NON-SOLID FUEL BURNING TYPE.
7. THE STREET ADDRESS OF THE CHATEAUX IS 7815 ROYAL STREET EAST.
8. THE BUILDING FOOTPRINT SHOWN ON THIS PLAT WAS TAKEN FROM SHEET 3 OF 11 (LEVEL 1) AND DEPICTS THE EXTERIOR LINES OF THAT LEVEL, INCLUDING ALL DECKS.
9. (B1) THE RECORD BEARING AND DISTANCE AS SHOWN ON THE PREVIOUSLY RECORDED PLATS OF THE CHATEAUX AT SILVER LAKE BUILDINGS AND BY THOMPSON-HYSELL ENG. WERE FOUND TO BE IN ERROR.

ACKNOWLEDGEMENT

STATE OF UTAH } SS.
COUNTY OF SUMMIT }

ON THIS ____ DAY OF ________ 200_, PERSONALLY APPEARED BEFORE ME, F. LYNN PABAN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MANAGER OF SILVER LAKE ASSOCIATES, L.L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE [illegible] AND FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD WAS SIGNED ON BEHALF OF SAID COMPANY, AND SAID F. LYNN PABAN DULY ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC ________________

MY COMMISSION EXPIRES ________________

RESIDING AT ________________

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT (SBSID) NOTES:

1. THE EIGHT INCH SEWER LINES EXTENDING FROM SBSID SEWER MANHOLES INTO THE CHATEAUX AT SILVER LAKE PROPERTY ARE BEING USED AS COMMON PRIVATE LATERAL SERVICES. THESE LINES ARE NOT THE RESPONSIBILITY OF SBSID.
2. PORTIONS OF THE CHATEAUX AT SILVER LAKE USE A PRIVATE SEWER EJECTION PUMP SYSTEM TO PROVIDE SEWER SERVICE.
3. THE CHATEAUX AT SILVER LAKE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL "COMMON" SEWER LATERALS.

RECORD OF SURVEY MAP - BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 11

SURVEYOR'S CERTIFICATE:

I, BRIAN A. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 336633 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE—AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE ________________

____
BRIAN A. JONES, P.L.S. 336633

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS /2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates-Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of [illegible] feet, whose center bears North [illegible] East with a central angle of 14°21'34" (chord bears South [illegible] East 121.60 feet) for an arc distance of 121.91 feet; thence with a reverse curve to the right having a radius of 234.25 feet, a central angle of 42°34'39" (chord bears South [illegible] East 180.20 feet) for an arc distance of 180.60 feet; thence South 13°39'47" West 0.40 feet; thence North 82°22'43" West 173.82 feet; thence North [illegible] East [illegible] feet to the northerly line of said Lot 23; thence North 67°29'15" East along said northerly line 70.00 feet to the POINT OF BEGINNING.

Containing 0.0464 Acres

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND HEREBY CAUSES THE SAME TO BE DIVIDED INTO PRIVATE UNITS, LIMITED COMMON AREAS AND COMMON AREAS, AS SET FORTH IN THE PLAT AND IN THE DECLARATION HEREAFTER TO BE KNOWN AS THE CHATEAUX AT SILVER LAKE AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT SUBMITTING THE PROPERTY TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT AND THE UNDERSIGNED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE OWNERS OF CONDOMINIUMS IN THE CHATEAUX AT SILVER LAKE ALL COMMON AREAS AND DUE [illegible] FOR THE USE BY EMERGENCY AND UTILITY SERVICE VEHICLES AS INGRESS AND EGRESS EASEMENT OVER THE COMMON AREAS. THE OWNER AND IT'S REPRESENTATIVES, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF PARK CITY ALL LAND FOR LOCAL CONDOMINIUM USES, EASEMENTS AND REQUIRED UTILITIES AS SHOWN ON THE SUBMISSION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION. THE OWNER FURTHER CERTIFIES THAT BUILDING "C" WILL BE BUILT AS SHOWN HEREON.

EXECUTED THIS ________ DAY OF ________ 200_

SILVER LAKE ASSOCIATES, L.L.C., A UTAH LIMITED LIABILITY COMPANY

____
F. LYNN PABAN, MANAGER

CONSENT TO RECORD

THE UNDERSIGNED ZIONS FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HOLDER OF A DEED OF TRUST ON THE PROPERTY SUBJECT HERETO, DOES HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM DECLARATION AND TO THE RECORDATION OF THE RECORD OF SURVEY MAP RECORDED CONCURRENTLY HEREWITH AND CONSENTS TO THE SUBMISSION OF THE PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

ZIONS FIRST NATIONAL BANK

BY: ________________

ITS: ________________

STATE OF UTAH } SS.
COUNTY OF ______ }

ON THIS ______ DAY OF ________ 200_, PERSONALLY APPEARED BEFORE ME ________, SIGNER OF THE ABOVE CONSENT TO RECORD, WHO BEING DULY SWORN, DID SAY THAT HE IS THE ________ OF ZIONS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND THAT THE CONSENT TO RECORD WAS SIGNED IN BEHALF OF SAID BANK UNDER AUTHORITY GRANTED BY ITS BOARD OF TRUSTEES, AND SAID ________ DULY ACKNOWLEDGED TO ME THAT SAID BANK EXECUTED THE SAME.

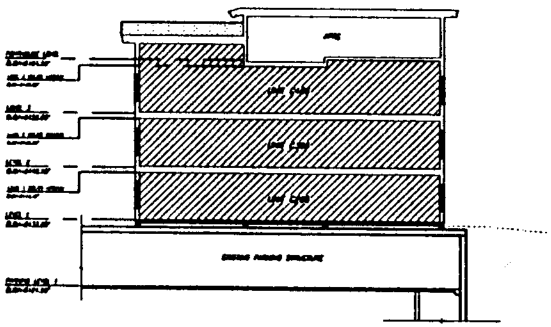
MY COMMISSION EXPIRES : ________

NOTARY PUBLIC
RESIDING AT :

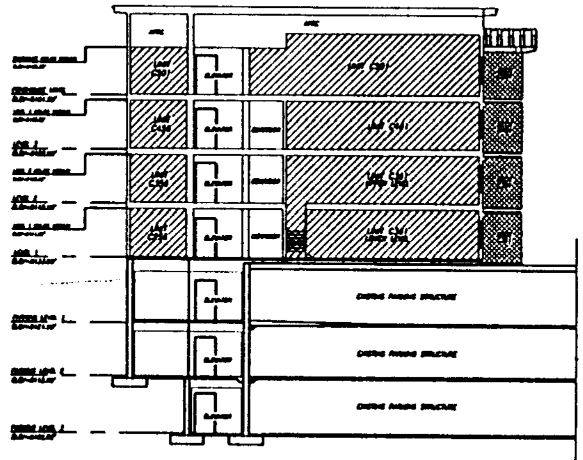
THOMPSON-HYSELL ENGINEERS, INC.

SEWER DISTRICT APPROVAL	CITY COUNCIL APPROVAL	CERTIFICATE OF ATTEST	CITY ENGINEER	CITY PLANNING COMMISSION	APPROVAL AS TO FORM	RECORDED #
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ____ DAY OF ______ 20__ A.D.	PRESENTED TO THE BOARD OF ______ CITY COUNCIL ON THIS ____ DAY OF ______ 20__ A.D. ______ PARK CITY RECORDER	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY COUNCIL ON THIS ____ DAY OF ______ 20__ A.D. ______ PARK CITY RECORDER	REVIEWED BY THE ______ CITY PLANNING COMMISSION ON THIS ____ DAY OF ______ 20__ A.D. ______ ENGINEER	APPROVED AND ACCEPTED BY THE ______ CITY PLANNING COMMISSION ON THIS ____ DAY OF ______ 20__ A.D. ______ CHAIRMAN	APPROVED AS TO FORM ON THIS ____ DAY OF ______ 20__ A.D. ______ CITY ATTORNEY	STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF ______ DATE ____ TIME ____ BOOK ____ PAGE ____ FEE $ ____ ______ RECORDER

28.48.27



BUILDING SECTION



BUILDING SECTION

LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC-COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/2
- COMMON AREA AND FACILITIES

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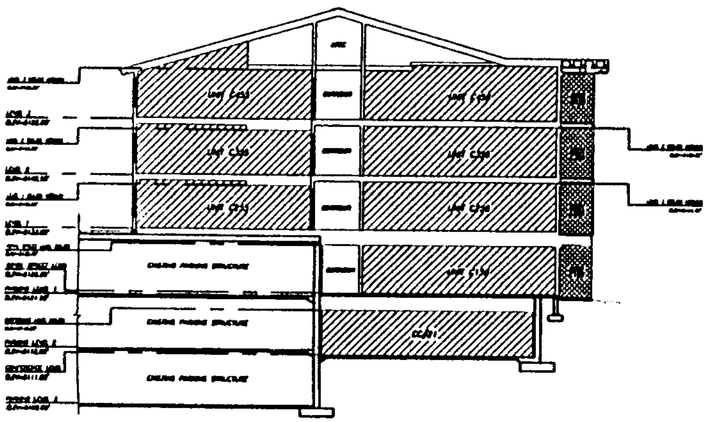
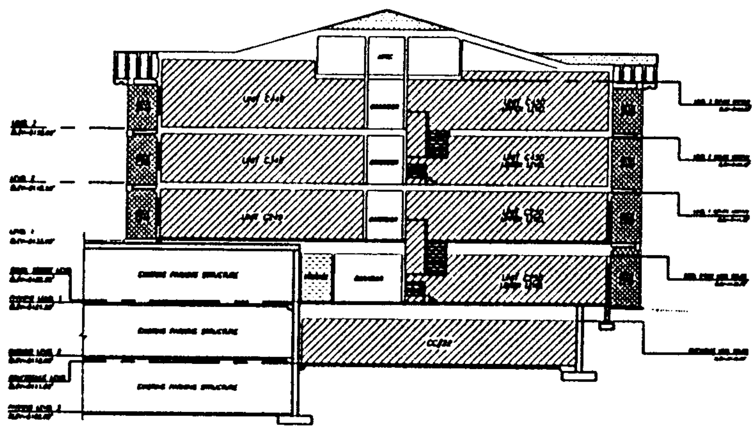


BUILDING SECTION



BUILDING SECTION

SHEET 9 OF 11

28.AUG.97

SURVEYOR'S CERTIFICATE:

I, BRIAN B. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330633 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE—AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ____________________

____
BRIAN B. JONES, P.L.S. 330633

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS /2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates—amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of [illegible] feet, whose center bears North [illegible] East with a central angle of [illegible] (chord bears South [illegible] East [illegible] feet) for an arc distance of [illegible] feet; thence with a reverse curve to the right having a radius of [illegible] feet, a central angle of [illegible] (chord bears South [illegible] East [illegible] feet) for an arc distance of [illegible] feet; thence South [illegible] West 8.40 feet; thence North [illegible] West [illegible] feet; thence North [illegible] East [illegible] feet to the northerly line of said Lot 23; thence North [illegible] East along said northerly line [illegible] feet to the POINT OF BEGINNING.

Containing [illegible] Acres

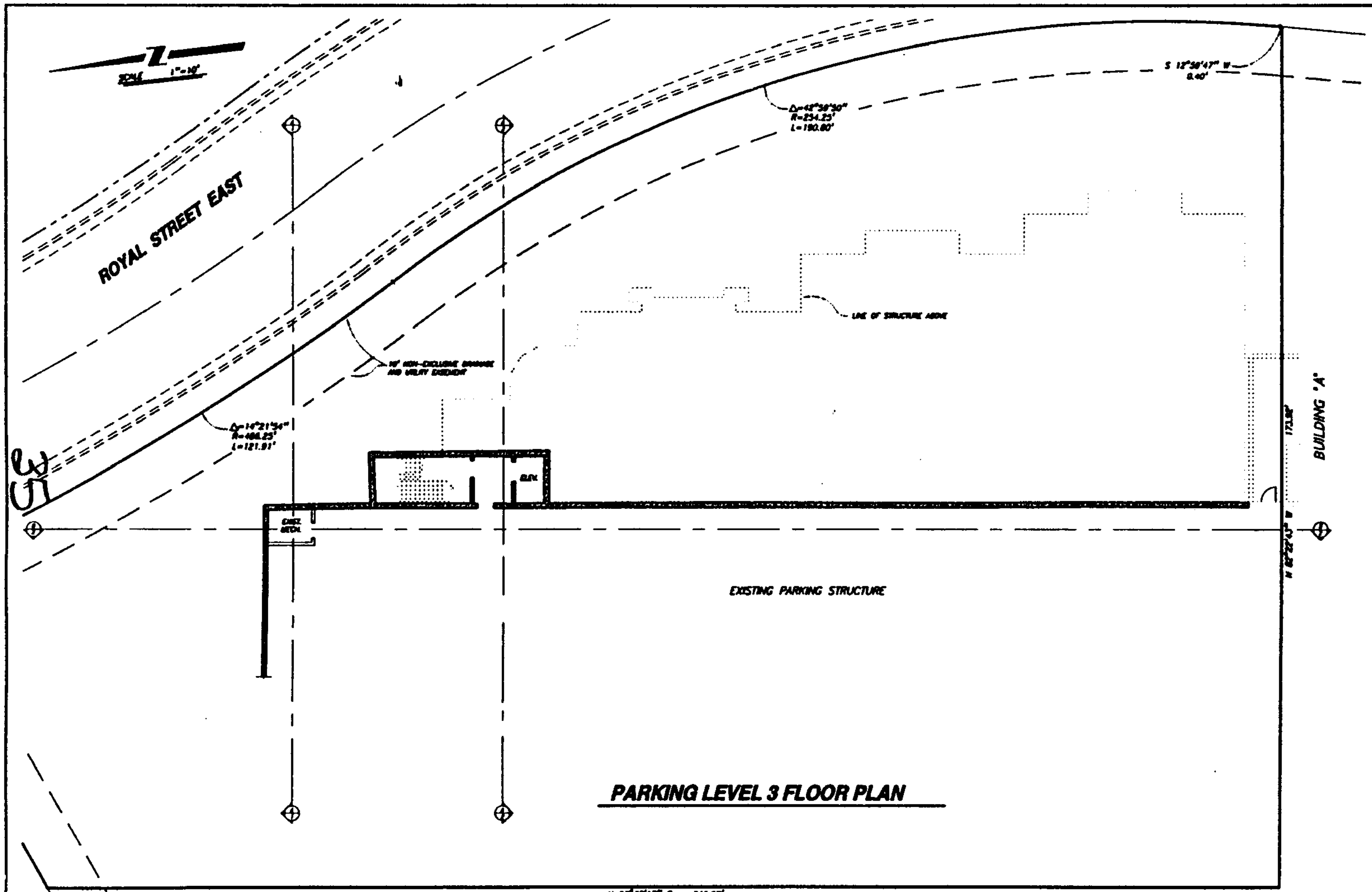
RECORD OF SURVEY MAP – BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

THOMPSON-HYSELL ENGINEERS, INC.

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF
DATE ______ TIME ______ BOOK ______ PAGE ______
FEE $ ______ SUMMIT COUNTY RECORDER



PARKING LEVEL 3 FLOOR PLAN

NOTES

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY AND ASSOCIATES.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. SOME INTERIOR STRUCTURAL FEATURES SHOWN AS COMMON AREAS ARE INCLUDED IN THE UNIT SQUARE FOOTAGE CALCULATIONS.

LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC–COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/R
- COMMON AREA AND FACILITIES

SURVEYOR'S CERTIFICATE:

I, BRIAN B. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330813 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE–AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ______________________

____
BRIAN B. JONES, P.L.S. 330813

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS (2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, [illegible] Estates, (formerly known as Deer Valley Club Estates–Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of 486.25 feet, whose center bears North 74°21'53" East with a central angle of 14°21'34" (chord bears South [illegible] East 121.[illegible] feet) for an arc distance of 121.91 feet; thence with a reverse curve to the right having a radius of 254.25 feet, a central angle of 42°58'30" (chord bears South [illegible] East [illegible] feet) for an arc distance of 190.80 feet; thence South 12°58'47" West 8.40 feet; thence North [illegible] West 173.58 feet; thence North 07°37'17" East 249.08 feet to the northerly line of said Lot 23; thence North 67°29'15" East along said northerly line 78.00 feet to the POINT OF BEGINNING.

Containing 0.0404 Acres

RECORD OF SURVEY MAP – BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

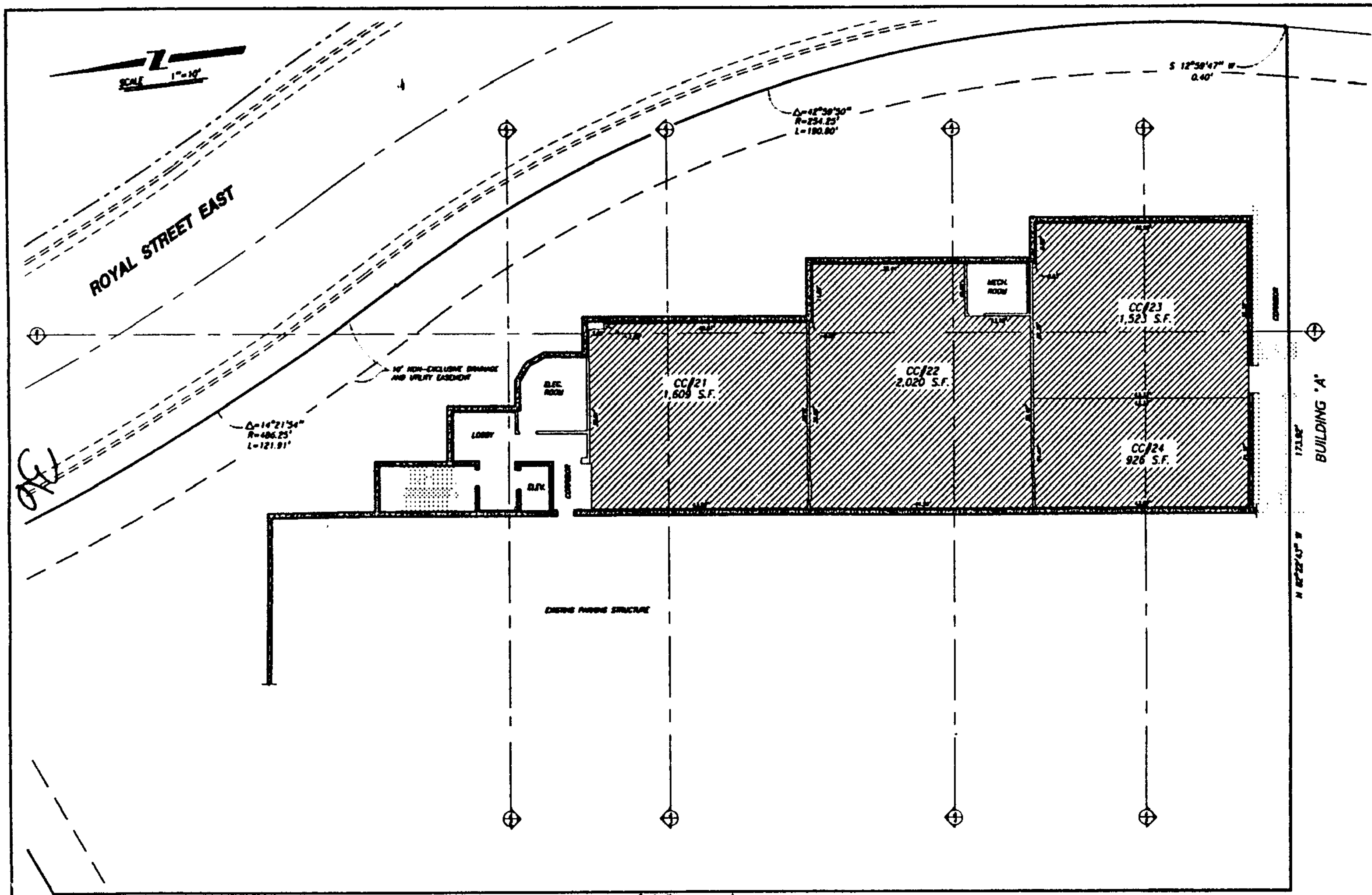
A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

THOMPSON-HYSELL ENGINEERS, INC.

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF ______
DATE ______ TIME ______ BOOK ______ PAGE ______
FEE $ ______ SUMMIT COUNTY RECORDER

SHEET 2 OF 11

28.48.27



CONFERENCE LEVEL/PARKING LEVEL 2 FLOOR PLAN

NOTES

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY AND ASSOCIATES.

2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.

3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.

4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.

5. SOME INTERIOR STRUCTURAL FEATURES SHOWN AS COMMON AREAS ARE INCLUDED IN THE UNIT SQUARE FOOTAGE CALCULATIONS.

LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC-COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/2
- COMMON AREA AND FACILITIES

SHEET 3 OF 11

SURVEYOR'S CERTIFICATE:

I, BRIAN B. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330833 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE-AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ____________

____
BRIAN B. JONES, P.L.S. 330833

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS /2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, Royal Estates, (formerly known as Deer Valley Club Estates-Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of 486.25 feet, whose center bears North 74°21'53" East with a central angle of 14°21'54" (chord bears South 22°49'05" East 121.60 feet) for an arc distance of 121.91 feet; thence with a reverse curve to the right having a radius of 234.25 feet, a central angle of 42°38'30" (chord bears South 08°30'08" East 166.35 feet) for an arc distance of 190.80 feet; thence South 12°38'47" West 0.40 feet; thence North 82°22'43" West 173.92 feet; thence North 07°37'17" East 249.08 feet to the northerly line of said Lot 23; thence North 67°29'13" East along said northerly line 70.08 feet to the POINT OF BEGINNING.

Containing 0.8484 Acres

RECORD OF SURVEY MAP - BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

THOMPSON-HYSELL ENGINEERS, INC.

RECORDED # ____
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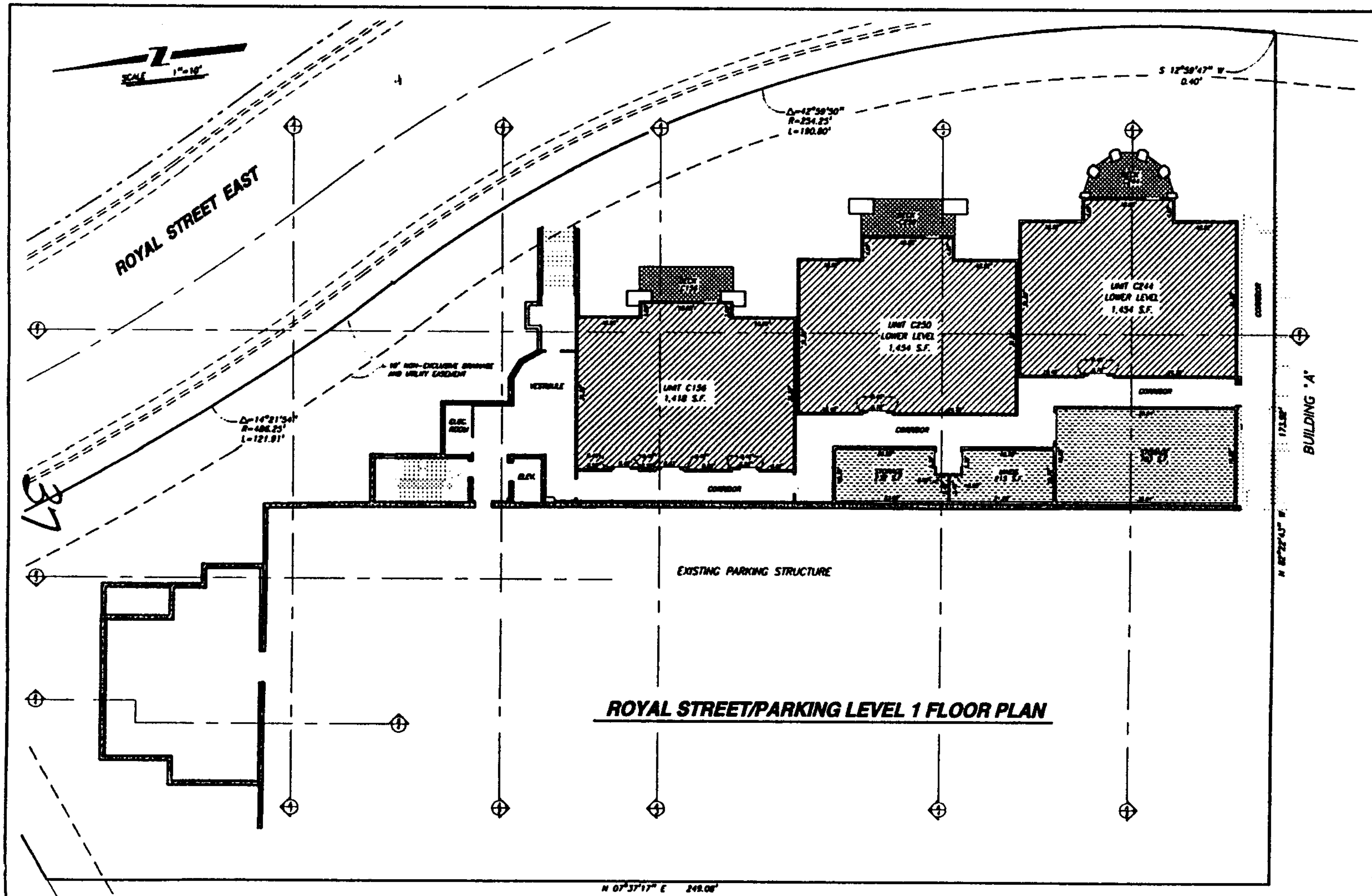
DATE ____ TIME ____ BOOK ____ PAGE ____
FEE $ ____ SUMMIT COUNTY RECORDER

28.48.27



ROYAL STREET/PARKING LEVEL 1 FLOOR PLAN

SQUARE FOOT TABLE

UNIT	SQUARE FEET LOWER LEVEL	SQUARE FEET UPPER LEVEL	TOTAL SQUARE FEET
C244	1,454	1,451	2,905
C250	1,454	1,451	2,905

NOTES

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY AND ASSOCIATES.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. SOME INTERIOR STRUCTURAL FEATURES SHOWN AS COMMON AREAS ARE INCLUDED IN THE UNIT SQUARE FOOTAGE CALCULATIONS.

LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC-COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/2
- COMMON AREA AND FACILITIES

SHEET 4 OF 11

38.48.27

SURVEYOR'S CERTIFICATE:

I, BRIAN B. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330833 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE-AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ____________

____
BRIAN B. JONES, P.L.S. 330833

LICENSED LAND SURVEYOR — STATE OF UTAH

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS /2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates-Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of 486.25 feet, whose center bears North 74°21'53" East with a central angle of 14°21'54" (chord bears South 22°49'05" East 121.60 feet) for an arc distance of 121.91 feet; thence with a reverse curve to the right having a radius of 254.25 feet, a central angle of 42°59'50" (chord bears South 08°30'08" East 186.35 feet) for an arc distance of 190.80 feet; thence South 12°38'47" West 0.40 feet; thence North 82°22'43" West 173.92 feet; thence North 07°37'17" East 249.08 feet to the northerly line of said Lot 23; thence North 67°29'15" East along said northerly line 79.88 feet to the POINT OF BEGINNING.

Containing 0.8494 Acres

RECORD OF SURVEY MAP – BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

THOMPSON-HYSELL ENGINEERS, INC.

RECORDED #
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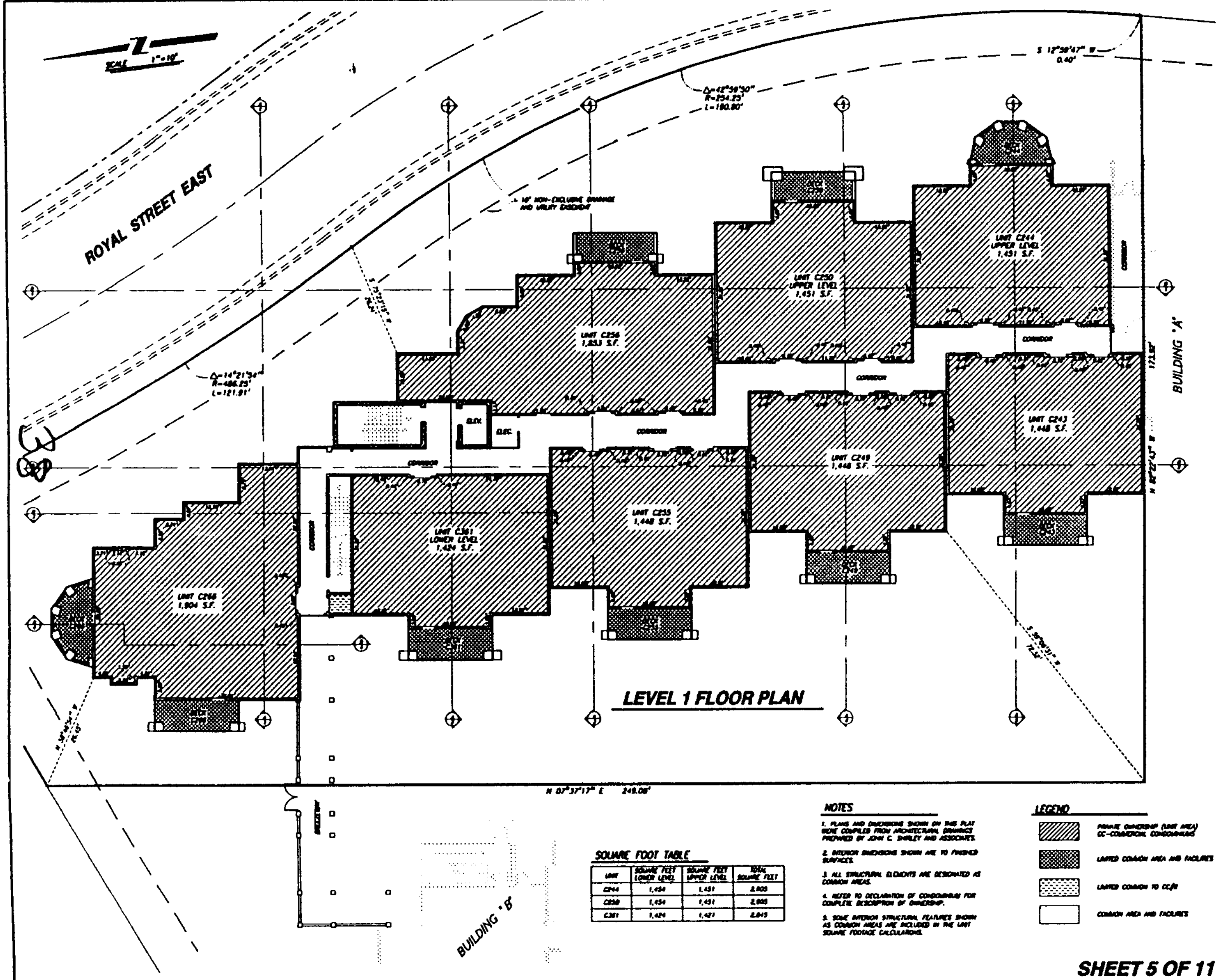
37



SQUARE FOOT TABLE

UNIT	SQUARE FEET LOWER LEVEL	SQUARE FEET UPPER LEVEL	TOTAL SQUARE FEET
C244	1,454	1,451	2,905
C250	1,454	1,451	2,905
C361	1,424	1,421	2,845

NOTES

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY AND ASSOCIATES.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
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5. SOME INTERIOR STRUCTURAL FEATURES SHOWN AS COMMON AREAS ARE INCLUDED IN THE UNIT SQUARE FOOTAGE CALCULATIONS.

LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC-COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/R
- COMMON AREA AND FACILITIES

SHEET 5 OF 11

SURVEYOR'S CERTIFICATE:

I, BRIAN B. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330833 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE-AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ____________________

____
BRIAN B. JONES, P.L.S. 330833

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS [2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, Snell Estates, (formerly known as Deer Valley Club Estates—Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of 486.25 feet, whose center bears North 74°21'53" East with a central angle of 14°21'34" (chord bears South 22°49'05" East 121.60 feet) for an arc distance of 121.91 feet; thence with a reverse curve to the right having a radius of 254.25 feet, a central angle of 42°59'30" (chord bears South 08°30'08" East 186.35 feet) for an arc distance of 190.80 feet; thence South 12°38'47" West 0.40 feet; thence North 82°22'43" West 173.92 feet; thence North 07°37'17" East 249.08 feet to the northerly line of said Lot 23; thence North 67°29'15" East along said northerly line 70.08 feet to the POINT OF BEGINNING.

Containing 0.8404 Acres

RECORD OF SURVEY MAP – BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

THOMPSON-HYSELL ENGINEERS, INC.

RECORDED #
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DATE ______ TIME ______ BOOK ______ PAGE ______
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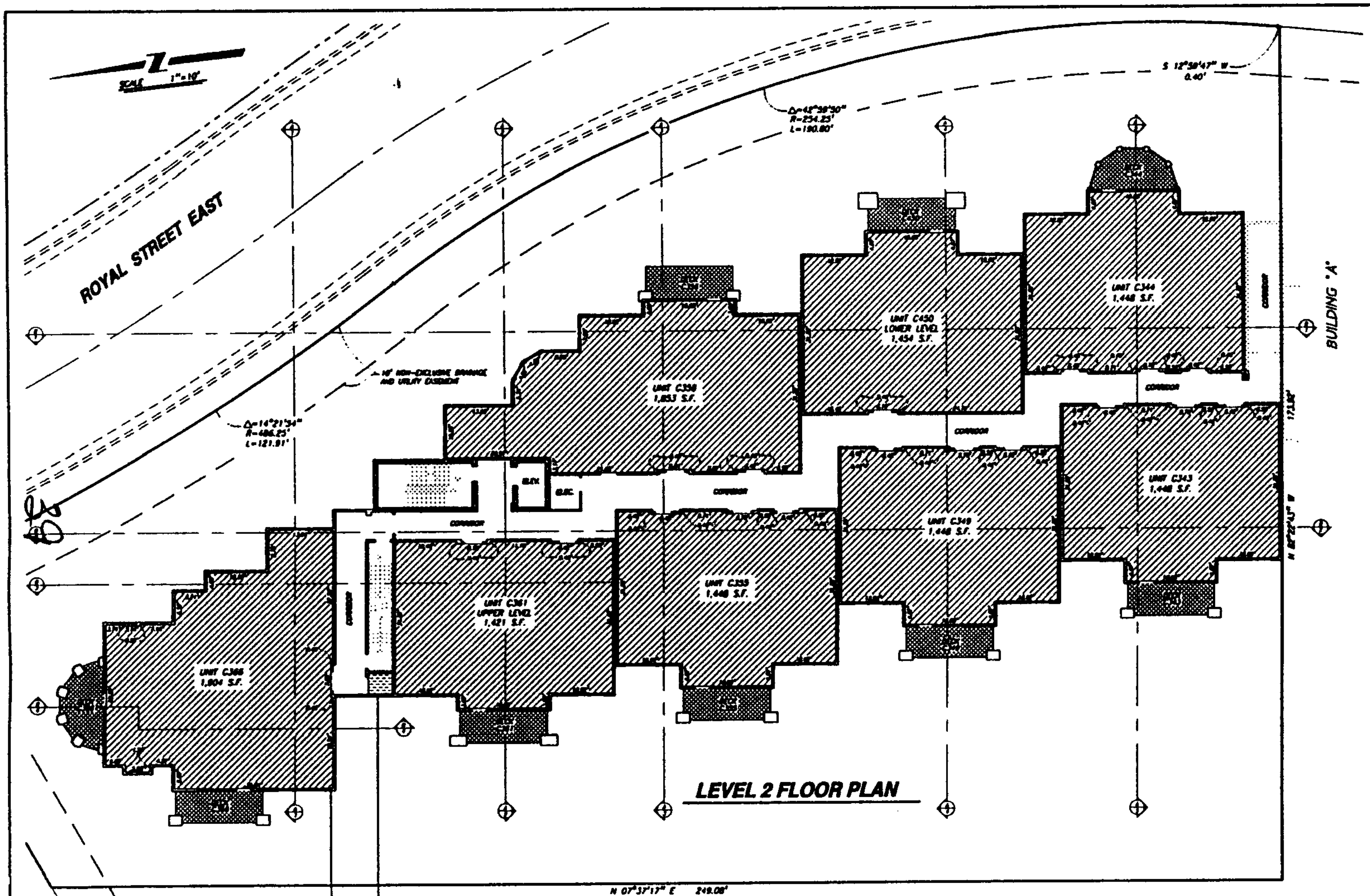
30.48.27



SQUARE FOOT TABLE

UNIT	SQUARE FEET LOWER LEVEL	SQUARE FEET UPPER LEVEL	TOTAL SQUARE FEET
C361	1,424	1,421	2,845
C450	1,454	1,451	2,905

NOTES

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY AND ASSOCIATES.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
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4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
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LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC-COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/2
- COMMON AREA AND FACILITIES

SHEET 6 OF 11

SURVEYOR'S CERTIFICATE:

I, BRIAN B. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330613 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE—AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ______________________

____
BRIAN B. JONES, P.L.S. 330613

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS /2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, Royal Estates, (formerly known as Deer Valley Club Estates—Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of 486.25 feet, whose center bears North 74°21'53" East with a central angle of 14°21'34" (chord bears South 22°48'05" East 121.60 feet) for an arc distance of 121.91 feet; thence with a reverse curve to the right having a radius of 234.25 feet, a central angle of 42°38'30" (chord bears South 08°38'08" East 186.35 feet) for an arc distance of 190.80 feet; thence South 12°38'47" West 0.40 feet; thence North 82°22'43" West 173.98 feet; thence North 07°37'17" East 249.08 feet to the northerly line of said Lot 23; thence North 87°29'15" East along said northerly line 78.00 feet to the POINT OF BEGINNING.

Containing 0.8404 Acres

RECORD OF SURVEY MAP – BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

THOMPSON-HYSELL ENGINEERS, INC.

RECORDED #
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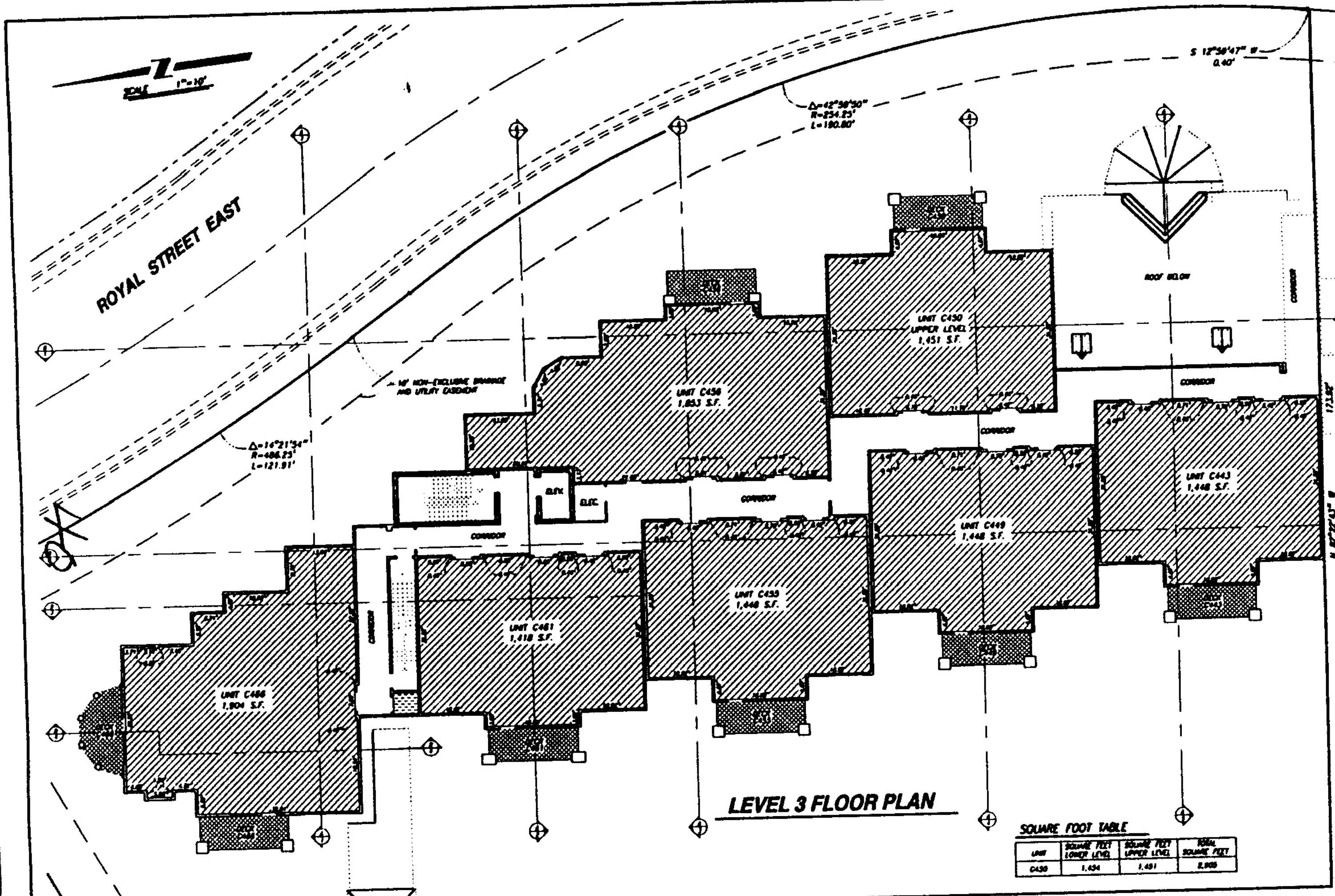

SQUARE FOOT TABLE

UNIT	SQUARE FEET LOWER LEVEL	SQUARE FEET UPPER LEVEL	TOTAL SQUARE FEET
C450	1,454	1,451	2,905

NOTES

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY AND ASSOCIATES.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. SOME INTERIOR STRUCTURAL FEATURES SHOWN AS COMMON AREAS ARE INCLUDED IN THE UNIT SQUARE FOOTAGE CALCULATIONS.

LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC–COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/2
- COMMON AREA AND FACILITIES

SHEET 7 OF 11

28.48.27

SURVEYOR'S CERTIFICATE:

I, BRIAN B. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330633 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE–AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ____________

____
BRIAN B. JONES, P.L.S. 330633

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS #2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, Bell Estates, (formerly known as Deer Valley Club Estates–Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of 486.25 feet, whose center bears North 74°21'53" East with a central angle of 14°21'54" (chord bears South 22°48'05" East 121.60 feet) for an arc distance of 121.91 feet; thence with a reverse curve to the right having a radius of 254.25 feet, a central angle of 42°38'50" (chord bears South 08°30'08" East 180.35 feet) for an arc distance of 180.80 feet; thence South 12°58'47" West 0.40 feet; thence North 82°22'43" West 173.92 feet; thence North 07°37'17" East 249.08 feet to the northerly line of said Lot 23, thence North 67°29'13" East along said northerly line 70.08 feet to the POINT OF BEGINNING.

Containing 0.0494 Acres

RECORD OF SURVEY MAP – BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT

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

THOMPSON-HYSELL ENGINEERS, INC.

RECORDED #____

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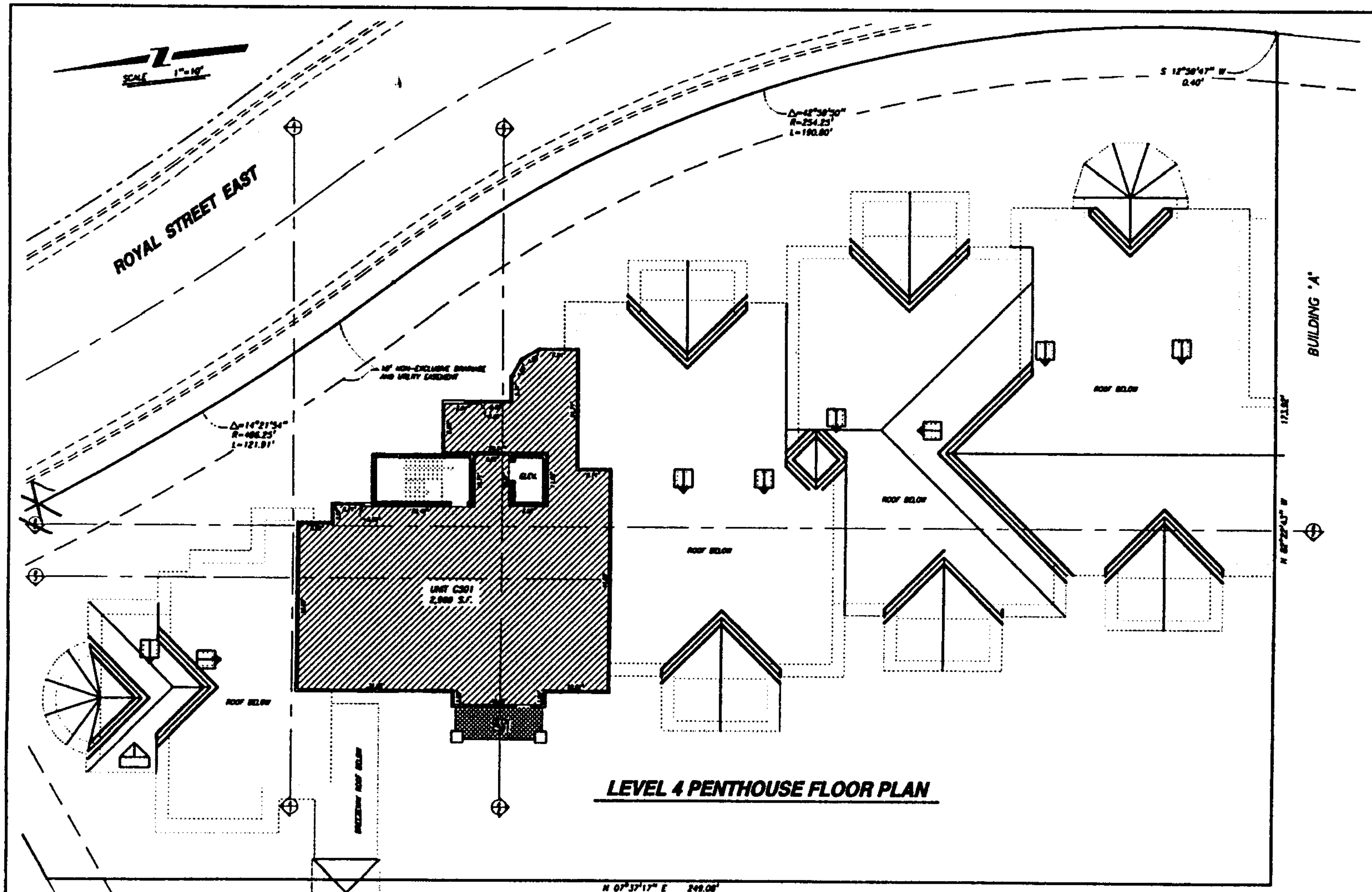

LEVEL 4 PENTHOUSE FLOOR PLAN

NOTES

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY AND ASSOCIATES.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
4. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
5. SOME INTERIOR STRUCTURAL FEATURES SHOWN AS COMMON AREAS ARE INCLUDED IN THE UNIT SQUARE FOOTAGE CALCULATIONS.

LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC—COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/2
- COMMON AREA AND FACILITIES

SHEET 8 OF 11

28.AE.27

SURVEYOR'S CERTIFICATE:

I, BRIAN B. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330833 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE—AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ____________

____
BRIAN B. JONES, P.L.S. 330833

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS (2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates—Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of 486.25 feet, whose center bears North 74°21'53" East with a central angle of 14°21'54" (chord bears South 26°49'05" East 121.60 feet) for an arc distance of 121.91 feet; thence with a reverse curve to the right having a radius of 254.25 feet, a central angle of 42°38'50" (chord bears South 08°30'08" East 186.35 feet) for an arc distance of 190.80 feet; thence South 12°58'47" West 0.40 feet; thence North 82°22'43" West 173.92 feet; thence North 07°37'17" East 249.08 feet to the northerly line of said Lot 23; thence North 67°29'13" East along said northerly line 70.60 feet to the POINT OF BEGINNING.

Containing 0.9404 Acres

RECORD OF SURVEY MAP – BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT

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

THOMPSON-HYSELL ENGINEERS, INC.

RECORDED #

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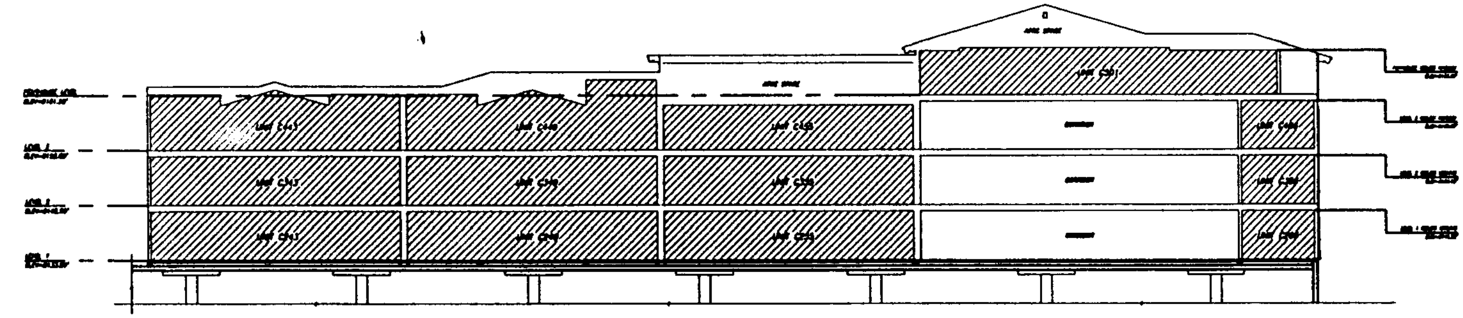
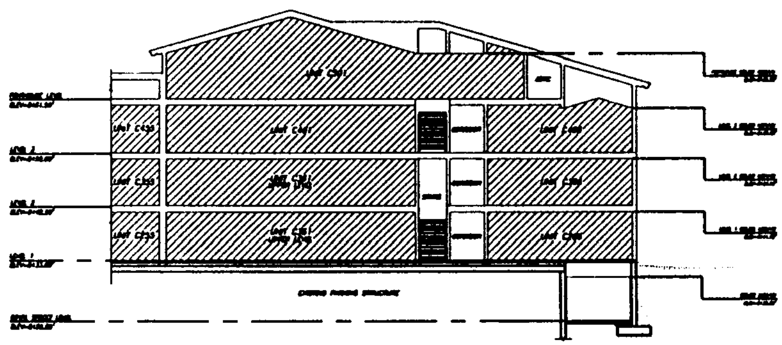
42



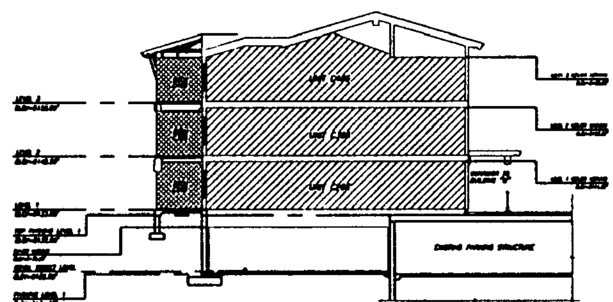
BUILDING SECTION

LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC—COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/2
- COMMON AREA AND FACILITIES



BUILDING SECTION



BUILDING SECTION

SHEET 11 OF 11

28.AE.27

SURVEYOR'S CERTIFICATE:

I, BRIAN D. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330833 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE-AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ____________________

____
BRIAN D. JONES, P.L.S. 330833

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS (2)) "BUILDING C"

Beginning at the most northerly corner of Lot 23, [illegible] Estates, (formerly known as Deer Valley Club Estates—Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of [illegible] feet, whose center bears North [illegible] East with a central angle of 14°21'34" (chord bears South [illegible] East 121.[illegible] feet) for an arc distance of 121.91 feet; thence with a reverse curve to the right having a radius of 234.25 feet, a central angle of [illegible] (chord bears South [illegible] East [illegible] feet) for an arc distance of [illegible] feet; thence South [illegible] West 8.40 feet; thence North [illegible] West 173.[illegible] feet; thence North [illegible] East [illegible] feet to the northerly line of said Lot 23; thence North 67°29'15" East along said northerly line 70.00 feet to the POINT OF BEGINNING.

Containing 0.0494 Acres

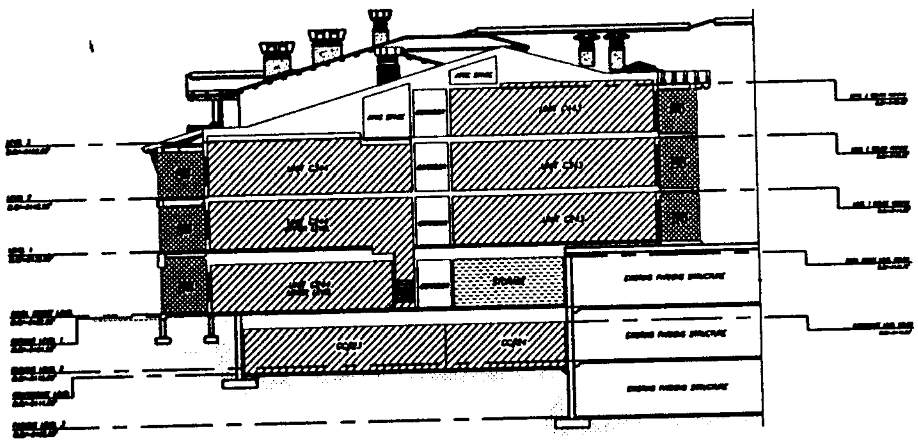
RECORD OF SURVEY MAP – BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

THOMPSON-HYSELL ENGINEERS, INC.

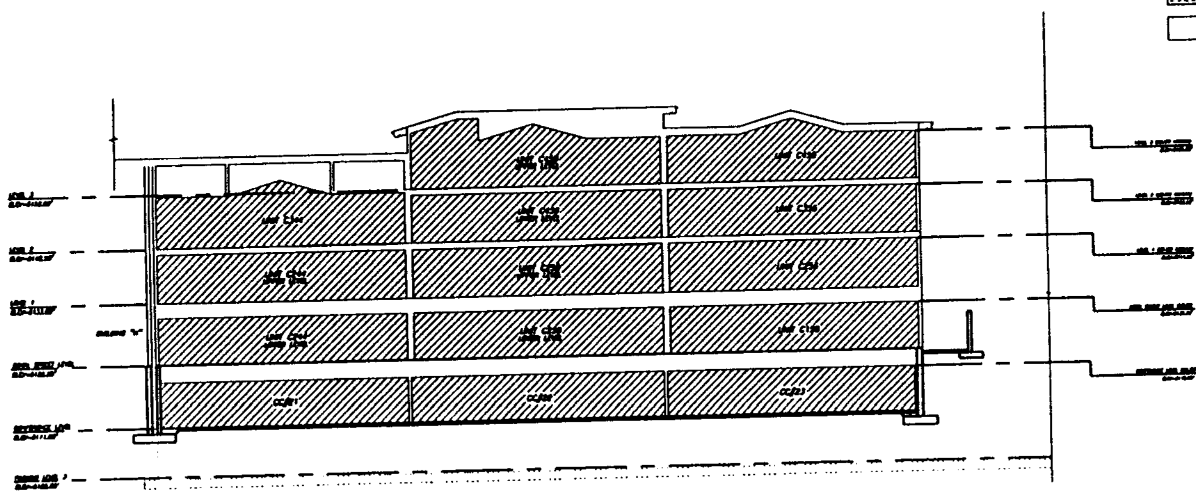
RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF
____
DATE ________ TIME ________ BOOK ________ PAGE ________
FEE $ ________ SUMMIT COUNTY RECORDER



BUILDING SECTION

LEGEND

- PRIVATE OWNERSHIP (UNIT AREA) CC-COMMERCIAL CONDOMINIUMS
- LIMITED COMMON AREA AND FACILITIES
- LIMITED COMMON TO CC/2
- COMMON AREA AND FACILITIES



BUILDING SECTION

43

SURVEYOR'S CERTIFICATE:

I, BRIAN A. JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 330833 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY MAP OF THE CHATEAUX AT SILVER LAKE—AMENDED BUILDING "C", A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM ACT.

DATE: ______________

____
BRIAN A. JONES, P.L.S. 330833

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS #2) "BUILDING C"

Beginning at the most northerly corner of Lot 23, Royal Estates, (formerly known as Deer Valley Club Estates—Amended) per the official plat thereof said point also being the West right-of-way line of Royal Street; thence along said west right-of-way with a non-tangent curve to the left having a radius of 465.25 feet, whose center bears North 74°21'53" East with a central angle of 14°21'54" (chord bears South 22°49'05" East 121.00 feet) for an arc distance of 121.31 feet; thence with a reverse curve to the right having a radius of 254.25 feet, a central angle of 42°30'30" (chord bears South [illegible] East 168.33 feet) for an arc distance of 190.00 feet; thence South 12°28'47" West 6.40 feet; thence North 82°22'43" West 173.02 feet; thence North 07°37'17" East 240.08 feet to the northerly line of said Lot 23; thence North 67°29'15" East along said northerly line 78.08 feet to the POINT OF BEGINNING.

Containing 0.8494 Acres

RECORD OF SURVEY MAP - BUILDING "C"

THE CHATEAUX AT SILVER LAKE AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

THOMPSON-HYSELL ENGINEERS, INC.

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF ______
DATE ______ TIME ______ BOOK ______ PAGE ______
FEE $ ______ SUMMIT COUNTY RECORDER

SHEET 10 OF 11

CITY COUNCIL STAFF REPORT

DATE: December 20, 2001
DEPARTMENT: Planning Department
TITLE: 751 Main Street- Caledonian Condominiums
TYPE OF ITEM: Record of Survey plat amendment

SUMMARY RECOMMENDATION: Hold a public hearing, consider any input, and consider approving the Record of Survey Plat Amendment for the Caledonian Condominiums as conditioned.

A. PROJECT

Project Name:	Caledonian Condominiums- amendment to the record of survey plat
Applicant:	Powdr Corporation and Caledonian Condominium Association Inc.
Location:	751 Main Street
Zoning:	HCB-MPD
Adjacent Land Uses:	Retail shops, restaurants, condominiums, historic residential, ski lift and ski bridge
Date of Application:	October 18, 2001
Project Planner:	Kirsten A. Whetstone KAW

B. BACKGROUND

This plat acts to separate out the Town Run bridge abutment from the common area of the Caledonian Condominiums, which doesn't want to own a bridge abutment. The property is legally described as Lot B-1 of the Sweeney Town Lift Subdivision plat recorded in 1995. The parcel is part of the Sweeney Properties Master Plan, approved by the City Council in 1986, and the Town Lift Phase B small scale MPD, approved by the Commission in 1993. The Town Lift Phase B small scale MPD consists of three mixed use buildings, a skier/pedestrian plaza, and an underground parking structure. The property is located at 751 Main Street.

A condominium plat for the B-1 building, known as the Caledonian Condominiums, was recorded in 1997. Recorded with the plat are CC&R's, condominium declarations, and various access and maintenance agreements that address the area common to B-1, B-2, and B-3. The Caledonian Condominiums plat was recorded as a contractible condominium according to the Utah Condominium Act. The declaration identified an approximately 1,700 sf parcel, known as B-4, that could be removed from the condominium plat in the event a skier bridge was ever built on that parcel. This parcel was also identified in the amended Sweeney Master Plan as a potential development parcel for 1.6 u.e.'s of commercial.

This request is for approval of an amendment to the final condominium record of survey for the Caledonian Condominiums to remove the 1,700 sf parcel, known as Lot B-4, from the plat. A skier bridge was constructed this summer by Powdr Corporation who will become the owner of record of Lot B-4. This lot will be incorporated as a lot in the subdivision plat for the Coalition West parcel at 777 Park Avenue. The Coalition West plat was recently submitted to the City for review.

On December 12, 2001 the Planning Commission held a public hearing and voted to forward to the City Council a positive recommendation on this plat amendment.

C. ANALYSIS

Staff has no outstanding issues with this proposal. No further parking is required, as the Sweeney Master Plan, as amended, provides for parking within the existing parking structure, in the event that the parcel (at the Park Avenue level, under the bridge) is developed with 1.6 u.e.'s of commercial. According to the 1996 Amendments to the Sweeney MPD, up to 5 parking spaces may be shared between the Coalition West and East parcels, provided that the total number of spaces complies with the code. The plaza level of B-4 shall remain as open space as per the MPD, either as part of the plaza or to support the bridge and ramp, and shall not be developed with any other type of structure without an amendment to the Master Plan. An amended cross access and parking agreement was recorded in October of 1996 between the various property owners of the Coalition West and Coalition East properties. The agreement addresses pedestrian and vehicular ingress, egress, parking, passage and traffic, and for utilities in, over, upon, across, and through the Common Areas. The agreement is available at the Planning Department for review.

D. DEPARTMENT REVIEW

The application was reviewed by City staff at the November 6, 2001 staff review meeting. Members of the Community Development and Legal Departments and the Water Reclamation District were present. At the time of the meeting it was not clear what was going to happen to Lot B-4. Since that time the City has met with the applicants to get clarification on the request. City Engineer and City Attorney review and approval of the plat and CC&R's for final form and compliance with the LMC and State Law, are a condition precedent to plat recordation.

E. ALTERNATIVES

1. The City Council may approve the application with the conditions stated, or modify the conditions, or

2. The City Council may deny the application and direct staff to prepare findings supporting this recommendation, or

3. The City Council may continue the discussion to a later date.

F. SIGNIFICANT IMPACTS

There are no significant fiscal or environmental impacts to the City in approving this application.

RECOMMENDATION:

The Staff recommends approval of the amended record of survey plat for the Caledonian Condominiums, located at 751 Main Street, based upon the following:

Findings of Fact

1. The property is located in the HCB-MPD zoning district.

2. The property is subject to the Sweeney Properties Large Scale Master Planned Development Permit approved by the City Council in 1986.

3. The property is subject to the 1993 Town Lift Phase B Small Scale MPD Conditional Use Permit.

4. The proposed amendment removes an approximately 1,700 sf parcel, known as Lot B-4, from the contractible Caledonian Condominium plat, to be included as a separate Lot within the Coalition West Subdivision.

5. The Sweeney Properties Master Plan, as amended, identifies the B-4 parcel as a separately developed parcel with a maximum density of 1.6 u.e.'s. with development at the Park Avenue level only.

Conclusions of Law

1. The record of survey plat amendment complies with the Park City Land Management Code and with the Utah Condominium Ownership Act.

2. The record of survey amendment is consistent with the Sweeney Properties Master Plan, as amended.

3. There is good cause for this amendment to the record of survey.

4. Neither the public nor any person will be materially injured by the proposed amendment.

5. Approval of the amended record of survey, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

6. On December 12, 2001 the Planning Commission held a public hearing and voted to forward a positive recommendation to the City Council to approve the proposed amendment.

Conditions of Approval

1. City Attorney and City Engineer review and approval of the final form and content of the amended record of survey and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the amended record of survey.

2. All conditions of approval for the Caledonian Condominium plat, Town Lift Phase

B small scale MPD (CUP), and the Sweeney Properties Master Plan, as amended, and approved by the City in 1996, continue to apply in full force and effect.

3. All Park City Standard Project Conditions shall apply.

4. The plaza level of B-4 shall remain as open space, either as part of the plaza or to support the bridge and ramp, and shall not be developed with any other type of structure without an amendment to the Master Plan approved by the Commission.

5. A revised maintenance agreement, in a form and content acceptable to the City, between the property owners of B-1, B-2, B-3, and new B-4 parcels of the Town Lift Phase B small scale MPD, addressing maintenance of area common to these parcels including the plaza, landscaping, and parking structure shall be signed by the owners and recorded at the County prior to recordation of the amended condominium plat.

6. The amended condominium record of survey plat shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

<u>EXHIBITS:</u>
Exhibit A- Proposed amended record of survey

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Ordinance No. 01-

AN ORDINANCE APPROVING AN AMENDMENT TO THE RECORD OF SURVEY PLAT FOR THE CALEDONIAN CONDOMINIUMS, LOCATED AT 751 MAIN STREET, DESCRIBED AS LOT B-1 OF THE SWEENEY TOWN LIFT SUBDIVISION IN PARK CITY, UTAH

WHEREAS, the owners, Caledonian Condominium Association Inc., of the property at 751 Main Street, located in the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah and known as the Caledonian Condominiums, have petitioned the City Council for approval of an amendment to the Caledonian record of survey plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on December 12, 2001 the Planning Commission held a public hearing to receive public input on the proposed record of survey and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on December 20, 2001 the City Council reviewed the proposed record of survey plat; and

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

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

SECTION 1. FINDINGS OF FACT.

1. The property is located in the HCB-MPD zoning district.

2. The property is subject to the Sweeney Properties Large Scale Master Planned Development Permit approved by the City Council in 1986.

3. The property is subject to the 1993 Town Lift Phase B Small Scale MPD Conditional Use Permit.

4. The proposed amendment removes an approximately 1,700 sf parcel, known as Lot B-4, from the contractible Caledonian Condominium plat, to be included as a separate Lot within the Coalition West Subdivision.

5. The Sweeney Properties Master Plan, as amended, identifies the B-4 parcel as a separately developed parcel with a maximum density of 1.6 u.e.'s. with development at the Park Avenue level only.

6. On December 12, 2001 the Planning Commission held a public hearing on the proposed record of survey plat amendment and forwarded a positive recommendation to the City Council.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned record of survey amendment and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law regarding record of survey plats. The plat is consistent with the Sweeney Properties Master Plan and the Town Lift Phase B Small Scale Master Planned Development.

SECTION 3. PLAT APPROVAL. The amended record of survey plat for the Caledonian Condominiums. is hereby approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the final form and content of the amended record of survey and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the amended record of survey.

2. All conditions of approval for the Caledonian Condominium record of survey plat, Town Lift Phase B small scale MPD, and the Sweeney Properties Master Plan, as amended, and approved by the City in 1996, continue to apply in full force and effect.

3. All Park City Standard Project Conditions shall apply.

4. The plaza level of B-4 shall remain as open space, either as part of the plaza or to support the bridge and ramp, and shall not be developed with any other type of structure without an amendment to the Master Plan approved by the Commission.

5. A revised maintenance agreement, in a form and content acceptable to the City, between the property owners of B-1, B-2, B-3, and new B-4 parcels of the Town Lift Phase B small scale MPD, addressing maintenance of area common to these parcels including the plaza, landscaping, and parking structure shall be signed by the owners and recorded at the County prior to recordation of the amended condominium plat.

6. The amended condominium record of survey plat shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

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

PASSED AND ADOPTED this 20th day of December 2001.

PARK CITY MUNICIPAL CORPORATION

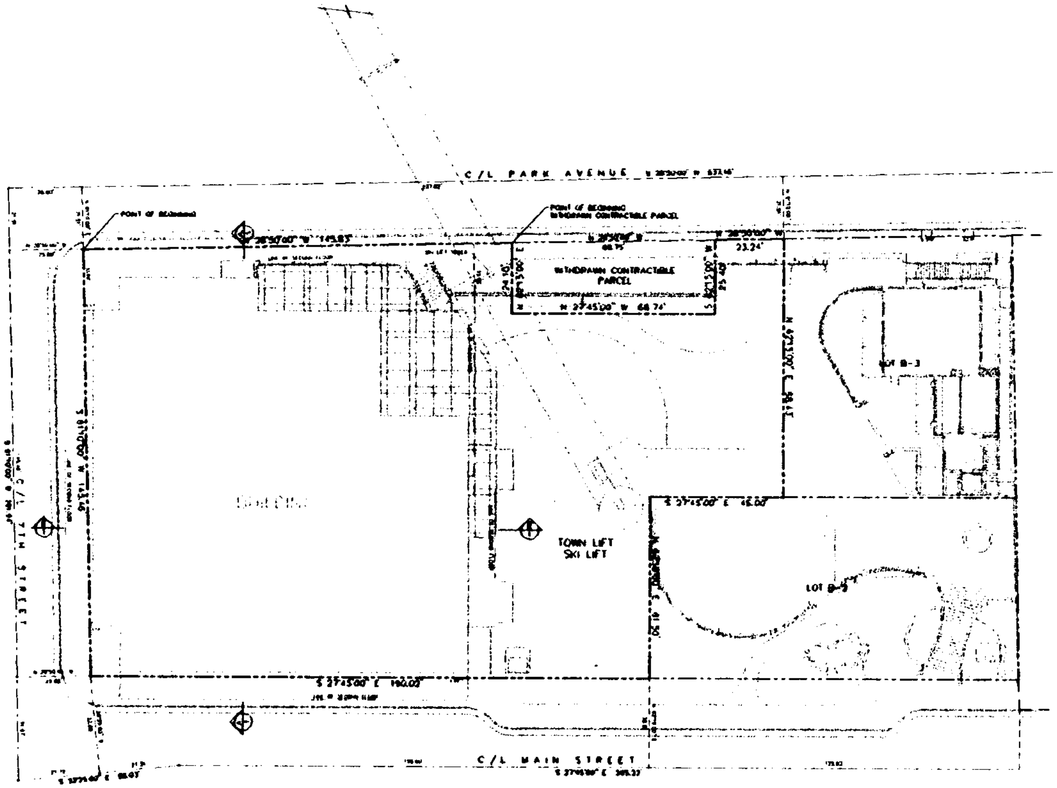
____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, City Recorder

Approved as to form:

____
Mark D. Harrington, City Attorney



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 163531 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by authority of the owner(s), this FIRST AMENDED Record of Survey Map of CALEDONIAN CONDOMINIUMS, A Utah Condominium Project in accordance with the provisions of the Utah Condominium Ownership Act.

John Demkowicz L.S. No. 163531 ____________ Date

BOUNDARY DESCRIPTION

Beginning at the Southwest corner of the CALEDONIAN CONDOMINIUMS, recorded April 23, 1997, as Entry No. 477279 in the Summit County Recorder's Office, Summit County, Utah; and running thence North 28°50'00" West 145.83 feet; thence North 62°15'00" East 24.10 feet; thence North 27°45'00" West 68.74 feet; thence South 62°15'00" West 25.40 feet ; thence North 28°50'00" West 23.24 feet; thence North 62°15'00" East 88.43 feet; thence South 27°45'00" East 45.00 feet; thence North 62°15'00" East 41.50 feet, thence South 27°45'00" East 190.02 feet, thence South 61°10'00" West 145.46 feet to the point of beginning.

Description contains 0.70 acres, more or less.

WITHDRAWN CONTRACTIBLE PARCEL:

Beginning at a point North 28°50'00" West 145.83 feet from the Southwest corner of the CALEDONIAN CONDOMINIUMS, recorded April 23, 1997, as Entry No. 477279 in the Summit County Recorder's Office, Summit County, Utah; and running thence along said westerly line North 28°50'00" West 68.75 feet; thence North 62°15'00" East 25.40 feet; thence South 27°45'00" East 68.74 feet; thence South 62°15'00" West 24.10 feet to the point of beginning.

Description contains 0.04 acres, more or less.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that THE CALEDONIAN CONDOMINIUM ASSOCIATION, INC., a Utah Non-profit Corporation, by its ____________ ____________ the owner of the tract of land described herein as THE CALEDONIAN CONDOMINIUMS, a Utah condominium project located on said tract of land, has caused a survey to be made and this record of survey map consisting of eight sheets to be prepared, and does hereby give its consent to the recordation of this record of survey map and submit this property to the Utah Condominium Ownership Act.

In witness whereof the undersigned has executed this certificate and dedication this ______ day of ____________ 2001.

THE CALEDONIAN CONDOMINIUM ASSOCIATION, INC
A Utah Non-profit Corporation

____
By: ____________
Its: ____________

ACKNOWLEDGEMENT

State of Utah)
: ss.
County of Summit)

On the ______ day of ____________ personally appeared before me ____________ who being by me duly sworn, did say that he is the ____________ of THE CALEDONIAN CONDOMINIUM ASSOCIATION, INC., a Utah Non-profit Corporation, and that the foregoing Owner's Certificate and Dedication was signed on behalf of said corporation by authority of its operating agreement, and said ____________ acknowledged to me that said corporation executed the same.

____
Notary Public

My Commission Expires: ____________

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EXHIBIT A.

GENERAL NOTES:

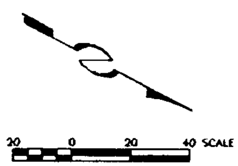
1. All conditions of approval for the Sweeney M.P.D. – Phase B apply to this property.

2. Maintenance of sidewalks adjacent to the Caledonian Condominiums is the responsibility of Caledonian Condominiums.

3. Common Area maintenance for B1, B2 and B3 is provided for by the amended and restated cross easement agreement recorded as entry no 484277 at book 987 page 512 of the official record in the office of the Summit County Recorder.

4. The purpose of this plat is to remove the Withdrawn Contractible Parcel from the condominium regime pursuant to that certain First Amendment to Declaration and Covenants, Conditions and Restrictions for the Caledonian Condominiums filed of this date herewith with the Summit County Recorder's Office.

5. The Caledonian Condominiums is served by a "Common" sewer lateral. Ownership and maintenance of the common lateral is the responsibility of the Caledonian Homeowner's Association.



LEGEND

SF REPRESENTS SQUARE FEET

THE STREET ADDRESS FOR CALEDONIAN CONDOMINIUMS IS 751 MAIN STREET

◆ INDICATES STREET MONUMENT

RECEIVED
DEC 13 2001
PARK CITY PLANNING DEPT.

FIRST AMENDED RECORD OF SURVEY MAP

CALEDONIAN CONDOMINIUMS

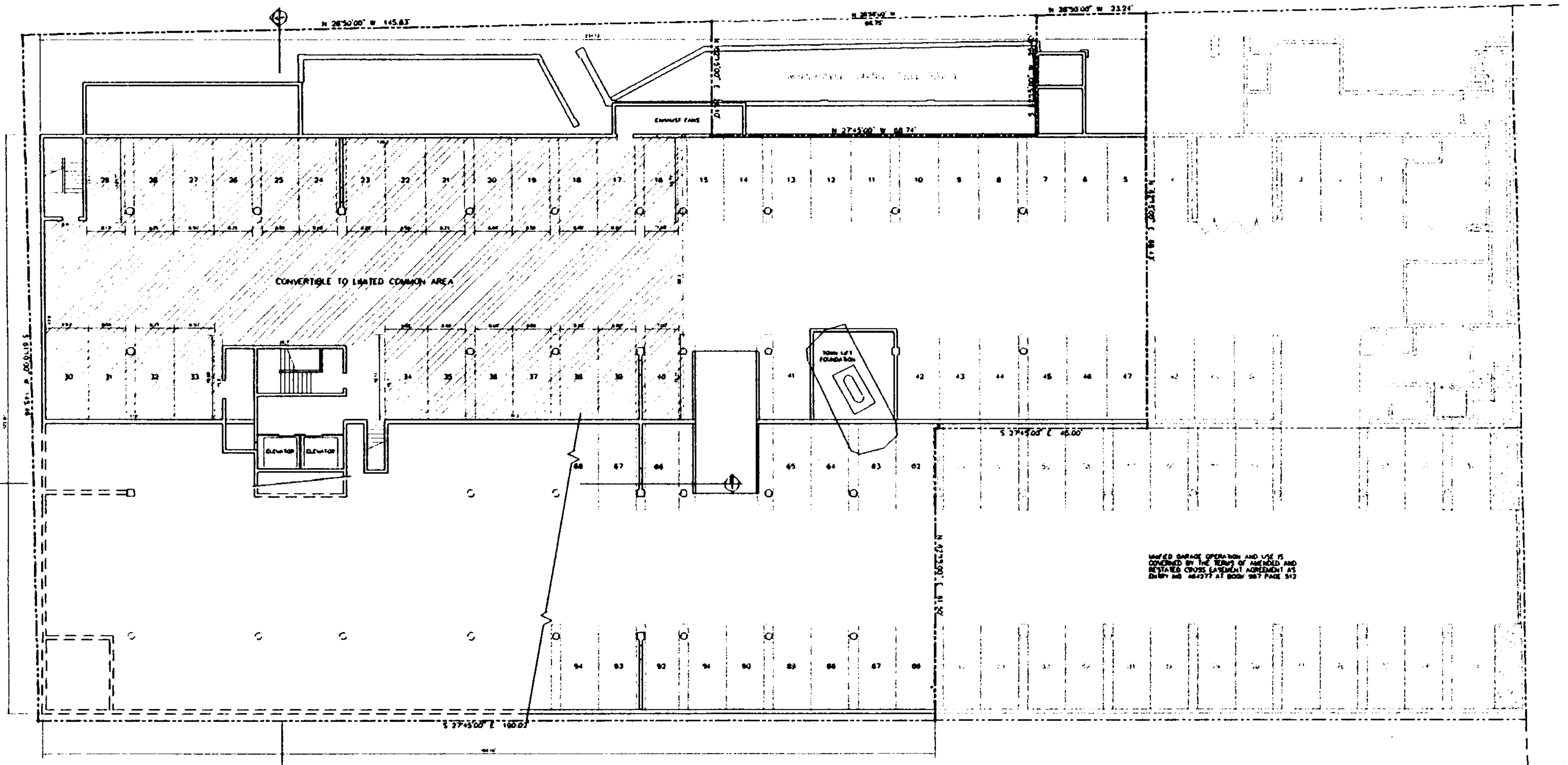
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

JOB NO. 5 8 01 FILE: P CALP1 1A DWG

PAGE 1 OF 8

ALLIANCE ENGINEERING INC.	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (435) 649-9467	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ______ DAY OF __________, 2001 A.D. BY S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF __________, 2001 A.D. BY CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF __________, 2001 A.D. BY PARK CITY ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF __________, 2001 A.D. BY PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF __________, 2001 A.D. BY PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF __________, 2001 A.D. BY MAYOR	STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF __________ DATE ______ TIME ______ BOOK ______ PAGE ______ FEE RECORDER

52



PARKING LEVEL 1

AREA LEGEND

- COMMON AREA
- UNIT AREA
- LIMITED COMMON AREA
- CONVERTIBLE TO LIMITED COMMON AREA

LEGEND

S.F. REPRESENTS SQUARE FEET.

THE STREET ADDRESS FOR CALEDONIAN CONDOMINIUMS IS 751 MAIN STREET

10 0 10 20 FEET

RECEIVED
DEC 13 2001
PARK CITY PLANNING DEPT

FIRST AMENDED RECORD OF SURVEY MAP

CALEDONIAN CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 2 OF 8

JOB NO. ...8-01 FILE: P-CALP2-1A

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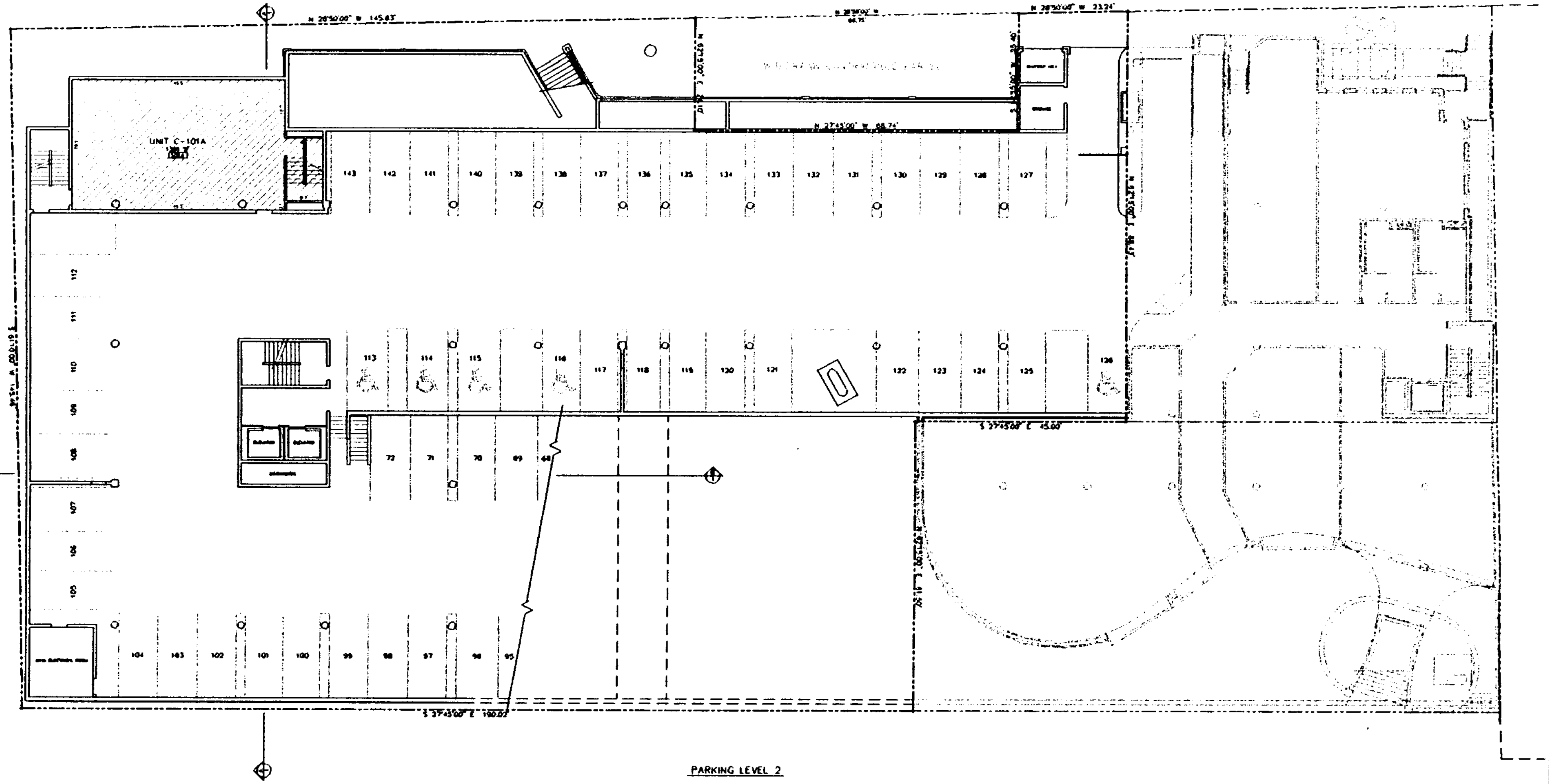
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF ______
DATE ______ TIME ______ BOOK ______ PAGE ______
______ FEE ______ RECORDER



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PARKING LEVEL 2

AREA LEGEND

- COMMON AREA
- UNIT AREA
- LIMITED COMMON AREA
- CONVERTIBLE TO LIMITED COMMON AREA

LEGEND

S.F. REPRESENTS SQUARE FEET.

THE STREET ADDRESS FOR CALEDONIAN CONDOMINIUMS IS 751 MAIN STREET

10 0 10 20 FEET

FIRST AMENDED RECORD OF SURVEY MAP

CALEDONIAN CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

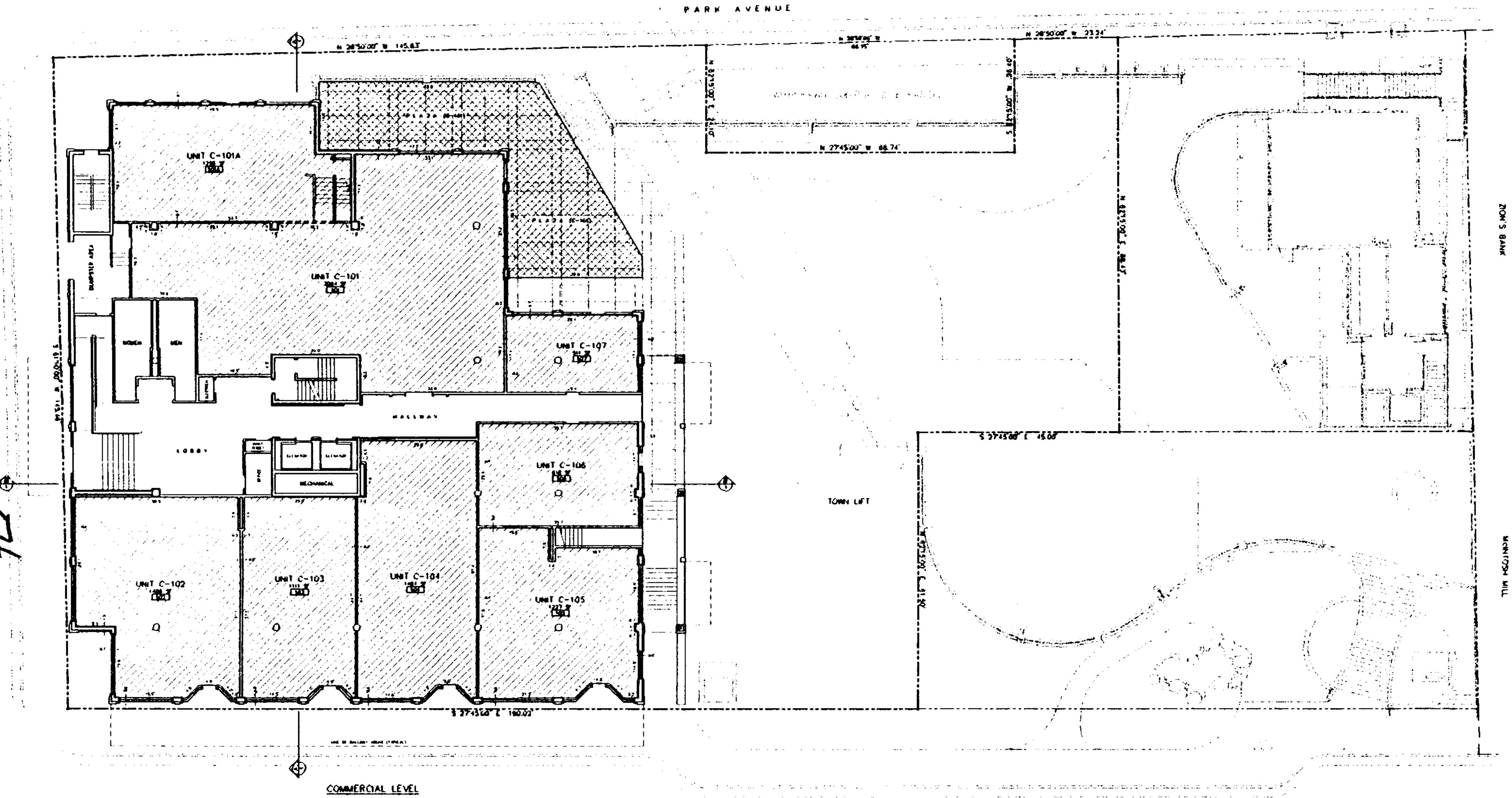
RECEIVED
DEC 13 2001
PARK CITY
PLANNING DEPT.

PAGE 3 OF 8

RECORDED

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

JOB NO. 5-8-01 FILE: P-CALPS 1A



AREA LEGEND

- COMMON AREA
- UNIT AREA
- LIMITED COMMON AREA
- CONVERTIBLE TO LIMITED COMMON AREA

LEGEND

S.F. REPRESENTS SQUARE FEET

THE STREET ADDRESS FOR CALEDONIAN CONDOMINIUMS IS 751 MAIN STREET

10 0 10 20 FEET

ELEVATIONS FOR FLOOR AND CEILING UNIT BOUNDARIES

UNIT	FLOOR ELEVATION	CEILING ELEVATION
C-101	6993.0	7003.7
C-101A	6978.3	7003.7
C-102	6987.2	7003.7
C-103	6988.6	7003.7
C-104	6986.7	7003.7
C-105	6985.4	7003.7
C-106	6992.9	7003.7
C-107	6993.0	7003.7

FIRST AMENDED RECORD OF SURVEY MAP

CALEDONIAN CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

RECEIVED
DEC 13 2001
PARK CITY
PLANNING DEPT.

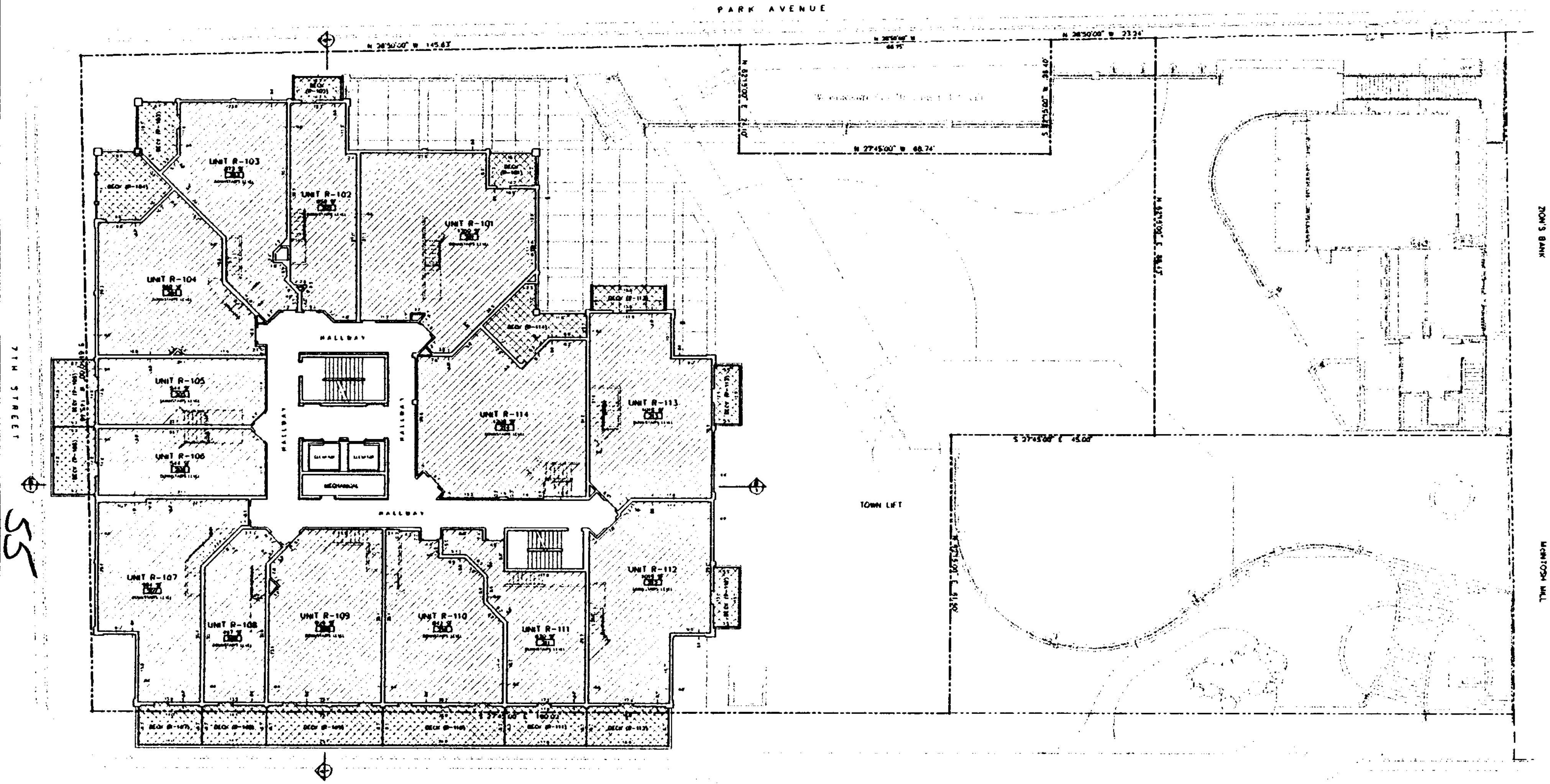
JOB NO. 5-6-01 FILE: P-CALF4 14

RECORDED

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

FEE RECORDER

54



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RESIDENTIAL LEVEL 1

MAIN STREET

AREA LEGEND

- COMMON AREA
- UNIT AREA
- LIMITED COMMON AREA
- CONVERTIBLE TO LIMITED COMMON AREA

LEGEND

S.F. REPRESENTS SQUARE FEET

THE STREET ADDRESS FOR CALEDONIAN CONDOMINIUMS IS 751 MAIN STREET.

10 0 10 20 FEET

ELEVATIONS FOR FLOOR AND CEILING UNIT BOUNDARIES

UNIT UPPER LEVEL	FLOOR ELEVATION	CEILING ELEVATION
R-101	7004.5	7023.1
R-102	7004.5	7023.1
R-103	7004.5	7023.1
R-104	7004.5	7023.1
R-105	7004.5	7023.1
R-106	7004.5	7023.1
R-107	7004.5	7023.1
R-108	7004.5	7023.1
R-109	7004.5	7023.1
R-110	7004.5	7023.1
R-111	7004.5	7023.1
R-112	7004.5	7023.1
R-113	7004.5	7023.1
R-114	7004.5	7023.1

FIRST AMENDED RECORD OF SURVEY MAP

CALEDONIAN CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

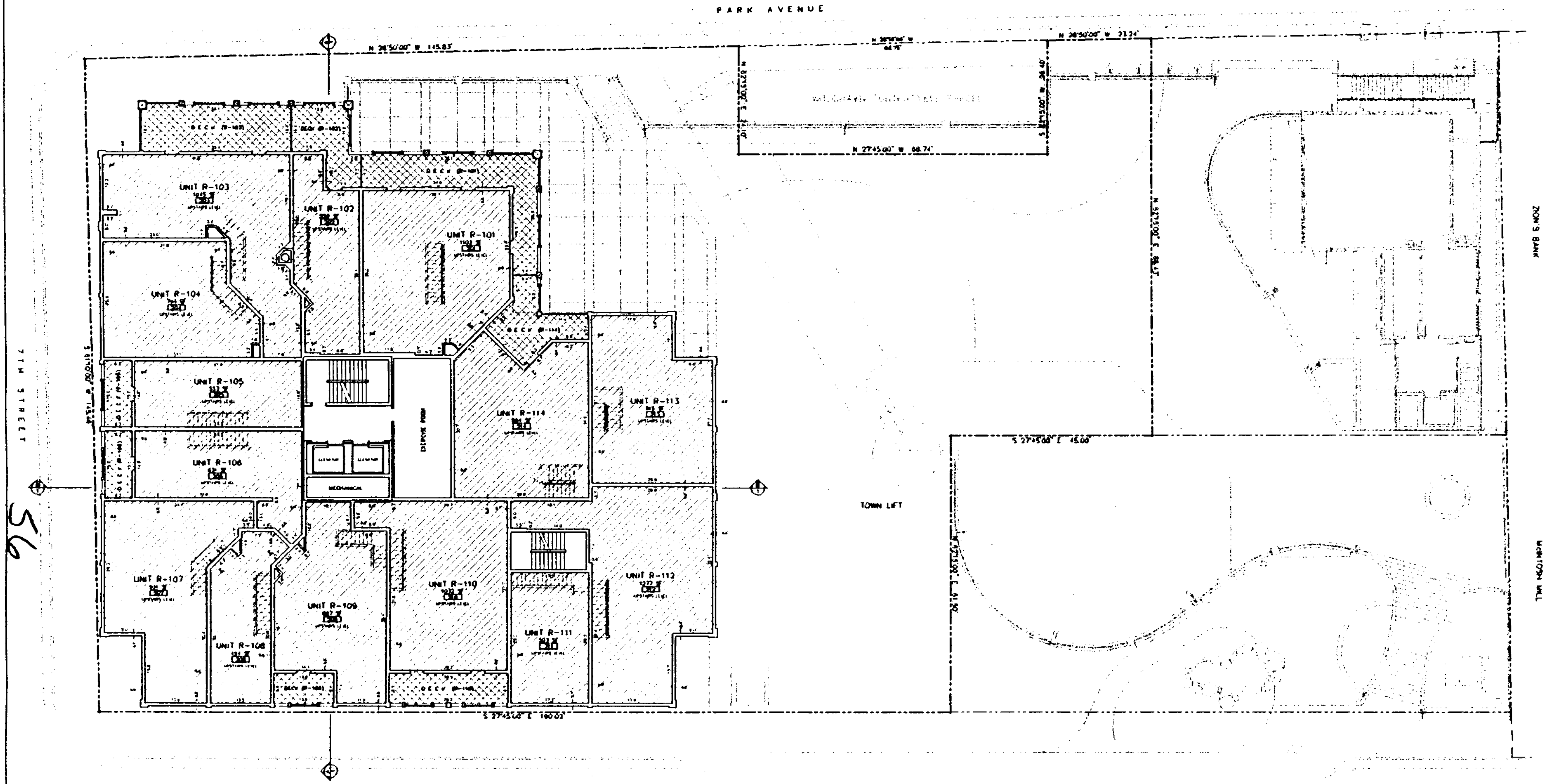
RECEIVED
DEC 13 2001
PARK CITY
PLANNING DEPT

PAGE 5 OF 8

RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF ____________
DATE ______ TIME ______ BOOK ______ PAGE ______

FEE ______ RECORDER ______



RESIDENTIAL LEVEL 2

MAIN STREET

10 0 10 20 FEET

AREA LEGEND

- COMMON AREA
- UNIT AREA
- LIMITED COMMON AREA
- CONVERTIBLE TO LIMITED COMMON AREA

LEGEND

S.F. REPRESENTS SQUARE FEET.

THE STREET ADDRESS FOR CALEDONIAN CONDOMINIUMS IS 751 MAIN STREET.

ELEVATIONS FOR FLOOR AND CEILING UNIT BOUNDARIES

UNIT UPPER LEVEL	FLOOR ELEVATION	CEILING ELEVATION
R-101	7004.5	7023.1
R-102	7004.5	7023.1
R-103	7004.5	7023.1
R-104	7004.5	7023.1
R-105	7004.5	7023.1
R-106	7004.5	7023.1
R-107	7004.5	7023.1
R-108	7004.5	7023.1
R-109	7004.5	7023.1
R-110	7004.5	7023.1
R-111	7004.5	7023.1
R-112	7004.5	7023.1
R-113	7004.5	7023.1
R-114	7004.5	7023.1

FIRST AMENDED RECORD OF SURVEY MAP

CALEDONIAN CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

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PARK CITY
PLANNING DEPT.

JOB NO. 5-8-01 FILE: P-CALP6-1A

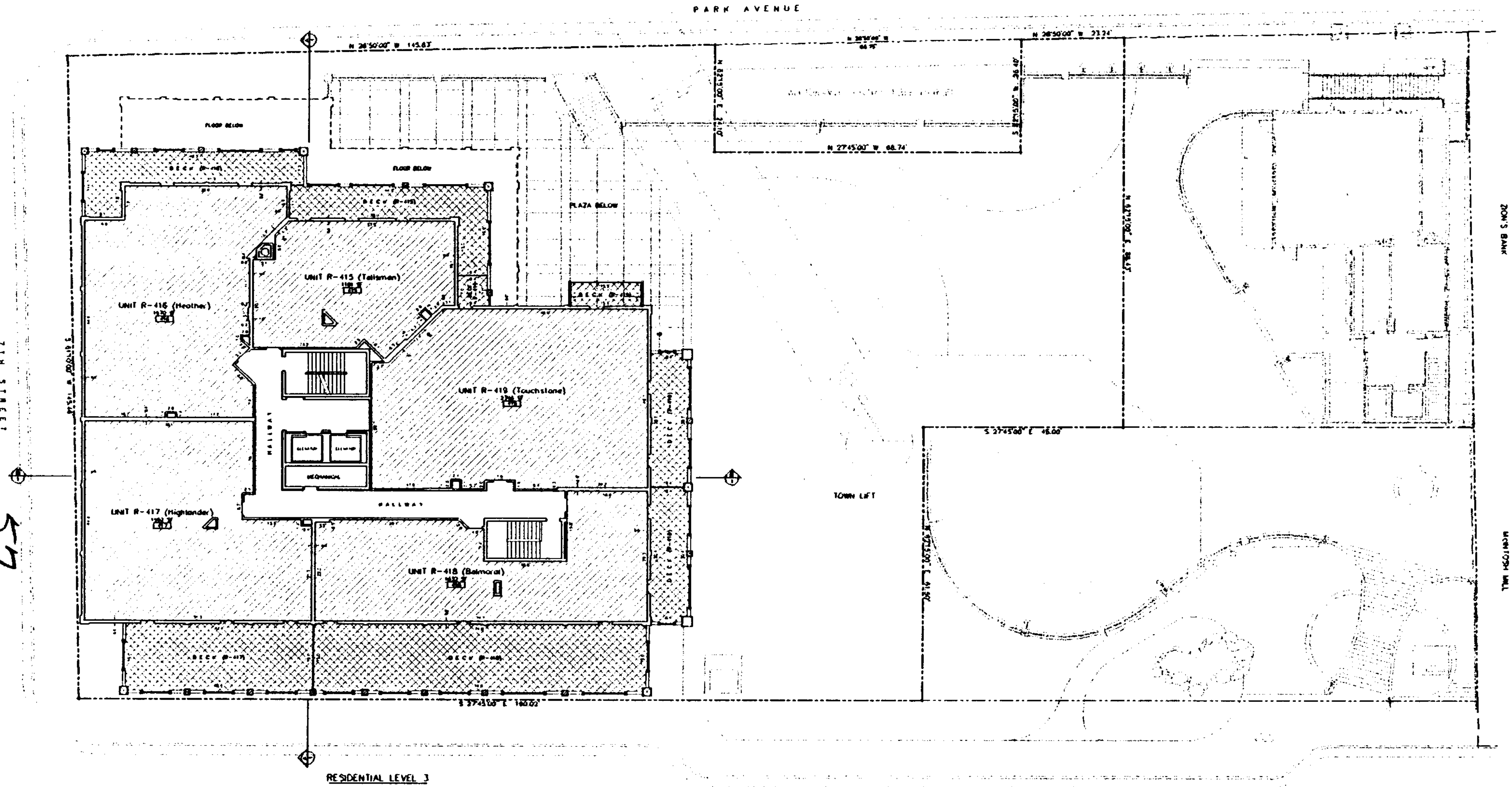
PAGE 6 OF 8

RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF ____________
DATE ______ TIME ______ BOOK ______ PAGE ______

FEE RECORDER

56



AREA LEGEND

- COMMON AREA
- UNIT AREA
- LIMITED COMMON AREA
- CONVERTIBLE TO LIMITED COMMON AREA

LEGEND

S.F. REPRESENTS SQUARE FEET

THE STREET ADDRESS FOR CALEDONIAN CONDOMINIUMS IS 751 MAIN STREET.

10 0 10 20 FEET

ELEVATIONS FOR FLOOR AND CEILING UNIT BOUNDARIES

UNIT	FLOOR ELEVATION	CEILING ELEVATION
R-415	7024.5	7033.2
R-416	7024.5	7033.2
R-417	7024.5	7033.2
R-418	7024.5	7033.2
R-419	7024.5	7033.2

FIRST AMENDED RECORD OF SURVEY MAP

CALEDONIAN CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

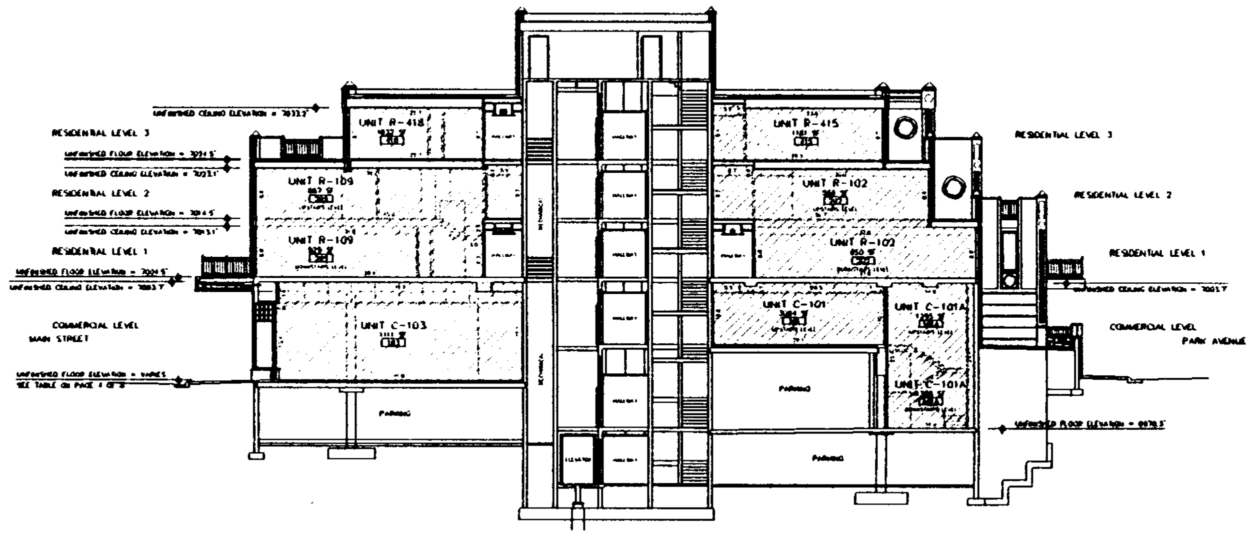
RECEIVED
DEC 13 2001
PARK CITY
PLANNING DEPT.

RECORDED

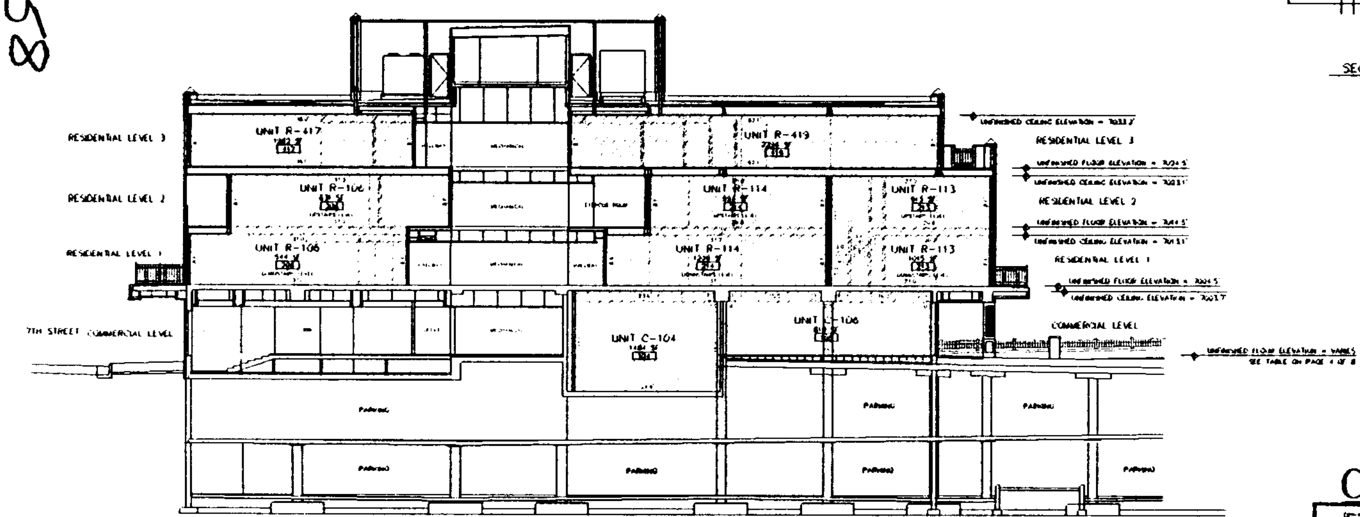
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF ______
DATE ______ TIME ______ BOOK ______ PAGE ______

FEE ______ RECORDER ______

FILE: P. CALP7-1A



SECTION "A-1"



SECTION "B-1"

LEGEND

S.F. REPRESENTS SQUARE FEET.

THE STREET ADDRESS FOR CALEDONIAN CONDOMINIUMS IS 751 MAIN STREET

AREA LEGEND

- COMMON AREA
- UNIT AREA
- LIMITED COMMON AREA
- CONVERTIBLE TO LIMITED COMMON AREA

10 0 10 20 FEET

58

FIRST AMENDED RECORD OF SURVEY MAP

CALEDONIAN CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

RECEIVED
DEC 13 2001
PARK CITY
PLANNING DEPT.

PAGE 8 OF 8

RECORDED

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

FEE ______ RECORDER ______

JOB NO. 5-8-01 FILE: P-CALP8-1A

CITY COUNCIL STAFF REPORT

DATE: December 20, 2001
DEPARTMENT: Planning
TITLE: Larremore Plat
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATION: Staff recommends that the City Council review the proposed plat amendment, conduct a public hearing and consider approving it according to the findings of fact, conclusions of law and conditions of approval outlined in this staff report.

DESCRIPTION

A. Topic

Owners:	Ted Larremore/Greater Park City Company
Location:	733 Woodside
Zoning:	HR-1
Adjacent Land Uses:	Open Space/Residential
Date of Application:	October 18, 2001
Project Planner:	Ray Milliner

B. Background

The applicants Ted Larremore and the Greater Park City Company (GPCC) are seeking an amendment to the Larramore Subdivision plat located in Block 12 of the Snyder's Addition to the Park City Survey. The purpose of the amendment is to accommodate a transfer of property from the GPCC owned ski run to Lot 1 of the Larremore Subdivision and to note ski, trail, pedestrian, building and ski lift easements granted to GPCC by the Larremores. The Larremore Subdivision accommodates three structures, two of which front Woodside Avenue and are historic single family residences, the third is a historic barn that was converted into a triplex and fronts Norfolk Avenue.

Over the past few years, the property has seen a substantial amount of construction activity. A renovation of the single family residence on lot 2 (Corner of 8th and Woodside) was recently completed, while GPCC has been working to construct a bridge and ski run to accommodate skier access to the Town Lift project. Part of the ski run construction included the closing of Woodside Avenue between 7th and 8th streets. This closure has restricted the vehicular access to lot 1 as an approximately twelve foot (12') retaining wall has been constructed to accommodate the ski run.

At the November 28, 2001 Planning Commission meeting, the Commission reviewed the project, held a public hearing, and forwarded a positive recommendation to the City Council.

C. Analysis

The applicants, are requesting the plat amendment to consummate an agreement wherein GPCC receives easements through the south east corner of lot 1 in exchange for a triangle of property on the south west corner of lot 1 that will increase the size of the lot by approximately nine hundred square feet (900 sq ft). Though neither of the applicants are proposing to move the existing building on lot 1 at this time, it is anticipated that future owners will move the building further back on the lot.

Access to Lot 1 will be from Norfolk Avenue. Pedestrian access will still be available from Woodside avenue. All vehicular access will need to be off of Norfolk Avenue on the west. This access is very difficult as well, because the slope onto the lot is extremely steep. Any future construction on the lot will necessitate a comprehensive review by the Community Development Department.

D. Department Review

The Community Development Department has reviewed this request. The City Attorney and City Engineer will review the plat for form and compliance with State Law prior to recording. The request was discussed at a Staff Review Meeting on November 6, 2001, where representatives from local utilities and City Staff were in attendance.

E. RECOMMENDATION

Staff recommends that the City Council review the proposed plat amendment, conduct a public hearing and consider approving it according to the findings of fact, conclusions of law and conditions of approval below:

Findings of Fact:

1 The HR-1 District is characterized by a mix of small historic structures and larger contemporary residences.
2 The amendment will incorporate portions of lots 5 and 6 of Block 12 of the Snyder's Addition to the Park City Survey into Lot 1 of the Larremore Subdivision.
3 The amendment will create trail, pedestrian, ski, ski lift, and temporary building encroachment easements on Lot 1 of the Larremore Subdivision.
4 The amendment will create a pedestrian and utility easement on Lot 2 of the Larremore Subdivision.
5 The proposed addition to Lot 1 is approximately nine hundred square feet.
6 Pedestrian access to Lot 1 is from Woodside Avenue.
7 Minimal construction staging area is available along Woodside and Norfolk Avenues.
8 In its current location the historic home meets all required setbacks for the HR-1 zone.
9 The plat amendment will potentially reduce the density of the lots by one unit.
10 The property is located in the Historic Residential (HR-1).

Conclusions of Law:

1 There is good cause for this plat amendment.
2 The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3 Neither the public nor any person will be materially injured by the proposed amended plat.

Conditions of Approval:

1 The City Attorney and City Engineer review and approval the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2 The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one years time, this approval and the plat will be void.
3 A note shall be added to the plat stating that vehicular access to the home on Lot 1 is only available from Norfolk Avenue via a private easement not guaranteed by Park City Municipal Corporation.

H. Exhibits

Exhibit A - Ordinance
Exhibit B - Proposed Plat

Ordinance No. 01-

AN ORDINANCE APPROVING AN AMENDMENT TO THE LARREMORE PLAT LOCATED AT 723 AND 721 WOODSIDE AVENUE BLOCK 12 OF THE SNYDER'S ADDITION TO THE PARK CITY PLAT.

WHEREAS, owners of the property known as 721 AND 733 Woodside Avenue, have petitioned the City Council for approval of a subdivision plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on November 28, 2001 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the proposed plat amendment allows the property owner to increase the size of lot 1 and run trail, ski, lift, pedestrian a temporary building easements on the property; and

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

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The HR-1 District is characterized by a mix of small historic structures and larger contemporary residences.
2. The amendment will incorporate portions of lots 5 and 6 of Block 12 of the Snyder's Addition to the Park City Survey into Lot 1 of the Larremore Subdivision.
3. The amendment will create trail, pedestrian, ski, ski lift, and temporary building encroachment easements on Lot 1 of the Larremore Subdivision.
4. The amendment will create a pedestrian and utility easement on Lot 2 of the Larremore Subdivision.
5. The proposed addition to Lot 1 is approximately nine hundred square feet.
6. Pedestrian access to Lot 1 is from Woodside Avenue.
7. Minimal construction staging area is available along Woodside and Norfolk Avenues.
8. In its current location the historic home meets all required setbacks for the HR-1 zone.
9. The plat amendment will potentially reduce the density of the lots by one unit.
10. The property is located in the Historic Residential (HR-1).

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law.

1. There is good cause for this plat amendment.
2. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed amended plat.

SECTION 3. CONDITIONS OF APPROVAL. The proposed subdivision plat attached as Exhibit B is hereby adopted with the following Conditions of Approval:

1. The City Attorney and City Engineer review and approval the final form and content of the

plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.

2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one years time, this approval and the plat will be void.
3. A note shall be added to the plat stating that vehicular access to the home on Lot 1 is only available from Norfolk Avenue via a private easement not guaranteed by Park City Municipal Corporation.

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

PASSED AND ADOPTED this 20th day of December, 2001.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, City Recorder

Approved as to form:

____
Mark D. Harrington, City Attorney

NOTES:

1. The street address of Lot 1 is 721 Norfolk Avenue.

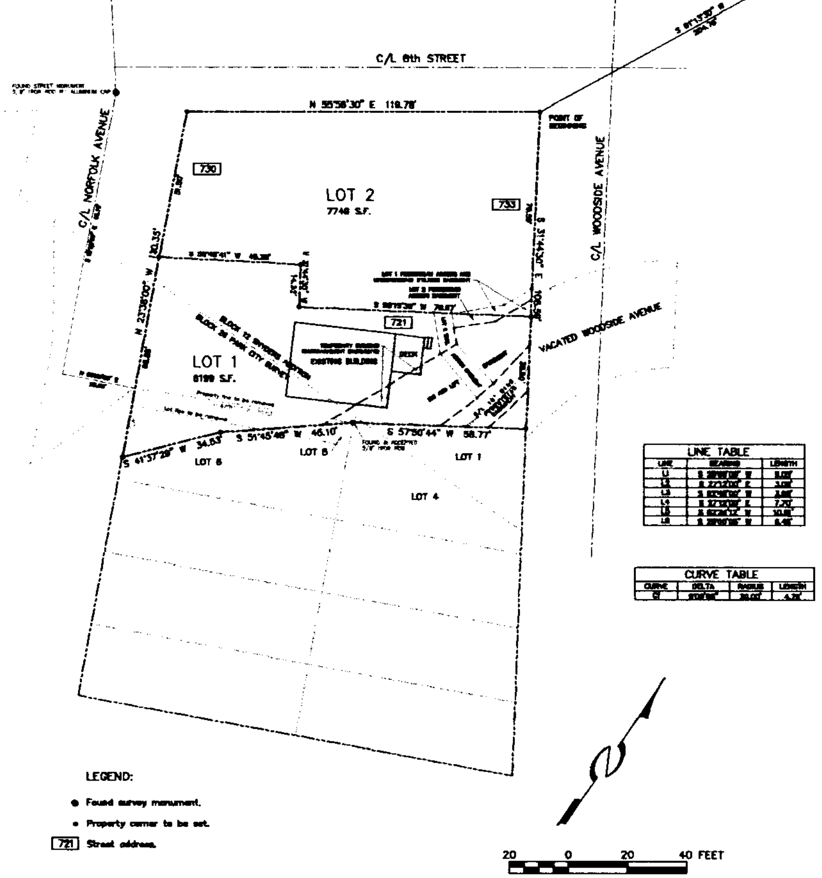
2. The street address of Lot 2 is 733 Woodside Avenue or 730 Norfolk Avenue.

3. Remnant portions of Lot 1 (Block 12, Snyder's Addition), Lot 5 and Lot 8 (Block 28, Park City Survey) are not separately developable.

4. Ski and Lift Easement, Trial Access Easement, and Temporary Building Encroachment Easements shall be subject to the terms of that certain agreement recorded November 27, 2001, as Entry No. 604482, in Book 1414, at Page 720 Summit County Recorder's office.

5. The Public Pedestrian Easement shall be subject that certain agreement recorded November 27, 2001, as Entry No. 604482, in Book 1414, at Page 720 Summit County Recorder's office.

6. Vehicular access to the home on Lot 1 may necessitate a private easement from Norfolk Avenue not guaranteed by Park City Municipal Corporation.



LINE TABLE		
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L3	[illegible]	[illegible]
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L5	[illegible]	[illegible]
L6	[illegible]	[illegible]

CURVE TABLE			
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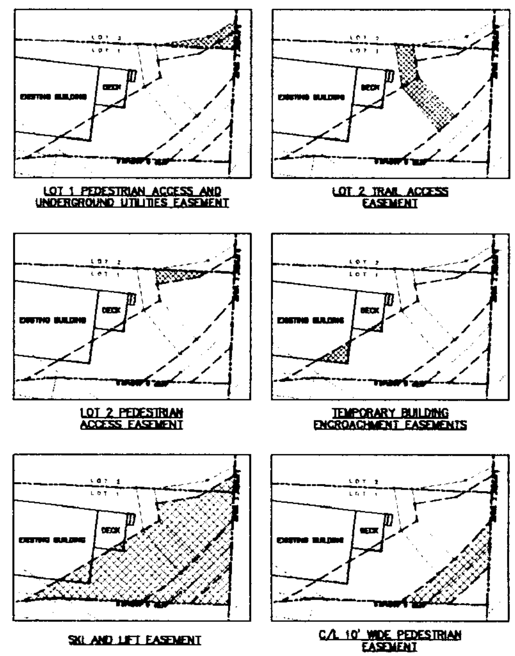
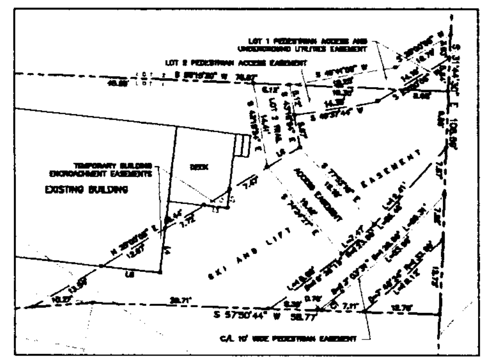
EASEMENT CLARIFICATION





EASEMENT DETAIL

10 0 10 20 FEET

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 163831, as prescribed by the laws of the State of Utah, and that this SECOND AMENDED LARREMORE PLAT was prepared under my direction in accordance with the requirements of the Park City Municipal Corporation. I further certify that this plat is an accurate representation the property.

_______________ John Demkowicz, L.S. 163831 _______________ Date

DEED DESCRIPTIONS

PARCEL 1:

Lots 1 and 2, Larremore Plat Amendment, according to the official plat thereof recorded May 13, 1998 as Entry No. 5[illegible] of the official records in the office of the Summit County Recorder.

PARCEL 2:

Beginning at the Southwest corner of the Larremore Plat Amendment, according to the official plat thereof on file and of record in the office of the recorder, Summit County Utah, said point being on the westerly line of Block 28, Park City Survey, according to the official plat thereof on file and of record in the office of said recorder, and South 23°38'00" East 98.10 feet and North 66°22'00" East 25.00 feet for survey monument at the intersection of Norfolk Avenue and 8th Street; and running thence along the southerly line of the Larremore Plat Amendment North 84°01'37" East 75.03 feet; thence South 51°45'46" West 46.10 feet; thence South 41°37'29" West 34.53 feet to a point on said westerly line of said Block 28 and running thence along the westerly line North 23°38'00" West 23.85 feet to the point of beginning.

PLAT BOUNDARY DESCRIPTION

BEGINNING at the Northeast corner of Block 12, SNYDERS ADDITION to the PARK CITY SURVEY AMENDED PLAT; and running thence South 31°44'30" East 108.59 feet along the easterly line of said Block 12; thence South 57°50'44" West 58.77 feet; thence South 51°45'46" West 46.10 feet; thence South 41°37'29" West 34.53 feet to the westerly line of Block 28 PARK CITY SURVEY AMENDED PLAT; thence North 23°38'00" West 120.35 feet along the westerly line of Block 28 PARK CITY SURVEY AMENDED PLAT and Block 12 SNYDERS ADDITION to the PARK CITY SURVEY; thence North 55°58'30" East 119.78 feet along the northerly line of said Block 12 to the POINT of BEGINNING.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS; that the undersigned owners of the herein described tract of land, to be known hereafter as the SECOND AMENDED LARREMORE PLAT, do hereby certify that we have caused this PLAT AMENDMENT to be prepared, and we the undersigned, hereby consent to the recordation of this PLAT AMENDMENT.

ALSO, the owners or their representative, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set their hands this ______ day of ______________, 2001.

____
Theodore William Larremore, M.D.
(also known as Theodore William Larremore)
Owner Parcels 1&2

____
Jean Larremore, M.D.
(also known as Jean Larremore)
Owner Parcel 2

ACKNOWLEDGMENT

STATE OF ______________)
: ss.
COUNTY OF ______________)

On this ______ day of ______________, 2001, Theodore William Larremore, M.D., (also known as Theodore William Larremore) and Jean Larremore, M.D., (also known as Jean Larremore) personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Theodore William Larremore, M.D., (also known as Theodore William Larremore) and Jean Larremore, M.D., (also known as Jean Larremore) acknowledged to me that they are the owners of the herein described tract of land and that they signed the above Owner's Dedication and Consent to Record freely and voluntarily.

____
Notary Public

My commission expires: _______________

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS; that the undersigned, Greater Park City Company, a Utah corporation, is the fee simple owner of the herein described tract of land and consents to the recordation of this Record of Survey Map in accordance with Utah Code Annotated §57-8-13, to be known as SECOND AMENDED LARREMORE PLAT. Also the undersigned dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County, any non-exclusive utility easements shown on this Record of Survey Map for the purpose of providing utility service to the property, and the installation, use, maintenance, and eventual replacement of utilities.

Greater Park City Company
a Utah corporation

____
Vernon A. Greco, President

ACKNOWLEDGMENT

STATE OF ______________)
: ss.
COUNTY OF ______________)

On the ______ day of ______________, 2001, personally appeared before me Vernon A. Greco, who, being by me duly sworn, did say that he is president of Greater Park City Company, a Utah corporation, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation, and said Vernon A. Greco duly acknowledged to me that he executed the same on behalf of said corporation with proper authority.

____
Notary Public
My Commission Expires: _______________

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SECOND AMENDED

LARREMORE PLAT

A LOT COMBINATION PLAT

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

JOB NO. 4-8-01 FILE: LARR2-P1.DWG

ALLIANCE ENGINEERING INC.
P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(435) 649-9467

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ______ DAY OF ______________, 2001 A.D.
BY _______________ S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ______ DAY OF ______________, 2001 A.D.
BY _______________ CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ______ DAY OF ______________, 2001 A.D.
BY _______________ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ______ DAY OF ______________, 2001 A.D.
BY _______________ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ______ DAY OF ______________, 2001 A.D.
BY _______________ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ______________, 2001 A.D.
BY _______________ MAYOR

RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _______________
DATE ______ TIME ______ BOOK ______ PAGE ______
_______ FEE _______________ RECORDER

CITY COUNCIL STAFF REPORT

DATE: December 20, 2001
DEPARTMENT: Planning
TITLE: 354 364 Main Plat/Lot Line Adjustment
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATION: Staff recommends that the City Council review the proposed plat amendment and lot line adjustment, conduct a public hearing and consider approving them according to the findings of fact, conclusions of law and conditions of approval outlined in this staff report.

DESCRIPTION

A. Topic

Owners: Jonathan Olch / Brent Ferrin
Location: 354/364 Main
Zoning: HCB
Adjacent Land Uses: Commercial
Date of Application: October 8, 2001
Project Planner: Ray Milliner

B. Background

The applicant is requesting a plat amendment on November 12, 1997 City Council approved a plat amendment at 364 Main that combined two Old Town lots into one. The original purpose of the plat was to create a lot wherein a commercial project could be constructed. The applicant received approval for the construction of the building in October of 1998 and construction continues still. To gain secondary access to the upper levels of the structure under construction, the applicant built a 10' x 15' stair case on the 354 Main property (Bald Eagle Realty Buidling). The applicants have agreed to transfer ownership of the 10' x 15' piece of property from the owner of 354 Main to the owner of 364. This plat amendment will absorb the stairwell piece into the 364 Main subdivision.

In addition to the stairwell property, the applicant is requesting that the City Council approve the removal of a lot line forming a remnant sliver from Lot 14 Block 22 (354 Main) of the Park City Survey. The item was heard by the Planning Commission at its November 28, 2001 meeting, at which time a positive recommendation was forwarded to the Council.

C. ANALYSIS

Plat Amendment

The proposed plat amendment is a request to absorb a 10' x 15' piece of land from 354 Main into the 364 Main Subdivision. There is an existing stairwell on the property which provides secondary access to the upper units of the building at 364 Main. The proposed plat amendment will result in a 150 square foot addition to the existing L-shaped lot of approximately 4,560 square feet. Because the additional square footage added to the property is small, the amount of parking currently provided by the applicant is sufficient.

Central to the proposal are the existing access easements on the property. In order to maintain a secondary ingress/egress, the Bald Eagle Real Estate Building and the Main Street Mall utilize an easement through lot 15 of Block 63 to Swede Alley (not on either property). It is important that this easement remain open and unobstructed, as it provides emergency access to both buildings. Staff finds that as proposed, neither the removal of the lot line on 354 Main or the absorption of the stairwell property into the 364 Main subdivision will limit the ingress / egress for either the Bald Eagle Real Estate Building nor the Main Street Mall, and therefore the easement will remain intact.

The proposed plat amendment is consistent with all requisite Land Management Code requirements.

Lot Line Adjustment
The 354 Main has an existing lot line approximately one foot (1') from the line between 354 and 352 Main. The applicant is proposing to remove this line and create a contiguous parcel for 354 Main.

The proposed lot line adjustment is consistent with all requisite Land Management Code requirements.

D. DEPARTMENT REVIEW

The Community Development Department has reviewed this request. The City Attorney and City Engineer will review the plat for form and compliance with State Law prior to recording. The request was discussed at a Staff Review Meeting on November 6, 2001, where representatives from local utilities and City Staff were in attendance.

E. RECOMMENDATION FOR PLAT AMENDMENT

Staff recommends that the Planning Commission review the proposed plat amendment, conduct a public hearing and consider forwarding a positive recommendation to the City Council according to the findings of fact, conclusions of law and conditions of approval below:

Findings of Fact:

1 The HCB District is characterized by a mix of historic commercial structures and larger contemporary commercial structures.
2 The amendment will absorb a 10' x 15' portion of lots 14 of Block 22 of the Park City Survey into Lot 1 364 Main Street Plat.
3 The amendment will provide secondary access to the 364 Main Street structure.
4 The owners of 354 Main and 364 Main have both consented to this application.
5 An existing access easement exists from 354 Main through Lot 15 Block 69 of the Park City Survey.
6 The proposed addition to Lot 1 of the 354 Main Plat is approximately one hundred fifty square feet.
7 The plat amendment will not require additional parking for the 364 Main structure.
8 The building meets all required setbacks for the HCB zone.
9 The plat amendment will not create any remnant lots.

Conclusions of Law:

1 There is good cause for this plat amendment.
2 The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3 Neither the public nor any person will be materially injured by the proposed amended plat.

Conditions of Approval:

1 The City Attorney and City Engineer review and approval the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.

2 The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one years time, this approval and the plat will be void.

F. RECOMMENDATION FOR LOT LINE ADJUSTMENT

Staff recommends that the Planning Commission review the proposed Lot Line Adjustment conduct a public hearing and consider forwarding a positive recommendation to the City Council according to the findings of fact, conclusions of law and conditions of approval below:

Findings of Fact:

1 The HCB District is characterized by a mix of historic commercial structures and larger contemporary commercial structures.

2 The amendment will remove an existing lot line at 354 Main to create a contiguous lot for the property.

3 The owner of 354 Main has consented to this application.

4 An existing access easement from exists from 354 Main through Lot 15 Block 69 of the Park City Survey.

5 The removal of the lot line will have no effect on the existing easement.

6 In its current location the historic structure meets all required setbacks for the HCB zone.

7 The lot line adjustment will not create any remnant lots.

8 The lot line adjustment eliminates one remnant lot at 354 Main Street.

Conclusions of Law:

1 There is good cause for this plat amendment.

2 The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.

3 Neither the public nor any person will be materially injured by the proposed amended plat.

Conditions of Approval:

1 The City Attorney and City Engineer review and approval the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.

2 The applicant will record the lot line adjustment at the County within one year from the date of City Council approval. If recordation has not occurred within one years time, this approval and the lot line adjustment will be void.

G. EXHIBITS

Exhibit A - Ordinance for 364 Main
Exhibit B - Ordinance for 354 Main
Exhibit C - Proposed Plat for 364 Main
Exhibit D - Proposed Lot Line Adjustment for 354 Main
Exhibit E - Letter from Applicant

Ordinance No. 01-

AN ORDINANCE APPROVING AN AMENDMENT TO AMEND THE 364 MAIN STREET SUBDIVISION LOCATED IN BLOCK 22 OF THE PARK CITY SURVEY.

WHEREAS, owners of the property known as 364 Main Street, have petitioned the City Council for approval of a subdivision plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on November 28, 2001 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the proposed plat amendment allows the property owner to remove an existing lot line to create one lot of record; and

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

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The HCB District is characterized by a mix of historic commercial structures and larger contemporary commercial structures.
2. The amendment will absorb a 10' x 15' portion of lots 14 of Block 22 of the Park City Survey into Lot 1 364 Main Street Plat.
3. The amendment will provide secondary access to the 364 Main Street structure.
4. The owners of 354 Main and 364 Main have both consented to this application.
5. An existing access easement exists from 354 Main through Lot 15 Block 69 of the Park City Survey.
6. The proposed addition to Lot 1 of the 354 Main Plat is approximately one hundred fifty square feet.
7. The plat amendment will not require additional parking for the 364 Main structure.
8. The building meets all required setbacks for the HCB zone.
9. The plat amendment will not create any remnant lots.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Lawa.(1)(2)
II.III.IV.

1. There is good cause for this plat amendment.
2. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed amended plat.

SECTION 3. CONDITIONS OF APPROVAL. The proposed subdivision plat attached as Exhibit B is hereby adopted with the following Conditions of Approval:

1. The City Attorney and City Engineer review and approval the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. The applicant will record the plat amendment at the County within one year from the

date of City Council approval. If recordation has not occurred within one years time, this approval and the plat will be void.

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

PASSED AND ADOPTED this 20th day of December, 2001.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, City Recorder

Approved as to form:

____
Mark D. Harrington, City Attorney

Ordinance No. 01-

AN ORDINANCE APPROVING AN AMENDMENT TO REMOVE A LOT LINE ON LOT 14 BLOCK 22 OF THE PARK CITY SURVEY.

WHEREAS, owners of the property known as 354 Main Street, have petitioned the City Council for approval of a subdivision plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on November 28, 2001 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the proposed plat amendment allows the property owner to remove an existing lot line to create one lot of record; and

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

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The HCB District is characterized by a mix of historic commercial structures and larger contemporary commercial structures.
2. The amendment will remove an existing lot line at 354 Main to create a contiguous lot for the property.
3. The owner of 354 Main has consented to this application.
4. An existing access easement from exists from 354 Main through Lot 15 Block 69 of the Park City Survey.
5. The removal of the lot line will have no effect on the existing easement.
6. In its current location the historic structure meets all required setbacks for the HCB zone.
7. The lot line adjustment will not create any remnant lots.
8. The lot line adjustment eliminates one remnant lot at 354 Main Street.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Lawa.(1)(2)

1. There is good cause for this plat amendment.
2. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed amended plat.

SECTION 3. CONDITIONS OF APPROVAL. The proposed subdivision plat attached as Exhibit B is hereby adopted with the following Conditions of Approval:

1. The City Attorney and City Engineer review and approval the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. The applicant will record the lot line adjustment at the County within one year from the

date of City Council approval. If recordation has not occurred within one years time, this approval and the lot line adjustment will be void.

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

PASSED AND ADOPTED this 20th day of December, 2001.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

Attest:

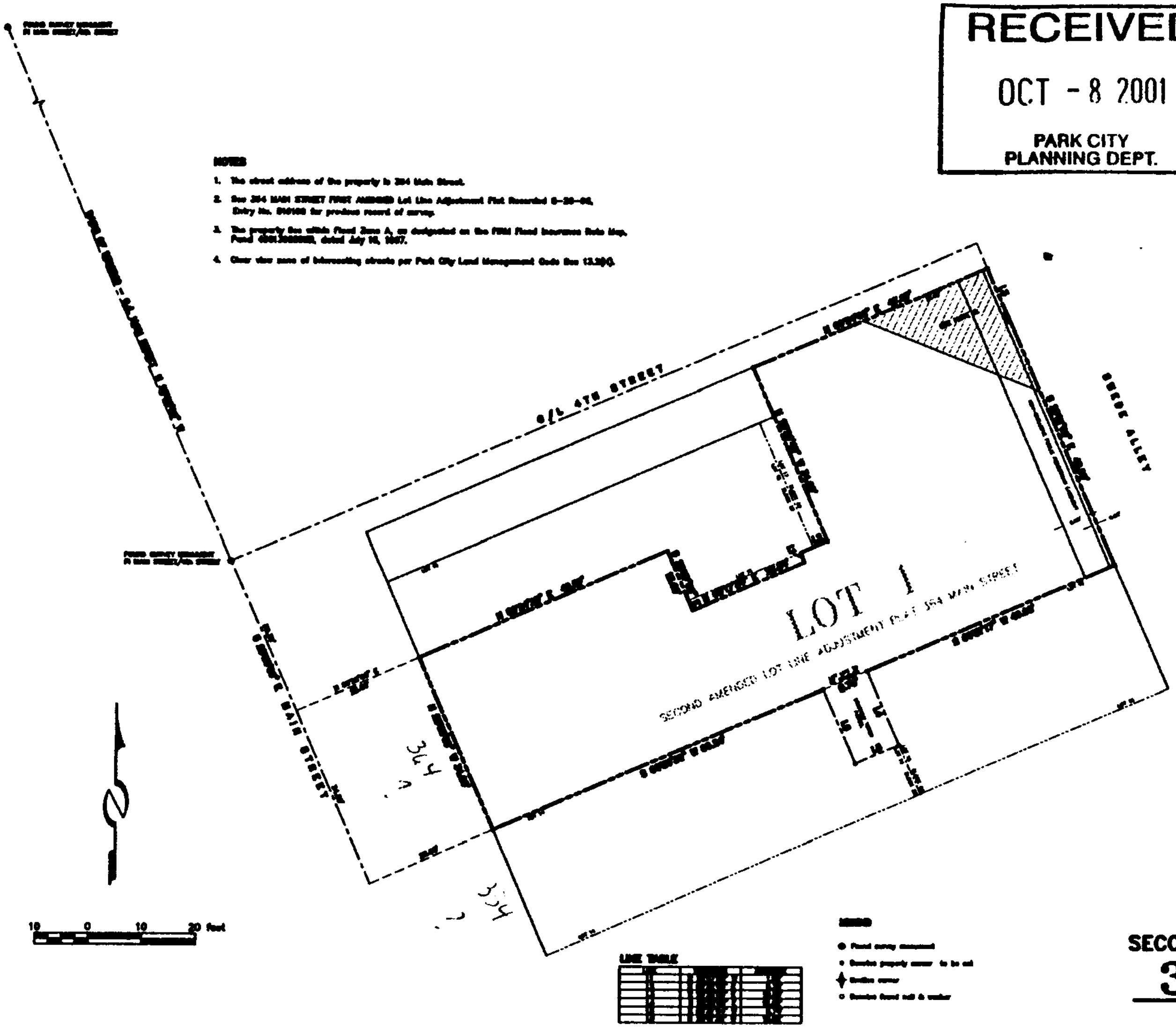
____

Janet M. Scott, City Recorder

Approved as to form:

____

Mark D. Harrington, City Attorney



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NOTES

SURVEYORS CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

SECOND AMENDED LOT LINE ADJUSTMENT PLAT

364 MAIN STREET

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

JOB# 010301 FILE

PAGE 1 of 1

ALLIANCE ENGINEERING INC.
P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(801) 649-9467

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ____ DAY OF __________, 2001 A.D.
BY __________ S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF __________, 2001 A.D.
BY __________ CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF __________, 2001 A.D.
BY __________ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF __________, 2001 A.D.
BY __________ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF __________, 2001 A.D.
BY __________ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF __________, 2001 A.D.
BY __________ MAYOR

RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF __________
DATE ______ TIME ______ BOOK ______ PAGE ______
FEE ______ RECORDER ______

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 184481, as prescribed by the laws of the State of Utah, and that this Plat Amendment was prepared under my direction in accordance with the requirements of the Park City Municipal Corporation. I further certify that this plat accurately represents the surveyed property.

No. 184481 JOHN DEMKOWICZ State of Utah

John Demkowicz ____________ Date ____________

BOUNDARY DESCRIPTION

A parcel of land consisting of Lot 14, and a portion of Lot 13, Block 22, PARK CITY SURVEY, and described as follows: Beginning at the Northwest corner of Lot 14, Block 22, PARK CITY SURVEY; and running thence along the North line of Lot 14 North 66°36'30" East 75.00 feet; thence along the East line of Lot 14 South 23°36'00" East 24.97 feet; thence along the South line of Lot 14, South 66°34'46" West 11.96 feet; thence South 23°24'33" East 0.40 feet; thence along the outside face of an existing building and said building extended South 66°36'27" West 63.05 feet; thence along the West line of Lot 13 and Lot 14 North 23°36'00" West 25.47 feet to the point of beginning.

LESS & EXCEPTING:

Beginning at a the northeast corner of Lot 14, Block 22, Park City Survey, said point also being the northwest corner of 360 ½ MAIN STREET, a Lot Line Adjustment Plat Recorded 1-24-2002, Entry # 557719 in the Office of the Recorder, Summit County Utah; and running thence along the easterly line of Lot 14 and the westerly line of 360 ½ MAIN STREET Plat South 23°36'00" East 16.02 feet to a point on the exterior face of an existing concrete block wall; thence along the face of said block wall the following two (2) courses: 1) South 66°27'04" West 0.74 feet; thence 2) North 23°46'36" West 16.02 feet to a point on the northerly line of said Lot 14; thence along the northerly line North 66°36'30" East 0.76 feet to the Point of Beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land to be known hereafter as the 354 MAIN STREET PLAT, having caused this Plat Amendment to be prepared, hereby consents to the recordation of this Plat Amendment in accordance with Utah law.

ALSO, the owner or their representative, hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set their hands this ______ day of ______________, 2001.

Brent A. Ferris, Owner

ACKNOWLEDGMENT

State of Utah
County of Summit

On this ______ day of ____________________, 2001, Brent A. Ferris personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Brent A. Ferris acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

____
Notary Public

My commission expires ____________________

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land to be known hereafter as the 354 MAIN STREET PLAT, having caused this Plat Amendment to be prepared, hereby consents to the recordation of this Plat Amendment in accordance with Utah law.

ALSO, the owner or their representative, hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set their hands this ______ day of ______________, 2001.

Jonathan Olch, Owner

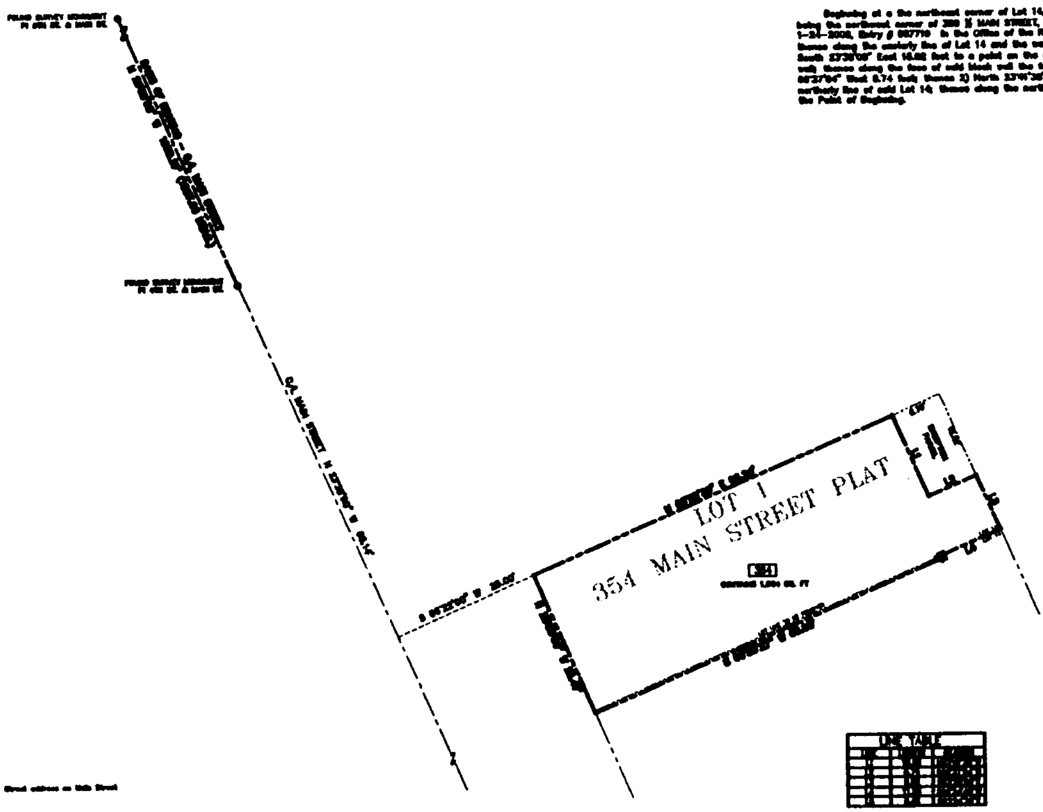
ACKNOWLEDGMENT

State of Utah
County of Summit

On this ______ day of ____________________, 2001, Jonathan Olch personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Jonathan Olch acknowledged to me that he is the owner of the herein described tract of land and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

____
Notary Public

My commission expires ____________________



NOTES

1. [354] Street address on Main Street

LEGEND

● Found survey monument
• Property corner to be set

RECEIVED
OCT - 8 2001
PARK CITY PLANNING DEPT.

A PLAT AMENDMENT
A RESUBDIVISION OF LOTS 13 & 14, BLOCK 22, PARK CITY SURVEY
354 MAIN STREET PLAT

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

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS ______ DAY OF __________, 2001 A.D. BY __________ S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ______ DAY OF __________, 2001 A.D. BY __________ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ______ DAY OF __________, 2001 A.D. BY __________ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ______ DAY OF __________, 2001 A.D. BY __________ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ______ DAY OF ______, 2001 A.D. BY __________ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF __________ 2001 A.D. BY __________ MAYOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF __________ DATE ______ TIME ______ BOOK ______ PAGE ______ FEE ______ RECORDER ______

JOB NO.: 1-2-01 FILE: Y:\Pco\dwg\srv\plat01\010201

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Plat Amendment Application, 354 Main Street and 350 ½ Main Street and Lot Line Adjustment between 352 Main Street and 354 Main Street

Jonathan Olch and Brent Ferrin are the owners of 354 Main Street. Hofmann Properties LC is the owner of 350 ½ Main Street, a parcel abutting 354 Main Street. Mr. Olch and Mr. Ferrin have agreed to sell a portion of 354 Main Street to Hofmann Properties LC. Accordingly, Mr. Olch and Mr. Ferrin request a plat amendment. Concurrently, Mr. Olch and Mr. Ferrin request a lot-line adjustment between 352 and 354 Main Street.

I. Plat Amendment

As discussed above, Jonathan Olch and Brent Ferrin are the owners of 354 Main Street. Hoffman Properties LC is the owner of 350 ½ Main Street, a parcel abutting 354 Main Street. Mr. Olch and Mr. Ferrin have agreed to sell a portion of 354 Main Street to Hofmann Properties LC. The transferred property is a 10' x 15' parcel of ground that lies beneath a stairway tower leading to 350 ½ Main Street. The owners of the respective parcels request that the transfer of the stairway tower property be finalized and recorded in the land records with an amended plat for the properties.

II. Lot-Line Adjustment

A minor lot-line adjustment is requested for the current lot line between Lots 13 (352 Main Street) and Lot 14 (354 Main Street). Currently, the lot line for Lot 14 encroaches minimally on Lot 13. This encroachment has existed for a long time. Since the owners of 354 Main Street have submitted a plat amendment to effectuate a transfer of a stairway tower easement to its northerly neighbor located at 364 Main Street, the owners thought it advisable to clear up the encroachment located on the southerly portion of their parcel.

DATE: December 17, 2001
DEPARTMENT: Legal
AUTHOR: Mark Harrington, Alison Butz, Jon Weidenhamer
TITLE: Olympics Demonstration Areas and Main Street Celebration Regulations
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

Adopt the Regulations as prepared by staff.

DESCRIPTION

A. Topic:

Olympics Demonstration Areas and Main Street Celebration Regulations.

B. Background:

When the Council approved the Olympic Master Festival Licenses, the Council delegated to staff the authority to create Olympics Demonstration Areas and Main Street Celebration Regulations. Accordingly, the staff prepared the Olympic Review Policy-Public Demonstrations and reviewed the sites and regulations with various departments, venue management and the ACLU. The Policy went into effect November 26th.

C. Analysis:

The areas are within the Scottish Power parcel, 15th Street between Park and Woodside, Deer Valley Drive near lot 7, and an overflow area in City Park near the tennis courts. Staff recommends that the policies become adopted by Ordinance to ensure enforcement and code citation. Permits to use the Demonstrations areas will be processed by the Special Events Department. Weapons are prohibited as consistent with state law. Violation of the regulations is a Class B Misdemeanor.

D. Department Review:

This matter has been reviewed by the Administrative Services, Legal, CDD and Special Events departments.

ALTERNATIVES

A. **Approve the Ordinance and Regulations:** The Council may approve Ordinance and Regulations as proposed. This is the recommended action.

B. **Do Not Approve:** The Council may decide against approving the Ordinance. Council should provide staff with direction on how to otherwise change these matters for adoption in January.

C. **Modify the Ordinance and/or Resolution:** The Council could decide to revise either the Ordinance.

D. **Do Nothing:** The Ordinance and Regulations package a number of required policy directions. The Council will have to make some decisions for Park City to effectively manage these expected Olympic activities. Doing nothing or postponing action is not recommended.

SIGNIFICANT IMPACTS:

The regulations are necessary to provide time, place and manner regulations to reasonably provide areas of demonstration to replace the licensed areas for the Olympic Venues and Celebrations. The areas are needed to preserve the pedestrian and vehicular access routes, allow efficient delivery of municipal services in the areas, reduce interference with activities, licenses and agreements relating to the Venues and Celebration, and to manage all activities in the Venue and Celebration areas with due regard for public safety and pursuant to UCA Sections 10-8-23 to 30, 10-8-47, 10-8-84.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

We are quickly approaching the time when our Olympic efforts must shift from planning to implementation. Large delays in formalizing the policy and establishing administrative procedures could jeopardize successful implementation of plans.

RECOMMENDATION:

Staff recommends that the Council approve the Ordinance and Regulations.

Ordinance No. 01-__

AN ORDINANCE ADOPTING REGULATIONS FOR DEMONSTRATION AREAS AND MAIN STREET CELEBRATION IN CONJUNCTION WITH THE 2002 WINTER OLYMPICS

WHEREAS, these regulations are necessary to provide time, place and manner regulations to reasonably provide areas of demonstration to replace the licensed areas for the Olympic Venues and Celebrations. , and; and

WHEREAS, the areas are needed to preserve the pedestrian and vehicular access routes, allow efficient delivery of municipal services in the areas, and reduce interference with activities, licenses and agreements relating to the Venues and Celebration; and

WHEREAS, the City Council determines these regulations are necessary to manage all activities in the Venue and Celebration areas with due regard for public safety and pursuant to UCA Sections 10-8-23 to 30, 10-8-47, 10-8-84; and

WHEREAS, the following ordinance is deemed by the City Council to be in the best interest of the residents of Park City;

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

SECTION I. **ADOPTION.** The policy and regulations attached as Exhibit A are hereby adopted.

SECTION II. EFFECTIVE DATE. This ordinance shall become effective upon publication and shall sunset March 1, 2002.

PASSED AND ADOPTED this __ day of December, 2001.

Park City Municipal Corporation

____

Bradley A. Olch, Mayor

Attestation by:

Janet M. Scott, City Recorder

Approved as to Form:

Mark D. Harrington, City Attorney

PARK CITY 1884

Olympic Review Policy
Public Demonstrations

The Venue City License and Services Agreement between Park City Municipal Corporation and The Salt Lake Organizing Committee, and subsequent approved Master Festival License(s) (MFL) regulate all aspects of Olympic Activities for the Olympic Winter Games of 2002. The MFL allows for the administrative review of public demonstration permits. The following policy shall apply to Special Events or Master Festival License applications for events occurring between February 1, 2002 and March 1, 2002:

1. Compliance with Park City Municipal Code §4-8-11. During the period of February 1, 2001 to March 1, 2002, all public demonstrations of more than five (5) persons, but under one hundred (100) persons must comply with Park City Municipal Code §4-8-11, in obtaining a Special Event permit. Any gathering of one hundred (100) or more persons must apply for a Master Festival License pursuant to Park City Municipal Code §4-8-4.

2. Additional Requirements. The following are additional requirements regulating public demonstrations between February 1, 2002 and March 1, 2002:

a. The permit fee provision is hereby amended to $50.00. The fee will be waived if the application is filed ten (10) or more days prior to the scheduled assembly. The Special Events Coordinator shall reduce or waive this fee upon a showing of indigence of the applicant;

b. All garbage clean-up shall be completed within one (1) hour;

c. A $500.00 refundable cash deposit is required to ensure proper cleanup. The Special Events Coordinator shall reduce or waive the deposit requirement upon a showing of indigence of the applicant;

d. No assemblies may commence earlier than 9:00 a.m. nor conclude later than 11:00 p.m.;

e. Applications shall be filed with the Special Events Coordinator no less than two (2) days in advance of the scheduled assembly;

f. No weapons shall be allowed in the designated assembly areas. For the purposes of this policy, a stick or pole will be considered a weapon whether or not it is attached to a sign;

g. Public demonstrations of greater than five (5) persons taking place in a public forum and whose assembly is within two (2) miles of an Olympic Venue site and/or the Main Street Celebration may assemble only in the following designated assembly areas:

1. A designated area on 15th Street Between Woodside and Park Avenue;

2. A designated area at the end of Lot 7 at the Deer Valley Resort;

3. A designated area on the Scottish Power open space parcel at Park Avenue and 9th Street; and

4. A designated area at the north end of City park near the tennis courts.

See Exhibit A for a more detailed description of the designated protest areas;

h. No one wishing to exercise his or her free speech rights outside the designated assembly areas may block sidewalks, streets or other rights of way, carry signs larger than two feet by three feet (2'x3'), carry signs with sticks or poles attached, or use any type of sound amplification devices;

i. The maximum capacity of each of the designated assembly areas is one hundred (100) persons. No one may enter an assembly area at or exceeding capacity. Park City may require persons to move from an assembly when the area exceeds its capacity; and

j. No sales, vending or other commercial activity is permitted in the designated assembly areas.

3. Revocation. Any license or permit issued under this Policy may be revoked by the Special Events Coordinator when she finds that the licensee or permittee has:

a.. Filed a false or fraudulent license or permit application;

b. Violated any conditions of the permit or license; or

c. Violated any federal, state or local law in connection with the application process or in connection with the assembly. This specifically includes but is not limited to Park City's noise and parking ordinances. Participants are encouraged to use public transportation.

Notification of the license or permit revocation shall be sent by the Special Events Coordinator to the licensee or permittee at the address provided on the most recent application. Any mailed notice shall be sent by certified mail. The licensee or permittee may appeal this action to the City Manager within fourteen (14) days from the date of the notice, upon which the City Manager shall hold a hearing within fourteen (14) days of the receipt of the request for an appeal. Notification may also be performed orally pursuant to Park City Municipal Code §4-8-13. Such oral notification is effective immediately and participants in an assembly for which the permit has been revoked agree to disburse immediately upon notification of the revocation of the assembly permit.

4. Enforcement of Other City Ordinances and Regulations. The grant or denial of a temporary business license or Special Event permit shall in no way bind, waive, or alter the City's ability to enforce any other City Ordinances and regulations where there is a violation of such. Estoppel shall not be a defense to such actions by the City when it is engaged in the process of enforcing compliance with its laws, regulations, ordinances, and development codes in relation to the operation of any business or assembly within the City. This policy specifically allows, but is not limited to the City's enforcement of conditional use, temporary, and minor permit rules, regulations, and laws.

5. Each Portion of this Policy is Separate. If any portion of this Policy, including, but not limited to any exemption, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decisions shall not effect the validity of the remaining portions of this Policy.

6. Penalty. Any person, firm, or corporation violating any of the provisions of this Policy shall be deemed guilty of a separate offense for each and every day or portion thereof, during which any violation of any of the provisions of this Policy is committed, continued, or permitted. A violation of this Policy shall be punishable as a Class B Misdemeanor.

7. Effective Date. This Policy shall become effective on November 26, 2001.

8. Sunset Provision. This Policy shall expire on March 1, 2002.

DATED this 26th day of November, 2001.

PARK CITY MUNICIPAL CORPORATION

By: ______________________
Toby Ross, City Manager

Approved as to form:

____
City Attorney

DATE:	December 20, 2001
DEPARTMENT:	Office of Capital Management & Budget
AUTHOR:	Tom Bakaly, Assistant City Manager
TITLE:	Agreements with the Canyons and Lewis Brothers Stages for the Provision of Canyons Winter Bus Service
TYPE OF ITEM:	Legislative

SUMMARY RECOMMENDATIONS: City Council should:

1) Authorize the City Manager to enter into a four month Fixed Route Transportation Services Agreement with the Canyons, in a form approved by the City Attorney, and subject to the Canyons approval of said Agreement

2) Authorize the City Manager to execute a service provision contract with Lewis Brothers Stages in the amount of $248,595 for the provision of Winter bus service to the Canyons.

DESCRIPTION:

A. Topic: Agreement with the Canyons relating to the Canyons Winter Shuttle and 3rd Party Winter Bus Service Provision Contract with Lewis Brothers Stages.

B. Background: Regional transportation is a top priority goal in the 2000-2001 City Council Action Agenda. Pursuant to that goal, the City has been in discussions with the County regarding regional transit for several years. In July of 2001, the City and Summit County executed a letter of intent which outlined the process for entering into a regional transportation agreement in October of 2001. The letter of intent called for the City and County to establish a Joint Transit Advisory Board (JTAB), which was in done in August of 2001.

The letter of intent also stated that the City and Summit County would jointly fund the cost of a consultant to formulate a transit plan and make recommendations for the regional transportation agreement. The Summit County Regional Transit plan has been completed and reviewed and approved by the joint transit advisory board. The letter of intent also stated that Summit County would have the responsibility of assessing fees and collecting revenues to pay for the Summit County portion of the service. The city conducted a formal bid process to hire a 3rd party vendor to provide the service and Lewis Brothers Stages was selected by the City, County and JTAB.

On October 8, 2001 Summit County decided not to implement a fee system to pay for the Summit County portion of the service and thereby chose not to enter into a Regional Transportation Agreement with the City. Council directed Staff to work with the Canyons to see if they would be interested in having the City manage their transit system since most of the work had already been completed. On November 15, 2001, Council adopted another letter of intent with Summit County to continue to pursue a regional transportation agreement with a start date of Summer, 2002. On November 15, 2001, City Council also approved a letter of intent with the Canyons for the City to manage the Canyons Shuttle service.

C. Analysis: Listed below are the proposed deal points of the Canyons Fixed Route Transportation agreement.

Regional Transportation General Deal Points: In summary, the City would manage the operation of the Canyons skier shuttle system for the next four months.

Service Levels: Please see the attached transportation agreement (Attachment A) for a description of service levels. The service addressed in this agreement is essentially a skier shuttle operating on 40 minute round trips. The Canyons shuttle service is included in the recently released Winter 2002-02 bus schedule. In the spirit of regional cooperation, The Kimball Junction Service (which is not included in this agreement because it is being managed directly by Lewis Brothers Stages) is also included in the City's bus schedule.

Cost Reimbursement Timing: Upon execution of the agreement in December, the Canyons will pay the City a $50,000 deposit for services. The current monthly payment schedule (exhibit C of the agreement) contemplates higher payments in the January - March months based upon actual cost estimates.

Contract with Lewis Brothers Stages: The City conducted a formal bid process for the provision of transportation services. The City asked for Winter as well as year-around service and incremental cost proposals. The city received two bids. Lewis Brothers Stages was the low bidder for all components requested. The bid process was in compliance with Federal Transit Administration (FTA) requirements. Staff is requesting that Council authorize a contract for the Winter service only. Please see the attached bid comparison for more detailed information.

D. Department Review: This report has been reviewed by the Public Works Department, the Legal Department and the City Manager's Office.

ALTERNATIVES: Listed below are possible alternatives relating to the agreements.

A. Approve the Canyons Agreement and 3rd Party Contract with Lewis Brothers Stages:

B. Deny the Request: Direct Staff to discontinue efforts to manage the Canyons Winter Shuttle system.

C. Continue the Item: Lewis Brothers has been managing the Canyons systems since early December until the agreement between the City and the Canyons could be executed. City Council does not meet again until January 10, 2002. Continuing the item would effectively be the same as denying the request as the Canyons would likely have Lewis Brothers manage the system for the remainder of the Winter.

D. Do Nothing: The result of this action would be similar to denying the request.

SIGNIFICANT IMPACTS: All direct costs associated with the Canyons service are being paid for by the Canyons. The Canyons are also paying for incremental ADA and brochure costs.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: If the agreement is not adopted, the Canyons will likely have Lewis Brothers manage the shuttle system through the Winter. By having the City manage the Canyons system, not only will the Canyons service be seamless and totally integrated with the City's, but momentum for a regional transportation system will continue.

RECOMMENDATION: City Council should:

1) Authorize the City Manager to enter into a Fixed Route Transportation Services Agreement with the Canyons, in a form approved by the City Attorney, and subject to the Canyons approval of said Agreement

2) Authorize the City Manager to execute a service provision contract with Lewis Brothers Stages in the amount of $248,595 for the provision of Winter bus service to the Canyons.

Attachments:

fixed route Transportation Agreement with the Canyons for the 2001-02 Winter Season
3rd Party Contract with Lewis Brothers Stages, cost and payment exhibits
3rd Party Contract Bid Comparison