



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 26, 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, April 5, 2001.

AGENDA

Work Session

2:00 p.m.	Insurance rating - Building Code enforcement training
5:00 p.m.	Break
5:15 p.m.	Council questions/comments
5:45 p.m.	Review of regular meeting
	Land Management Code amendments
	Other meeting questions/comments

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV CONSENT AGENDA - PUBLIC HEARINGS

1. Ordinance approving a plat amendment to combine a portion of Lot 9, all of Lot 10, and half of Lot 11 into one lot of record located in Block 60 of the Park City Survey, Park City, Utah (253 McHenry)
2. Ordinance approving a final record of survey plat for 1266 Park Avenue Condominium, Park City, Utah

V CONSENT AGENDA

1. Ordinance approving a plat amendment to combine a portion of Lot 9, all of Lot 10, and half of Lot 11 into one lot of record located in Block 60 of the Park City Survey, Park City, Utah (253 McHenry)
2. Ordinance approving a final record of survey plat for 1266 Park Avenue Condominium, Park City, Utah

VI PUBLIC HEARING

1. Ordinance amending Title 4, Chapter 8 of the Municipal Code of Park City, Utah, Master Festival Licensing regulating public outdoor music plazas and amending Section 6-3-10 of Title 6, Health, Nuisance Abatement, noise by creating an exemption for such outdoor music plazas (**motion to continue to May 3, 2001**)
2. Land Management Code Phase 2 Rewrite: Chapter 3, Planning Commission; Chapter 5, Board of Adjustment; and Chapter 15, Subdivision General Provisions

VII ADJOURNMENT

Posted: 04/23/01
See parkcity2002.org



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 26, 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, April 26, 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; Tom Bakaly, Assistant City Manager; Kevin LoPiccolo, Planner, and Kirsten Whetstone, Planner

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda. Hearing none, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Candace Erickson thanked the Planning Department for visiting with a delegation of Norwegians last week. Roger Harlan reported on community activities relating to the National Day of Prayer next Thursday. Tom Bakaly reported that the skateboard park project landscaping will be reviewed by Council on May 10 before it returns to the Planning Commission.

IV CONSENT AGENDA - PUBLIC HEARINGS

1. Ordinance approving a plat amendment to combine a portion of Lot 9, all of Lot 10, and half of Lot 11 into one lot of record located in Block 60 of the Park City Survey, Park City, Utah (253 McHenry) - Kevin LoPiccolo explained that the lots run east and west with McHenry Avenue bisecting them and the property is in the HRL zone. On March 28, 2001, the Planning Commission forwarded a positive recommendation to approve the plat amendment. The City is requesting that the owners dedicate existing McHenry Avenue and the property east of McHenry as right-of-right and is also requiring that two feet on the downhill side of McHenry be dedicated as right-of-way as well. These conditions were prompted by the Streets Master Plan. As part of the ten foot easement, the City is contemplating that five feet of that easement may be used to widen existing McHenry Avenue. The proposed right-of-way dedication is 57 feet at the northeast corner and 37 feet at the southeast corner and extends two feet on the downhill side of McHenry. Mr. LoPiccolo added that the property owner was concerned that the downhill right-of-way dedication may diminish snow storage, but has accepted the conditions of approval. There was discussion about applying the Streets Master Plan to this project. The structure encroaching on the right-of-way can be addressed with an encroachment permit.

2. Ordinance approving a final record of survey plat for 1266 Park Avenue Condominium, Park City, Utah - Planner Kirsten Whetstone explained that this is a request to convert two duplexes and two single family homes into a condominium project. There is a condition of approval that a note be added to the plat stating Units 3 and 4 and Units 5 and 6 may not be sold separately unless there are modifications to utility meters. The Planning Commission forwards a positive recommendation, with the findings of fact, conclusions of law, and conditions of approval, as presented in the staff report. Roger Harlan suggested that language be added to Condition 6, indicating that modifications are *the sole responsibility of the owner or association*. The Mayor invited further questions or comments from the public or the City Council. Hearing none, the public hearing was closed.

V CONSENT AGENDA

The Mayor requested a motion to approve the Consent Agenda. Peg Bodell, "I so move (with the amendment to Item 2)". Fred Jones seconded. Motion carried unanimously.

1. Ordinance approving a plat amendment to combine a portion of Lot 9, all of Lot 10, and half of Lot 11 into one lot of record located in Block 60 of the Park City Survey, Park City, Utah (253 McHenry) - See staff report and public hearing.

2. Ordinance approving a final record of survey plat for 1266 Park Avenue Condominium, Park City, Utah - See staff report and public hearing.

VI PUBLIC HEARING

1. Ordinance amending Title 4, Chapter 8 of the Municipal Code of Park City, Utah, Master Festival Licensing regulating public outdoor music plazas and amending Section 6-3-10 of Title 6, Health, Nuisance Abatement, noise by creating an exemption for such outdoor music plazas (motion to continue to May 3, 2001) - The Mayor requested a motion to continue the hearing to May 3, 2001. Peg Bodell, "I so move". Candace Erickson seconded. Motion carried unanimously.

2. Land Management Code Phase 2 Rewrite: Chapter 3, Planning Commission; Chapter 5, Board of Adjustment; and Chapter 15, Subdivision General Provisions - Planner Kirsten Whetstone explained that amendments are administrative in nature, including editing for consistency with the new format. The only significant change is not having a Planning Commissioner serve on the Board of Adjustment to avoid conflicts of interest. The Planning Commission held two public hearings on this, and there was little input. She encouraged Council to contact her with suggestions, as it will return to Council for adoption. Council member Jones made some editorial corrections to Chapter 15 and suggested incorporating language encouraging low water use landscaping or ground cover. Ms. Bodell referred to comments in the Planning Commission minutes about including the public earlier in the process. Ms. Whetstone clarified that those comments refer to the master plan

development chapter and a process for citizen participation has been drafted. This amendment would solicit input early on and require the developer to formulate a public participation plan; this does not apply to a subdivision or conditional use permit. It is contemplated in including the same type of language in the annexation section. Peg Bodell felt that this was the intent for all applications. Ms. Whetstone explained that for CUPs and subdivisions, input is accommodated early in the process by holding an initial public hearing when the project is being introduced to the Planning Commission. Mark Harrington explained that the larger projects were the focus of that discussion, and the Planning Commission decided to limit the new process for public input to MPDs and annexations. CUPs and smaller subdivisions are not that difficult to alter while changing larger developments can be expensive. He added that the City is somewhat limited because of due process concerns and protection of applicants. There is case law that mandates that the City can not delegate authority to the public at large and early participation processes need to be carefully crafted to comply constitutional requirements of fair, unprejudiced and due process concerns and is a fine balance.

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

VII ADJOURNMENT

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

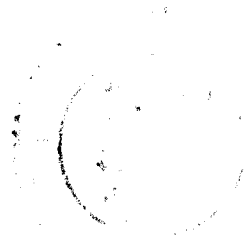
* * * * *

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

Prepared by Janet M. Scott




Janet M. Scott, City Recorder





**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
APRIL 26, 2001**

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

Toby Ross, City Manager; Ron Ivie, Chief Building Official; Eric DeHaan, City Engineer; Lloyd Evans, Chief of Police; Mark Harrington, City Attorney

1. **Insurance rating - Building Code enforcement training.** Ron Ivie introduced the Building Department staff and explained that the Insurance Services Office rates communities with regard to public safety issues; there is a separate rating for fire preparedness. Park City received the poorest score of 10 for many years in the past, and is now a 3. He believed that the cost to improve the score is prohibitive and most deficiencies fall within the Fire District's purview. Park City has corrected defects in the water system over the years which improved our rating. ISO has also rated Park City a 3 in its building inspection program and Mr. Ivie felt confident that we could move up to a 2. In response to a question from the Mayor, he relayed that no one in the state has a higher rating than 3. He pointed out that he is the Chairman of the Utah Code Commission. The ISO credits communities for elected officials training and he discussed the training programs for contractors jointly conducted by the City and the County. All City inspectors are licensed and certified by passing comprehensive examinations on each code.

The FEMA program monitors public losses in four areas including high winds, earthquake, flooding, and wild land interface. The City enforces our flood plain program which is audited by FEMA. He explained that the wild land interface policy promotes removing vegetation which conflicts with our sensitive lands ordinance, but the City offsets fire management by requiring fire sprinkling and prohibiting wood roofs. Mr. Ivie reported that there were no residential sprinkling standards in 1980 and the standards adopted in Park City have now become the national standard. The International Building Code will replace the Uniform Building Code in January which categorizes areas by distance from the fault and a formula, not zones. He believes that the new code will be slightly less restrictive than currently, but somewhat more restrictive than Salt Lake because of our snow loads. Wind forces are not much of a concern in Park City.

Through illustration of charts, Mr. Ivie pointed out that his department has been fiscally responsible over the years with regard to the revenues it brings to the City and its budget needs. The City has been consistent about keeping fees with the market curve, but the fees for miscellaneous permits are being considered to be raised. There was discussion on calculating valuations. With regard to construction mitigation, he explained that public complaints have diminished significantly. The most frequent complaint is mud in the road in the spring, and the second is noise. Because of the change to the international codes, there is an expanded need for training which is covered by the 1% surcharge on building permits. The state's training program

reduces training costs significantly and Mr. Ivie thanked the Council for its support in training. The goal of the international codes is to have a single code nationwide which will streamline the process for architects, builders, and the general development community.

He added that environmental services are provided by his office. Mr. Ivie relayed his opinion that the Clean Creek Initiatives standards were formulated with poor science and are not achievable because of the natural environment. The Water Quality Division was under pressure to set a total daily limit to secure its transfer money with EPA, resulting in adoption of a standard that is inappropriate for that stream, yet Park City is expected to reach that goal.

Mr. Ivie reiterated that the construction mitigation requirements are effective and pointed out that most court activities are violations of the City's Land Management Code and Municipal Code, as opposed to the building codes. It is the City's policy to provide two opportunities for people to comply before a court action is sought, which typically results in compliance.

The Chief Building Official stated that he has been the Fire Marshal since 1983 and it is his responsibility to conduct cause and origin investigations and enforce the fire code. The City and the Fire District currently have a good working relationship, and the District can appeal his decisions to the City Council, which hasn't occurred during his tenure. He believes the City enforcement program has been enhanced by his involvement as Fire Marshal. Council member Harlan expressed his concerns about the removal of snow from fire hydrants in projects in higher elevations. Mr. Ivie pointed out that hydrants on private property are the responsibility of the owner, but explained that he will respond to complaints. The fire sprinkling system program in Deer Valley has been working phenomenally well and there has never been a fatality in a building with a sprinkler system in the United States. He thanked Council for supporting our fire sprinkling system as Park City is the only city to have 100% compliance of historic Main Street buildings. The program has been successful and has proved to be extremely beneficial. Deer Valley, with the exception of two subdivisions developed before 1980, is protected with sprinkling as well as other areas. The City Council continued its training on a field trip.

2. Council questions and comments. Council member Candace Erickson reported that the Snyderville Basin Recreation District is interested in continuing the MOU and participating in the Wickstrom Study. SLOC is proceeding with assisting in our public celebration. With regard to childcare and youth activities during the Olympics, the City is working with the School District. The Snyderville Basin Recreation District, PCMC, and Young Life will also offer programs. The School District is considering a cultural week program with the Egyptian Theater. There will be surveys to determine the demand for programs and staffing. The Friends of the Library Annual Luncheon was well attended. She congratulated employees who received service awards last night.

Fred Jones referred to the manager's report addressing the upper Park Avenue project, specifically direction from the City Council on under-grounding utilities. The City Engineer explained that the upcoming budget will include a \$2 million budget for upper Park Avenue. UPAPA submitted a letter requesting additional design elements, including under-grounding utilities, which is estimated to be \$1.7 million over and above the scope of the \$2 million project. Forming a special improvement district is an option which Council can consider as a funding alternative. Decisions on this project will be made in conjunction with adoption of the budget. There are many statutory requirements in setting up a special improvement district and staff would not proceed until there is Council direction. Mr. DeHaan added that there is a formal process for property owners to opt in or out of the district.

Fred Jones suggested recognizing Lani Furr for her service on the Parks, Recreation, and Beautification Board. He attended the awards banquet last night for City employees and the joint Park City Planning Commission and Snyderville Basin Planning Commission meeting which was very productive. This effort should be supported and frequent meetings encouraged as there are mutual planning interests that could be solidified. There was a discussion about regulating rave parties at the interagency task force meeting and requiring a permit for ticketed events was suggested. Chief Lloyd Evans stated that there was an inter-departmental meeting on this issue last week and there are recommendations from that meeting. Fred Jones suggested that these ideas be shared with Summit and Wasatch Counties so there is commonality. With regard to Club Creation, an all-night non-alcoholic club, the City Attorney explained that the Police Department has requested drafting an ordinance that would limit hours of operation. Chief Evans further clarified that the problem with all-night clubs is that it creates a new dimension on Main Street by closing operations at 6 a.m. in the morning. Throughout the night, the Departments responds to noise complaints in the downtown area and there are also concerns regarding the distribution of *club drugs*. Park City presently does not have a curfew.

Roger Harlan also referred to the awards party. He reported on a complaint from Debbie Reichter about people not cleaning up after their dogs in neighborhoods and City Park. Mark Harrington responded that he had a conversation with Ms. Reichter and relayed to her that based on placing the complaint, the Animal Control Department will respond. Ms. Bodell recalled that Council discussed an educational campaign. The Mayor suggested that the County participate in an educational campaign. Peg Bodell reported that she attended the Wasatch Commission meeting last Monday where a wide range of issues were discussed and the meeting was well attended. In response to a question from Ms. Bodell, Jerry Gibbs discussed the Bonanza drive cross-walk project and flushing the water tanks in town. The flushing is taking less time than the project did in December, because the tanks are cleaner. Staff is considering using a sequestering agent in the solution will may further improve the condition of the tanks.

Jeff Mann explained that he attended the Jewish Community's dedication of the Holocaust Torah and explained the history of the collection of torahs during the war by the Nazis.

Page 4
City Council Work Session
April 26, 2001

Linda Blonsley arranged that Park City receive a torah and it was a very interesting gathering. He distributed Cinco de Mayo pins and thanked staff for the awards dinner last night. Mr. Mann added that he received a voice message from a patron of the Racquet Club outdoor swim program and will provide more details when he returns the phone call. Ms. Erickson added that she attended the Board of Health meeting which was held at Serenity Ranch.

3. Review of regular meeting. There was no discussion of agenda items; see regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY

1881

CITY COUNCIL STATE REPORT

Date: April 26, 2001
Department: Planning Department
Title: 253 McHenry Avenue - Plat Amendment
Type of Item: Plat Amendment - Lot Combination

Summary Recommendations: Conduct a public hearing and adopt the attached Ordinance approving a plat amendment to consolidate a portion of Lot 9, all of Lot 10, and half of Lot 11 of Block 60 of the Park City Survey into one lot of record.

A. Project Statistics

Applicant: Dr. David Baer
Location: 253 McHenry Avenue
Zoning: HR-L (Historic Residential - Low Density)
Adjacent Land Uses: Residential/Open Space
Project Planner: Kevin LoPiccolo
Date of Application: April 27, 2000

B. Background

On March 28, 2001, the Planning Commission voted to forward to City Council a positive recommendation to approve a plat amendment to combine a portion of Lot 9, all of Lot 10, and half of Lot 11 into one lot of record.

The Planning Commission held a public hearing focusing primarily on two areas of concern: (1) a proposed 50 foot right-of-way dedication per the Streets Master Plan; and (2) allowing a density transfer from the dedicated portion of the applicant's property to be calculated into a maximum building footprint.

The city is requesting that the applicant dedicate existing McHenry Avenue and all property east of it to the City as right-of-way. The City is also requiring that two feet from the downhill (west) edge of the asphalt be dedicated as right-of-way. An additional ten-foot snow storage easement is also being provided along the west side of existing McHenry Avenue. The first five feet of the ten-foot easement will also function as an easement to widen existing McHenry Avenue, if necessary, in a future road widening easement (see Exhibit A).

The proposed right-of-way dedication is fifty-seven feet at the northeast corner and thirty-seven feet at the southeast corner, and extends two-feet on the downhill from existing McHenry Avenue.

The applicant is concerned that on the downhill side from existing McHenry Avenue with the dedication and a five foot portion of the ten foot snow storage easement being used for possible future road widening will decrease the capacity for adequate snow storage. Typically, the city will require a minimum of a ten-foot snow storage easement. What the Commission forwarded to the Council was a ten-foot snow storage easement along McHenry Avenue (five feet of which may be used to widen the street) and felt it necessary to provide adequate snow removal services, and, if necessary, road widening.

Although the Planning Commission forwarded a positive recommendation to the Council, the applicant is asking the Council to consider that all dedication be located on the uphill side of McHenry Avenue and allow the ten foot easement for snow storage on the downhill side of McHenry Avenue.

Staff is recommending that the Council adopt the recommendation that the Commission forwarded. A normal dedication of 50 feet of right-of-way centered on the existing road would push the future house way down the hill, which is not necessary in the opinion of staff.

The applicant owns Lots 9, 10 and one-half of Lot 11, Block 60 of the Park City Survey. The property is located in the HR-L zone and is approximately 6,500 square feet in area. The site is currently vacant. Existing McHenry Avenue bisects the lots and dedicated Ontario Avenue abuts these lots on the lower side (west). The adjacent properties are developed with single family structures.

The applicant is seeking approval to eliminate the interior lot lines and reconfigure the site to create one lot of record. The applicant is proposing to construct a Single Family Dwelling at a future date.

The Land Management Code, Chapter 2.1 - Historic Residential-Low Density (HRL) District allows a standard 3,750 square foot lot a maximum building footprint of 1,519 square feet. Since the applicant has a lot area of 6,500 square feet, and would be dedicating approximately 1,800 square feet to the city, the applicant seeks a density transfer from the new right-of-way area. Based upon the maximum footprint calculation formula in Chapter 15.2.1(D) of the Land Management Code, which states " $\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$ " a maximum building footprint of up to 2,256 could be accommodated. This calculation assumes compliance with setbacks, and an allowance of density of the dedicated portions.

The City has permitted the transfer of building area /floor area ratio for remnant slivers of land in conjunction with right-of-way dedication in other Old Town plat amendments. Staff supports this proposal as well. In addition to securing public right-of-way, the transfer of site area for building footprint calculation purposes will eliminate potential issues associated with future development requests for the property. Although the maximum building footprint is approximately 800 square feet larger than would be achieved on the buildable portion of the lot, it is not drastically out of proportion with other larger HR-L lots in Old Town. Final building

size and design will be reviewed at the steep slope conditional use permit and Historic District Commission design review process.

C. Analysis

Use: The applicant's proposal to combine 2 ½ lots into one lot requires a plat amendment in order to accommodate a future single family dwelling.

The HRL zoning standards require the following:

	Code Requirement
• Min Lot Size	3,750 square feet
• Front/Rear Setback	10 feet Min. 20 feet total*
• Side Setback	5 feet Min. 14 feet total

* The front yard setback will be measured from the back of the two-foot dedication (new right-of-way line) on the west side of McHenry Avenue. The remaining easement will be allowed for front yard setback.

Criteria for Review:

Plat amendments require discretionary approval by the City. Pursuant to the Land Management Code and State Subdivision statutes, the Council must be able to conclude that:

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.

Neighborhood Compatibility: Future building design is required to be consistent with the Historic District Design Standards. Stepping and facade articulation will be required to mitigate visual impacts of the proposed dwelling.

A Conditional Use Permit will be required for any structure in excess of one thousand square feet (1,000 sq.ft.) where such structure or access there to is located upon any existing slope of thirty percent (30%) or greater and will be reviewed to reduce visual and environmental impacts of the structure. The buildable portion of this lot exceeds 30% grade.

Public Input:

All owners within 300' of the property were noticed. As of the date of this report, no comments have been received.

D. Department Review.

The Community Development Department has reviewed this request. The City Attorney and City Engineer will review the plat before the plat is recorded. The request was discussed at a Staff Review Meeting where representatives from local utilities and City Staff were in attendance.

E. Recommendation

The Community Development Department recommends approval of the proposed Plat Amendment application to allow the creation of two lots of record, based upon the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. Existing McHenry Avenue bisects lots 9-11.
2. The property is in the HR-L District.
3. The HRL District is characterized by a mix of small historic structures and larger contemporary residences.
4. The plat amendment combines lot 10 and portions of lots 9 and 11, block 60 Park City Survey into one lot of record. The proposed lot size will be approximately 6,500 square feet, including a right-of-way dedication measuring approximately 1800 square feet.
5. The project is on McHenry Avenue which is densely developed with residential structures. Minimal construction staging area is available along McHenry Avenue.
6. The site is currently undeveloped.
7. The newly created lot exceeds 30% slope.
8. The McHenry Avenue neighborhood has built out incrementally over time with structures of varying sizes dispersed across the hill.
9. A two-foot dedication and a ten foot easement along westerly McHenry Avenue is necessary to provide adequate snow removal services and possible future road widening.
10. The front yard setback will be measured from the new easterly right-of-way line which is approximately two feet (2') east/adjacent to the existing McHenry pavement.
11. The Park City Streets Master Plan requires a fifty foot (50') right-of-way for McHenry Avenue, typically measured from the center line of existing street. Such a right-of-way dedication here would push a future home on the lot downhill to the west of McHenry Avenue and create a remnant lot to the east.
12. The applicant stipulates to all conditions of approval.

Conclusions of Law

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 2.1 and Chapter 15 and State subdivision requirements.

Conditions of Approval

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. That area lying east of a line beginning at a point on the northern most boundary line fifty seven feet (57') southwest of the northeast corner and running southeasterly parallel to existing McHenry Avenue to a point on the southernmost boundary line thirty seven feet (37') southwest of the southeast corner shall be dedicated to the City as right-of-way.
3. The applicant shall dedicate a ten foot (10') snow storage easement running along the easternmost property line, and if necessary, public road widening.
4. The easterly five (5) feet of the ten (10) foot snow storage easement may be used by the City to widen McHenry Avenue as needed, and a note delineating the five foot strip as a public utility and road widening easement shall be shown on the plat.

5. A note shall be added to the plat stating that the maximum building footprint is 2,256 square feet.
6. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
7. All Standard Project Conditions shall apply (see Exhibit C - Standard Project Conditions).
8. Receipt and approval of a construction mitigation plan (CMP) by the Community Development Department is a condition precedent to the issuance of a building permit. The plan shall address staging, material storage, construction time lines, special signs, parking, fencing, and any other construction-related details to the satisfaction of the Community Development Department.

Exhibits:

Exhibit A - Proposed Plat Map

Exhibit B- Vicinity Map

Exhibit C - Standard Project Conditions

Exhibit D - Draft Ordinance

M:\CDD\KL\CC01\PLATS\MCHE253.ph1.wpd

RECEIVED

APR 27 2000

PARK CITY

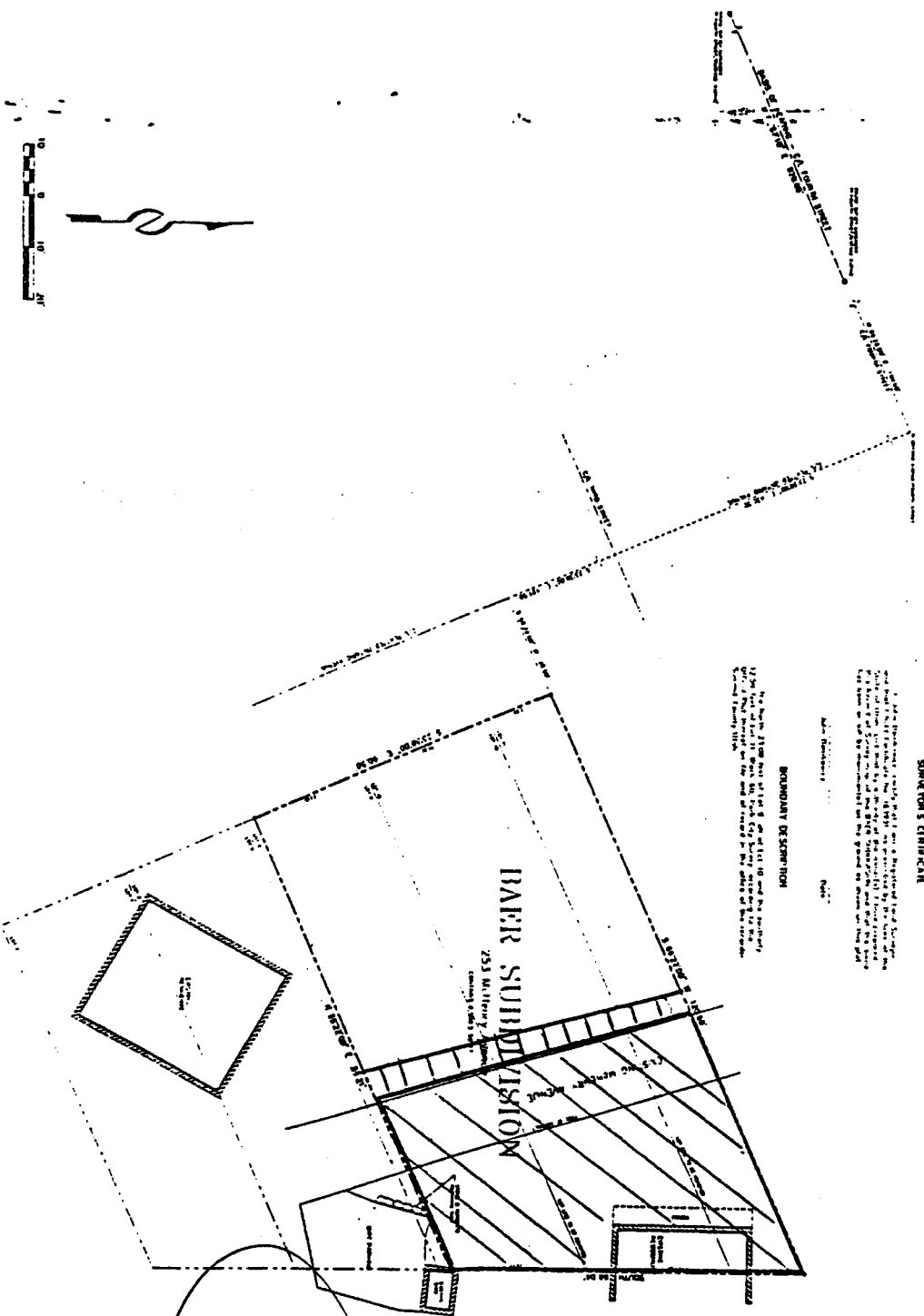
PLANNING DEPARTMENT

A RESUBDIVISION OF LOTS 9-11 IN BLOCK 60, PARK CITY SURVEY

BAER SUBDIVISION

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASIN AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Exhibit A - Proposed Plat Map



SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Surveyor and that I have personally examined the above described plat and find that the same is correct and true and that I have not observed any fraud or collusion in the execution of the same.

BOUNDARY DESCRIPTION

The above plat was prepared by me and is a true and correct copy of the original plat as shown to me by the owner of the land.

OWNER'S DECLARATION AND CONSENT TO RECORD

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described land and that I have read and understand the contents of the above plat and that I consent to the recording of the same.

CORPORATE ACKNOWLEDGMENT

By the Board of Directors of the Park City Snow Storage Easement Association, Inc., I, the undersigned, being duly sworn, depose and say that I am a member of the Board of Directors and that I have read and understand the contents of the above plat and that I consent to the recording of the same.

10' Snow storage easement
5' of may be used by City
to widen Mckinley

Right of way dedication

LEGEND

1. Snow storage easement

2. Right of way dedication

WITNESSED

ATTEST

NOTARY PUBLIC

253 McHenry Ave.

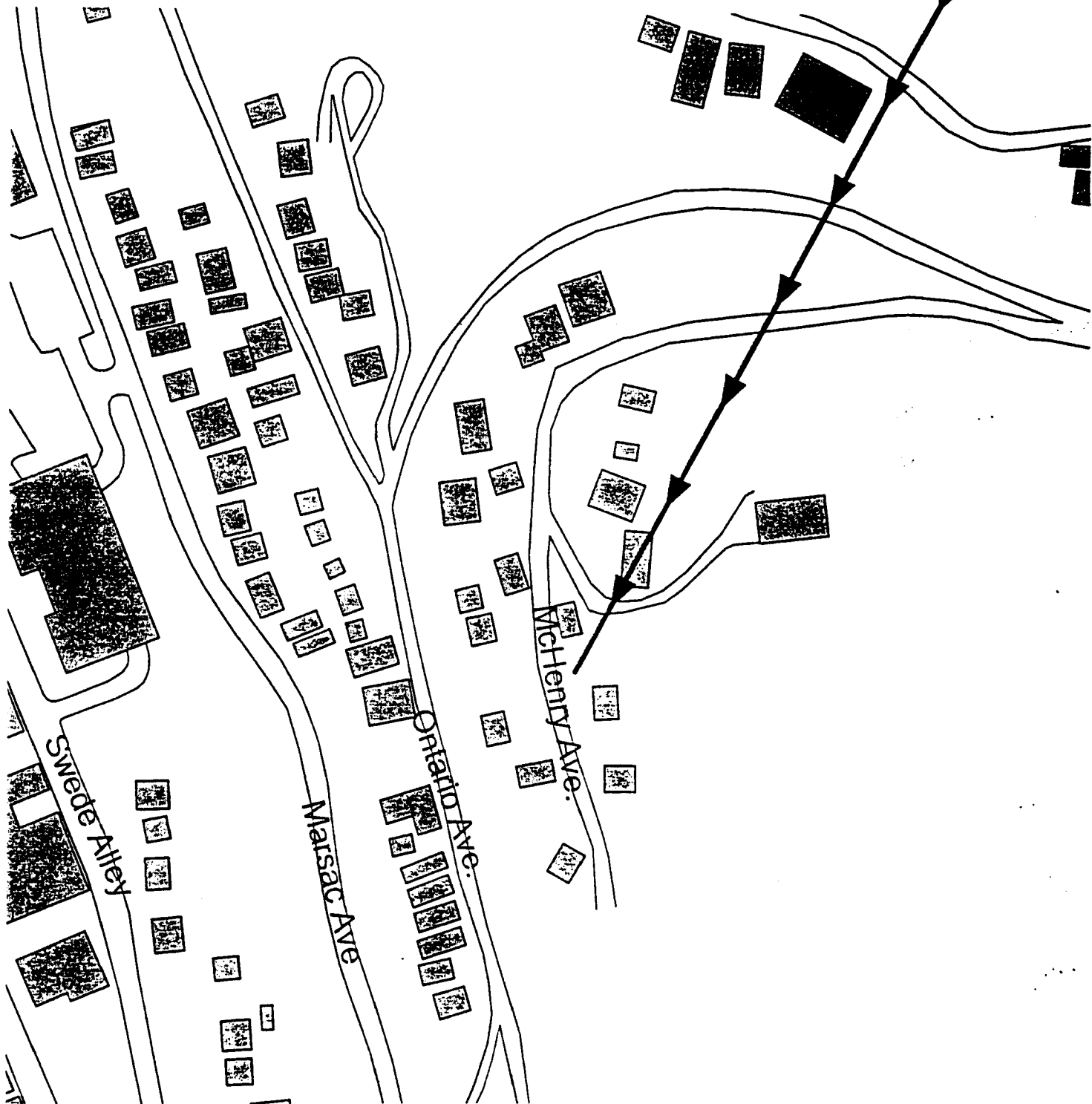


Exhibit B Vicinity Map



PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of project approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Community Development Department, Planning Commission, or Historic District Commission prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit, must be specifically requested and approved by the Community Development Department, Planning Commission and/or Historic District Commission in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Community Development Department prior to issuance of a footing and foundation permit. This survey shall be used to assist the Community Development Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Community Development Department, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of

Exhibit C - Standard Project Conditions

disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.

9. Any removal of existing building materials or features on historic buildings, shall be approved and coordinated by the Planning Department prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.
13. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval is transferrable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Community Development Department. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.

December 1, 1999

Ordinance No. 01-

**A PLAT AMENDMENT TO COMBINE A PORTION OF LOT 9, ALL OF LOT 10, AND
HALF OF LOT 11 INTO ONE LOT OF RECORD LOCATED IN BLOCK 60 OF THE
PARK CITY SURVEY, PARK CITY, UTAH**

WHEREAS, the owners of the property known as David and Anita Baer, owners of a portion of Lot 9, all of Lot 10, and half of Lot 11, Block 60 of the Park City Survey, have petitioned the City Council for approval of a revision to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on March 28, 2001 to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on March 28, 2001, forwarded a positive recommendation to the City Council; and,

WHEREAS, on April 26, 2001, the City Council held a public hearing to receive input on the proposed plat amendment; and

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

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. Existing McHenry Avenue bisects lots 9-11.
2. The property is in the HR-L District.
3. The HRL District is characterized by a mix of small historic structures and larger contemporary residences.
4. The plat amendment combines lot 10 and portions of lots 9 and 11, block 60 Park City Survey into one lot of record. The proposed lot size will be approximately 6,500 square feet, including a right-of-way dedication measuring approximately 1800 square feet.
5. The project is on McHenry Avenue which is densely developed with residential structures. Minimal construction staging area is available along McHenry Avenue.
6. The site is currently undeveloped.
7. The newly created lot exceeds 30% slope.
8. The McHenry Avenue neighborhood has built out incrementally over time with structures of varying sizes dispersed across the hill.
9. A two-foot dedication and a ten foot easement along westerly McHenry Avenue is necessary to provide adequate snow removal services and possible future road widening.

10. The front yard setback will be measured from the new easterly right-of-way line which is approximately two feet (2') east/adjacent to the existing McHenry pavement.
11. The Park City Streets Master Plan requires a fifty foot (50') right-of-way for McHenry Avenue, typically measured from the center line of existing street. Such a right-of-way dedication here would push a future home on the lot downhill to the west of McHenry Avenue and create a remnant lot to the east.
12. The applicant stipulates to all conditions of approval.

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

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 2.1 and Chapter 15 and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The amendment to the Park City Survey Plat, a plat amendment to Block 60, is approved as shown on Exhibit B, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. That area lying east of a line beginning at a point on the northern most boundary line fifty seven feet (57') southwest of the northeast corner and running southeasterly parallel to existing McHenry Avenue to a point on the southernmost boundary line thirty seven feet (37') southwest of the southeast corner shall be dedicated to the City as right-of-way.
3. The applicant shall dedicate a ten foot (10') snow storage easement running along the easternmost property line, and if necessary, public road widening.
4. The easterly five (5) feet of the ten (10) foot snow storage easement may be used by the City to widen McHenry Avenue as needed, and a note delineating the five foot strip as a public utility and road widening easement shall be shown on the plat.
5. A note shall be added to the plat stating that the maximum building footprint is 2,256 square feet.
6. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
7. All Standard Project Conditions shall apply (see Exhibit C - Standard Project Conditions).
8. Receipt and approval of a construction mitigation plan (CMP) by the Community Development Department is a condition precedent to the issuance of a building permit. The plan shall address staging, material storage, construction time lines, special signs, parking, fencing, and any other construction-related details to the satisfaction of the Community Development Department.

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

PASSED AND ADOPTED this 26th day of April, 2001.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

PARK CITY

1884

CITY COUNCIL STAFF REPORT

DATE: April 26, 2001
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone, AICP KAW
TITLE: 1266- 1274 Park Avenue
TYPE OF ITEM: Final Record of Survey plat

SUMMARY RECOMMENDATIONS: Approve with conditions.

DESCRIPTION:

A. Topic

PROJECT STATISTICS:

Applicant: Gary and Sue Boyle, owners
Location: 1266 and 1274 Park Avenue and 1265- 1275 Sullivan Road
Zoning: HRM- Historic Residential Medium Density
Adjacent Land Uses: Single family residences, condominiums, and City Park
Date of Application: March 12, 2001

B. Background

On November 12, 1997 the Planning Commission approved the plat amendment to combine 16 lots and parcels into one lot for two existing historic structures and two duplexes located at 1266- 1274 Park Avenue (Exhibit A). The property owners anticipated converting the units to condominium ownership once construction was finished. Construction of the new units is in the final stages, with landscaping and clean-up to occur prior to issuance of certificates of occupancy. Rehabilitation of the historic structure at 1266 Park is nearly complete. Rehabilitation of the white house at 1274 Park Avenue will occur in the future. The property is currently zoned HRM, Historic Residential Medium Density.

On April 11, 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 as conditioned.

C. Project Description

Project

The applicants are requesting a record of survey plat to convert these units to condominiums. The owners do not intend to sell or transfer title of individual units, although the condominium plat would allow this to occur.

Location

The parcel is located on the east side of Park Avenue, between Park Avenue and City Park just south of the fire station. The property consists of one .49 acre lot, known as the Boyle Property Plat Amendment with two detached historic homes fronting Park Avenue and 2 new duplexes fronting Sullivan Road.

Landscape Plan

A final revised landscape plan will be submitted prior to recording of the record of survey plat to address re-vegetation of the site. Submittal of a revised landscape plan is a condition of approval. The parcel is located within the Prospector Soils and Maintenance area and is subject to the Prospector Landscaping and Maintenance of Soils Ordinance, December 8, 1988.

Historic Structures

Historic facade easement agreements were recorded for 1266 Park Avenue and 1274 Park Avenue prior to recordation of the plat amendment. All work on the historic homes must be consistent with the facade easement agreements. Staff recommends as a condition of approval that a note shall be added to the plat stating that historic facade easement agreements for 1266 and 1274 Park exist and have been recorded at the County.

D. Analysis

The condominium record of survey plat will allow the owner to apply for a residential loan and will allow individual units to be sold separately. Because utilities for Units 3 and 4 and Units 5 and 6 were installed for common ownership of these units, staff is recommending a condition of approval that a note be added to the plat stating that units 3 and 4 and units 5 and 6 may not be sold separate from one another, unless modifications to utility installations (water, sewer service, power, and others) are made according to requirements of Park City, Snyderville Basin Sewer Improvement District, and Utah Power, and any other utility providers who anticipated units 3 and 4 and units 5 and 6 to be owned in common. Construction of the fire wall between units 5 and 6 is in compliance with the Uniform Building and Fire Code for separate ownership. Units 3 and 4 are connected only by a breeze-way and are in compliance with the Uniform Building and Fire Code. No changes to the structure as built are proposed by the applicant. The applicant agrees with the conditions of approval.

E. Public Input

Notice of this amendment and the public hearing were properly published and posted. Letters were sent to property owners within 300' of the property on March 28, 2001. A public hearing was conducted by the Planning Commission at the April 11, 2001 meeting. No public input was received.

F. Department Review

City staff most recently reviewed this proposal at the March 20, 2001 staff review meeting. Any issues raised have been mitigated through conditions of approval. The City Attorney and City Engineer will review the final record of survey plat and the declaration of covenants, conditions, and restrictions, for compliance with the Land Management Code, Utah State Subdivision law, and all conditions of approval prior to recording of the plat.

G. Planning Commission Action

On April 11, 2001 the Planning Commission held a public hearing on this item and voted to forward to the City Council a positive recommendation to approve the record of survey plat for the Alpine Retreat @ Park City as conditioned in the staff report.

ALTERNATIVES:

- A. Approve the final record of survey plat as proposed to allow the owners to apply for a residential loan and to allow units to be sold separately conditioned upon resolving all utility issues.
- B. Deny the final record of survey plat as proposed.
- C. Continue the item and request further evaluation from the City Staff.

SIGNIFICANT IMPACTS

The proposal results in a record of survey plat that allows individual ownership of the units conditioned upon resolving all utility issues. Approval of this application will not result in any significant impacts. No external or internal changes to the structure are proposed. The Boyle family intends to maintain common ownership of this property. The condominium plat allows the family to apply for a residential loan.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION

Denial of the condominium conversion will cause the property to remain under single ownership.

RECOMMENDATION

Staff recommends that the City Council approve the condominium record of survey for 1266 Park Avenue, known as the Alpine Retreat @ Park City, based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

- 1. The proposed plat changes the type of ownership of this property to condominium ownership.
- 2. The proposal is consistent with both the Land Management Code and the General Plan in that the HRM zone allows single family structures and duplexes on approved lots when all LMC code requirements are met.
- 3. Two historic structures exist on the property. Facade easements for the historic structures at 1266 and 1274 Park Avenue were recorded at Summit County.
- 4. Utilities for Units 3 and 4 and Units 5 and 6 were installed for common ownership of these units.

5. The Applicant stipulates to the conditions of approval.
6. A financial guarantee for all public improvements, including required landscaping, is necessary to ensure completion of these improvements.

Conclusions of Law:

1. There is good cause for this condominium plat.
2. The plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed condominium plat.
4. Approval of the plat, 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. The City Attorney and City Engineer will review and approve the final form and content of the plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. All standard project conditions will apply.
3. The applicant will record the final condominium plat at the County within one year from the date of City Council approval. If recording has not occurred within the one year's time, this approval and the plat will be void.
4. Prior to plat recording the applicant shall submit to the City for review and approval a final revised landscape plan, consistent with the construction mitigation plan and utility plan, showing how the site will be re-vegetated and landscaped.
5. A financial guarantee, for the value of all public improvements, including required landscaping, to be completed, shall be provided to the City prior to plat recordation. All public improvements, including landscaping shall be completed according to City standards and accepted by the Community Development Department prior to release of this guarantee.
6. A note shall be added to the plat stating that Units 3 and 4 and Units 5 and 6 may not be sold separate from one another, unless modifications to utility installations (water, sewer service, power, and others) are made according to requirements of Park City, Snyderville Basin Sewer Improvement District, and Utah Power, and any other utility providers who anticipated Units 3 and 4 and Units 5 and 6 to be owned in common.
7. A note shall be added to the plat stating that historic facade easement agreements for 1266 and 1274 Park Avenue exist and have been recorded at the County.
8. A note shall be added to the plat stating that the property is served by common sewer laterals. The ownership, maintenance and eventual replacement of the common sewer laterals within the project is the sole responsibility of the Alpine Retreat @ Park City Homeowners Association.

EXHIBIT:

Exhibit A- Proposed plat

M:\CDD\KA\WCC\CC2001\PRK1266condo.CCR.wpd

Ordinance No. 2001-

**AN ORDINANCE APPROVING A FINAL CONDOMINIUM
RECORD OF SURVEY PLAT FOR 1266 LOWELL AVENUE, KNOWN AS ALPINE
RETREAT @ PARK CITY, PARK CITY , UTAH**

WHEREAS, the owner of the property at 1266 Park Avenue, known as Alpine Retreat @ Park City, petitioned the City Council for approval of a final condominium record of survey plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 11, 2001 to receive input on the record of survey plat; and

WHEREAS, on April 26, 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 final record of survey plat for 1266 Park Avenue.

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

SECTION 1. FINDINGS. The following findings are hereby adopted:

1. The proposed plat changes the type of ownership of this property to condominium ownership.
2. The proposal is consistent with both the Land Management Code and the General Plan in that the HRM zone allows single family structures and duplexes on approved lots when all LMC code requirements are met.
3. Two historic structures exist on the property. Facade easements for the historic structures at 1266 and 1274 Park Avenue were recorded at Summit County.
4. Utilities for Units 3 and 4 and Units 5 and 6 were installed for common ownership of these units.
5. The Applicant stipulates to the conditions of approval.
6. A financial guarantee for all public improvements, including required landscaping, is necessary to ensure completion of these improvements.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned record of survey plat, that neither the public nor any person will be materially injured by the proposed plat.. The final plat is consistent with both the Park City Land Management Code and State condominium requirements.

SECTION 3. PLAT APPROVAL. The final record of survey plat for 1266 Park Avenue, known as Alpine Retreat @ Park City, is approved as shown on Exhibit A, with the following conditions:

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. All standard project conditions will apply.
3. The applicant will record the final condominium plat at the County within one year from the date of City Council approval. If recording has not occurred within the one year's time, this approval and the plat will be void.
4. Prior to plat recording the applicant shall submit to the City for review and approval a final revised landscape plan, consistent with the construction mitigation plan and utility plan, showing how the site will be re-vegetated and landscaped.
5. A financial guarantee, for the value of all public improvements, including required landscaping, to be completed, shall be provided to the City prior to record of survey recordation. All public improvements, including landscaping shall be completed according to City standards and accepted by the Community Development Department prior to release of this guarantee.
6. A note shall be added to the plat stating that Units 3 and 4 and Units 5 and 6 may not be sold separate from one another, unless modifications to utility installations (water, sewer service, power, and others) are made according to requirements of Park City, Snyderville Basin Sewer Improvement District, and Utah Power, and any other utility providers who anticipated Units 3 and 4 and Units 5 and 6 to be owned in common.
7. A note shall be added to the plat stating that historic facade easement agreements for 1266 and 1274 Park Avenue exist and have been recorded at the County.
8. A note shall be added to the plat stating that the property is served by common sewer laterals. The ownership, maintenance and eventual replacement of the common sewer laterals within the project is the sole responsibility of the Alpine Retreat @ Park City Homeowners Association.

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

PASSED AND ADOPTED this 26th day of April, 2001.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

I, Robert E. Peck, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 17238 as provided for by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the center, this Record of Survey Map of ALPINE RETREAT at PARK CITY, a Utah Communities Project in accordance with the provisions of Section 57-6-15 of the Utah Communities Ownership Act. I further certify the findings and property are shown correctly.

1

[illegible][illegible]

ALFRED HENRIAT & SONS CITY 11 C. & 14th Street, New York, New York

ACKNOWLEDGMENT

Henry Potts

ACKNOWLEDGMENT

History Publics

ALPINE RETREAT
@ PARK CITY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

COUNCIL: APPROVAL AND ACCEPTANCE

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

CERTIFICATE OF ATTEST
 CERTIFY THIS RECORD OF SURVEY
 MAP WAS APPROVED BY PARK CITY
 COUNCIL THIS _____ DAY
 OF _____, 2001 A.D.
 BY _____
 PARK CITY RECORDS

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

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

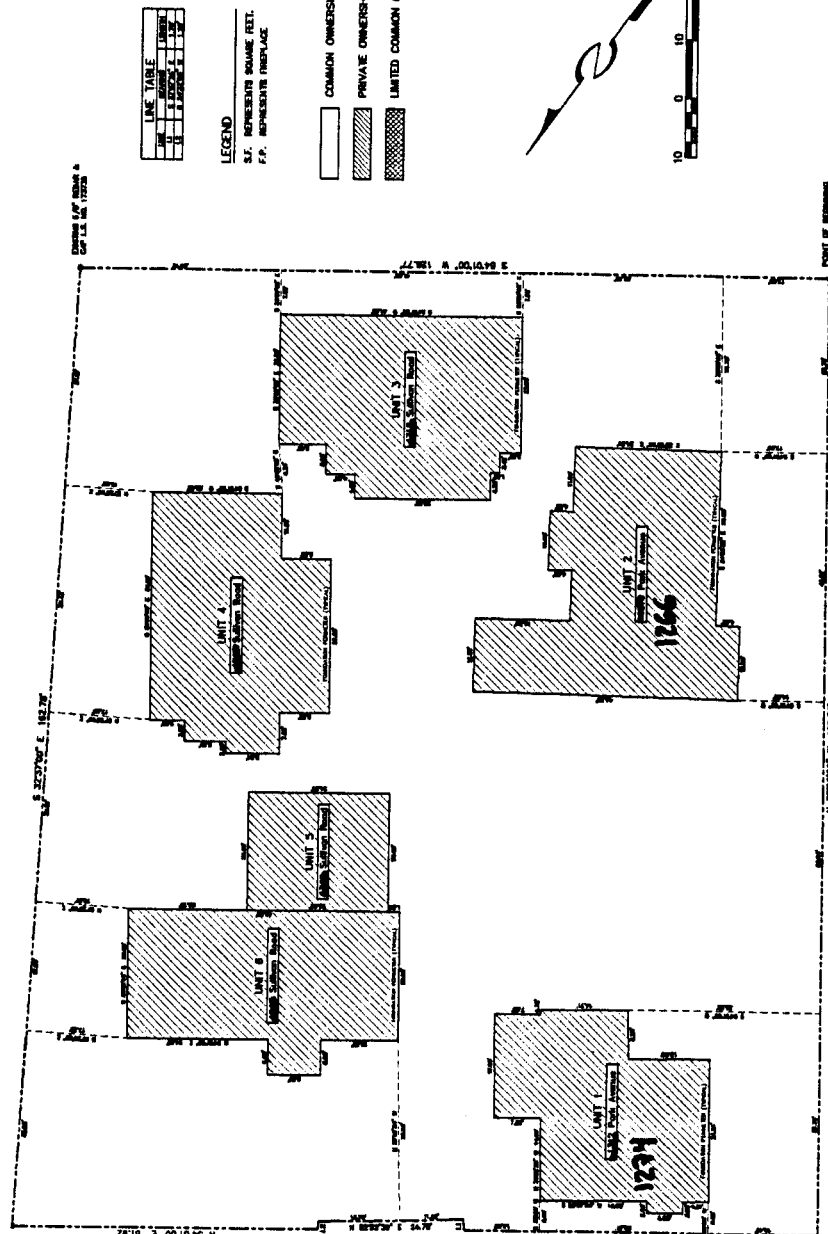
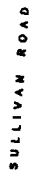
PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS
DAY OF _____, 2001 A.D.
BY _____
CHAIRMAN

ER IMPROVEMENT DISTRICT
 E TO SNYDERVILLE BASIN SEWER
 STANDARDS ON THIS
 _____, 2001 A.D.

 S.S.D.

SNYDERVILLE BASIN
REVIEWED FOR COMMUNITY
IMPROVEMENT DISTRICT
DAY OF

**PARK CITY
SURVEYING, INC.**
P.O. Box 3003
PARK CITY, UTAH 840
(435) 648-2018



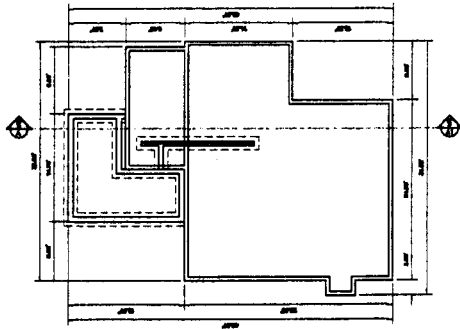
RECEIVED

MAR 13 2001

**PARK CITY
PLANNING DEPT.**

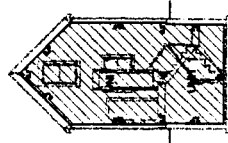
JOB NO. 8-2-00 FILE: \BOYLE\BOYLEP1

JOB NO. 8-2-00 FILE: \BOYLE\BOYLEP1

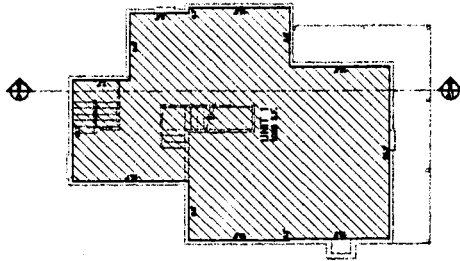


BASMENT LEVEL

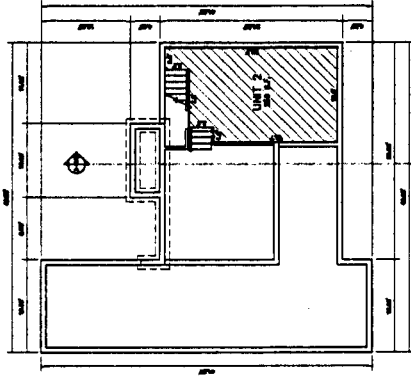
UNIT 1



SECTION "A"

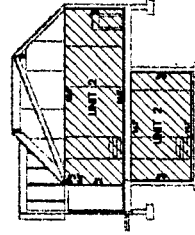


MAIN LEVEL

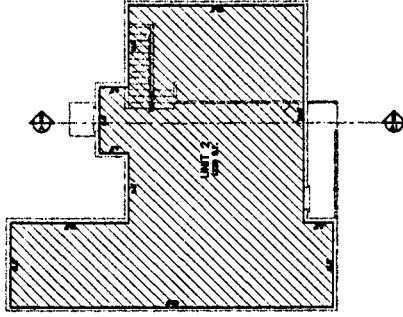


BASMENT LEVEL

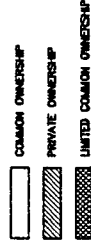
UNIT 2



SECTION "A"



MAIN LEVEL



UNITS 1 & 2



UNIT NUMBER	1	2	3	4	5	6
UPPER LEVEL	0	0	852	847	0	852
MAIN LEVEL	1028	1228	1083	1083	440	983
BASMENT LEVEL	0	259	0	0	0	0
TOTAL	1028	1487	1935	1930	440	1835

UNIT SQUARE FOOTAGE TABLE

- NOTES:
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY LLOYD DESIGN GROUP ARCHITECTS.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL LOT EXTERIOR WALLS ARE 6.5 FEET THICK. ALL GARAGE LEVEL WALLS ARE 8.7 FEET THICK.
 4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF COMMON AREAS.
 6. BACKGROUND: SEE SHEET 1 OF 3 FOR LOCATION AND ELEVATION.
 7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
 8. UNLESS OTHERWISE INDICATED, ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
 9. [Symbol] INDICATES STREET ADDRESS.
 10. THE ALPINE RETREAT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL "COMMON" SANITARY SEWER LATERALS AND PIPING.

RECORD OF SURVEY MAP ALPINE RETREAT @ PARK CITY

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTH 1/4 SECTION 16, TOWNSHIP 4 N.,
SALT LAKE RANGE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.
Respectfully submitted to the State of Utah, County of Summit, Utah.

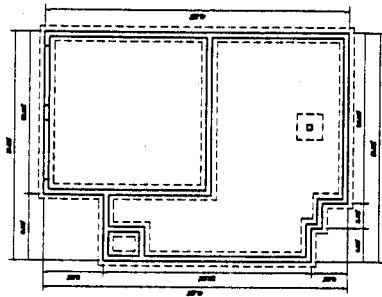
SHEET 2 OF 5

RECORDED

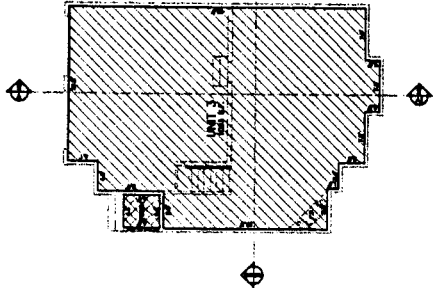
STATE OF UTAH, COUNTY OF SUMMIT AND FILED
AT THE BOOKS OF _____ PAGE _____
DATE _____ TIME _____ BOOK _____ PAGE _____

JOB NO. 6-1-00 FEET: 1/8"=1'-0"

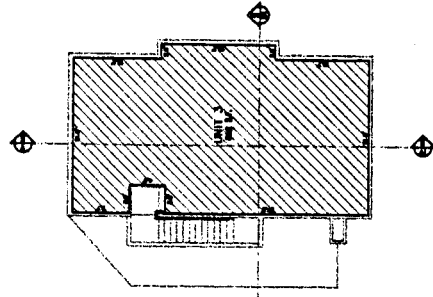
RECEIVED
MAR 13 2001
PARK CITY
PLANNING DEPT.



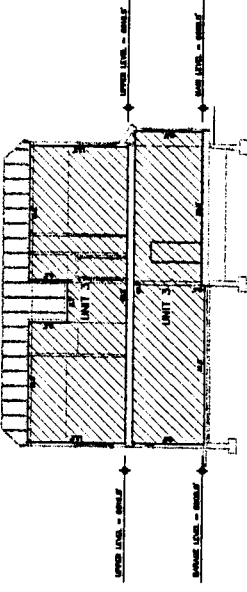
FOUNDATION



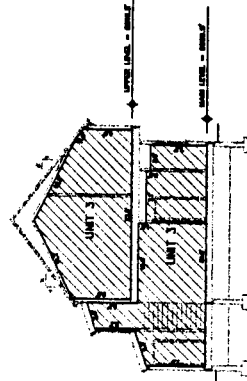
MAIN LEVEL



UPPER LEVEL



SECTION "A-A"



SECTION "B-B"

UNIT 3



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	1	2	3	4	5	6
UPPER LEVEL	0	0	847	0	852	0
MAIN LEVEL	1028	1228	1083	1083	441	863
BASEMENT LEVEL	0	229	0	0	0	0
TOTAL	1028	1457	1930	1083	1293	863

- NOTES:
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY LLOYD DESIGN GROUP ARCHITECTS.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL UNIT EXTERIOR WALLS ARE 6.5 FEET THICK. ALL GARAGE LEVEL WALLS ARE .87 FEET THICK.
 4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
 6. RECONSTRUCT SEE SHEET 1 OF 3 FOR LOCATION AND ELEVATION.
 7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
 8. UNLESS OTHERWISE INDICATED, ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
 9. [XXXX] INDICATES STREET ADDRESS.
 10. THE ALPINE RETREAT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL "COMMON" SANITARY SEWER LATERALS AND PATHTWAYS.

RECORD OF SURVEY MAP ALPINE RETREAT © PARK CITY

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE UNINCORPORATED QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 4 EAST,
UTAH COUNTY, UTAH. THE CITY OF PARK CITY, UTAH, HAS REVIEWED AND APPROVED THIS
RECORD OF SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED CODE SECTION 9-10-1.

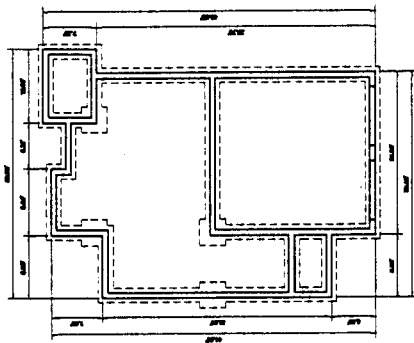
SHEET 3 OF 5

RECORDED

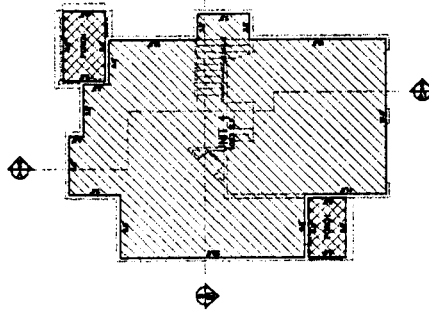
STATE OF UTAH, COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____ BOOK _____ PAGE _____
DATE _____ TIME _____ FILE _____ RECORDER _____

JOB NO. 8-2-50 FILE: 101111/11/11/11/11

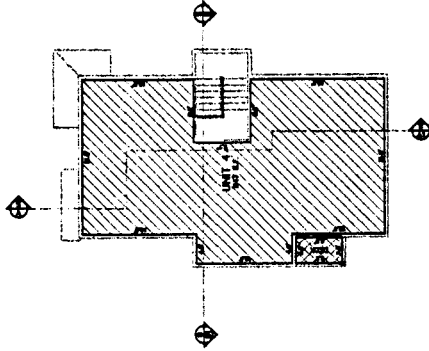
RECEIVED
MAR 13 2001
PARK CITY
PLANNING DEPT.



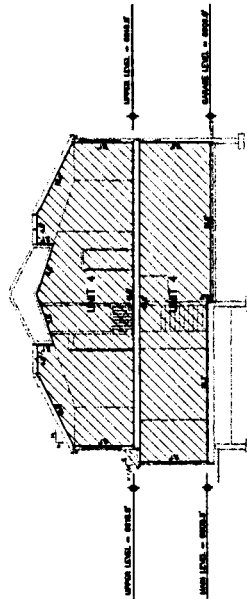
FOUNDATION



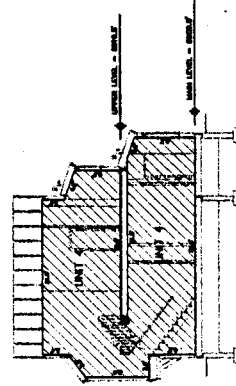
MAIN LEVEL



UPPER LEVEL



SECTION "A-A"



SECTION "B-B"

UNIT 4



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	1	2	3	4	5	6
UPPER LEVEL	0	0	847	0	862	0
MAIN LEVEL	1028	1228	1083	1083	441	862
BASEMENT LEVEL	0	258	0	0	0	0
TOTAL	1028	1486	1940	1940	441	1940

LEGEND

S.F. REPRESENTS SQUARE FEET.
F.P. REPRESENTS FINISH LINE

NOTES

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY LUTHER BROWN GROUP ARCHITECTS.
2. EXTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL UNIT EXTERIOR WALLS ARE 4.5 FEET THICK, ALL GARAGE LEVEL WALLS ARE 2.0 FEET THICK.
4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
5. REFERS TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
6. DIMENSIONS: SEE SHEET 1 OF 3 FOR LOCATION AND ELEVATION.
7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
8. UNLESS OTHERWISE INDICATED, ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
9. [Hatched pattern] INDICATES STREET ADDRESS.
10. THE ALPINE RETREAT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL CURRENT PROPERTY OWNER LITIGATIONS AND PAYMENTS.

RECORD OF SURVEY MAP
**ALPINE RETREAT
@ PARK CITY**

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE UNINCORPORATED AREA OF THE CITY OF PARK CITY, SALT LAKE COUNTY, UTAH
Bounded approximately herewith by the Declaration of Condominium of Alpine Retreat to Park City.

SHEET 4 OF 5

RECORDED

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

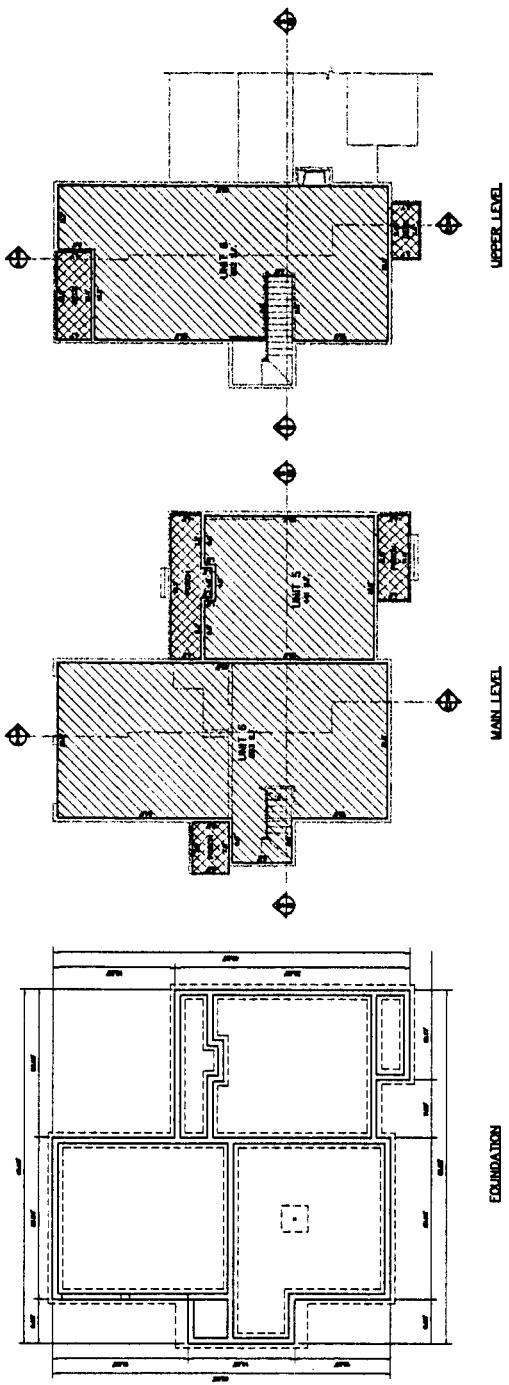
FILE RECORDER

JOB NO. 8-2-00 FILE: W010124/NOTES/4

RECEIVED

MAR 13 2001

PARK CITY
PLANNING DEPT.



COMMON OWNERSHIP
PRIVATE OWNERSHIP
LIMITED COMMON OWNERSHIP

SECTION "B"

UNITS 5 & 6



SECTION "A"

- LEGEND
- S.F. REPRESENTS SQUARE FEET.
 - P.F. REPRESENTS PERCENTAGE.
- NOTES:
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY LLOYD EDSON GROUP ARCHITECTS.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL UNIT EXTERIOR WALLS ARE 6.5 FEET THICK. ALL GARAGE LEVEL WALLS ARE 27 FEET THICK.
 4. ALL STRUCTURAL ELEVATIONS ARE DESIGNATED AS COMMON AREAS.
 5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF CHARTER.
 6. DIMENSIONS: SEE SHEET 1 OF 3 FOR LOCATION AND ELEVATION.
 7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
 8. UNLESS OTHERWISE INDICATED, ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
 9. [Symbol] INDICATES STREET ADDRESS.
 10. THE ALPINE RETREAT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL "COMMON" SANITARY SEWER LATERALS AND PIPING.

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	1	2	3	4	5	6
UPPER LEVEL	0	802	847	0	802	802
MAIN LEVEL	1028	1228	1043	1043	441	863
BASEMENT LEVEL	0	258	0	0	0	0
TOTAL	1028	1438	1848	1043	1243	1665

RECORD OF SURVEY MAP ALPINE RETREAT @ PARK CITY

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 4 EAST,
SALT LAKE BASIN AND UTAH TERRITORY, PARK CITY, UTAH
Bounded approximately herewith by the boundaries of Alpine Retreat @ Park City.

SHEET 5 OF 5

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____ PAGE _____
DATE _____ TIME _____ MOON _____
FEE _____ RECORDER _____

JOB NO. 8-7-00 FILE: 1017610 NOTES

RECEIVED
MAR 13 2001
PARK CITY
PLANNING DEPT.

PARK CITY

1884

CITY COUNCIL STAFF REPORT

DATE: April 26, 2001
DEPARTMENT: Planning Department
AUTHOR: Kirsten Whetstone, AICP *KAW*
TITLE: LMC Re-write- Phase II
TYPE OF ITEM: Public Hearing and Discussion

SUMMARY RECOMMENDATIONS Conduct a public hearing and advise staff of any specific modifications to the Land Management Code phase II draft for Chapter 3 (Planning Commission), Chapter 5 (Board of Adjustment), and Chapter 15 (Subdivisions). Continue the public hearing and possible action on Chapters 3, 5, and 15 to May 17th to allow staff time to prepare the final document and ordinance for adoption. Please continue to June 21, 2001 all discussion and public hearing on Chapter 4 (Historic District Commission), Chapter 6 (Planning and Zoning Administration), Chapter 8 (Supplemental Regulations), Chapter 10 (Master Planned Development), Chapter 11 (Affordable Housing Master Planned Development), and Chapter 14 (Child Care Regulations).

BACKGROUND

Revisions to Chapters 3, 5, and 15 are primarily administrative in nature and consist of editing for accuracy and consistency with other sections. Staff has incorporated comments from the Planning Commission, staff, and the public from past public hearings. The Planning Commission held public hearings on February 28 and March 28, 2001.

The following is a general summary of the revisions recommended by staff.

Chapter 3- Planning Commission (now Section 15- Chapter 12)

Proposed changes to the Planning Commission chapter of the LMC are primarily administrative rather than substantive. The Chapter has been edited and re-organized for clarity. This Chapter has been re-numbered to Title 15, Chapter 12. With revisions to Chapter 10 (MPD's) much of the language regarding MPD's in this chapter has been deleted. Revisions to the Planning Commission chapter are primarily to bring it into conformance with the State law regarding Planning Commissions and to make it

consistent with the remainder of the LMC.

Other changes include updating the Minutes section to comply with the Open and Public Meetings section of the Utah Code and accommodating requirements in other Chapters of the Land Management Code.

The Planning Commission held a public hearing at the February 28 and March 28, 2001 meetings (see attached minutes). Staff has incorporated those comments into the draft. The language regarding Conditional Use Permits is consistent with the Utah State Planning enabling legislation and the current Land Management Code, which states the following:

3.14 Review by Planning Commission.

- (d) Ratification of Departmental Actions. The Planning Commission has the authority to review all actions of the Community Development Department as consent calendar items unless a public hearing is otherwise required. All items on the consent agenda shall be passed or denied by a single motion.....The following items may be placed on the consent agenda:

- (1) conditional use permits
- (2) plat approvals...
- (3) requests for extensions of conditional use approvals, ...
- (4) other items of a perfunctory nature...

The proposed language states as follows:

15-12-15. Review by the Planning Commission

(E) Ratification of Conditional Use Permits.

The Planning Commission has the authority to review and ratify all actions of the Community Development regarding Conditional Use Permits. An application must be filed ... Payment of all In reviewing requests for Conditional Use Permits, the Commission shall consider the conditional use process and review criteria as stated in Section 15-1-10. In approving or denying a Conditional Use Permit the Commission shall ratify and include in the minutes of record the findings of fact, conclusions of law, and conditions of approval (if applicable) upon which the decision to approve or deny was based.

(F) Consent Agenda Items.

The following items may be placed on the consent agenda, unless a public hearing is otherwise required:

- (1) Conditional Use Permits
- (2) Plat approvals
- (3) Requests for time extensions of Conditional Use Permit, Master

- Planned Development, and Plat approvals
(4) Other items of a perfunctory nature

Chapter 5- Board of Adjustment (now Title 15- Chapter 10)

Proposed changes to the Board of Adjustment chapter of the Land Management Code are relatively minor. This chapter has been re-numbered to Title 15, Chapter 10. The most significant change is the elimination of the requirement that a member of the Board also be a member of the Planning Commission. This will eliminate possible conflicts of interest that may arise, as the Land Management Code now requires that applicants who appeal Planning Commission decisions do so with the Board of Adjustment. Public Hearings were held on February 28 and March 28, 2001. There was no public comment specific to this Chapter.

Other changes include updating the Minutes section to comply with the Open and Public Meetings section of the Utah Code and accommodating requirements in other Chapters of the Land Management Code.

Chapter 15- Subdivisions (now Title 15- Chapter 7)

Staff presented the Commissioners with revisions to Chapter 15 at the January 24, and February 28, 2001 meeting. Public hearings were held on February 28 and March 28, 2001. The attached draft has been revised to reflect comments received by the Planning Commission and public (see attached minutes).

RECOMMENDATION Staff recommends the Council conduct a public hearing, discuss any outstanding issues, and provide staff with additional direction on these Chapters. A second public hearing before the City Council on these three Chapters is scheduled for May 17, 2001. Staff will prepare ordinances for adoption at that meeting.

The remainder of Phase II of the Land Management Code re-write, including Chapter 4 (Historic District Commission), Chapters 10 and 11 (Master Planned Developments), Chapter 6 (Planning and Zoning Administration), Chapter 8 (Supplemental Regulations) and Chapter 14 (Child Care Regulations) is scheduled to be presented to the Planning Commission on May 9th and a public hearing before the City Council is scheduled and noticed for June 21, 2001.

EXHIBITS

- A. Meeting minutes
- B. Chapter 3- Planning Commission draft
- C. Chapter 5- Board of Adjustment draft
- D. Chapter 15- Subdivisions draft

EXHIBITS
UNDER SEPARATE
COVER

