



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 22, 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, March 22, 2001.

AGENDA

Work Session

3:00 p.m. Council questions/comments
3:30 p.m. Review of regular meeting
3:45 p.m. Planning Commission interviews
5:45 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

2001 Legislative Session - Senator Beverly Evans and Representative David Ure

III COMMUNICATIONS FROM COUNCIL AND STAFF

**IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF MARCH 1, 2001
AND MARCH 8, 2001**

V PUBLIC HEARINGS

1. Ordinance approving an amendment to the Little Belle Condominiums Record of Survey plat to expand the private ownership area of Units 2, 9, and 10 of the Little Belle Condominiums
2. Ordinance approving a one lot subdivision and accepting an offer of dedication of a portion of Meadows Drive, Park City, Utah

VI CONSENT AGENDA

1. Ordinance approving an amendment to the Little Belle Condominiums Record of Survey plat to expand the private ownership area of Units 2, 9, and 10 of the Little Belle Condominiums
2. Ordinance approving a one lot subdivision and accepting an offer of dedication of a portion of Meadows Drive, Park City, Utah

VII ADJOURNMENT

Closed Session

Property acquisition

Posted: 03/19/01

Revised: 03/20/01

Revised: 03/21/01

See parkcity2002.org



**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 22, 2001**

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

1. **Council questions and comments.** Jeff Mann reported that approximately \$4,000 of the projected \$6,500 for the Cinco de Mayo community celebration has been raised. Candace Erickson reported on a meeting with Valley Mental Health. It was reported at the Board of Health meeting that Recycle Utah will be producing a household hazardous waste program, which costs about \$18,000 to \$20,000. It is recommending that the County Commissioners raise the land fill's tipping fees at the to cover these costs. Currently, Summit County's tipping fees are the lowest in the country. She continued that Recycle Utah will be holding a fund-raising garage sale on March 31. Fred Jones stated that he attended a water meeting with representatives of the City and the County which was a follow-up to a previous meeting. He attended an inter-local task force meeting yesterday where a possible merge of the City's Recreation Department and the Snyderville Basin Recreation District was discussed. The potential of funding an ice rink with RAP tax monies was also a topic. The Planning Commission reviewed its conditions with regard to allowed uses at the barn and the design of the proposed Town Run Bridge. There was public input in favor of the bridge. Roger Harlan congratulated staff on the completion of the new transit center. He also commented on the meeting with the Snyderville Basin Recreation District and pointed out that it is a separate taxing entity and felt that an amalgamation of programs and facilities is premature. Peg Bodell pointed out that she brought back materials for review from the National League of Cities and requested time on the April 5 agenda to report on the conference. Small cities make up about 76% of the membership of the NLC and are filling leadership positions. She felt that there are real benefits to be active members in the NLC with regard to networking and procuring funds for Park City. The Parks and Recreation Board grants committee formulated a summary of funding requests for 19 applications and she feels very comfortable with the process and the criteria. The Board is considering expanding its membership to cover increased responsibilities in consideration of the scope of its workload. Ms. Bodell added that she did not receive calls on the bridge, but is still receiving complaints about parking meters and trash.

2. **Planning Commission interviews.** Council member Candace Erickson excused herself from the interview process. As stated earlier on the record at a previous meeting, she will not be participating in the selection of Planning Commissioners as her husband is an incumbent interested in reappointment. The City Council interviewed the following Planning Commission candidates:

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City Council Work Session
March 22, 2001

4:00 p.m.	Eric Nelson
4:15 p.m.	Chris Brand
4:30 p.m.	Bruce Erickson
4:45 p.m.	Bob Murphy
5:00 p.m.	Mike Guetschow
5:15 p.m.	Jim Hier
5:30 p.m.	Daniel Nechemias
5:45 p.m.	Break

See regular meeting minutes.

Prepared by Janet M. Scott



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 22, 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, March 22, 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; Jerry Gibbs, Public Works Director; Ray Milliner, Planner; Brooks Robinson, Planner; and Eric DeHaan, City Engineer.

II PUBLIC INPUT

1. 2001 Legislative Session - Senator Beverly Evans and Representative David Ure - Representative Ure discussed various appropriations of the state's \$7.7 billion budget and the change in conducting business with new technology like e-mail. Council member Jones asked about the status of the second home tax issue which is raised every year. Mr. Ure stated that he does not anticipate the bill coming forth again next year. In response to a question from the City Manager regarding Olympic planning funding, David Ure felt that State Officer Lane Beattie has a lot of flexibility with the \$7.2 million his department received, which he can allocate at his discretion. Senator Evans urged the Council to be well prepared in its Olympic funding requests and having both Ms. Evans and Mr. Ure present at future meetings was deemed to be beneficial. Peg Bodell asked if the legislature knows Park City any better after this legislative session. Representative Ure felt that it has been effective for Park City to have a presence during the session as there is now a better understanding of the issues in the community. Senator Evans pointed out that there are unique issues to Park City that can't be generically handled. There have been negative perceptions of Park City by the legislators which has changed, but a good dialog needs to be continued. It was felt that holding a social session in the fall would prompt better attendance than the one held at The Canyons last January. Roger Harlan acknowledged the Senator and Representative as *our allies* and thanked them for their support. Ms. Evans suggested that they informally meet with the City Council several times before the 2002 legislative session to clarify issues. Mr. Ure discussed his upcoming interim committee work addressing arsenic levels in rural water systems and providing opportunities for residents during the Olympics. Council member Erickson emphasized the negative impacts on cities of legislation like removing sales tax revenues on food, which fortunately did not pass. Peg Bodell stated that water quality is a national issue not just a local concern, particularly not providing funding to municipalities to address compliance with federal mandates. The Mayor thanked the Senator and Representative for attending the Council meeting and invited them to the dedication of the transit center tomorrow.

2. Garbage in Old Town - Rosemary Sweeney, resident, felt that the commercial and residential areas of Old Town are a mess. In Aspen, if owners don't pick up after their dogs, they are fined \$76. Absentee home owners don't seem to care about their properties and she shared photographs that she took of the Daly Avenue neighborhood today. Garbage cans, full of trash, are set in front of homes for days. Ms. Sweeney didn't feel that this occurs in Park Meadows or other neighborhoods and the apartments on lower Daly Avenue look like slums. Landlords should be required to roll trash containers behind their buildings or in their garages after collection. She left her photographs and letters to the editor on this subject with the City Recorder and urged the City Council to consider levying fines to abate these nuisances.

In response to a question from Jeff Mann regarding the spring clean-up program, Jerry Gibbs advised that dumpsters will be located in various parts of town in early May. Ms. Sweeney believed that participation in the clean-up should be mandatory and a fine should be imposed on those who don't cooperate.

III COMMUNICATIONS FROM COUNCIL AND STAFF

None.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF MARCH 1, 2001 AND MARCH 8, 2001

Peg Bodell disclosed that she will be abstaining from voting on the minutes of March 8, 2001 as she was not in attendance. Hearing no omissions or corrections, the Mayor requested a motion to approve. Candace Erickson, "I so move". Jeff Mann seconded. Motion carried.

Peg Bodell	Aye - March 1; Abstention - March 8, 2001
Roger Harlan	Aye
Candace Erickson	Aye
Fred Jones	Aye
Jeff Mann	Aye

V PUBLIC HEARINGS

1. Ordinance approving an amendment to the Little Belle Condominiums Record of Survey plat to expand the private ownership area of Units 2, 9, and 10 of the Little Belle Condominiums - See staff report. Planner Ray Milliner explained that both staff and the Planning Commission recommend approval of the application. Ms. Bodell asked about public input. He responded that the plat amendment was supported by a majority of the home owners association. Hearing no further comments from Council or the public, the Mayor closed the public hearing.

2. Ordinance approving a one lot subdivision and accepting an offer of dedication of a portion of Meadows Drive, Park City, Utah - Brooks Robinson reported that at its meeting on February 28, 2001, the Planning Commission forwarded a positive recommendation to the City Council. This is a one-lot subdivision for a section of Meadows Drive, which relates to the Quarry Mountain MPD. This area has not been included in any of the previous subdivision approvals. The road has been built but has not yet been dedicated to the City. Ms. Erickson asked if approval would result in an increase of density by one. Mr. Robinson explained that density is allocated individually to each phase of the Quarry Mountain MPD as they are submitted. Jeff Mann asked if 30 mph is an appropriate speed in this planned residential area. City Engineer Eric DeHaan acknowledged that the speeds on this road could reach as high as 45 mph prior to the development of the lots, however he and the design engineer agreed on the 30 mph speed limit. It can be changed if it becomes apparent that a reduction is warranted after the neighborhood is developed. He continued that at this point, the developer has an obligation to complete the road in accordance with the approvals. Once the road is constructed, there will be a request for the City to accept the public improvement. Peg Bodell felt that it may be more prudent to initially set a lower speed limit rather than reducing it later. Mr. DeHaan felt that posting anything less than 30 mph would be ineffective for this section of Meadows Drive which currently has no houses. Taking another look at this with the development of Eagle Pointe IV may be a more appropriate time to consider a lower speed limit. He added that it is a well constructed road but there are items that need to be considered in the future like re-vegetation and assigning speed limits signs before the City accepts the dedication of the road, which will again require Council action.

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

VI CONSENT AGENDA

The Mayor requested a motion to approve the Consent Agenda. Jeff Mann, "I so move". Roger Harlan seconded. Motion unanimously carried.

1. Ordinance approving an amendment to the Little Belle Condominiums Record of Survey plat to expand the private ownership area of Units 2, 9, and 10 of the Little Belle Condominiums - See staff report and public hearing.

2. Ordinance approving a one lot subdivision and accepting an offer of dedication of a portion of Meadows Drive, Park City, Utah - See staff report and public hearing.

VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and a closed session convened.

* * * * *

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 6:30 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; Tom Daley, Deputy City Attorney; and Jerry Gibbs, Public Works Director. Fred Jones, "I move to close the meeting to discuss property acquisition and litigation". Roger Harlan seconded. Motion carried unanimously.

The meeting adjourned at approximately 7:15 p.m.

* * * * *

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

CITY COUNCIL STAFF REPORT

DATE: March 22, 2001
DEPARTMENT: Planning
AUTHOR: Brooks T. Robinson
TITLE: Meadows Drive Road Dedication
TYPE OF ITEM: One Lot Subdivision

SUMMARY RECOMMENDATIONS: Conduct a public hearing, consider any public input, and consider staff's recommendation of approval as conditioned or amended.

DESCRIPTION

Owner	Eagle Mountain Partners, L.C.
Location	Meadows Drive between The Cove and Eagle Pointe II
Zoning	RD, Residential Development
Adjacent Land Uses	Residential
Reason for Review	Subdivisions require Planning Commission Review and City Council approval

B. Background

This application is to dedicate the right-of-way for a portion of constructed Meadows Drive to Park City. As the ROW is between the platted subdivisions of The Cove at Eagle Mountain and Eagle Pointe II, this portion has not been dedicated to the City through previous subdivisions.

The Planning Commission held a public hearing and considered this application at its regular meeting of February 28, 2001 and forwards a positive recommendation to the City Council.

C. Analysis

The proposed dedication is consistent with the Planning Commission's approval of the Quarry Mountain MPD. Public improvements can always be built prior to dedication under our subdivision ordinance, although it is more common for the developer to place a financial guarantee and then do the actual construction after plat recordation. Staff has no further issues with this application.

D. Department Review

This project has gone through an interdepartmental review. There were no issues brought up at that time. At such time as a final plat is required, the City Engineer and City Attorney will review the plat as to form and compliance with the Land Management Code prior to recordation.

E. Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record.

F. Public Input

Staff has received a phone call from Leonard Sebesta who felt the road is too narrow and that Park City should have taken over its maintenance already.

ALTERNATIVES

- A. The City Council may approve the application with the conditions stated, or modify the conditions, or
- B. The City Council may deny the application and direct staff to prepare findings supporting this recommendation, or
- C. The City Council may continue the discussion to a later date.

SIGNIFICANT IMPACTS

There are no significant environmental impacts by approving this application. The City will become responsible for the upkeep, maintenance and snow-plowing of this road upon acceptance of an offer of dedication by the City Council.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION

The road will remain private for this section. At such time as Eagle Pointe Phase 4 is approved and platted, the road could also be dedicated then.

RECOMMENDATION

Staff recommends that the City Council hold a public hearing, consider any public input, and consider staff's recommendation of approval as conditioned or amended based on the following:

Findings of Fact:

1. The metes and bounds parcel is located between The Cove Phase I and Eagle Pointe II and is zoned RD - Residential Development.
2. The subdivision and road dedication is consistent with the Quarry Mountain MPD.
3. The rest of Meadows Drive is dedicated to the public, creating a "belt-route" around most of Park Meadows.
4. Two "30 MPH" signs will be posted in each direction of Meadows Drive.
5. The Planning Commission forwarded a positive recommendation to the City Council at its regular meeting of February 28, 2001.

Conclusions of Law:

1. There is good cause for this subdivision and road dedication.
2. The subdivision and road dedication is consistent with the Park City Land Management Code, the General Plan and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed subdivision and road dedication
4. Approval of the subdivision and road dedication, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

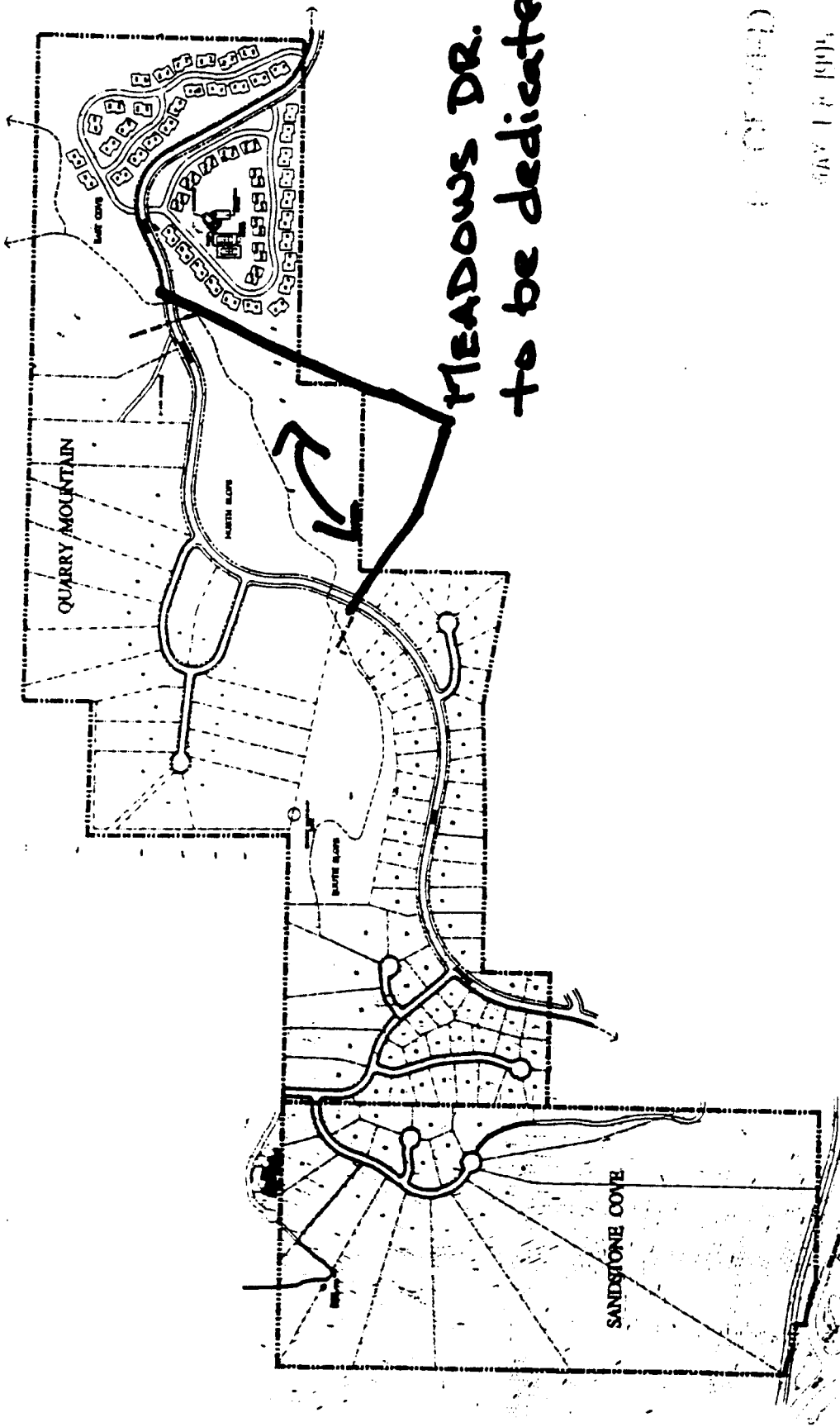
Conditions of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the subdivision and road dedication plat for compliance with State law, the Land Management Code, and the conditions of approval prior to recordation of the plat.
2. The applicant will record the subdivision and road dedication plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Quarry Mountain MPD, as amended, are in full force and effect.

EXHIBITS

Exhibit A - Location Map

Exhibit B - Proposed subdivision and road dedication plat



QUARRY MOUNTAIN & SANDSTONE COVE PROPOSED MASTER DEVELOPMENT PLANS

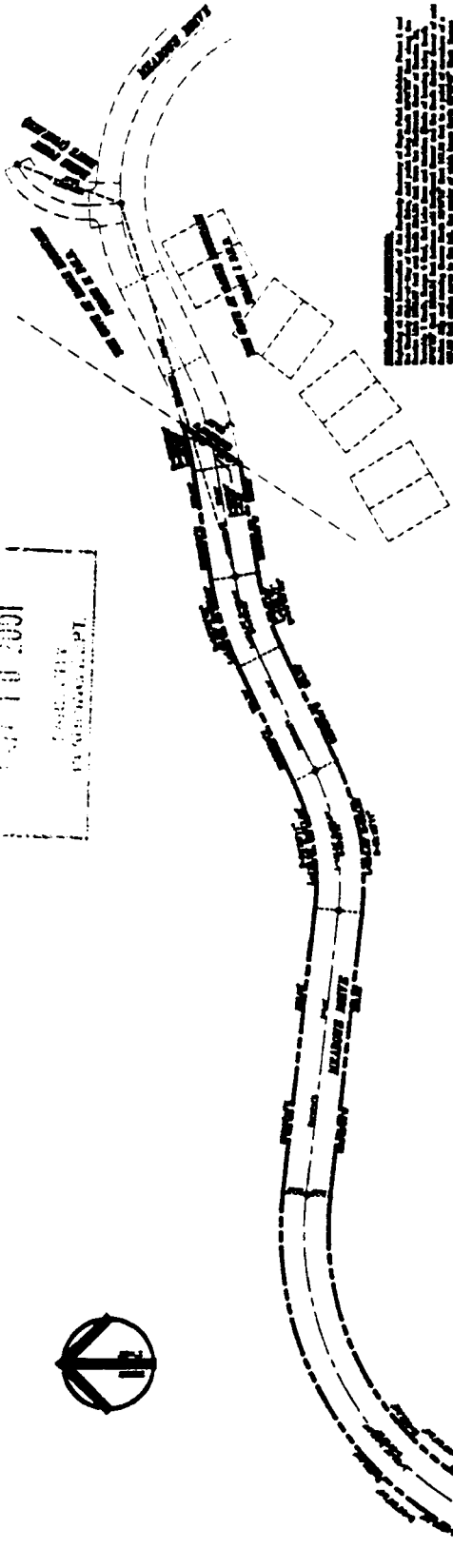
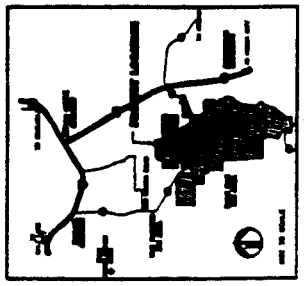


EXHIBIT

RECEIVED

100-11-200

PLANNING DEPT



- LEGEND
- EXISTING CURB
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING STREET LIGHT
 - EXISTING UTILITY
 - EXISTING FENCE
 - EXISTING SIGN
 - EXISTING TREE
 - EXISTING BUSH
 - EXISTING GRASS
 - EXISTING PAVEMENT
 - EXISTING DRAINAGE
 - EXISTING EROSION CONTROL
 - EXISTING LANDSCAPE
 - EXISTING FURNITURE
 - EXISTING ART
 - EXISTING HISTORY
 - EXISTING CULTURE
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 - EXISTING MAGNETIC FIELDS
 - EXISTING ELECTROMAGNETIC INTERFERENCE
 - EXISTING RADIO FIELDS
 - EXISTING THERMAL
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 - EXISTING CULTURAL
 - EXISTING ECONOMIC
 - EXISTING ENVIRONMENTAL

MEADOWS DRIVE

APPROVED FOR THE CITY OF...
DATE...
BY...
CITY ENGINEER

APPROVED FOR THE CITY OF...
DATE...
BY...
CITY ENGINEER

MEADOWS DRIVE ROAD DEDICATION PLAT

FOR A PUBLIC HIGHWAY-40-41
LOCATED IN SECTION 20,
TOWNSHIP 1 NORTH, RANGE 4 EAST,
AND IN SECTION 4,
TOWNSHIP 2 NORTH, RANGE 4 EAST,
SALT LAKE BASIN AND MOUNTAIN
SOUTHERN COUNTY, UTAH

CITY COUNCIL PRESENTED TO THE PARK CITY COUNCIL ON MAY 14, 2001 AT WHICH TIME THE PLAT WAS APPROVED	CITY ENGINEER APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON MAY 14, 2001	CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON MAY 14, 2001	SENIOR DISTRICT RECEIVED FOR COMPLIANCE TO ENVIRONMENTAL BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON MAY 14, 2001	APPROVAL AS TO FORM APPROVED AS TO FORM ON MAY 14, 2001	RECORDED FILED IN COUNTY OF RECORDED AND FILED AT THE RECORDER ON MAY 14, 2001	THE JACK JOHNSON COMPANY 1725 10th Street, Salt Lake City, Utah 84143 (801) 462-1000
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Ordinance No. 01-

AN ORDINANCE APPROVING A ONE LOT SUBDIVISION AND ACCEPTING AN OFFER OF DEDICATION OF MEADOWS DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property known as Meadows Drive have petitioned the City Council for approval of a one lot subdivision and have offered to dedicate Meadows Drive within this subdivision; and

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

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

WHEREAS, the Planning Commission held a public hearing on February 28, 2001, to receive input on the proposed subdivision and offer of dedication;

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

WHEREAS, on March 22, 2001 the City Council held a public hearing to receive input on the subdivision plat and offer of dedication; and

WHEREAS, it is in the best interest of Park City, Utah to approve the subdivision plat and accept the offer of dedication.

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

SECTION 1. APPROVAL. The subdivision plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The metes and bounds parcel is located between The Cove Phase I and Eagle Pointe II and is zoned RD - Residential Development.
2. The subdivision and road dedication is consistent with the Quarry Mountain MPD.
3. The rest of Meadows Drive is dedicated to the public, creating a "belt-route" around most of Park Meadows.
4. Two "30 MPH" signs will be posted in each direction of Meadows Drive.
5. The Planning Commission forwarded a positive recommendation to the City Council at its regular meeting of February 28, 2001.

Conclusions of Law:

1. There is good cause for this subdivision and road dedication.
2. The subdivision and road dedication is consistent with the Park City Land Management Code, the General Plan and applicable State law regarding subdivision

3. plats.
Neither the public nor any person will be materially injured by the proposed subdivision and road dedication
4. Approval of the subdivision and road dedication, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the subdivision and road dedication plat for compliance with State law, the Land Management Code, and the conditions of approval prior to recordation of the plat.
2. The applicant will record the subdivision and road dedication plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Quarry Mountain MPD, as amended, are in full force and effect.

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

PASSED AND ADOPTED this 22nd day of March, 2001.

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, MAYOR

ATTEST:

Jan Scott, City Recorder

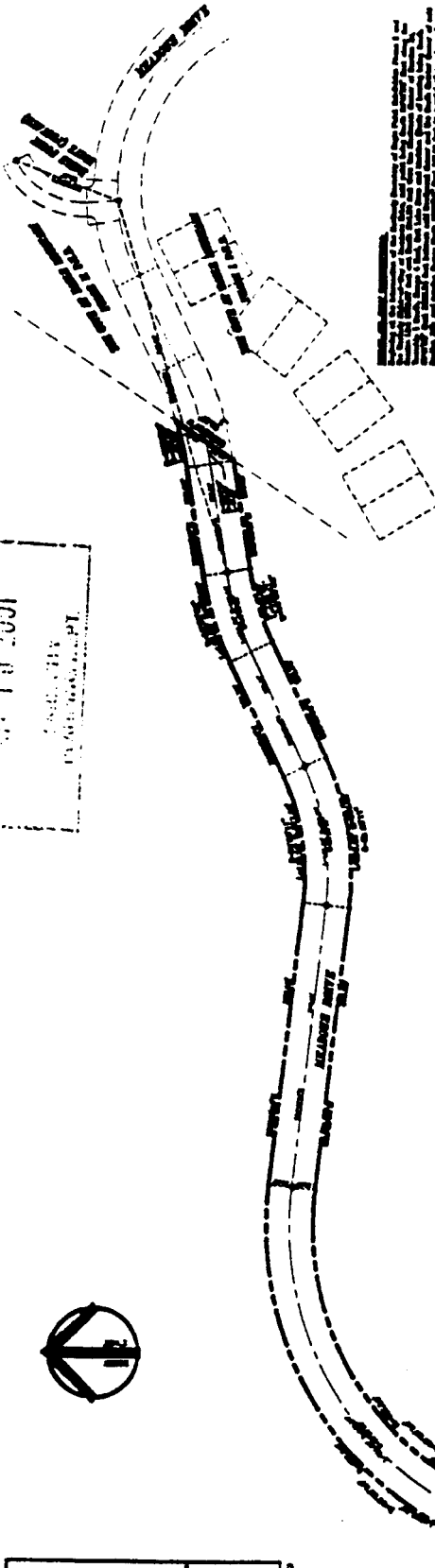
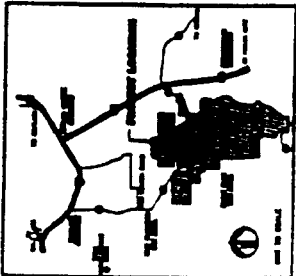
APPROVED AS TO FORM:

Mark Harrington, City Attorney

RECEIVED

NOV 11 2001

CITY OF PAIN CITY
PLANNING DEPT



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MEADOWS DRIVE

MEADOWS DRIVE EXTENSION

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MEADOWS DRIVE EXTENSION 3

MEADOWS DRIVE EXTENSION 4

MEADOWS DRIVE EXTENSION 5

MEADOWS DRIVE ROAD DEDICATION PLAT

FOR A PUBLIC HIGHWAY-AP-111
LOCATED IN SECTION 34,
TOWNSHIP 1 NORTH, RANGE 4 EAST,
AND IN SECTION 4,
TOWNSHIP 2 NORTH, RANGE 4 EAST,
SALT LAKE BASIN AND NEWMAN
COUNTY, UTAH

CITY COUNCIL

CITY ENGINEER

CITY PLANNING COMMISSION

SEWER DISTRICT

APPROVAL AS TO FORM

RECORDED

PREPARED BY THE PAIN CITY ENGINEER
AT THE CITY ENGINEER'S OFFICE
ON THIS DAY OF MAY 1998

APPROVED AND ACCEPTED BY THE
PAIN CITY ENGINEER (CAPITAL)
ON THIS DAY OF MAY 1998

APPROVED AND ACCEPTED BY THE PAIN
CITY PLANNING COMMISSION ON THIS
DAY OF MAY 1998

APPROVED TO BE BOUNDABLE
BY THE SEWER DISTRICT ENGINEER
ON THIS DAY OF MAY 1998

APPROVED AS TO FORM ON THIS
DAY OF MAY 1998

TO THE
STATE OF
COUNTY OF
RECORDED AND FILED AT THE REGISTRY ON
MAY 1998



1775 N. 1000 E. • P.O. BOX 1000 • SALT LAKE CITY, UT 84102

PARK CITY

1894

CITY COUNCIL STAFF REPORT

DATE: March 22, 2001
DEPARTMENT: Planning Department
TITLE: Little Belle Condominiums Units 2, 9, and 10
TYPE OF ITEM: Amendment to Record of Survey Plat

SUMMARY RECOMMENDATIONS Staff recommends that the City Council conduct a public hearing, consider public input, approve the attached amendment to the record of survey plat according to the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in this report.

A. DESCRIPTION

Applicant's Representative: Michael Stoker, Architect
Applicant: Owners of Little Belle units 2, 9 and 10
Location: 7165, 7235 and 7245 Little Belle Court
Zoning: RD-MPD
Adjacent Land Uses: Residential/Commercial
Project Planner: Ray Milliner

B. Background

The applicant proposes to amend the condominium record of survey plat to allow existing limited common decks to be enclosed and converted to private living space. The applicant also proposes to extend the existing living areas to the furthest extensions of the exterior walls of the end units. On March 14, 2001 the Planning Commission reviewed the project and recommended that the City Council approve the project.

C. Analysis

Staff has no outstanding issues with this proposal. No further parking is required as no additional bedrooms are created and the additional square footage does not otherwise create a demand for new parking. The amendment results in no change in open space or setbacks. While all units within the building will be extended to the same vertical plane, the minimum building facade variation will be met by the placement of decks and variation of roof forms.

D. Department Review

This project has been reviewed by the Building, Engineering, and Legal Departments. There are no outstanding issues. At such time as a final plat is required, the City Engineer and City Attorney will review the plat as to form and compliance with the Land Management Code prior to recording it.

E. Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also placed in the Park Record. No public input has been received by the time of this report.

F. Recommendation

The staff recommends that the City Council approve the proposed amendment to the record of survey plat based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. The condominium units known as Units 2, 9 and 10 of the Little Belle Condominiums are located at 7160 Little Belle Court which is zoned RD-MPD.
2. The proposed amended record of survey adds private living space and changes limited common and common area to private ownership.
3. A vote exceeding 66.66% for approval of the amendment was received by the members of the Homeowners association; record of this vote has been received by the Planning Department.
4. The additions will not encroach into the required setbacks for the project.
5. The additions will not leave the project below the required 60% open space for an MPD.
6. The number of bedrooms does not increase.
7. No additional parking is required as a result of this floor area expansion.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Amended Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. The applicant will record the Amended Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. During the construction of the additions, gas and electrical shall be extended from the existing service areas.
4. All other conditions of approval of the Little Belle Condominiums MPD apply.

EXHIBITS

Exhibit A - Existing Record of Survey
Exhibit B - Proposed Amended Record of Survey
Exhibit C - Site Plan
Exhibit D - Proposed Floor Plans
Exhibit E - Proposed elevations
Exhibit F - Proposed Ordinance

Exhibit A Existing PDS

CONSENT TO RECORDATION

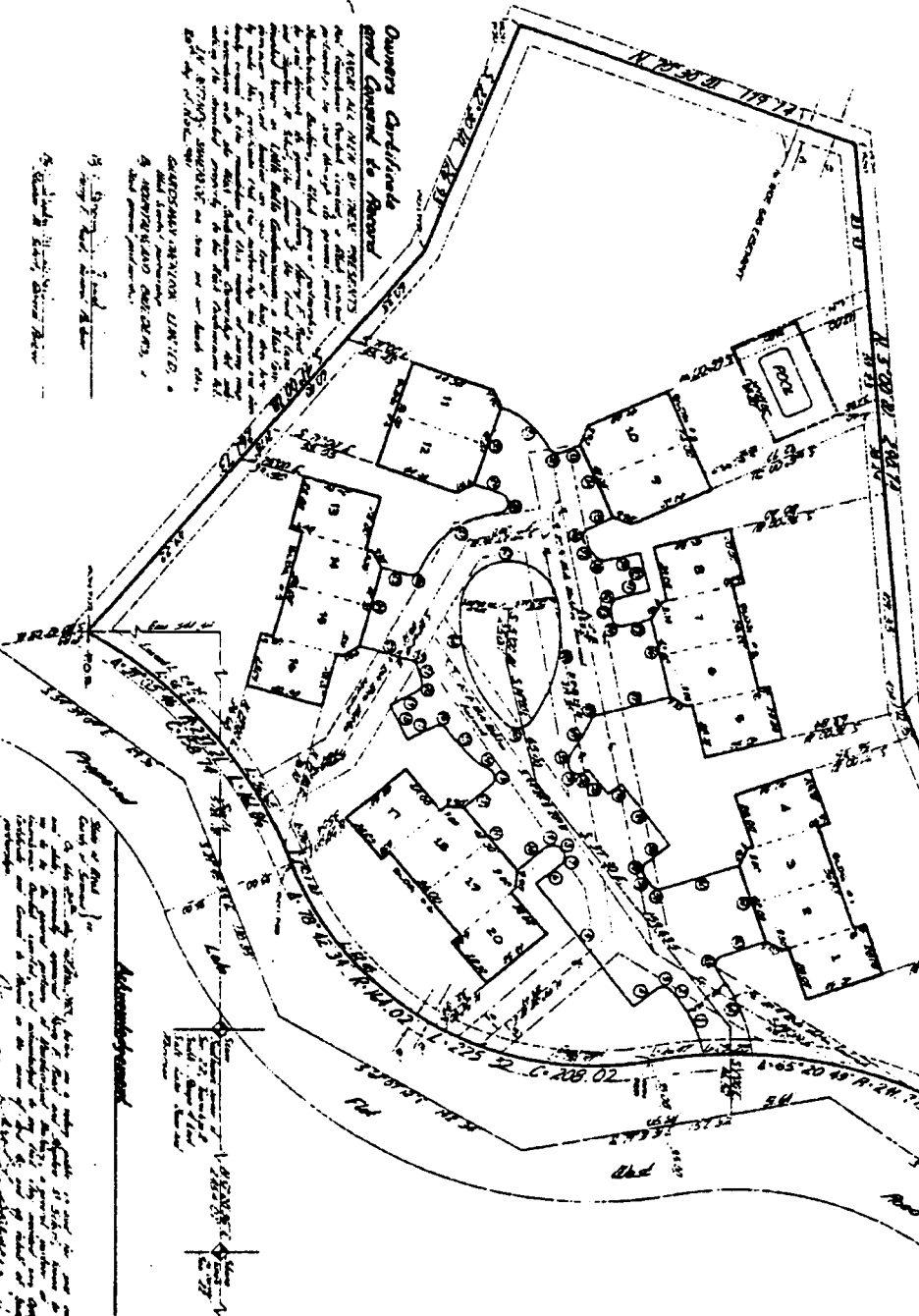
THE CITY OF LITTLE ROCK, ARKANSAS, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE LITTLE BELLE CONDOMINIUMS, AND HAS GIVEN ITS CONSENT TO THE RECORDATION OF THE SAME.

ACKNOWLEDGEMENT

THE CITY OF LITTLE ROCK, ARKANSAS, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE LITTLE BELLE CONDOMINIUMS, AND HAS GIVEN ITS CONSENT TO THE RECORDATION OF THE SAME.

APPROVED BY THE CITY ENGINEER
J. C. HARRIS, ENGINEER

SCALE 1"=20'



Index: Corner data, Bearing and Distance

Station	Bearing	Distance
1	N 89° 42' 00" E	1.00
2	N 89° 42' 00" E	1.00
3	N 89° 42' 00" E	1.00
4	N 89° 42' 00" E	1.00
5	N 89° 42' 00" E	1.00
6	N 89° 42' 00" E	1.00
7	N 89° 42' 00" E	1.00
8	N 89° 42' 00" E	1.00
9	N 89° 42' 00" E	1.00
10	N 89° 42' 00" E	1.00
11	N 89° 42' 00" E	1.00
12	N 89° 42' 00" E	1.00

Declaration

I, J. C. Harris, Engineer, do hereby certify that the above described plans and specifications for the construction of the Little Belle Condominiums, and that the same have been prepared and issued in accordance with the laws of the State of Arkansas.

Witness my hand and seal this 1st day of June, 1981.

J. C. Harris, Engineer

LITTLE BELLE CONDOMINIUMS

LOCATED IN THE N.E. QUARTER OF SECTION 28
TOWNSHIP 2 S, RANGE 4 E, S.L.B. 3 N.

JAN 12 1981

CITY COUNCIL AFFIDAVIT

PREPARED TO THE ORDER OF THE CITY ENGINEER, THE CITY OF LITTLE ROCK, ARKANSAS, AND HAS GIVEN ITS CONSENT TO THE RECORDATION OF THE SAME.

CITY ENGINEER

APPROVED AND ACCEPTED BY THE CITY ENGINEER, THE CITY OF LITTLE ROCK, ARKANSAS, AND HAS GIVEN ITS CONSENT TO THE RECORDATION OF THE SAME.

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION, THE CITY OF LITTLE ROCK, ARKANSAS, AND HAS GIVEN ITS CONSENT TO THE RECORDATION OF THE SAME.

APPROVAL AS TO FORM

APPROVED BY THE CITY ENGINEER, THE CITY OF LITTLE ROCK, ARKANSAS, AND HAS GIVEN ITS CONSENT TO THE RECORDATION OF THE SAME.

RECORDED

RECORDED BY THE CITY ENGINEER, THE CITY OF LITTLE ROCK, ARKANSAS, AND HAS GIVEN ITS CONSENT TO THE RECORDATION OF THE SAME.

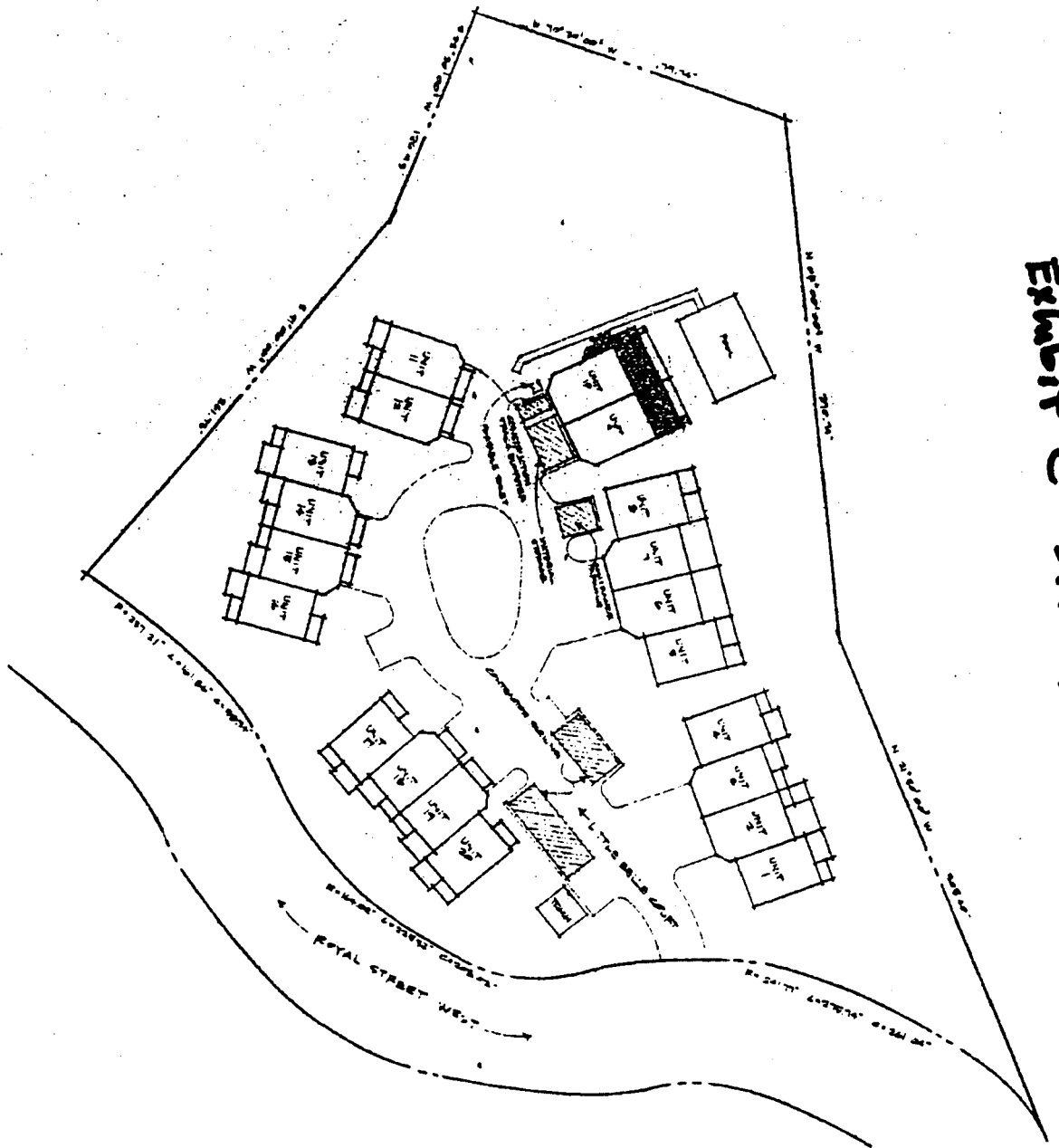
J. C. HARRIS & ASSOCIATES

180117 1981

24

Exhibit C Site Plan

SITE PLAN



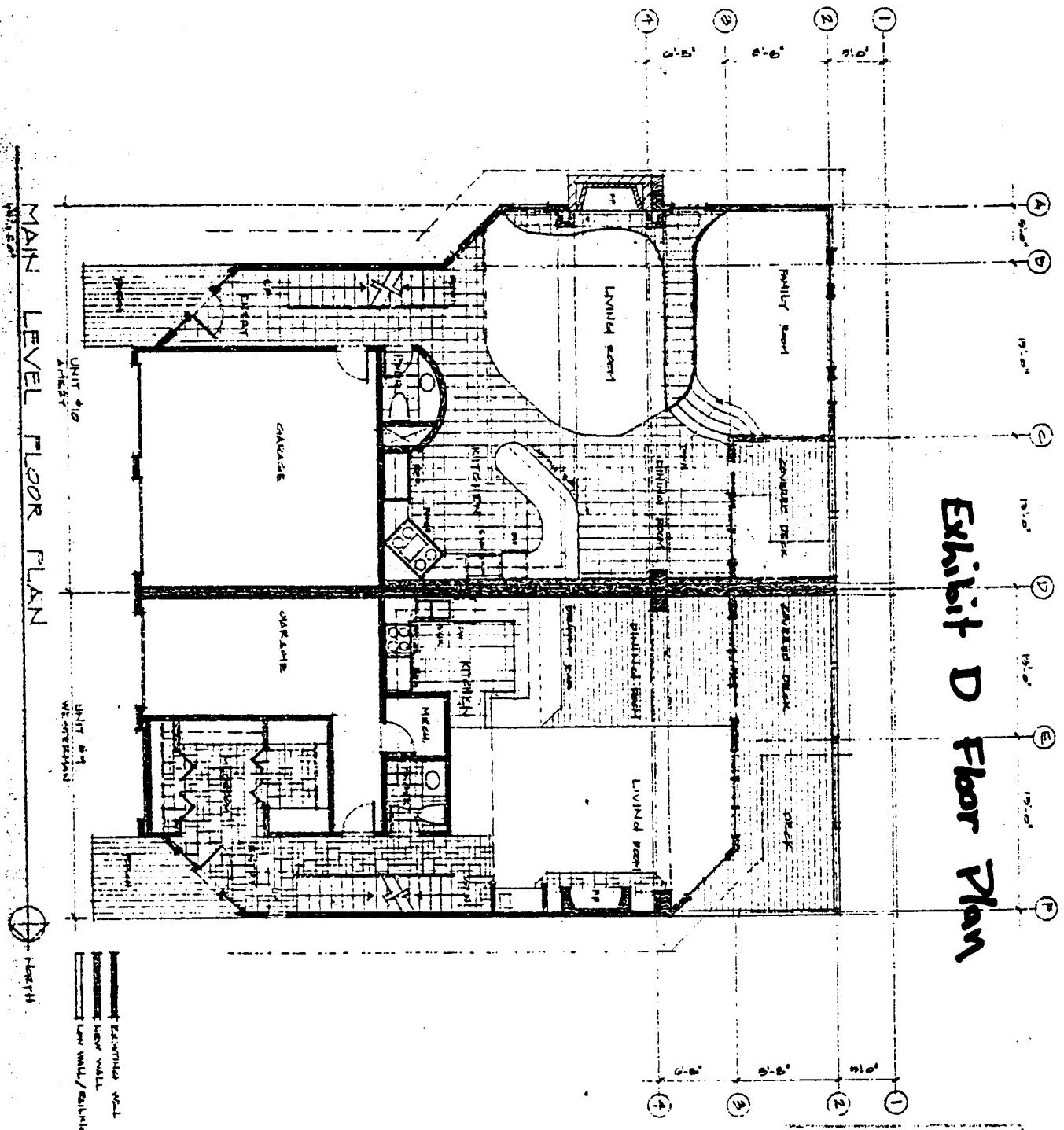
RECEIVED
JAN 11 2001
PROJECT

LITTLE BELLE CONDOMINIUMS - ADDITION / REMODEL DEER VALLEY - PARK CITY, UTAH		MJS STOKER ARCHITECTURE, INC.		MICHAEL J. STOKER, AIA - ARCHITECT KAREN BACKSTROM, AIA - ARCHITECT	
SHEET 1 OF 1	DATE: 7/24/00 DRAWN: MJS CHECKED: MJS	UNIT 1 - BLANKET LIFT SYSTEM UNIT 2 - MECHANICAL LIFTING SYSTEM	100 LITTLE BELLE COURT 100 LITTLE BELLE COURT	PROJECT NUMBER: PROJECT NUMBER:	PROJECT NUMBER: PROJECT NUMBER:

[illegible]

**THE ABOVE OFFICE, AND OTHERS IN
VICTORIA, ON BEHALF OF THE
GOVERNMENT, ARE RECEIVING FOR
SALE BY TENDER, ON FRIDAY, 10TH
JANUARY, AT 11 O'CLOCK, AM,
THE FOLLOWING:**

Exhibit D Floor Plan



RECEIVED
JAN 11 2007
STOKER ARCHITECTURE, INC.

A-2	LITTLE BELLE CONDOMINIUMS - ADDITION & REMODEL DEER VALLEY - PARK CITY, UTAH UNIT #10 - MICHAEL L. STOKER UNIT #11 - MICHAEL L. STOKER	750 LITTLE BELLE COURT 750 LITTLE BELLE COURT PARK CITY, UTAH 84302	MASS STOKER ARCHITECTURE, INC.	MICHAEL L. STOKER, AIA - ARCHITECT KAREN BACKSTROM, AIA - ARCHITECT PAUL J. STOKER, AIA - ARCHITECT 750 LITTLE BELLE COURT PARK CITY, UTAH 84302	11-10-06 JAN 11 2007
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Architectural drawing of a three-story house with a gabled roof and two chimneys. The drawing shows the front elevation with multiple windows and doors. Labels indicate the 'Living Room Floor', 'Night Room Floor', and 'Lower Level Floor'. A 'Front Porch' is also labeled. The drawing is oriented vertically on the page.

Architectural drawing of a three-story house with a gabled roof and two chimneys. The drawing shows the front elevation with multiple windows and doors. Labels indicate the 'Living Room Floor', 'Night Room Floor', and 'Lower Level Floor'. A 'Front Porch' is also labeled. The drawing is oriented vertically on the page.

Architectural drawing of a three-story house with a gabled roof and two chimneys. The drawing shows the front elevation with multiple windows and doors. Labels indicate the 'Living Room Floor', 'Night Room Floor', and 'Lower Level Floor'. A 'Front Porch' is also labeled. The drawing is oriented vertically on the page.

[illegible]

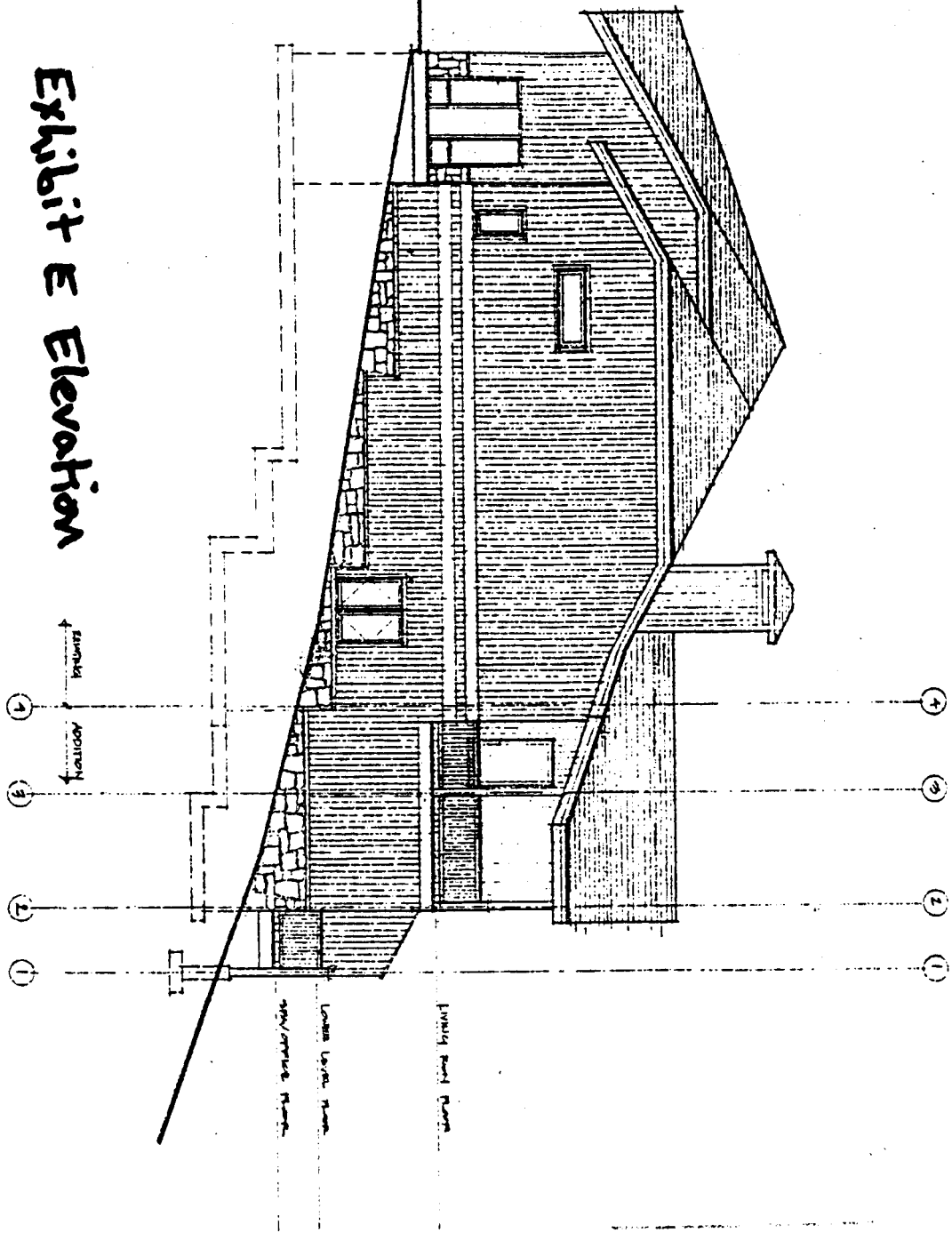
The architectural drawing consists of two parts. On the left is a detailed elevation of a building's front facade, featuring several large windows with decorative muntins and a central entrance area. This section is labeled "LIVING ROOM FLOOR" and "KITCHEN". To its right is a side elevation of the same building, showing its profile and roofline, labeled "SIDE ELEVATION". Below the main drawings are additional labels: "LIVING ROOM FLOOR", "KITCHEN", "DINING ROOM FLOOR", and "BATHROOM/FIRST FLOOR". A small rectangular stamp containing the number "198" is located at the bottom right corner.

Architectural drawing of a three-story building with a gabled roof and two chimneys. The drawing shows the front elevation with multiple windows and doors. Labels indicate the 'Living Room Floor', 'Night Room Floor', and 'Lower Level Floor'. A 'Front Porch' is also labeled. The drawing is oriented vertically on the page.

Architectural drawing of a three-story building with a gabled roof and two chimneys. The drawing shows the front elevation with multiple windows and doors. Labels indicate the 'Living Room Floor', 'Night Room Floor', and 'Lower Level Floor'. A 'Front Porch' is also labeled. The drawing is oriented vertically on the page.

Exhibit E Elevation

NORTH ELEVATION
UNIT 9 - WESTERLYN



RECEIVED
ARCHITECT
STOCKER ARCHITECTURE, INC.

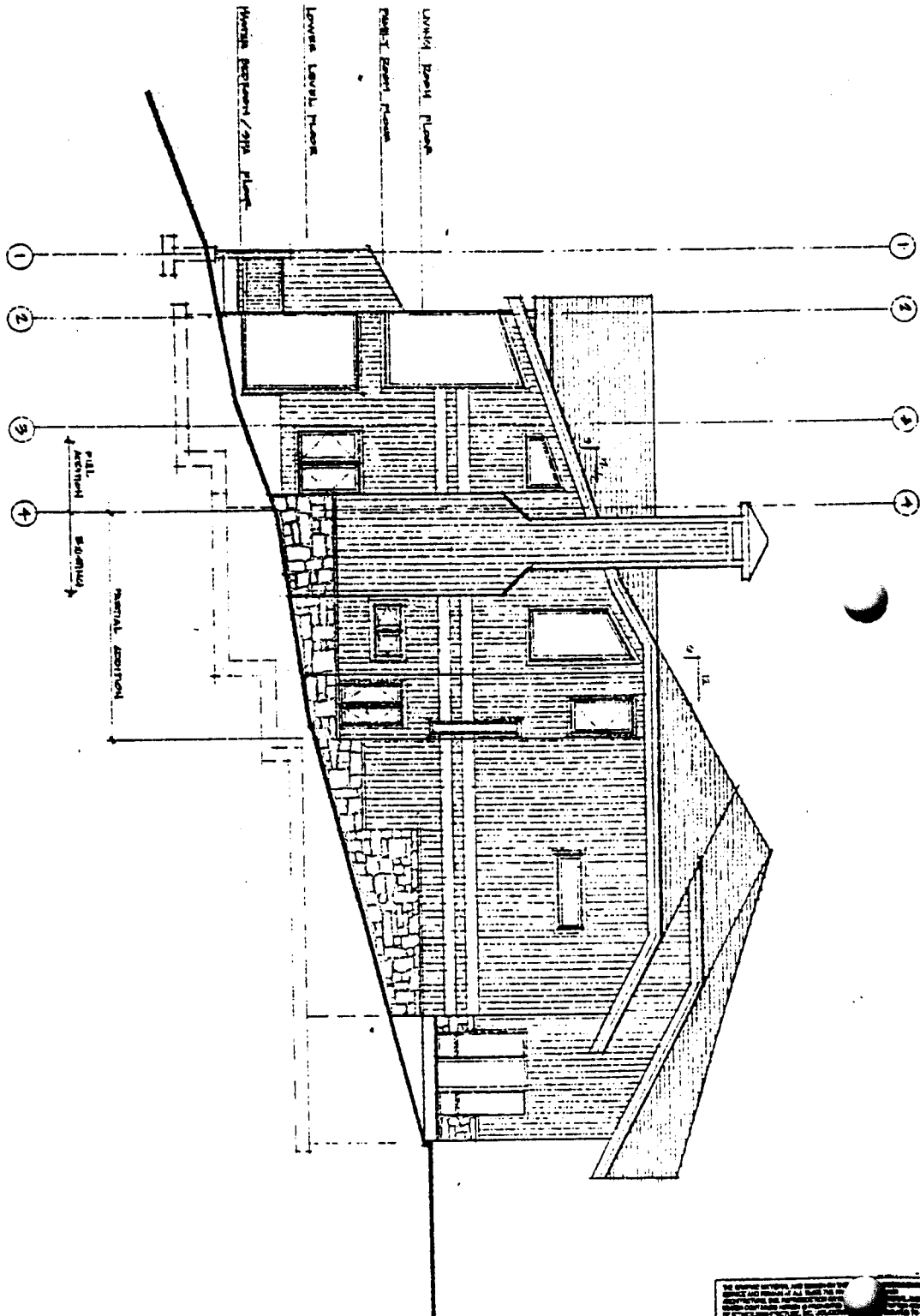
LITTLE BELLE CONDOMINIUMS - ADDITION / REMODEL
DEER VALLEY - PARK CITY, UTAH
DATE 10-10-00
BY MICHAEL J. STOKER
PROJECT 100-00-00-00
PROJECT 100-00-00-00

STOKER
STOKER ARCHITECTURE, INC.

MICHAEL J. STOKER, AIA - ARCHITECT
KAREN BACKSTROM, AIA - ARCHITECT
100 WEST 1000 - 1000 WESTERN AVENUE
SALT LAKE CITY, UTAH 84119
PHONE 343-1111
FAX 343-1111

THIS DOCUMENT IS THE PROPERTY OF STOKER ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STOKER ARCHITECTURE, INC.

SOUTH ELEVATION **Exhibit E Elevation**



RECEIVED

JAN 12 2001

PARK CITY
 PLANNING DEPT.

PROJECT	LITTLE BELLE CONDOMINIUMS - ADDITION & REMODEL
OWNER	DEER VALLEY - PARK CITY, UTAH
DESIGNER	STOKER ARCHITECTURE, INC.
DATE	12-1-00
BY	MICHAEL J. STOKER
CHECKED	KAREN BACKSTROM

STOKER ARCHITECTURE, INC.

MICHAEL J. STOKER, AIA - ARCHITECT
 KAREN BACKSTROM, AIA - ARCHITECT

THE SEVERAL SHEETS OF THIS SET OF DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND NOTES TO THE SEVERAL SHEETS OF THIS SET OF DRAWINGS. THE SEVERAL SHEETS OF THIS SET OF DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND NOTES TO THE SEVERAL SHEETS OF THIS SET OF DRAWINGS.



Ordinance No. 01-

AN ORDINANCE APPROVING AN AMENDMENT TO THE LITTLE BELLE CONDOMINIUMS RECORD OF SURVEY PLAT TO EXPAND THE PRIVATE OWNERSHIP AREA OF UNITS 2, 9, AND 10 OF THE LITTLE BELLE CONDOMINIUMS

WHEREAS, the owners, of Units 2, 9, and 10 of the property known as Little Belle Condominiums, 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 March 14, 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 owners to expand the private ownership area of units 2, 9 and 10; 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 condominium units known as Units 2, 9 and 10 of the Little Belle Condominiums are located at 7160 Little Belle Court which is zoned RD-MPD.
2. The proposed amended record of survey adds private living space and changes limited common and common area to private ownership.
3. A vote exceeding 66.66% for approval of the amendment was received by the members of the Homeowners association; record of this vote has been received by the Planning Department.
4. The additions will not encroach into the required setbacks for the project.
5. The additions will not leave the project below the required 60% open space for an MPD.
6. The number of bedrooms does not increase.
7. No additional parking is required as a result of this floor area expansion.

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

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

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 will review and approve the final form and content of the Amended Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recording the plat.
2. The applicant will record the Amended Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. During the construction of the additions, gas and electrical shall be extended from the existing service areas.
4. All other conditions of approval of the Little Belle Condominiums MPD apply.

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

PASSED AND ADOPTED this 22nd day of March, 2001.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney