

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
NOVEMBER 11, 2004**

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, November 11, 2004.

Work Session – City Council Chambers

4:45 p.m. Council questions/comments

5:00 p.m. Quarterly goal update

Regular Meeting – City Council Chambers

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS FROM COUNCIL AND STAFF

III PUBLIC INPUT (any matter of City business not scheduled on agenda)

IV RESIGNATIONS AND APPOINTMENTS

Appointment of Mayor Dana Williams and Pace Erickson, Public Works Operations Manager, to serve on the North Summit Mosquito Abatement District Board

V PUBLIC HEARINGS

1. Ordinance approving a Record of Survey Plat for Building C of The Chateaux at Silver Lake Condominiums, located at 7815 Royal Street East, described as Lot 23 of the Amended Deer Valley Club Estates, Park City, Utah
2. Ordinance approving the final plat for the Red Cloud Subdivision, Park City, Utah
3. Ordinance approving the Larkspur Townhomes 3, Units 6 – 9 Condominium Record of Survey Plat, Park City, Utah
4. Ordinance approving the Larkspur Townhomes 2, Units 10 -15 Condominium Record of Survey Plat, Park City, Utah

VI CONSENT AGENDA

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VII ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so the location will be announced by the Mayor. City business will not be conducted.

Posted: 11/08/04

See: parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

November 2004

- 11 Kay gone
See agenda
- 18 City-owned buildings – work – Pat
Cultural tourism advisory committee update - Colin
Quinns Junction Recreation Complex – work – Colin
Ordinance- 240 Swede Alley plat amendment
Ordinance- 80 King Road plat amendment
LMC Amendments- Olympic Legacy signs and projects
Triple Crown Sports Festival License and service agreement – Alison
Award of contract – water supply and demand study - Kent
Award of design contract for Phase 2 for Quinns Junction Recreation Complex
Award of pre-construction contract for Quinns Junction
Acceptance of annexation petition in Quinns Junction – The Burbs LLC
- 25 **Thanksgiving**
- 26 **Thanksgiving holiday**

December 2004

- 2 Discussion on downtown projects – work - Colin
Housing update – work – Phyllis
Refuse and collection programs
Award of design contract for Phase 2 for Downtown Projects to FFKR
Award of pre-construction contract for Downtown Projects
- 9 2005 Insurance Renewal – Cindy
International Pedigree Stage Stop Sled Dog Race MFL – February 5
- 16
- 17 *Management retreat*
- 23 **No meeting**
- 30 **No meeting**

Pending Items:

Bus service to SLC - work
Water Service District – Grant of easement from Iron Mountain Associates
Transit Center Land Match Resolution – Gary
January – update on temporary liquor and beer licenses (special events) – manager's report
Sign Code amendments – Ray
Olympic Welcome Plaza

MEMO



Executive Department

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To: City Council
From: Tom Bakaly, City Manager
Subject: 2004 Council Goals Update
Date: November 11, 2004

On November 11, 2004 we have scheduled an hour in work session (5:00pm – 6:00pm) to go over City Council goals and action items.

Attached is the latest quarterly summary of action on Council goals for the period of July 2004 – September 2004. Consistent with Council direction received in August, we have noted instances where status dates changed. We have tentatively added (in bold) new action items to your goal status report based upon individual input from Council members, the Mayor and staff. It would be helpful to get confirmation from the Council on November 11, 2004 that you would like these items officially added to your goal status report.

We have also attached quarterly summary reports relating to traffic calming and neighborhood service requests. The work session on November 11, 2004 will provide a good opportunity for departments to provide operational updates on Council goals if requested.

2004 Park City Goals and Targets for Action

QUARTERLY STATUS REPORT

July 2004 – Sept. 2004

TOP PRIORITY					
Goal 1 <i>Quality Water</i> (Erickson, Williams) Develop and Prioritize New Water Options					
Target for Action	Liaison/ Employee	Actions	Initial Target Date	Revised Target Date	Status
1. Pipeline/Preferred Project Agreements Determine a preferred project with Weber Basin and Bureau of Reclamation	Williams/ Gibbs	1. Two Party Cooperation Agreement	03/04		Complete
		2. Complete Feasibility/Preferred Project Study by Bureau of Reclamation	04/04		Ongoing
		3. WBWCD Water Supply Agreement	04/04		Complete
		4. Decision point – Park City/County may opt out	03/05		Pending
		5. WBWCD Water Sales/Petition Agreement	04/05		Pending
		6. Decision point – Park City and/or County may opt out	05/06		Pending
2. Water Conservation Strategy and Actions Develop Outreach Education/Task Force Plan	Erickson/ Gibbs	1. Water Conservation Task Force	Monthly		Ongoing
		2. Conservation and Drought Plans	Annual		Ongoing
		3. Water Conservation education program	Monthly		Ongoing
		4. Irrigation Conservation LMC recommended changes	05/04		Complete
		5. Impact fee review 2004 Complete	05/04		Complete

2. Water Conservation (Cont)		2005 Comprehensive Review	01/05	02/05	Pending
		6. User rates review	05/04		Complete
		2004 Complete 2005 Comprehensive review	01/05		Complete
3. Water Treatment Plants	Erickson/ Gibbs	1. <u>Spiro</u> : Phase 1 Construction of Arsenic & Chlorination	04/04		Complete
		2. <u>Spiro</u> : Phase 2 Design and Construction of Wet Well Expansion	04/05		Pending
		1. <u>Judge</u> : NEPA Process	03/04		Complete
		2. <u>Judge</u> : Plant Design	08/04	06/05	Pending
		3. <u>Judge</u> : Plant Construction	04/06	07/06	Pending
4. Other Water Solutions – Supply Options	Erickson/ Gibbs	1. Summit Cooperation Discussions	Annual		Ongoing
		2. Utah Water Discussions	Annual		On Hold
		3. JSSD Water Discussions	Annual		Ongoing
		4. Water Strategic Planning and Infrastructure – engineering and develop funding strategy - Fee Review	09/04	01/05	Ongoing
5. Water Funding Strategy	Williams/ Erickson/ Bakaly/ Gibbs	1. Judge/Spiro Appropriations			
		FY 03 \$432,000			Complete
		FY 04 \$900,000			Complete
		FY 05 \$400,000 Total: \$1,732,000	09/04	10/04	Pending
		2. Importation Appropriations			
		FY 02 \$100,000			Complete
		FY 03 \$500,000			Complete
		FY 04 \$500,000			Complete
		FY 05 \$500,000 Total: \$1,600,000	09/04	10/04	Pending
		3. Pursue future appropriations and authorizations	09/04	10/04	Ongoing

Goal 2 Preservation of Park City Character (Cone, Hier)					
Target for Action	Liaison/ Employee	Actions	Initial Target Date	Revised Target Date	Status
1. Old Town Improvements	Hier/ Hilton	1. Public Input, Budget Approvals and Council Direction to Proceed	06/04		Complete
		2. Review of Opportunities for Business Enhancement	08/04	10/04	Pending
		3. Construction of Upper Park Avenue with underground utility pathways	10/04		Pending
		4. Design of Downtown projects – Parking, Police, City Hall & Plaza	01/05		Ongoing
		5. SID Plan Finalized for Upper Park Avenue Utility Relocation	02/05	04/05	Pending
		6. Begin Construction of Downtown Projects	04/05		Pending
2. Olympic Experience Legacy	Calvert/ Rademan/ Hilton	1. New Legacy Projects - Council selection of entryway project	02/04		Complete
		2. Mini-towers – Main Street	10/04	05/05	Pending
		3. Olympic Legacy Project – Installation of Entry Corridor Sculpture nearing completion	01/05		In Progress
		4. Review Olympic Plaza – Snow Creek	12/04		Pending
3. Dog Owner Responsibility	Williams/ Cone/ Twombly	1. Recommendations for “Leash Free” trails	08/04	11/04	Complete
		2. Coordinate with SBSRD re: trails	08/04	11/04	Complete
		3. Poop Pick-up PR	08/04	11/04	Ongoing
		4. Friends of Trails looking at Round Valley as “Leash Free” area - Communication/Marketing	10/04		Ongoing
		5. Coordinate with Summit County Animal Control		05/05	Ongoing

4. Neighborhood Parks/ City Park	Erickson/ Twombly/ Fisher	1. RAB Sub-Committee. Priorities: Criteria Creation & Public Input/recommend	04/04	09/04	Complete
		2. City Park Playground Equipment Installed	05/04		Complete
		3. Park Meadows Neighborhood Survey	05/04		Complete
		4. RFP for Design & Construction of 3 neighborhood parks	09/04	11/04	Pending
		5. Old Town Neighborhood Park Survey	11/04		Pending
		6. Prospector Neighborhood Parks Improvements Complete	07/05		In Progress
		7. Design Contract for Skatepark	09/04	11/04	Pending
		8. North End of City Park and Sullivan Road - Survey - Design - Construction			Ongoing Pending Pending

Goal 3 *Effective Transportation and Parking System* (Kernan, Hier)

Target for Action	Liaison/ Employee	Actions	Initial Target Date	Revised Target Date	Status
1. Traffic Calming	Hier/ Evans/ Kingery	1. Develop Traffic Calming Status Report (attached – Exhibit A)	03/04	10/04	Complete
		2. Median Design & Installation for Holiday Ranch Road	08/04		Complete
		3. Lower Park Ave./Woodside Study Area Phase II	08/04		Ongoing
		4. Marsac Study Area	08/04		Ongoing
		5. Lucky John Study Area	09/04		Ongoing
		6. Meadows Drive & SR 224 – Signal Warrant - UDOT	02/05		Pending
2. Regional Transportation	Hier/Cashel	1. Enhance Transit Marketing	Annual	04/05	Ongoing
		2. Year-round Bus Service to Kimball and Canyons operating through 12/31/04	Annual		Ongoing
		3. Assist County with Expanded Bus Service in Snyderville Basin	09/04		Complete
		4. Pursue federal funding for buses, site, and expanded bus facility	09/04		Pending
		5. Explore SLC/PC service	12/04		Pending
3. Old Town Improvements		See Goal #2			

Goal 4 World Class, Multi-Seasonal/Sustainable/Quality of Life/Resort Community (Hier, Calvert)					
Target for Action	Liaison/ Employee	Actions	Initial Target Date	Revised Target Date	Status
1. Ice Rink	Erickson/ Hilton	1. Site at Lower Canyons Village donated to City/Basin from Summit County or other site located in City/Basin – plan changed	05/04		N/A
		2. Selection of Owners Rep, RFP Process for Design	06/04		Complete
		3. Interlocal agreement with SBSRD for construction and operation of ice facility	08/04	09/04	Complete
		4. Quinn's Ice Complex Design Process Begins	08/04		Pending
		5. Design Approved		01/05	Pending
		6. Ice Construction Begins	04/05		Pending
2. Economic Development	Hier/ Calvert/ Kernan/ Rademan Hilton & Weiden- hamer	1. Economic Development Initiatives Reviewed with Council	01/04		Complete
		2. Resort Economy Update	04/04		Complete
		3. Receive Input from Business Community	04/04		Ongoing
		4. Processing of Annexation Requests	09/04		Ongoing
		5. Refinement of "Strategy" & "Project" prioritization summary	09/04	03/05	Ongoing
		6. Implementation of Economic Development Initiatives	10/04	03/05	Ongoing
3. Support for Arts: Direction	Cone/ Butz	1. Arts Council formation of Public Art Panel with Council approval	05/04		Complete
		2. Arts Vending Ordinance Revised	07/04		Complete
		3. Art in Public Places - Plan Approved - Implementation		10/04 03/05	Ongoing

4. Community Amenities and Events: Evaluation, Future Direction	Hier/Butz	1. Sign Code - Sign Code Amendments Complete	01/04	11/04 01/05	Complete
		2. Special Events Retention & Attraction - Economic Development Plan	Ongoing		Ongoing
		3. Santy Chairs Refurnished	06/04		Complete
		4. Library Expansion construction complete	08/04		Complete
		5. Road Cycling Nationals 8/15-22/2004	08/04		Complete
		6. Triple Crown Contract	08/04		Pending
		7. Imperial Hotel Sold or Traded	09/04		Pending
		8. Recommendations regarding Seismic Upgrade of City Hall	01/05		Pending
		9. Creation of Events Programming Group	03/05		Pending
		10. Monitor Museum Expansion	11/04		Ongoing
		11. Strategic Plan for Farm	03/05		Pending
6. Recreation and Racquet Club: Next Steps	Erickson/ Kernan, Alt/ Fisher	1. Skateboard Park Expansion – public input	04/04	03/05 11/04	Complete
		2. BMX Skills Course – public input	05/04		Complete
		3. BMX – Temporary Park & Skills Course	03/05		Pending
		4. RFP for Design & Construction for expansion of Skateboard Park	09/04		In Progress
		5. Racquet Club Recreation Vision	09/04		Pending
		6. Skateboard Park Expansion Construction Complete	05/05	04/05	Pending
7. Outdoor Recreation Complex	Calvert/ Hier Hilton	1. Task Force Meetings & Recommendations	01/04	03/05	Complete
		2. City Council review of Task Force Recommendations	02/04		Complete
		3. Wetlands Study/Infrastructure Assessment	05/04		Complete
		4. Public Input/Open House	05/04		Complete
		5. Budget Recommendations Approved	06/04		Complete
		6. Design Process Begins	08/04		Pending
		7. Design Approved			Pending
		8 Construction Begins	04/05		Pending

HIGH PRIORITY

Goal 5 *More Open Space and Usable Trails* (Hier, Erickson)

Target for Action	Liaison/ Employee	Actions	Initial Target Date	Revised Target Date	Status
1. Ongoing Open Space Acquisition	Hier/ Rademan	1. Flagstaff - Distribution of open space contribution 2. Alice Lode 3. Gambel Oak - Legislation 4. Red Maple 5. Hope Parcel	03/04 06/04 10/04 10/04	 03/05 03/05 11/04	Ongoing Dropped Ongoing Ongoing In Progress
2. Conservation Easements	Erickson/ Harrington	1. Work Session – Conservation Easements 2. Additional Flagstaff Easements 3. Easements on open space purchased with bond money 4. Easements on other open space	05/04 09/04 09/04	 11/04 03/05	Pending Pending Complete Pending
3. Trail Development Plan	Erickson/ Twombly	1. Farm Trail Parking Complete 2. Trailhead Parking Phase II a. Cove b. Round Valley - Quinn's Rec Complex c. Other sites as available 3. Round Valley Trails – Friends of Trails Phase I - Single Track Trails	08/04 09/04 12/04	04/05 06/05	In Process Ongoing In Process

Goal 6 <i>Improve Historic Park City</i> (Erickson)					
Target for Action	Liaison/ Employee	Actions	Initial Target Date	Revised Target Date	Status
1. Old Town Improvement	Hier/ Hilton	1. See Goal #2			
2. Historic Preservation	Hier/ Putt	1. Action Plan for City-Owned Historic Structures – concept complete 2. CAD Appeal for 801 Park Ave 3. 801 Park Ave Preservation MPD Application Submitted Historic Building Documentation Submitted 4. Historic Significance Survey – Initiate 5. Design Guidelines – Review/Recommend 6. Upper Main Park/Structures	04/04 07/04 08/04 08/04 09/04 01/05	11/04 10/04 11/04 06/05 12/04	Ongoing Complete Ongoing Ongoing Ongoing Ongoing Ongoing Pending

Goal 7 Regional Collaboration and Partnerships (Hier)					
Target for Action	Liaison/ Employee	Actions	Initial Target Date	Revised Target Date	Status
1. Quinn's Interlocal Planning Agreement & Planning Program	Hier/ Putt	1. Completion of Study/Development of Land Use Alternatives/Development of Implementation Strategies	08/04		Completed
2. Affordable Housing	Kernan/ P Robinson	See Goal #9			
3. Transportation	Hier/Cashel	See Goal #3			
4. Flagstaff-Wasatch County	Williams/ Putt	1. Work with Wasatch County re SR-224 and public versus private access	09/04		Ongoing Continue to Monitor
5. Recreation	Erickson/ Hier Hilton/Fisher	See Goal #4			
6. Health	Erickson/ Hier Hill P Erickson	1. Adopted Resolution of Intent to Annex into Mosquito Abatement District	07/04		Complete
		2. Mosquito Abatement District Formed – City slots filled	11/04		Pending
		3. Begin work on noxious weed coordination 4. Noxious Weed Interlocal Agreement	08/04 01/05		Ongoing Pending
7. Water	Williams/ Erickson	See Goal #1			
8. Solid Waste	Kernan/ Gibbs	1. Council direction on County Solid Waste Alternatives	11/04		Pending

OTHER PRIORITIES

Goal 8 *Open and Responsive Government to the Community* (Kernan, Calvert)

Target for Action	Liaison/ Employee	Actions	Initial Target Date	Revised Target Date	Status
1. Community Vision 2012 and Beyond	Williams/ Hier Rademan	1. Community Involvement & Outreach 2. Update Material for Vision Presentations 3. Strategic Plan 2004-2005 4. Develop Neighborhood Request Tracking Report (attached – Attachment B) 5. 2 nd Homeowners Social 6. Neighborhood Interest Group Meetings 7. 20-year Strategic Plan Creation 8. Creation of Annual Citizen Award	Monthly Monthly 01/04 05/04 08/04 12/04 02/05 02/05		Ongoing Complete Complete Ongoing Ongoing Complete Ongoing Pending Pending
2. Budget Review & Benchmark (2003-2004)	Hier/Kernan Hill	1. Benchmarking – CTAC Review 2. Update of Council Compensation Study 3. Presentation of City Budget 4. Personnel Policies and Procedures Update 5. First Meeting of Resort Benchmark Group - develop mission statement and goals 6. Development of Benchmarks (measures) 7. First set of Benchmark Data compiled 8. Utah League Tax Team – Sales tax strategies 9. Golf Fee Review 10. Upgrade of Sales Tax Monitoring	04/04 04/04 05/04 05/04 08/04 08/04 11/04 01/05 03/05 01/05	 01/05 01/05 04/05 	Complete Complete Complete Complete In Progress In Progress Pending Ongoing Ongoing Ongoing

3. Customer Service: Evaluation & Action Plan	Calvert/ Rademan	1. Accountability/responsibility training for Council and Staff	Monthly		Ongoing
		2. Citizens Guide to Park City Government	04/04		Complete
		3. Citizens Customer Satisfaction Survey	06/04		Complete
		4. Update Interior of Marsac (Scott)	07/04		Complete
		Executive Office/Halls, Entry, Break Room			
		5. Survey of Customer Satisfaction - Update	07/04		Complete
		6. Volunteer Bank (Rademan)	08/04		Pending
		7. Customer Service Performance Measures	10/04		Pending
4. Public Safety	Williams/ Evans	8. City "Fam" Tour	11/04		Pending
		1. Police Complaint Review Committee	04/04		Complete
		2. Avalanche Planning & Sign Installation	08/04	12/04	Pending
		3. Recommendations regarding Police Facility	08/04	11/04	Pending
		4. Revision to Policies and Procedures	08/04		Complete
		5. Community Oriented Program Implemented	09/04	07/05	Pending
		6. Emergency Response Plan Updated	09/04		Pending
		7. Policy Facility Project – Site Identification	04/05		Pending
5. Communications	Calvert/ Rademan	1. Standardize Press Releases/Communication Strategies	Monthly		Ongoing
		2. Citizens Guide to Park City Government - Updated	04/04		Complete

Goal 9 Sustainable Place to Live (Williams)

Target for Action	Liaison/ Employee	Actions	Initial Target Date	Revised Target Date	Status
1. Affordable Housing	Kernan/ P Robinson	1. Affordable Housing policy/plan 2. Implement Housing Policy Plan 3. Regional Planning – CDBG Grant 4. Demolish Pechnick Building 5. Explore options with community for sewer treatment site 6. Assisted Living Center – establish work group	08/03 09/04 09/04 12/04 12/04 12/04	 12/04 10/04	Complete Ongoing Ongoing Complete Pending Pending
2. Taxi Regulation Enforcement	Calvert/ L. Evans, Kingery Twardowski	1. Enforcement Options Implemented 2. Explore Franchise Strategy	01/04 10/04		Ongoing Ongoing
3. Recycling	Erickson/ Gibbs	1. Direction on remaining bus bays	09/04	01/05	Pending
4. Sustainable Community/ Quality of Life	Williams/ Butz/ Rademan	1. Work Session Discussion on sustainable community and quality of life 2. Develop outline for Committee to begin outlining initiative 3. Reach 5% community participation in wind power program 4. Prospector Environmental Management System and Soil Contribution Program 5. Investigation of ability to increase energy efficiency in City Facilities	02/04 04/04 04/04 06/04 06/04		Complete Ongoing Complete Ongoing Ongoing

4. Sustainable (cont.)		6. Sponsor Wind Power Week	08/04		Complete
		7. Facilitate Community Dialogues on Sustainability and return with recommendations	09/04		Ongoing
		8. EPA Wind Community Application	11/04		Pending

Traffic Calming Summary Report
July – September 2004
ATTACHMENT “A” TO QUARTERLY STATUS REPORT

Location	Date Recd	Phase 1 Meeting	Citizen Concerns	Phase 1 Follow-up	Date Completed
Holiday Ranch Loop #1 (SR 224 to Red Maple Court)	7/12/02	None	Speeding; lack of speed regulatory signs; lack of enforcement by police; need for physical barrier erected in middle of roadway.	Fehr & Peers consulted on type of barrier to be erected in roadway; increased police enforcement of speed laws; traffic trailers deployed to make citizens aware of their speeds; meeting held with residents on 7/21/04 to discuss type of barrier to be placed in the center of the roadway; lines painted on street to show where barriers will be placed.	Ongoing
Meadows Drive (SR224 to American Saddler Drive)	07/25/02	09/13/02	Speeding; stop sign violations; construction trucks using “Jake brakes”.	Independent traffic study completed by Fehr & Peers; increased police enforcement of speeding and stop sign violations; traffic trailers have been deployed more frequently in the area; traffic officers advised to be aware of “Jake brake” program	Ongoing

Lower Woodside Ave (10 th St to 12 th St)	05/14/03	07/22/03	Speeding; pickup-drop-off issues at library/day care; traffic cutting through library parking lot; on-street parking.	Two new stop signs were mounted on Woodside Avenue for northbound and southbound traffic at 11 th Street; stop bars have been painted on the pavement at three intersections; staff and customers of library/day care on 12 th Street were instructed on how and where to park their vehicles; parking enforcement helps them comply with the law; traffic cutting through the library lot has been stopped being a major problem.	04/04/04
Lower Park Avenue (Heber Ave. to Empire Ave.)	06/01/03	07/22/03	Speeding; volume of vehicles; make the street more pedestrian friendly and less vehicle friendly.	Independent traffic study done by Fehr & Peers; speed limit on Park Avenue reduced to 25 mph; speed-feedback signs mounted and operating on Park Avenue; increased speed limit enforcement by police; bulb-outs constructed by library; traffic lights on Deer Valley Drive at Bonanza Drive were synchronized with left turn signal on Park Avenue at Deer Valley to keep southbound traffic flowing; truck route directional sign mounted on pole on Park Avenue at Deer Valley Drive. Road markers have been laid down for striping Park Avenue from Empire Avenue southbound to 9 th Street. Northbound traffic lanes will be clearly marked with newly painted lanes of travel.	Ongoing
Cooke Drive/Stryker Avenue	07/28/03	10/22/03	Excessive high school student parking; improper parking.	High School students notified of parking problems through school safety coordinator Laurie Alexander; added enforcement of parking violations from police department; special events coordinator asked to notify	01/30/04

				police of events at Eccles Center and playing fields that might impact Cooke Drive area; barriers placed in area to prevent parking in residential area during softball tournament during July, 2004.	
Holiday Ranch Loop #2 (the "loop" area)	03/24/04	None	Speeding; concern that 25 mph speed limit may be too fast; another stop sign needs to be added to the intersection at "the loop" on Holiday Ranch Loop Road	A traffic survey was completed that showed the 25 mph speed limit was too fast for that particular area. The speed limit was reduced to 20 mph and Children At Play signs will soon be erected.	Completed
Lucky John Drive (Monitor Drive to Little Kate Road)	03/24/04	04/26/04	Speeding; lack of adequate and consistent speed signs; on-street parking for playing field activities; overflow parking from LDS church; lack of enforcement by police; volume of traffic.	Increased police enforcement of speeding and parking violations; playing field users educated about parking laws; barricades erected during playing field events; speed signs will be made to be consistent throughout length of street.	Ongoing
Marsac Corridor (Lower Mine Road to Roundabout)	04/16/05	04/28/04	Speeding; stop signs violations; increased traffic on the Mine Road; increased noise levels from vehicles; uncovered loads on trucks, and air quality impacts from exhaust and brake linings; safety inspections on construction trucks to remove hazardous vehicles from the roadway.	Increased police enforcement of speeding and stop sign violations; traffic trailers will be deployed more frequently in this area; three speed regulatory signs have been requested from UDOT; SBWRD has completed sewer construction on Marsac Avenue. The road has been paved and is open. We continue to work closely with the Marsac Corridor Association to ascertain problems and seek viable solutions.	Ongoing

Neighborhood & Business District Needs Assessment

July – September 2004

ATTACHMENT “B” TO QUARTERLY STATUS REPORT

Bonanza Ave Transit Enhancement

Weidenhamer

Status Report

1. Written Petition received – 6/18/04
2. Initial Internal Review – 6/16/04
3. Initial Communication to Council – 7/1/04
4. Comprehensive Internal Review – 6/16/04 & 7/17/04; ongoing
5. Initiate Public Forum – initial meeting 7/14/04; ongoing
6. Communication to Council – 9/04(preliminary) - Anticipated December update
7. Potential Council Decision - Estimated completion date 12/05 - OR – '05 CIP prioritization (if necessary)

Target for Action	Responsible	Actions	Target Date	Status	Budget
1. Add a bus	Neset	1. Add a full time summer bus route to serve Bonanza Dr. - Staff has recommended against this action (budget). Council update pending – fiscal analysis	8/04	Complete – See #5	Not budgeted - approx. \$200k/year to add
2. Re-Route existing service	Neset	1. Re-route existing service within existing stock - Staff has recommended against this action. (takes away service from other prioritized service areas). Council update pending based on fiscal analysis	8/04	Complete – See #5	
4. Pilot Program	Neset	1. Begin Pilot program - Staff has recommended against this action. (expensive to begin, takes at least 2 years to measure results)	8/04		

5. Fiscal Analysis	Applicant Gary Hill/ Jon W	1. ID current sales tax levels and other economic indicators 2. Compare potential increases in tax revenues generated from increased business to the transit budget 3. Update to Group on Fiscal analysis 4. Final recommendations to council	1.Aug '04 2.Aug '04 3.12/05 4. 1/05	1.Complete 2.Complete 3. Pending 4. Pending	- Minimal staff time
6. Revamp Transit Guide	Nesset	1. Focus on specific Destinations, ie Park Plaza or Rail Central	Winter '04-'05	Pending	Staff time

Neighborhood & Business District Needs Assessment

July – September 2004

ATTACHMENT “B” TO QUARTERLY STATUS REPORT

Prospector Square Property Owners Association

Weidenhamer

Status Report

1. Written Petition received – 1/28/04
2. Initial Internal Review – 2/26/04
3. Initial Communication to Council – 4/29/04
4. Comprehensive Internal Review – 5/25/04
5. Initiate Public Forum – Estimated completion date 8/30/04; ongoing
6. Communication to Council – Estimated completion date 10/31/04 & spring '05
7. Potential Council Decision - Estimated completion date – '05 CIP prioritization (if necessary)

Target for Action	Responsible	Actions	Target Date	Status	Budget
1. Streetlights	PSPOA P Erickson- PCMC	1. Identify those that are malfunctioning 2. Address defective locations	12/04	1.Pending 2.Pending #1	-Existing Budget (no schedule for streetlight maintenance)
2. Parking Lot Lights	PSPOA B Robinson- PCMC	1. Submit proposed plan (location & type) for additional lighting in outdoor parking lots	10/04	1. Pending	-PSPOA -Minimal staff time

3. Cross Walks - One at parking lot H - One at parking lot G - One at each end of lot J	Cashel	1. Minimum standards for cross-walks established 2. If necessary conduct a Traffic Engineering study to measure need for crosswalks at locations identified-volume, speeds, pedestrian counts, etc. 3. Present data to Traffic Calming Committee 4. If needed, install cross-walks identified in study. At this time traffic committee recommends against	6/04	1.Complete	Traffic Calming CIP
	Traffic Comm.			2.Unnecessary at this time	
	TCC		8/04	3.Complete	"
	Cashel		Winter '05	4.Pending additional review	"
	Traffic Comm.				
4. Calming Devices	Weidenhamer	1. Identify preferred locations for study 2. Use existing Vehicle Feedback Sign to gather data on speeds & amount of traffic 3. Make later recommendation based on data collection	7/04	1.Complete	Traffic Calming CIP
	Howard		Winter'05	2.Pending	
	Traffic Comm.		Spring'05	3.Pending	"
5. Plow Sidewalks	Erickson	1. Establish policy to clarify areas City will plow and not plow 2. Council adoption into Muni Code 3. Compare new policy to POPOA's request and assess feasibility of plowing sidewalks city-wide as part of budget process	10/04	1.Complete	Unknown
	PSPOA		10/04	2.Complete	
	Gibbs		12/04	3.CIP prioritization	
6. Aspen Apartments - Overflow parking	Weidenhamer	1. Further discussion to define issue	12/04	Pending	
	PSPOA				

Neighborhood & Business District Needs Assessment

ATTACHMENT “B” TO QUARTERLY STATUS REPORT

July – October 2004

Deer Valley Drive and Sunnyside Drive Neighborhood

Weidenhamer

Status Report

Written Petition received – 11/10/03

Initial Internal Review – 1/26/04

Initial Communication to Council – 2/19/04 & 6/3/2004

Comprehensive Internal Review – 6/16/04

Initiate Public Forum – Estimated completion date: next budget cycle

Communication to Council – December 2004 & Spring 2005

Potential Council Decision – 2005 CIP prioritization

Target for Action	Responsible	Actions	Target Date	Status	Budget
1. Sidewalk Lighting	Gibbs Erickson	Identify the location and address the need	Summer 2005	Pending	CIP
2. Cross Walks & Traffic Calming Devices	Kingery & Fehr & Peers	1. Traffic Engineering study to establish minimum standards for cross walks. 2. If needed, install cross walk identified in study 3. Traffic calming enforcement officers have been dispatched to location on June 17, 2004	Summer 2005	1. Complete	Traffic Calming CIP

3. Bus Stop	Cashel	1. A bus stop is approved for Mountain lands housing development 2. Neighborhood group suggested another location, but not allowed due to intersection	Winter 2005	Pending	Mountainlands as part of Master Planned Development
4. Sidewalks	Gibbs	Will explore connecting sidewalks along Deer Valley Drive	Summer 2005	Pending	Use of existing budget
5. Neighborhood Park	RAB & BLM	Neighborhood group was exploring a neighborhood park which may be owned by the BLM		Need for negotiation	None identified
6. Underground Utilities		City Council would need to direct staff to prepare feasibility study	Council would have to direct staff		Not budgeted
7. Burnt down structures		1. Staff as directed by Council could work with the Building Department. 2. Staff will need to determine what to do with these structures as they are lying on public land and are privately owned.	Council would have to direct staff		Requires direction from City Council
8. Clean-up creek	P Erickson	Staff as directed by Council	Council would have to direct staff		Requires direction from City Council

Summit County Mosquito Abatement District

336-2088

P. O. Box 523

1735 So. Hoytsville Road

Coalville, UT 84017

Mayor Dana Williams
Park City Municipal Corporation
P. O. Box 1480
Park City, UT 84060

Dear Mayor Williams,

The County Commissioners on October 27, 2004, created a new mosquito abatement district by annexing Kamas Valley, Park City and Snyder Basin into the North Summit Mosquito Abatement District. Each city, with the exception of Park City, can appoint a member to the Summit County Mosquito Abatement District Board. Park City has two appointments to the board.

We would like to request that you appoint concerned citizens to the new Summit County Mosquito Abatement District Board. We been fortunate to have board members who have had the community's best interests at heart. Past board members have been very dedicated and have enjoyed serving for a number of years.

We will be very careful with your appointees' time commitment. We have generally had 4 to 5 board meetings a year.

Because the district needs to formulate a budget by December of this year, we would appreciate your prompt consideration of this matter.

If you have any questions, please call me at (435) 336-2088.

Sincerely,



John Jaussi
Manager



City Council Staff Report

Planning

Author: Kirsten Whetstone
Subject: Chateaux at Silver Lake - Amendments to Record of Survey
Date: November 11, 2004
Type of Item: Legislative

SUMMARY RECOMMENDATION: Conduct a public hearing, consider public input, and approve the first amendment to the Second Supplemental Condominium plat for the Chateaux at Silver Lake Plat for Building C, and the amendment to the Chateaux at Silver Lake record of survey, as conditioned.

Topic

Applicant:	Silver Lake Associates, LLC
Applicant's Representative:	Jeff Werbelow
Project Address:	7815 Royal Street East
Zoning:	Residential Development as part of the Deer Valley Master Planned Development (RD-MPD)
Adjacent Land Uses:	Condominiums, single family residential, Silver Lake commercial, Ski lifts and runs
Reason for Review:	Amendments to Record of Survey plats require Planning Commission review and City Council approval.

Background

On March 12, 1997 the Planning Commission approved a small scale MPD (Conditional Use Permit) for a 78 unit condominium project known as the Chateaux at Silver Lake Village, consisting of three buildings (A, B and C). The property is part of the Deer Valley Master Planned Development. Approximately 7,500 sf of commercial uses and 20,000 sf of support commercial and convention uses (10% of the net residential area) were also approved on the 3.24-acre site. Buildings A and B are complete and condominium record of survey plats have been approved and recorded. The parking structure was condominiumized with the Chateaux at Silver Lake Amended- record of survey plat.

On September 27, 2001, the Planning Commission approved an amended CUP to transfer an additional 1,784 sf of commercial to the Chateaux CUP from the Silver Lake Community commercial allotment (part of the Deer Valley MPD). On December 20, 2001 the City Council approved a record of survey plat for Building C of the Chateaux at Silver Lake, which is Phase III of the condominium project. The plat for Building C is known as the Second Supplemental Condominium Plat - The Chateaux at Silver Lake. The record of survey plat for Building C was recorded at the County. Building C has not yet been constructed.

On September 17, 2004 the applicants submitted this request to amend the record of survey plat for the entire Building C due to proposed internal modifications to floor plans, unit layouts, number of bedrooms in some of the units, and internal circulation (ie. location of hallways, elevators, stairways). The application also includes a request to amend the Chateaux at Silver Lake- Amended record of survey plat to change a 60' x 15' area of the common area parking garage into limited common area for a valet and check-in circulation area.

On October 27, 2004, the Planning Commission held a public hearing and voted to forward to City Council a positive recommendation to approve the record of survey amendments as described below. There was no public input.

Analysis

The revised unit layouts create units that are not located on a double loaded interior corridor, but rather are accessed through semi-private stairwells and elevator lobbies. Each unit has windows facing to the east and west (with some on the north as well) with light coming in from at least two sides. The proposed internal unit modifications are consistent with the approved Conditional Use Permit. No additional units or square footage results from these changes. The total number of units decreases from 23 units to 19 units (this project has consistently utilized Deer Valley Units per the Deer Valley MPD, not the UE formula). The exterior footprint remains substantially the same as previously platted.

There are no easement or setback issues related to this request. All existing utility and trail easements remain and will be platted as previously recorded. There are no open space changes and the parking demand does not increase. The actual parking requirement decreases for Building C by 8 spaces, due to the decrease in the total number of units and the relative unit sizes. The Chateaux CUP was approved with a requirement for 333 parking spaces, yet a total of 481 code compliant spaces were constructed and shown on the Chateaux at Silver Lake- amended record of survey plat. All but 40 spaces are designated as Common Area, held in common by the HOA. The 40 spaces are designated as Private Space (Parking Condominiums) for lease, sale, or use outside of the Chateaux project. Some of these additional spaces have been leased to Deer Valley. The requested record of survey plat amendments do not impact the LMC required parking for the Chateaux project. The project continues to have 108 excess parking spaces.

One of the proposed amendments to the Chateaux at Silver Lake- amended record of survey plat (as opposed to the Building C supplemental plat) is a request to change the designation of a 60' by 15' (900 sf) area of the parking structure to Limited Common Space for Building C. The space is currently designated as Common Space. The applicants propose to use this space, approximately the area of 7-8 parking spaces, for a circulation area for valet, guest check-in, bell hop, and arrival area for Building C.

The exterior of building C is substantially the same as previously approved, with the

exception of a couple of minor window re-locations. Staff has compared the approved and recorded condominium plat for Building C to the proposed plat and finds them substantially the same. Building heights and roof forms have not changed and the exterior footprint, exterior materials and details, deck locations, and general window locations remain substantially the same (see plans). Detailed construction plans, including a certified survey, have been submitted for review as part of the building permit submittal. No construction will commence without a building permit, issued by the City. No individual sale of units may occur without approval and recordation of the amended record of survey plat.

On March 8, 2004 the Chateaux HOA voted to approve the amendments to the record of survey plats. Staff has reviewed the title reports submitted with the application to verify that all unit owners subject to the amended plat are party to the application. All of the residential units within Building C are owned by the applicant, Silver Lake Associates. Staff has received title reports verifying current ownership of all private condominium space within Building C, as well as documentation verifying approval of 2/3 of unit owners within the whole Chateaux at Silver Lake.

Because the total residential and commercial (support commercial uses) condominium unit square footage is substantially the same as previously platted, the undivided ownership rights in the Common Areas and Facilities (of the Chateaux at Silver Lake project) and voting rights of unit owners in the project are materially unaffected. The Chateaux HOA has submitted a Fourth amended Condominium Declaration for recordation with the amended plats (available in the Planning files). Staff recommends a condition of approval that the City Engineer and City Attorney review the amended Declaration documents and the plat documents as to form prior to recordation.

Department Review

The interdepartmental review team has reviewed this project. At such time as final record of survey plats are required, the City Engineer and City Attorney will review the plats as to form and compliance with State law and the Land Management Code prior to recordation.

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 Planning Staff at the time of this report.

ALTERNATIVES

- A. The City Council may approve the amended record of survey with the conditions stated, or modify the conditions, or
- B. The City Council may deny the amended record of survey and direct staff to prepare findings for denial, or

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

SIGNIFICANT IMPACTS

There are no significant fiscal or environmental impacts from this amended Record of Survey in that the total square footage of Building C is substantially the same as previously platted. The applicants have submitted plans for a building permit for Building C, consistent with the configuration as described by this amended plat. There is a possible impact on the surrounding properties if the plat is not amended, in that it is unlikely the current developer will complete Building C in the existing platted configuration. The existing configuration is not consistent with the current owner's marketing focus of a Private Residence Club. The Silver Lake Community is interested in seeing Building C constructed as the existing fence and vacant excavated area are somewhat of an eye sore. The new configuration of units will be marketed as Private Residence Club units. No individual units in the revised configuration may be sold until the amended record of survey plat is recorded.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION

A decision to not amend the Record of Survey will prohibit unit owners from amending the interior as requested and will require them to resubmit the entire building permit plan set and structural details to be consistent with the currently approved and recorded plat or with an amended and approved plat.

RECOMMENDATION

The staff recommends that the City Council conduct a public hearing, consider any input, and approve the amended Chateaux at Silver Lake record of survey plats based on the findings of fact, conclusions of law and conditions of approval as stated in the Ordinance.

Ordinance No. 04-

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

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

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

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

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

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

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

SECTION 1. FINDINGS OF FACT.

1. On March 12, 1997 the Planning Commission approved a Small Scale Master Planned Development for the 78 unit condominium project known as the Chateaux at Silver Lake CUP, a Small Scale MPD. The property is subject to the Chateaux at Silver Lake CUP.
2. The Chateaux at Silver Lake project is located at 7815 Royal Street East and the property is zoned RD-MPD, Residential Development- Master Planned.
3. The property is subject to the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit of April 14, 1993 and is included on the 11/4/99 recorded Chateaux at Silver Lake record of survey plat as expandable area.
4. The proposed plat designates the type of ownership of this property as condominium ownership.

5. A financial guarantee for all public improvements, including all public trails and sidewalks, is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
6. On December 12, 2001 the Planning Commission held a public hearing on the proposed record of survey plat and forwarded a positive recommendation to the City Council.

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

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

1. City Attorney and City Engineer review and approval of the final form and content of the record of survey plat and the Conditions, Covenants and Restrictions (CC&R=s), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the record of survey plat.
2. All conditions of approval for the Chateaux at Silver Lake CUP, approved by the Planning Commission on March 12, 1997, shall continue to apply in full force and effect.
3. All Park City Standard Project Conditions shall apply.
4. All required financial guarantees, that have not already been posted, for the value of all public improvements to be completed, shall be provided to the City as a condition precedent to plat recording. All public improvements, including public trails and sidewalks, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

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

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

PASSED AND ADOPTED this 11th day of November, 2004.

Private ownership (unit area)

Limited Common Area and Facilities-Residential

Limited Common Area and Facilities-Commercial

Common Area and Facilities

L.C.A.

Limited Common Area

C.C.

Commercial Condominium

SCALE

1" = 20'

LEGEND

NOTES:

1. All elevations are shown to finish surface.

2. All interior wall dimensions and square footages are shown to finish surface.

3. Plans and dimensions on these plots were compiled from architectural drawings prepared by Elliott Mahoney Architect.

4. Lot 23 has an access and parking easement agreement dated 8-11-97, by and between Deer Valley Resort Company and Silver Lake Associates, LLC, recorded August 12, 1997 as Entry No. 484253, in Book 1066 at Page 312 of Official Records. (125 Parking Stalls – Parking Level 3 Unassigned).

5. Fireplaces in privately-owned areas shall be of a non-solid fuel burning type.

6. The street address of the Chateaux is 7815 Royal Street East.

7. The building footprint shown on this plot was taken from Sheet 6 of 11 (Level 1) and depicts the exterior lines of that level, including all decks.

8. (R1) The record bearing and distance as shown on the previously recorded plots of the Chateaux at Silver Lake Buildings A&B by Thompson-Hysell Engineers were found to be in error.

LEGAL DESCRIPTION

A portion of common area located on Parking Structure – Level 1 as shown on Page 12 of 13 of The Chateaux at Silver Lake – Amended (A Utah Condominium Project) recorded November 4, 1999 as Map # 552115 of the Summit County records described as follows:

BEGINNING of a point on the easterly line of the existing parking structure, said point being South 67°29'15" West 70.08 feet along the northerly line of Lot 23, Knoll Estates (formerly known as Deer Valley Club Estates, Amended), South 07°37'17" West 152.18 feet along the west line of convertible space (Unit C5 #2) "Building C" as shown on The Chateaux at Silver Lake – Amended (A Utah Condominium Project) recorded November 4, 1999 as Map # 552115 of the Summit County records, and South 82°22'43" East 76.28 feet from the most northerly corner of said Lot 23 as described on said The Chateaux at Silver Lake and running thence along said easterly line South 07°32'48" West 60.00 feet; thence North 82°22'43" West 16.00 feet; thence North 07°32'48" East 60.00 feet; thence South 82°22'43" East 16.00 feet to the POINT OF BEGINNING.

Containing 960 square feet or 0.022 acres.

See Page 12 of 13 of
The Chateaux at Silver Lake – Amended
(a Utah Condominium Project)
recorded November 4, 1999 as
Map # 552115 of the
Summit County records

CONDOMINIUM PLAT
THE CHATEAUX AT SILVER LAKE - AMENDED
PARKING STALLS 060-065 AMENDED
A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST
QUARTER OF SECTION 27, T8S14N, R10E, SHARPSHIRE TWP.,
SILVER LAKE BASIN AND MERRIDAN, SUMMIT COUNTY, UTAH

The Keith Companies

TKC

960 West LeVoy Drive, Suite 100, Taylorsville, Utah 84123
Phone (801) 743-0696 Fax (801) 743-0697
Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

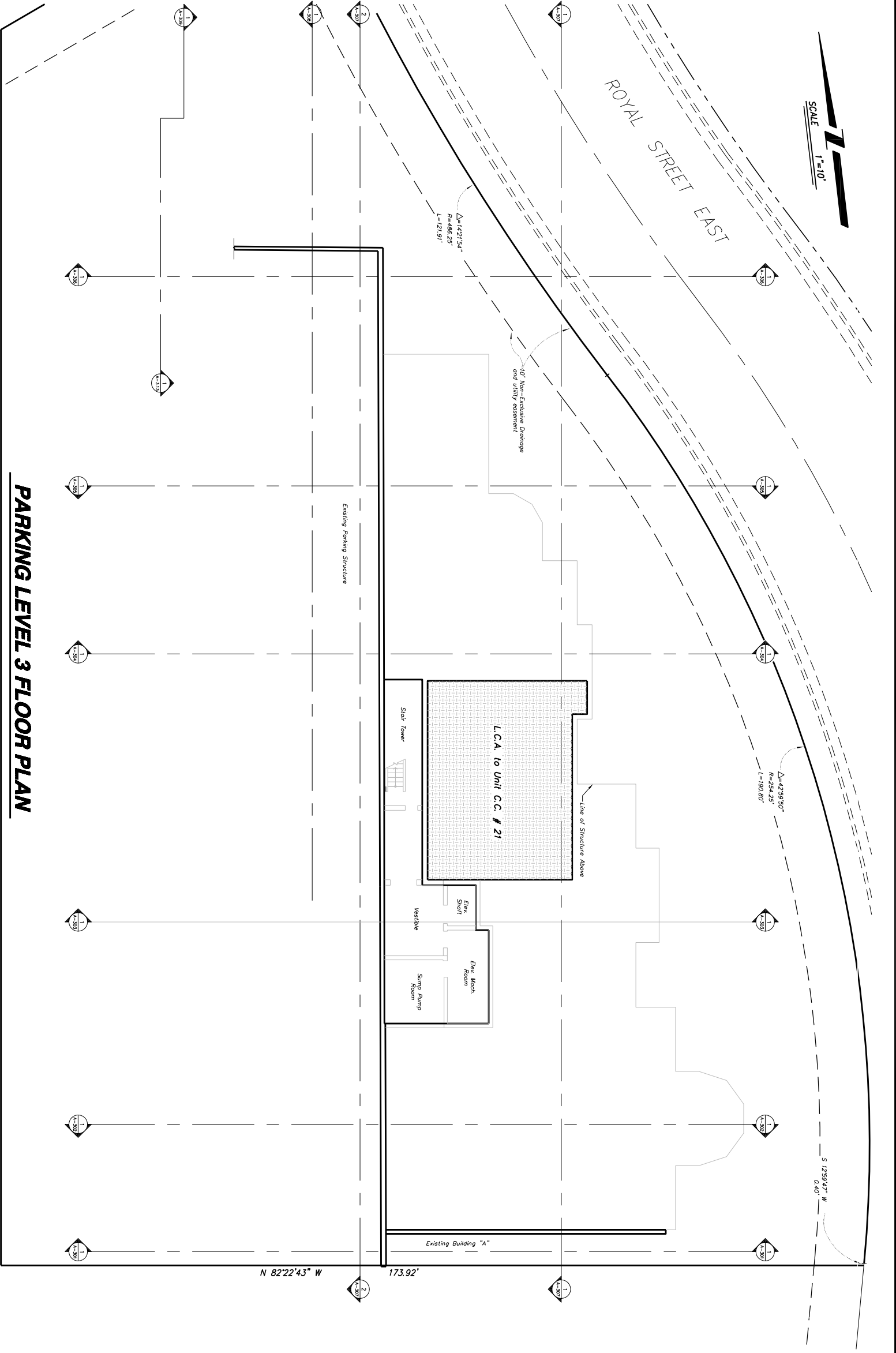
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Recorded as Entry No. _____
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Summit County Recorder

PROJECT No.: 132819.01.000
SHEET No.: 2 of 2

38

T2S, R4E, NW 1/4 Section 27

[illegible]



PARKING LEVEL 3 FLOOR PLAN

NOTES

- Plans and dimensions shown on this plot were compiled from architectural drawings prepared by Elliott Mononey Architecture.
- Interior dimensions shown are to finished surfaces.
- All structural elements are designated as common areas.
- Refer to Declaration of Condominium for complete description of ownership.
- Some interior structural features shown as common areas included in the unit square footage calculations.

LEGEND

- | | |
|--|--|
| | Private ownership (unit area) |
| | Limited Common Area and Facilities-Residential |
| | Limited Common Area and Facilities-Commercial |
| | Common Area and Facilities |
| | Limited Common Area |
| | Commercial Condominium |
| | L.C.A. |
| | C.C. |

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS #2) "BUILDING C"
COMMENCING at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates, Amended) per the official plat thereof; thence South 67°29'15" West along the north line of said Lot 23 for 70.08 feet; thence South 07°37'17" West for 249.08 feet; thence South 82°22'43" East for 173.92 feet to a point on the east line of said Lot 23, said point also being the westerly right-of-way of Royal Street East; thence said point east along the building line (easement) North 12°58'42" East for a distance of 190.80 feet to the center of a circular arc having a radius of 423.9307' (chord bearing and distance North 082°30'08" West 186.35 feet) and for an arc length of 190.80 feet; thence with a curve to the right having a radius of 486.25 feet, a central angle of 142°15'4" (chord bearing and distance of North 22°43'06" West 121.59 feet) and for an arc length of 121.91 feet to the POINT OF BEGINNING.
Contains 0.8494 Acres - 37,000 sq. ft.

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SECOND SUPPLEMENTAL CONDOMINIUM PLAT
BUILDING "C" - SECOND AMENDED
THE CHATEAUX AT SILVER LAKE
A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST, SALT LAKE BASIN AND MERIDIAN, SUMMIT COUNTY, UTAH

The Keith Companies

960 West LeVoy Drive, Suite 100, Taylorsville, Utah 84123
Phone (801) 743-0606 Fax (801) 743-0607
Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

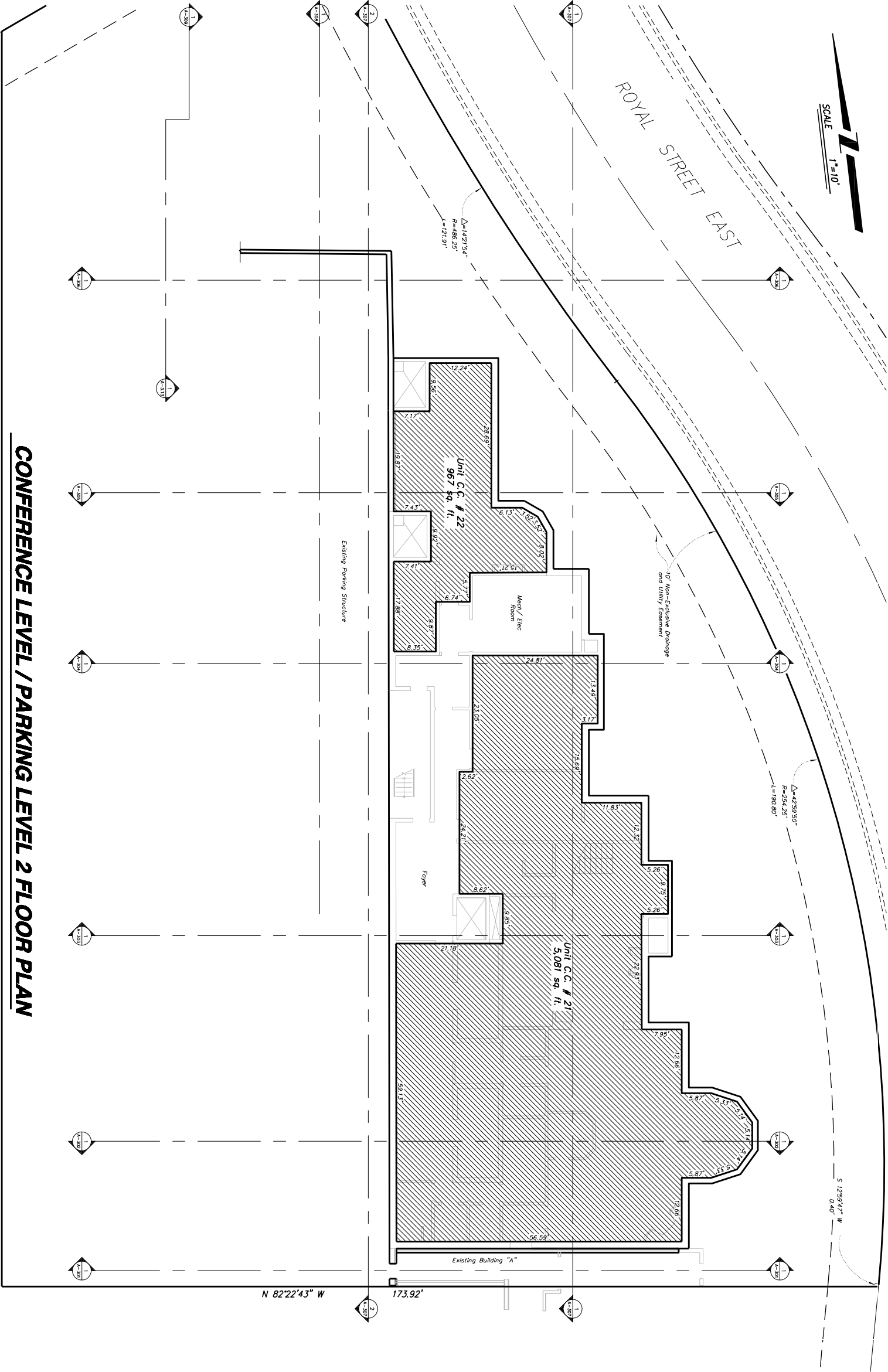
State of Utah, County of Summit

Recorded and filed at the request of _____
Prepared as Entry No. _____
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Summit County Recorder

PROJECT No: 132819.01.000
SHEET No: 2 of 11

SCALE
1"=10'

ROYAL STREET EAST



CONFERENCE LEVEL / PARKING LEVEL 2 FLOOR PLAN

N 07°37'17" E 249.08'

NOTES

1. Plans and dimensions shown on this plot were compiled from architectural drawings prepared by Elliott Mononey Architecture.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. Refer to Declaration of Condominium for complete description of ownership.
5. Some interior structural features shown as common areas included in the unit square footage calculations.

LEGEND

- | | |
|--|--|
| | Private ownership (unit area) |
| | Limited Common Area and Facilities-Residential |
| | Limited Common Area and Facilities-Commercial |
| | Common Area and Facilities |
| | Limited Common Area |
| | Commercial Condominium |

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT C.S. #2) "BUILDING C"
COMMENCING at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates, amended) per the official plat thereof; thence South 67°29'15" West along the north line of said Lot 23 for 70.08 feet; thence South 07°37'17" West for 249.08 feet; thence South 82°22'43" East for 173.92 feet to a point on the east line of said Lot 23, said point also being the westerly right-of-way of Royal Street East; thence said point east along the building three courses North 23°39'4" East for a distance of 142.15 feet; thence said point north along the building three courses North 08°30'08" West for a central angle of 42°39'30" (chord bearing and distance North 08°30'08" West 186.35 feet) and for an arc length of 190.80 feet; thence with a curve to the right having a radius of 486.25 feet, a central angle of 142°1'54" (chord bearing and distance of North 22°49'06" West 121.59 feet) and for an arc length of 121.91 feet to the POINT OF BEGINNING.
Contains 0.8494 Acres - 37,000 sq. ft.

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SECOND SUPPLEMENTAL CONDOMINIUM PLAT
BUILDING "C" - SECOND AMENDED
THE CHATEAUX AT SILVER LAKE

A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST, SALT LAKE BASIN AND MERIDIAN, SUMMIT COUNTY, UTAH

The Keith Companies

TKC

960 West LeVoy Drive, Suite 100, Taylorsville, Utah 84123

Phone (801) 743-0696 Fax (801) 743-0697

Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

State of Utah, County of Summit

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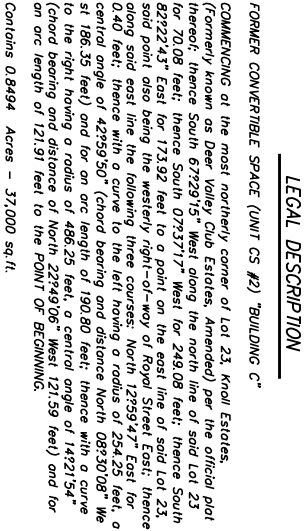
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Fee \$ _____ Summit County Recorder

PROJECT No: 132819.01.000

SHEET No: 3 of 11



SECOND SUPPLEMENTAL CONDOMINIUM PLAT
BUILDING "C" - SECOND AMENDED
THE CHATEAUX AT SILVER LAKE
 A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST
 QUARTER OF SECTION 16, T12N, R10E, S12E, 4TH EDITION
 SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

The Keith Companies


960 West LeVoy Drive, Suite 100 | Taylorsville, Utah 84123
 Water Resources | Land Planning | Civil Engineering | Land Surveying | Mapping | Environmental Services

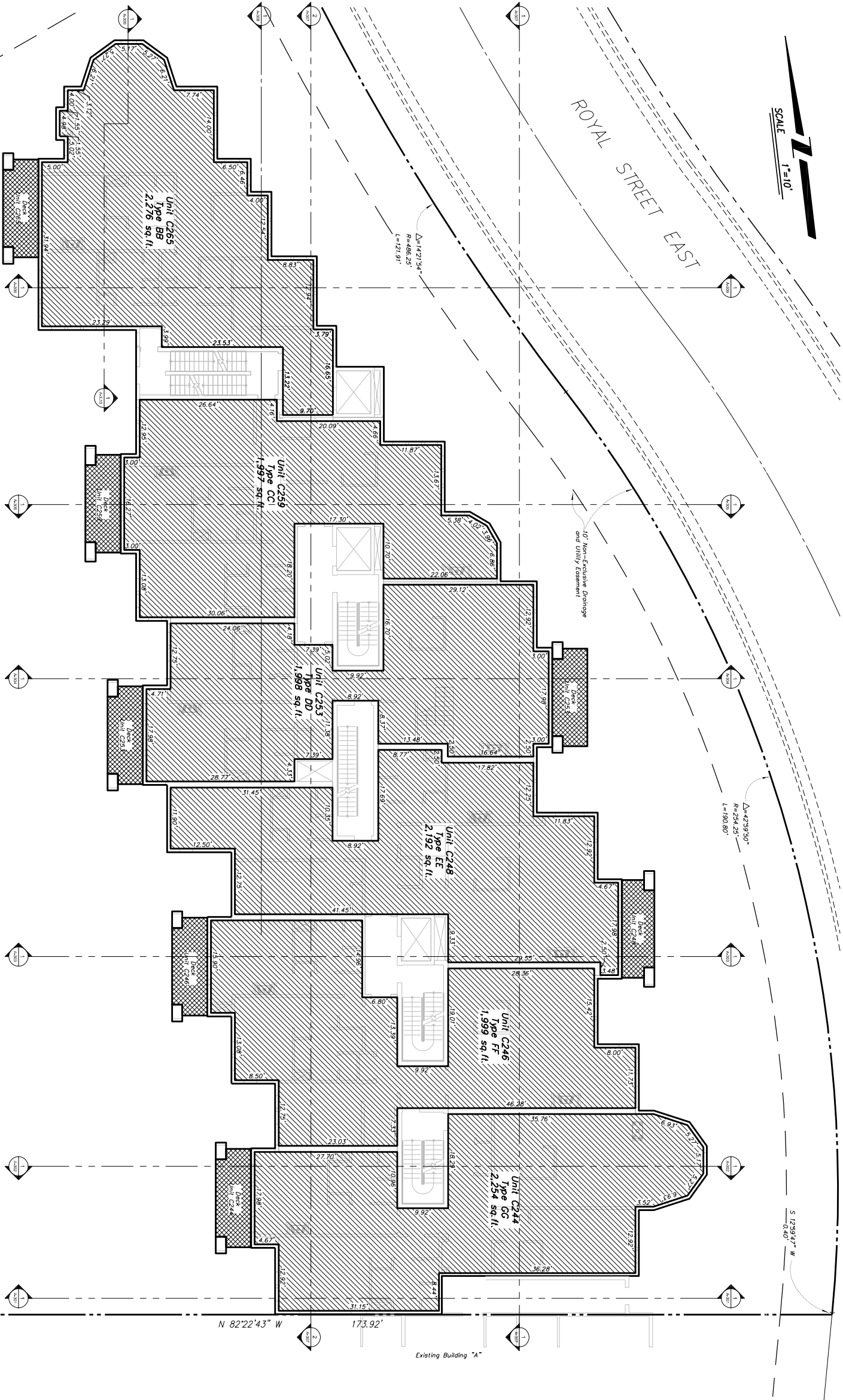
State of Utah, County of Summit,
 Recorded and filed at the request of _____
 Recorded on Entry No. _____

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PRODUCT No. 132819.01.000
 SHEET No. 4 of 11

SCALE
1"=10'

ROYAL STREET EAST



LEVEL 1 FLOOR PLAN

N 07°37'17\"

E 249.08'

NOTES

1. Plans and dimensions shown on this plat were prepared by Elliott Mahoney Architecture.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. Refer to Declaration of Condominium for complete description of ownership.
5. Some interior structural features shown as loadage calculations.

LEGEND

- | | |
|--|--|
| | Private ownership (unit area) |
| | Limited Common Area and Facilities-Residential |
| | Limited Common Area and Facilities-Commercial |
| | Common Area and Facilities |
| | Limited Common Area |
| | Commercial Condominium |

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT GS #2) "BUILDING C"
COMMENCING at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates, amended) per the official plat thereof; thence South 67°29'15\"

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SECOND SUPPLEMENTAL CONDOMINIUM PLAT BUILDING "C" - SECOND AMENDED THE CHATEAUX AT SILVER LAKE

A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, T4S, R4E, NW 1/4 Section 27, SALT LAKE BASIN AND MERIDIAN, SUMMIT COUNTY, UTAH

The Keith Companies

TKC

900 West LeVoy Drive, Suite 100, Taylorsville, Utah 84123

Phone (801) 743-0606 Fax (801) 743-0607

Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

State of Utah, County of Summit

Recorded and filed at the request of _____

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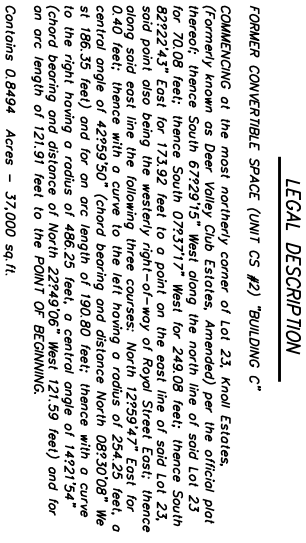
Fee \$ _____ Summit County Recorder

PROJECT No:

132819.01.000

SHEET No:

5 of 11



THE Keith Companies

TKE

960 West LeVoy Drive, Suite 100, Jacksonville, Utah 84125
Phone: (435) 742-0000
Fax: (435) 742-0000
Waste Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

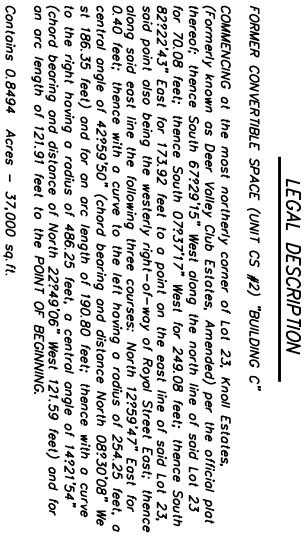
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PROJECT No: 1328191.01.000
SHEET No: 6 of 11

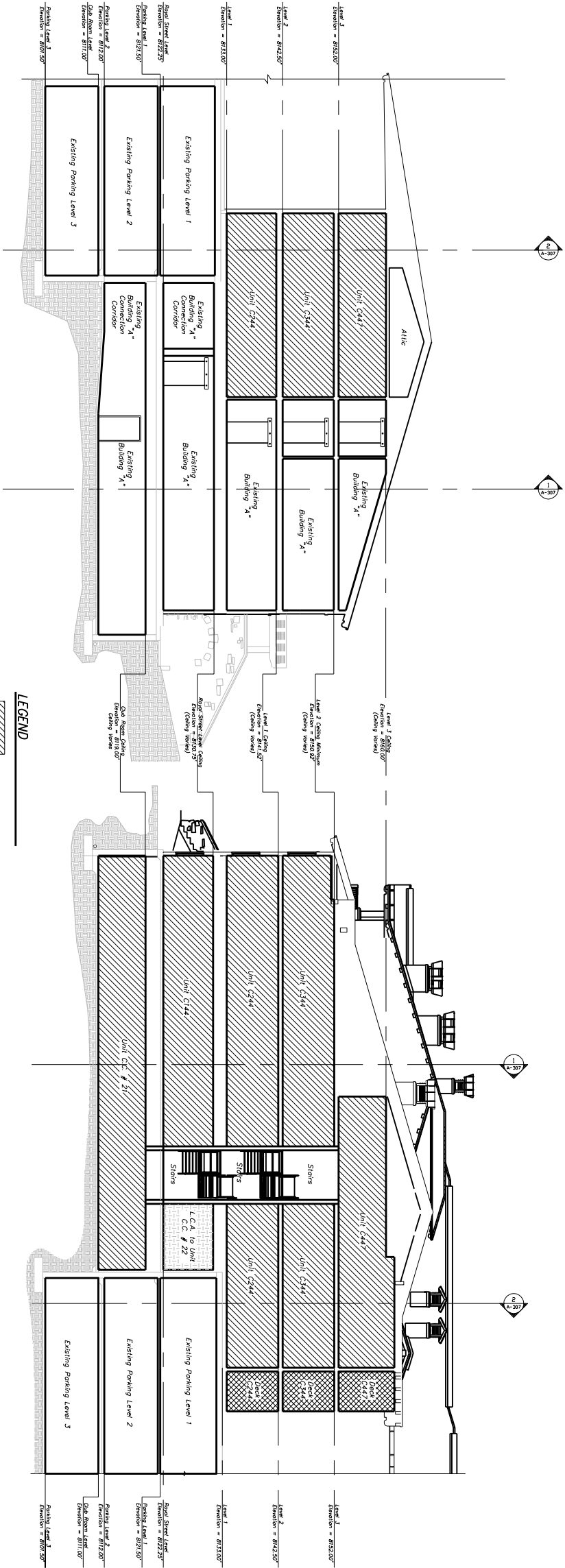
State of Utah, County of Summit

Summit County Recorder



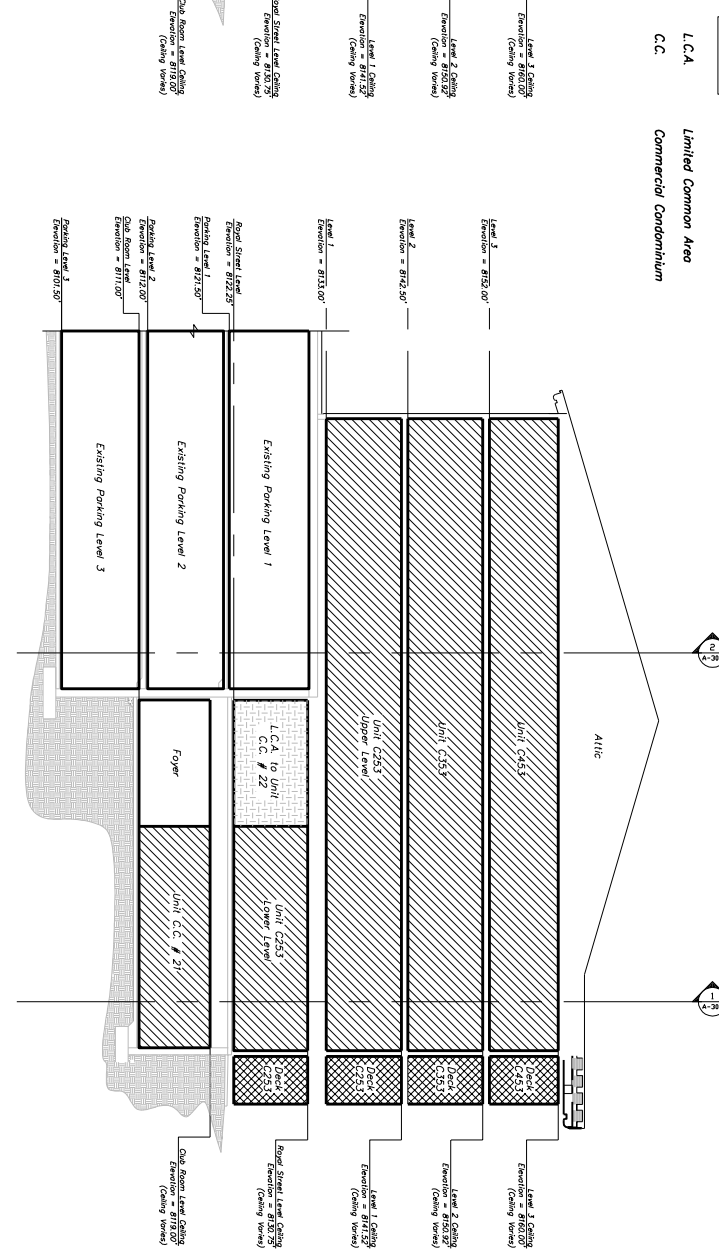
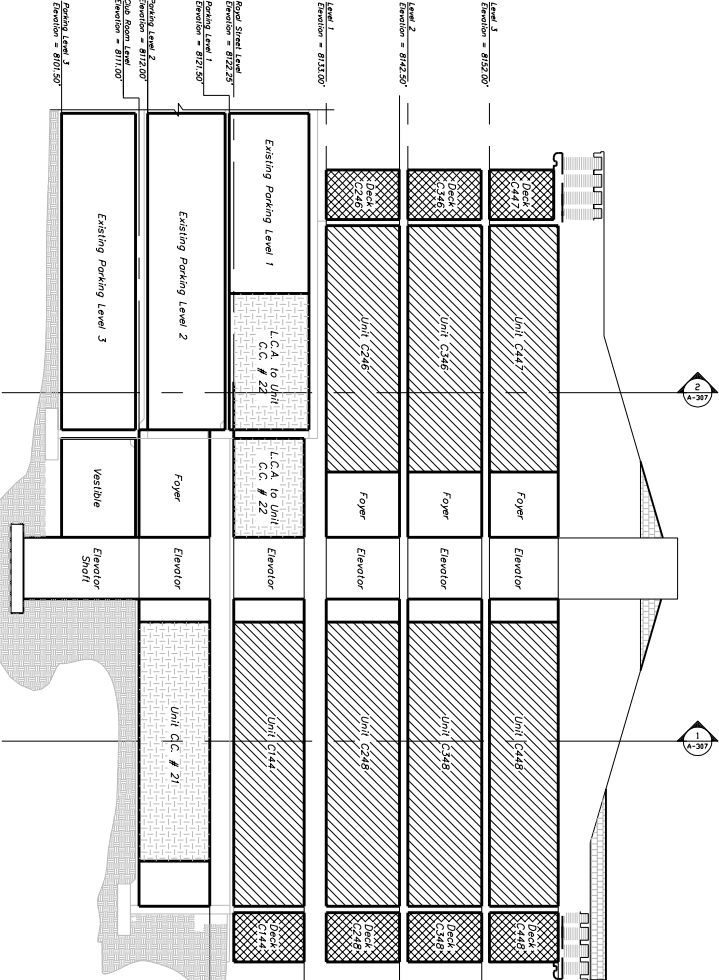
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SECOND SUPPLEMENTAL CONDOMINIUM PLAT BUILDING "C" - SECOND AMENDED THE CHATEAUX AT SILVER LAKE A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH			
The Keith Companies TKC			
960 West Lacey Drive, Suite 100, Taylorsville, Utah 84123 Phone (801) 743-0006 Fax (801) 743-0007 West Resources Land Planning, City Engineering, Land Servicing, Mapping, Environmental Services			
<u>State of Utah, County of Summit</u>			
Recorded and filed at the request of _____ Recorded on Entry No. _____			
Date: _____	Time: _____	Book: _____	Page: _____
PROJECT No: 132819.01.000			
SHEET No: _____			
7 of 11			





LEGEND

- Private Ownership (Unit Area)
- Limited Common Area and Facilities-Residential
- Limited Common Area and Facilities-Commercial
- Common Area and Facilities
- L.C.A. Limited Common Area
- C.C. Commercial Condominium



LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT C-#2) "BUILDING C"
COMMENCING at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates, Amended) per the official plat thereof; thence South 67°29'15" West along the north line of said Lot 23 for 70.08 feet; thence South 07°33'17" West for 249.08 feet; thence South 82°22'43" East for 173.92 feet to a point on the east line of said Lot 23, said point also being the westerly right-of-way of Royal Street East; thence along said east line the following three courses: North 23°59'4" East for a distance of 254.44 feet; thence North 45°00'00" East for a distance of 186.35 feet; a central angle of 42°59'50" (chord bearing and distance North 08°30'08" West 186.35 feet) and for an arc length of 190.80 feet; thence with a curve to the right having a radius of 486.25 feet, a central angle of 142°15'4" (chord bearing and distance of North 22°49'06" West 121.59 feet) and for an arc length of 121.91 feet to the POINT OF BEGINNING.
Contains 0.8494 Acres - 37,000 sq. ft.

The Keith Companies

TKC

960 West LeVoy Drive Suite 100, Taylorsville, Utah 84123
Phone (801) 743-0696 Fax (801) 743-0697
Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

State of Utah, County of Summit

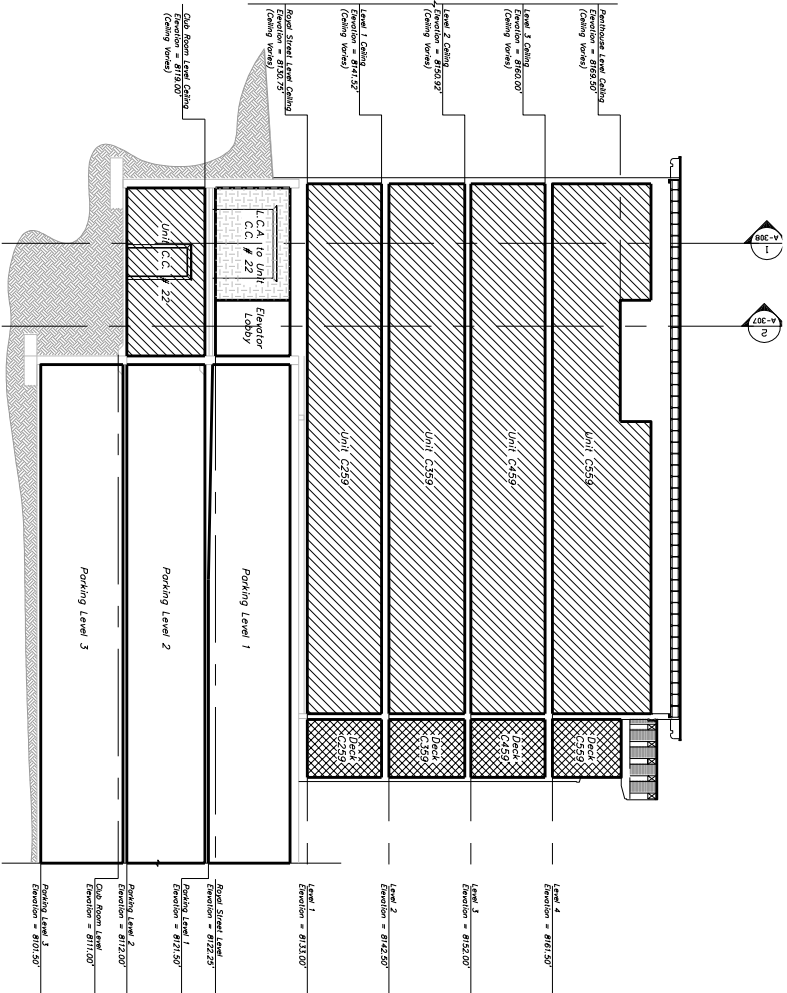
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PROJECT No: 132819.01.000
SHEET No: 9 of 11

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08/21/2004

SECOND SUPPLEMENTAL CONDOMINIUM PLAT
BUILDING C" - SECOND AMENDED
THE CHATEAUX AT SILVER LAKE
A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, T4N, 36S, R14E, S44E, SALT LAKE BASIN AND MERIDIAN, SUMMIT COUNTY, UTAH



BUILDING SECTION

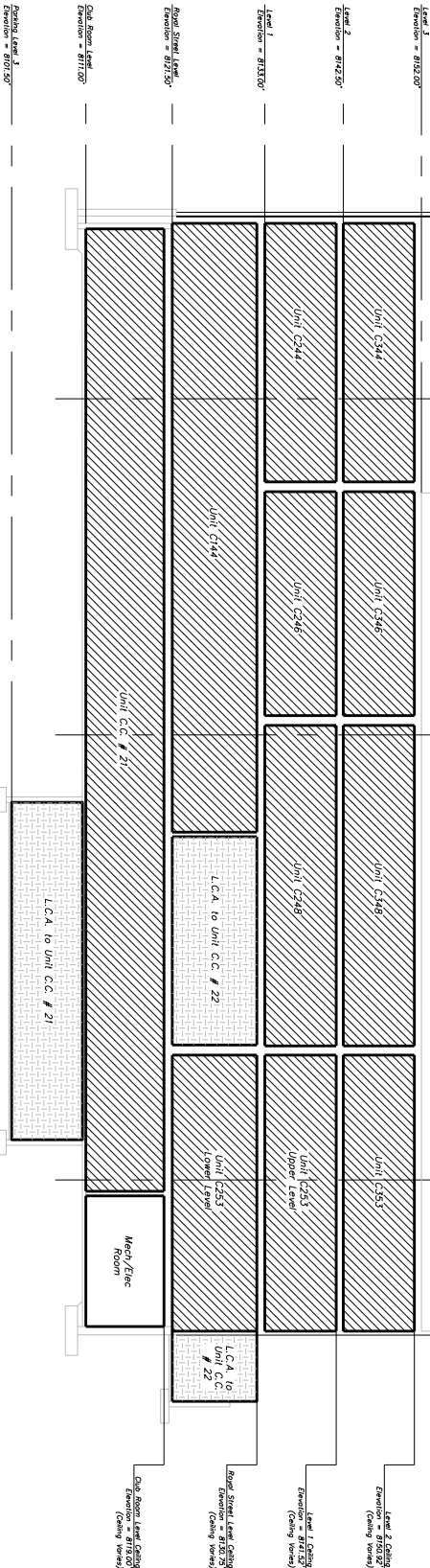
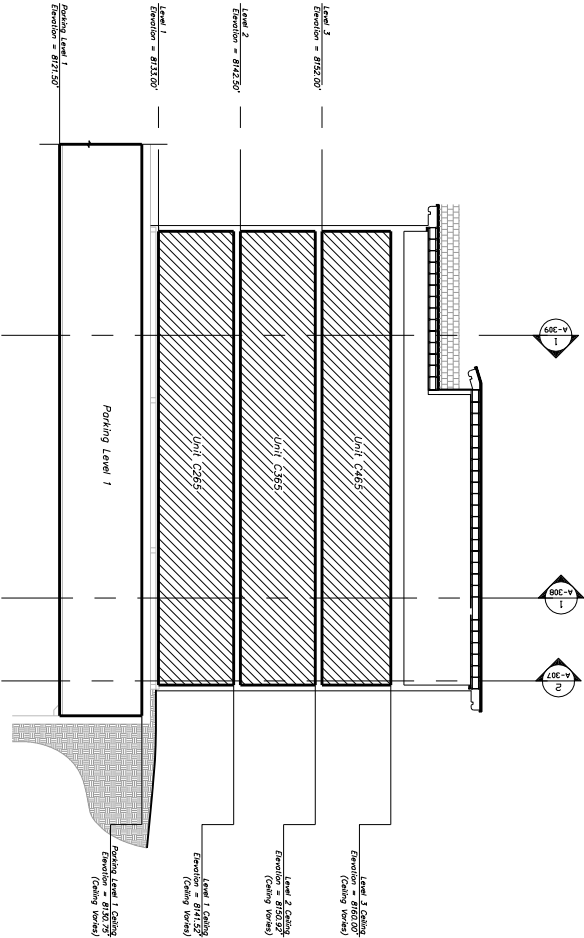
1
A-305

LEGEND

- Private Ownership (Unit Area)
- Limited Common Area and Facilities-Residential
- Limited Common Area and Facilities-Commercial
- Common Area and Facilities
- L.C.A.
- Commercial Condominium C.C.

BUILDING SECTION

1
A-306



BUILDING SECTION

1
A-307

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT C3 #2) "BUILDING C"
COMMENCING at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates, amended) per the official plat thereof; thence South 67°29'15" West along the north line of said Lot 23 for 70.08 feet; thence South 07°33'17" West for 249.08 feet; thence South 82°22'43" East for 173.92 feet to a point on the east line of said Lot 23, said point also being the westerly right-of-way of Royal Street East; thence said point east along the building three courses North 22°59'4" East for a distance of 429.93 feet to the center of a circular arc having a radius of 186.35 feet and for an arc length of 429.93 feet (chord bearing and distance North 08°30'08" West 186.35 feet) and for an arc length of 190.80 feet; thence with a curve to the right having a radius of 486.25 feet, a central angle of 142°15'4" (chord bearing and distance of North 27°49'06" West 121.59 feet) and for an arc length of 121.91 feet to the POINT OF BEGINNING.
Contains 0.8494 Acres - 37,000 sq. ft.

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SECOND SUPPLEMENTAL CONDOMINIUM PLAT
BUILDING "C" - SECOND AMENDED
THE CHATEAUX AT SILVER LAKE
A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, T3S, R4E, NW 1/4 SECTION 27, SALT LAKE BASIN AND MERIDIAN, SUMMIT COUNTY, UTAH

The Keith Companies

TKC

960 West Legacy Drive Suite 100, Taylorsville, Utah 84123

Phone (801) 743-0696 Fax (801) 743-0697

Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

State of Utah, County of Summit

Recorded and filed at the request of

Recorded as Entry No.

Date

Fee \$

PROJECT No:

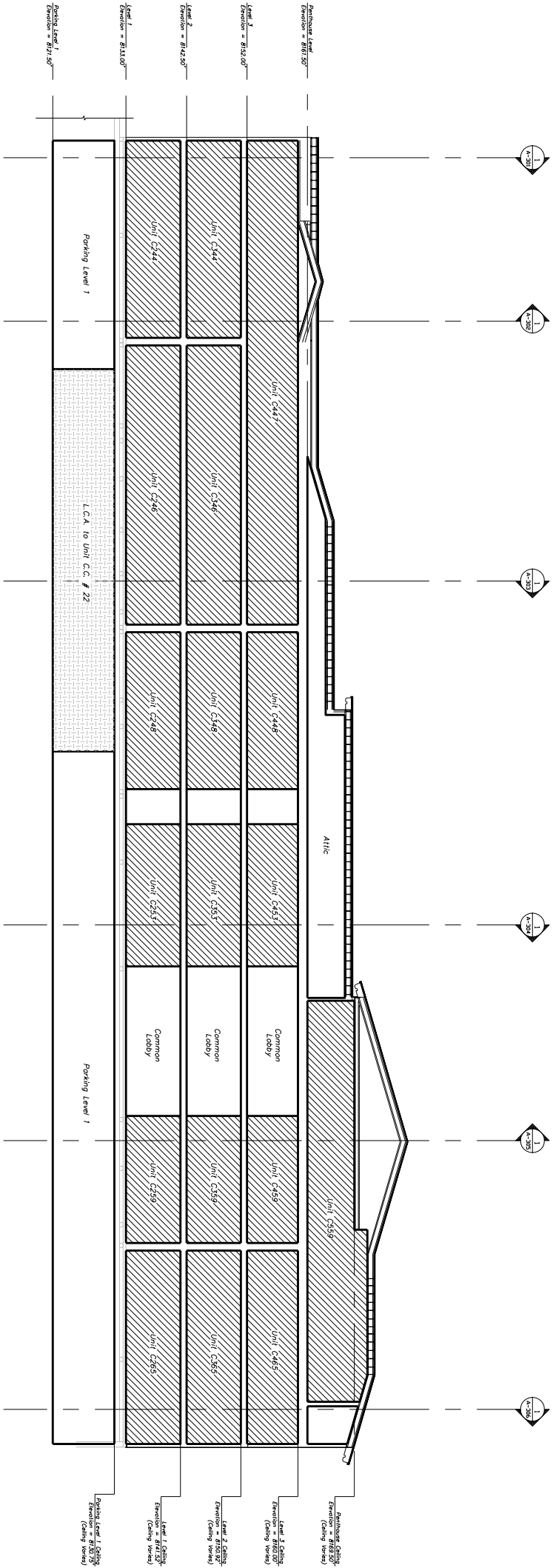
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SHEET No:

10 of 11

LEGAL DESCRIPTION

FORMER CONVERTIBLE SPACE (UNIT CS #2) "BUILDING C"
COMMENCING at the most northerly corner of Lot 23, Knoll Estates, (formerly known as Deer Valley Club Estates, Amended) per the official plat thereof; thence South 67°29'15" West along the north line of said Lot 23 for 70.08 feet; thence South 07°53'17" West for 248.08 feet; thence South 82°22'43" East for 173.92 feet to a point on the east line of said Lot 23, said point also being the westerly right-of-way of Royal Street East; thence along said east line the following three courses: North 32°58'4" East for a distance of 254.44 feet; North 44°00'00" East for a distance of 254.44 feet; a central angle of 42°59'50" (chord bearing and distance North 08°30'08" West 186.35 feet) and for an arc length of 190.80 feet; thence with a curve to the right having a radius of 486.25 feet, a central angle of 142°1'54" (chord bearing and distance of North 22°49'06" West 121.59 feet) and for an arc length of 121.91 feet to the POINT OF BEGINNING.
Contains 0.8484 Acres - 37,000 sq. ft.



BUILDING SECTION

2
30'

LEGEND

Private Ownership (Unit Area)

Limited Common Area and Facilities-Residential

Limited Common Area and Facilities-Commercial

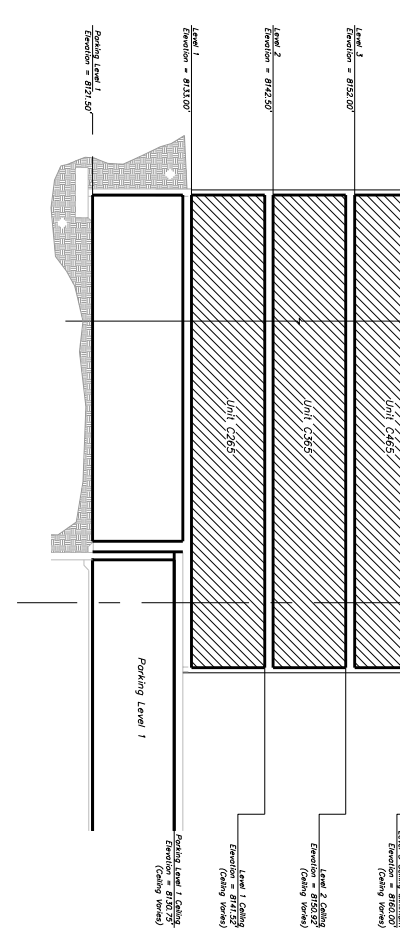
Common Area and Facilities

L.C.A.

C.C.

Limited Common Area

Commercial Condominium



BUILDING SECTION

1
30'

The Keith Companies

TKC

960 West Legacy Drive Suite 100, Taylorsville, Utah 84123

Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

State of Utah, County of Summit

Recorded and filed at the request of

Recorded as Entry No.

Date Time Book Page

Fee \$ Summit County Recorder

PROJECT No: 132819.01.000

SHEET No: 11 of 11

K: 1281901(Sum)Final Plat(11)-Shedding 08/31/2004

SECOND SUPPLEMENTAL CONDOMINIUM PLAT

BUILDING "C" - SECOND AMENDED

THE CHATEAUX AT SILVER LAKE

A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST, SALT LAKE BASIN AND MERIDIAN, SUMMIT COUNTY, UTAH

City Council Staff Report



Author: Brooks T. Robinson
Subject: Red Cloud (Pod D)
Final Plat of Subdivision
Date: November 11, 2004
Type of Item: Administrative

PLANNING
DEPARTMENT

Summary Recommendations:

The Planning Department recommends the Planning Commission hold a public hearing for the Red Cloud subdivision. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Council's consideration.

Topic

Applicant	United Park City Mines / Talisker Corp.
Location	Empire Pass, top of Northside ski lift
Zoning	Estate (E) as part of the Flagstaff Master Planned Development (MPD)
Adjacent Land Uses	Deer Valley Resort ski terrain

Background

On June 24, 1999, Council adopted Ordinance 99-30 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Ordinance 99-30 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

The Development Agreement (DA) specifies that only 147 acres of the 1,655-acre annexation may be developed. The remainder of the annexation area is to be retained as passive and recreational open space.

Prior to construction, the applicant must receive site-specific MPD and final plat approval from the City. The Planning Commission takes action on MPD applications and forwards a recommendation to Council on subdivision plats. The Planning Commission approved a Preliminary plat for Red Cloud on September 22, 2004.

Ordinance 99-30 also required that the applicant submit 14 specific technical reports for review and approval by the City. The 14 studies, along with the Land Management Code and the Development Agreement (99-30) form the standards under which the subject MPD and preliminary/final plat will be reviewed.

On August 11, 2004 the Planning Commission approved a Master Planned Development for 30 single-family lots known as Red Cloud. This approval was appealed to the City Council. The Council heard the appeal on September 9, 2004 and upheld the Planning Commission's approval of the MPD. The approved MPD includes a revision to the Pod D boundary as illustrated in Exhibit A of the Development Agreement. The City Council amended the Development Agreement and Zoning Map on September 23, 2004.

The Planning Commission held a public hearing on October 27, 2004, and forwards a positive recommendation to the City Council.

Analysis

The proposed final plat is in substantial compliance with the Master Planned Development design requirements set forth in the DA and the approved preliminary plat.

Thirty lots are proposed. The lot layout is consistent with the approved MPD. Lot sizes range from in size from 1.04 acres to 2.45 acres which meets exceeds the minimum RD District lot size requirements. The building pads are located outside of the meadow areas and within locations that minimize significant tree removal. Building sites comply with the 50-foot setback from adjacent ski runs. The plat identifies the Enchanted Forest Public Ski and Conservation Easement areas in a manner consistent with the approved MPD. City approval of the Enchanted Forest Public Ski and Conservation easement language as a condition precedent to final plat recordation.

Access will be provided via a 50 foot wide private road. Preliminary road plans indicate that the alignment is designed to minimize cut/fill slopes and maximize vegetation buffer areas.

Vehicular and utility access to abutting developable parcels of land is provided in two locations. These locations are adjacent to the most easily developable (flattest) sites on neighboring property.

The building pad locations respect the Ridgeline section of the Sensitive Lands criteria in keeping 150 feet away from the ridge.

The 20-foot-wide all-weather surface emergency access road located between lots 21 and 22. The emergency access road is grading intensive and connects Red Cloud back down to Marsac Avenue. The alignment may severely impact the Deer Valley ski terrain. This emergency access road must be installed prior to building permit issuance for any of the single-family homes. The road is required by the approved Emergency Response technical report.

The Planning Commission approved and adopted 14 Technical Reports in December 2001. Exhibit 10 is the Construction and Development Phasing Plan. With reference to Pod D (Red Cloud) the following requirements must be met:

"No vertical construction shall begin in Pod D until the following items are completed:

- Approval of the Mountain Village Master Planned Development (MPD) application (including, but not limited to, the Alpine Club Phase 1, pulse gondola, transit hub, village ski runs, and related landscaping) and all related conditional use permits;
- Approval of the Pod D MPD and subdivision plat;
- The Alpine Club Phase 1 resort amenity package shall be substantially complete and bonded for completion by December 25, 2004, including, at a minimum, a restaurant, bar, convenience store, landscaping, ski runs/pedestrian connections, and concierge's services operated by a management company. Phase 1 of the Alpine Club will consist of a minimum of 10,000 square feet of building area;
- The first phase of Alpine Club multi-family units as approved in the Mountain Village MPD shall be substantially complete, and bonded for completion by December 25, 2004;
- A building permit shall be issued for the Mountain Village transit hub and the hub shall be bonded for completion by December 25, 2004;
- A building permit shall be issued for the pulse gondola and the gondola shall be bonded for completion by December 25, 2004; and
- A building permit shall be issued for construction of at least one multi-family building within the Mountain Village (as approved in the Mountain Village MPD) in addition to the Alpine Club multi-family units."

Although the Phasing Plan identifies a date (December 25, 2004) that certain amenities must be substantially completed and bonded for completion, Staff recognizes that the ownership change in UPCM set that timing back substantially. It is Staff's position that these amenities must be in place prior to vertical construction in Red Cloud.

Plat Notes

General

1. Development Approval. These criteria are in addition to the conditions imposed on the project by the projects CC&Rs, Design Guidelines and other conditions imposed by the Empire Pass Design Review Board (AKA the Design Review Committee in the Design Guidelines, exhibit 2 of the 1999 LSMPD for the Project). All references to defined terms in the Land Management Code (LMC) are references to the LMC in effect at the time of this plat approval. All references to defined terms in the Design Guidelines (DGs) and Emergency Response Plan (ERP) are references to exhibits to the projects 1999 Large Scale Master Plan (LSMPD) and are subject to any future revision of those documents. All Development (LMC) is subject to the approval of both the City and the Design Review Board. Approval of any Development within this subdivision plat by the City requires prior written approval by the Design Review Board.
2. Building Height and Setbacks. All current LMC zone restrictions on building height and setbacks apply. Building setbacks are minimum Estate Zone

Setbacks, 30 feet from property lines unless noted otherwise, or as restricted by ski or utility easements as shown hereon. No Additional Building Height over the zone building height limits will be granted.

3. Defensible Space Plan. Prior to vertical construction of residential units a Defensible Space plan, consistent with the project Emergency Response Plan (Exhibit 7 of the LSMPD), shall be approved by the City and implemented by the developer.
4. Water Efficient Irrigation and Limited Turf. Each platted lot, when developed, must incorporate a water efficient irrigation system (to the extent an irrigation system is used), and must limit the area of turf, consistent with the Design Guidelines.

Building Approval Process

1. General Applicability of Design Review Guidelines. All Development is subject to applicable requirements of the Design Review Guidelines, as such may be amended or superseded from time to time.
2. Approximate Building Location. Approximate Building Locations within each lot are shown on the plat are subject to adjustment on an individual lot basis with the approval of the Design Review Board. Such approvals must be obtained prior to the issuance of a building permit. Site-specific plans must be developed within these locations and submitted to the Design Review Board, whose approval must be received before the issuance of a building permit. Any such Design Review Board approval is subject to review and approval by the Planning Department in accordance with the provisions of the LMC and applicable Design Guidelines. Approximate Building Locations have been sited on Developable Land (LMC), and avoid Ridge Line Areas (LMC). Therefore, any adjustment of the Approximate Building Location must avoid Very Steep Slopes (LMC) and Ridge Line Areas.
3. Building Footprint and Site Disturbance. In order to encourage lower building forms, the maximum building footprint is allowed up to the total area show within the Approximate Building Location (Design Guidelines) as shown on the plat. Second story square footage cannot be more than 2/3rds of the first floor. Total Limits of Disturbance cannot extend more than 20' beyond the outside walls of the building. Driveways, utility corridors, paths, drainage features, ski trails and their associated retaining structures are exceptions to this restriction. Limits of Disturbance (LMC) plans shall be submitted to the City Planning Department for review and approval by individual homeowners. These plans must demonstrate compliance with the goal of maximum retention of Significant Vegetation (LMC) and minimization of overall site disturbance.
4. Defensible Space. Vegetation outside of the Limits of Disturbance will be managed in accordance with the Defensible Space Plan consistent with the Urban Wildland

Fire Interface Code and will focus on fire hazard reduction as well as good forest health and may not be improved for additional yard area. Removal of vegetation beyond the Limits of Disturbance will be done only by hand held equipment. All vegetation removal and management must be approved by both the Planning and Building Departments whose requirements may include that a licensed professional prepare the plan.

5. Irrigated Area. Each individual lot must submit landscape plans consistent with the projects Design Guidelines and a Defensible Space Plan (Emergency Response Plan). The maximum irrigated area within the landscaped area that will be considered for any lot is 5,000 sq ft. This does not limit the City's ability to require additional intermittent irrigation of existing vegetation in the Defensible Space zone adjacent to the landscaped area.
6. Design Review Board Approval. The Design Review Board's review shall consist of, but not be limited to, insuring the maximum preservation of existing vegetation, minimizing grading impacts, providing for solar access and views, and minimizing impacts on adjacent lots.
7. Landscaping Plans. Landscaping plans are subject to the review and approval of the Design Review Board and the Planning Department in accordance with the project Design Guidelines.

House Size

1. Gross Floor Area. The maximum Gross Floor Area (LMC) of a house is 10,000 sq ft. Gross Floor Area includes all enclosed areas designed for human occupation. Unenclosed porches, balconies, patios and decks, vent shafts, courts are not calculated in Gross Floor Area. Garages, up to a maximum area of 600 square feet, are not considered Gross Floor Area. Basement Area (LMC) below Final Grade (LMC) is not considered Gross Floor Area. The square footage of all Accessory Structures (LMC) is deducted from the house Gross Floor Area. Garage square footage in excess of 600 square feet is deducted from the house Gross Floor Area.
2. Lot Combinations. Lot combinations are subject to Design Review Board approval. Adjoining lots can be combined, and the maximum house size increased based on the process allowed in the LMC for the underlying zone. If lots are combined the Design Review Board will designate a new Approximate Building Location.

Limits of Disturbance and Vegetation Protection

1. Limits of Disturbance. As required by the LMC and the Design Guidelines, limits of disturbance plans must be reviewed and approved by both the City Planning Department and the Design Review Board.

2. Ski Run Vegetative Buffer. The vegetative buffer between the buildings and the existing ski runs are defined by the Approximate Building Location as designated on this plat. Existing Significant Vegetation (as defined by the LMC) within the buffer to the ski runs must be maintained. Vegetation management within the buffer and/or beyond the approved limits of disturbance on approved building plans will be maintained in accordance with good forest health practices and fire hazard reduction, but all such maintenance shall be approved by the Design Review Board, and the Park City Planning and Building Departments.

Easements and Lot Line Adjustments

1. Easements. The numbers, locations, and widths of private ski trail easements and the Deer Valley ski trail and bridge easements as shown on the plat are approximate the location of which will be fixed by a subsequent grant of easement prior to construction on a lot.
2. Lot Line Adjustments. Individual lot lines are subject to adjustment as approved by the Design Review Board and in accordance with the Park City Land Management code.

Other Specific Conditions, Restrictions and Benefits Affecting the Plat

1. Restrictive Covenants. The property and lots depicted on this plat are subject to the Master Declaration of Covenants, Conditions and Restrictions for Flagstaff, a Planned Community, recorded on June 28, 2004, as entry No.623450 in Book No.1457, Pages 747 to 832, in the office of the Summit County Recorder, as the same may be supplemented, modified or amended from time to time.
2. Master Declaration. The property and lots depicted on this plat are subject to the Declaration of Covenants, Conditions and Restrictions for Red Cloud Subdivision, Park City, Utah, recorded on _____, 2004, as entry No. _____ in Book No. _____, Pages ____ to ____, in the office of the Summit County Recorder, as the same may be supplemented, modified or amended from time to time.
3. Emergency Secondary Access. The property depicted on the Plat has secondary emergency access for controlled evacuation and for access by fire and safety personnel and equipment by virtue of an grant of easement recorded _____, 2004, in Book No. _____, Pages _____, in the office of the Summit County Recorder.
4. Enchanted Forrest. The area on the plat identified as the Enchanted Forrest and the lots that incorporate such area are affected by a ski easement for

public skiing and a conservation easement. No Development activity, including fencing, is permitted within the Enchanted Forrest.

5. Access Parcel. A Future Access Parcel between lots 28 and 29 has been reserved and will be held by the developer for potential future access to adjoining lands, if developed.
6. Land Area Limitation. The gross land area of this plat, as depicted, shall not exceed 49.737 acres.
7. Shared Driveway. Developer will grant, for the benefit of the owners of lots 8 and 9, a perpetual, non-exclusive shared driveway easement in the location shown on the plat, and will require that said owners share the maintenance and other expenses associated with such shared driveway.

The following note will be contained on a separate page. This note will expire when the conditions contained within the note are fulfilled:

Access. If at any time, public access or the State's acceptance of dedication of SR 224 is invalidated or withdrawn, such that public access is materially interrupted, all future development activity shall be subject to immediate stop work order and any pending and future Certificate of Occupancy and Building Permit shall be suspended until (i) a Certificate of Immediate Occupancy is obtained for public access, or (ii) alternative access acceptable to the City is provided, or (iii) the City receives public access assurances satisfactory to the City from UDOT or others. This condition shall be noted on the plat, and shall be of no force or effect and may be removed from the plat at any point in time when the applicant, on its own initiative, provides (i) alternative access solutions satisfactory to the City, or (ii) assurances from UDOT satisfactory to the City that SR 224 will remain in its existing location.

Department Review

This project has gone through an interdepartmental review. No additional issues have been raised.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record. The adjacent property owner, Mayflower Stichting, submitted an appeal/objection to the Planning Commission's hearing of October 27, 2004. The Planning Commission action was only a recommendation to Council and an appeal is not ripe.

Alternatives

- The City Council may approve the Red Cloud subdivision plat as conditioned or amended, or
- The City Council may deny the Red Cloud subdivision plat and direct staff to make Findings for this decision, or

- The City Council may continue the discussion on the Red Cloud subdivision plat.

Recommendation

The Planning Department recommends the City Council hold a public hearing for the Red Cloud subdivision. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Council's consideration as found in the ordinance.

Ordinance No. 04-

AN ORDINANCE APPROVING THE RED CLOUD SUBDIVISION PLAT, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Red Cloud subdivision plat have petitioned the City Council for approval of the Red Cloud subdivision 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 October 27, 2004, to receive input on the Red Cloud subdivision plat;

WHEREAS, the Planning Commission, on October 27, 2004, forwarded a positive recommendation to the City Council; and,

WHEREAS, on November 11, 2004 the City Council approved the Red Cloud subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Red Cloud subdivision plat

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

SECTION 1. APPROVAL. The Red Cloud 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 Red Cloud Subdivision Plat is located in the Estate-MPD and Recreational Open Space-MPD Districts.
2. The City Council approved the Development Agreement for Flagstaff Mountain Development Agreement/Annexation Resolution No. 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities.
3. The Flagstaff Mountain Annexation is approximately 1,655 acres. Mixed-used development is limited to approximately 147 acres in four (4) development areas identified as Pods A, B-1, B-2, and D. The remainder of the annexation area is to be retained as passive and/or recreational open space.

4. The MPD and subdivision are subject to the 14 Technical Reports approved on December 12, 2002.
5. The Planning Commission approved the Red Cloud MPD on August 11, 2004, for thirty (30) single-family homes.
6. On September 9, 2004, the City Council upheld the Planning Commission's approval of the MPD after hearing an appeal by Stichting Mayflower Fonds, et al.
7. The City Council amended the Development Agreement and Zoning Map on September 23, 2004.
8. Both a Conservation Easement and Public Ski Easement are proposed within platted lots for the Enchanted Forest. Conservation easements are proposed elsewhere in Empire Pass in accordance with the Development Agreement.
9. Utility lines and ski trails will be routed in existing clearings and common utility corridors to the greatest extent practical upon the City Engineer's approval.
10. The Emergency Response Plan has been reviewed by the Chief Fire Marshall and the Planning Commission in order to allow fire access and safety at the end of the over length cul de sac. A secondary emergency access road is required with an all-weather 20-foot wide surface.
11. The maximum Building Height in the Estate District is 28 feet (33 feet with a pitched roof).
12. The applicant's prior dedication of the realigned SR 224 is subject to a claim resulting from ownership of the Marsac Claim. The applicant and UDOT have committed to maintaining public access and taking necessary corrective action. Accordingly, the applicant is proceeding at their own risk.

Conclusions of Law

1. There is good cause for this Final Subdivision Plat.
2. The Final Subdivision Plat is consistent with the Flagstaff Annexation and Development Agreement, the Red Cloud Master Plan Development, the Red Cloud Preliminary Plat, 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 Preliminary Subdivision Plat.
4. Approval of the Final Subdivision Plat, 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. City Engineer approval of a utility and infrastructure plan is a condition precedent to the plat recordation.
2. Both utility lines and ski trails shall be routed in existing clearings and common utility corridors to the greatest extent practical upon the City Engineer's approval. Utility lines and cleared ski trails shall not encroach in the Enchanted Forest as defined on the plat.
3. The proposed over-length cul de sac that ends in the thirty single family lots will have a secondary emergency access from the Red Cloud road. This emergency access shall not go through the Enchanted Forest. The emergency access will continue as a minimum 20-foot wide all-weather surface road. This emergency

access road must be installed prior to building permit issuance for any of the single-family homes.

4. A Construction Mitigation Plan, including truck routing, is a submittal requirement for each Building Permit and for the Red Cloud Subdivision infrastructure.
5. The final subdivision plat will include plat notes as follows:

General

1. Development Approval. These criteria are in addition to the conditions imposed on the project by the projects CC&Rs, Design Guidelines and other conditions imposed by the Empire Pass Design Review Board (AKA the Design Review Committee in the Design Guidelines, exhibit 2 of the 1999 LSMPD for the Project). All references to defined terms in the Land Management Code (LMC) are references to the LMC in effect at the time of this plat approval. All references to defined terms in the Design Guidelines (DGs) and Emergency Response Plan (ERP) are references to exhibits to the projects 1999 Large Scale Master Plan (LSMPD) and are subject to any future revision of those documents. All Development (LMC) is subject to the approval of both the City and the Design Review Board. Approval of any Development within this subdivision plat by the City requires prior written approval by the Design Review Board.
2. Building Height and Setbacks. All current LMC zone restrictions on building height and setbacks apply. Building setbacks are minimum Estate Zone Setbacks, 30 feet from property lines unless noted otherwise, or as restricted by ski or utility easements as shown hereon. No Additional Building Height over the zone building height limits will be granted.
3. Defensible Space Plan. Prior to vertical construction of residential units a Defensible Space plan, consistent with the project Emergency Response Plan (Exhibit 7 of the LSMPD), shall be approved by the City and implemented by the developer.
4. Water Efficient Irrigation and Limited Turf. Each platted lot, when developed, must incorporate a water efficient irrigation system (to the extent an irrigation system is used), and must limit the area of turf, consistent with the Design Guidelines.

Building Approval Process

1. General Applicability of Design Review Guidelines. All Development is subject to applicable requirements of the Design Review Guidelines, as such may be amended or superseded from time to time.
2. Approximate Building Location. Approximate Building Locations within each lot are shown on the plat are subject to adjustment on an individual lot basis with the

approval of the Design Review Board. Such approvals must be obtained prior to the issuance of a building permit. Site-specific plans must be developed within these locations and submitted to the Design Review Board, whose approval must be received before the issuance of a building permit. Any such Design Review Board approval is subject to review and approval by the Planning Department in accordance with the provisions of the LMC and applicable Design Guidelines. Approximate Building Locations have been sited on Developable Land (LMC), and avoid Ridge Line Areas (LMC). Therefore, any adjustment of the Approximate Building Location must avoid Very Steep Slopes (LMC) and Ridge Line Areas.

3. **Building Footprint and Site Disturbance.** In order to encourage lower building forms, the maximum building footprint is allowed up to the total area shown within the Approximate Building Location (Design Guidelines) as shown on the plat. Second story square footage cannot be more than 2/3rds of the first floor. Total Limits of Disturbance cannot extend more than 20' beyond the outside walls of the building. Driveways, utility corridors, paths, drainage features, ski trails and their associated retaining structures are exceptions to this restriction. Limits of Disturbance (LMC) plans shall be submitted to the City Planning Department for review and approval by individual homeowners. These plans must demonstrate compliance with the goal of maximum retention of Significant Vegetation (LMC) and minimization of overall site disturbance.
4. **Defensible Space.** Vegetation outside of the Limits of Disturbance will be managed in accordance with the Defensible Space Plan consistent with the Urban Wildland Fire Interface Code and will focus on fire hazard reduction as well as good forest health and may not be improved for additional yard area. Removal of vegetation beyond the Limits of Disturbance will be done only by hand held equipment. All vegetation removal and management must be approved by both the Planning and Building Departments whose requirements may include that a licensed professional prepare the plan.
5. **Irrigated Area.** Each individual lot must submit landscape plans consistent with the projects Design Guidelines and a Defensible Space Plan (Emergency Response Plan). The maximum irrigated area within the landscaped area that will be considered for any lot is 5,000 sq ft. This does not limit the City's ability to require additional intermittent irrigation of existing vegetation in the Defensible Space zone adjacent to the landscaped area.
6. **Design Review Board Approval.** The Design Review Board's review shall consist of, but not be limited to, insuring the maximum preservation of existing vegetation, minimizing grading impacts, providing for solar access and views, and minimizing impacts on adjacent lots.

7. Landscaping Plans. Landscaping plans are subject to the review and approval of the Design Review Board and the Planning Department in accordance with the project Design Guidelines.

House Size

1. Gross Floor Area. The maximum Gross Floor Area (LMC) of a house is 10,000 sq ft. Gross Floor Area includes all enclosed areas designed for human occupation. Unenclosed porches, balconies, patios and decks, vent shafts, courts are not calculated in Gross Floor Area. Garages, up to a maximum area of 600 square feet, are not considered Gross Floor Area. Basement Area (LMC) below Final Grade (LMC) is not considered Gross Floor Area. The square footage of all Accessory Structures (LMC) is deducted from the house Gross Floor Area. Garage square footage in excess of 600 square feet is deducted from the house Gross Floor Area.
2. Lot Combinations. Lot combinations are subject to Design Review Board approval. Adjoining lots can be combined, and the maximum house size increased based on the process allowed in the LMC for the underlying zone. If lots are combined the Design Review Board will designate a new Approximate Building Location.

Limits of Disturbance and Vegetation Protection

1. Limits of Disturbance. As required by the LMC and the Design Guidelines, limits of disturbance plans must be reviewed and approved by both the City Planning Department and the Design Review Board.
2. Ski Run Vegetative Buffer. The vegetative buffer between the buildings and the existing ski runs are defined by the Approximate Building Location as designated on this plat. Existing Significant Vegetation (as defined by the LMC) within the buffer to the ski runs must be maintained. Vegetation management within the buffer and/or beyond the approved limits of disturbance on approved building plans will be maintained in accordance with good forest health practices and fire hazard reduction, but all such maintenance shall be approved by the Design Review Board, and the Park City Planning and Building Departments.

Easements and Lot Line Adjustments

1. Easements. The numbers, locations, and widths of private ski trail easements and the Deer Valley ski trail and bridge easements as shown on the plat are approximate the location of which will be fixed by a subsequent grant of easement prior to construction on a lot.

2. Lot Line Adjustments. Individual lot lines are subject to adjustment as approved by the Design Review Board and in accordance with the Park City Land Management code.

Other Specific Conditions, Restrictions and Benefits Affecting the Plat

1. Restrictive Covenants. The property and lots depicted on this plat are subject to the Master Declaration of Covenants, Conditions and Restrictions for Flagstaff, a Planned Community, recorded on June 28, 2004, as entry No.623450 in Book No.1457, Pages 747 to 832, in the office of the Summit County Recorder, as the same may be supplemented, modified or amended from time to time.
2. Master Declaration. The property and lots depicted on this plat are subject to the Declaration of Covenants, Conditions and Restrictions for Red Cloud Subdivision, Park City, Utah, recorded on _____, 2004, as entry No. _____ in Book No. _____, Pages ____ to ____, in the office of the Summit County Recorder, as the same may be supplemented, modified or amended from time to time.
3. Emergency Secondary Access. The property depicted on the Plat has secondary emergency access for controlled evacuation and for access by fire and safety personnel and equipment by virtue of an grant of easement recorded _____, 2004, in Book No. _____, Pages _____, in the office of the Summit County Recorder.
4. Enchanted Forrest. The area on the plat identified as the Enchanted Forrest and the lots that incorporate such area are affected by a ski easement for public skiing and a conservation easement. No Development activity, including fencing, is permitted within the Enchanted Forrest.
5. Access Parcel. A Future Access Parcel between lots 28 and 29 has been reserved and will be held by the developer for potential future access to adjoining lands, if developed.
6. Land Area Limitation. The gross land area of this plat, as depicted, shall not exceed 49.737 acres.
7. Shared Driveway. Developer will grant, for the benefit of the owners of lots 8 and 9, a perpetual, non-exclusive shared driveway easement in the location shown on the plat, and will require that said owners share the maintenance and other expenses associated with such shared driveway.
6. The final subdivision plat will include ski and conservation easements over the Enchanted Forest. Public ski access only will be allowed. No construction activity, including fencing, is permitted within the Enchanted Forest as defined on the final plat.

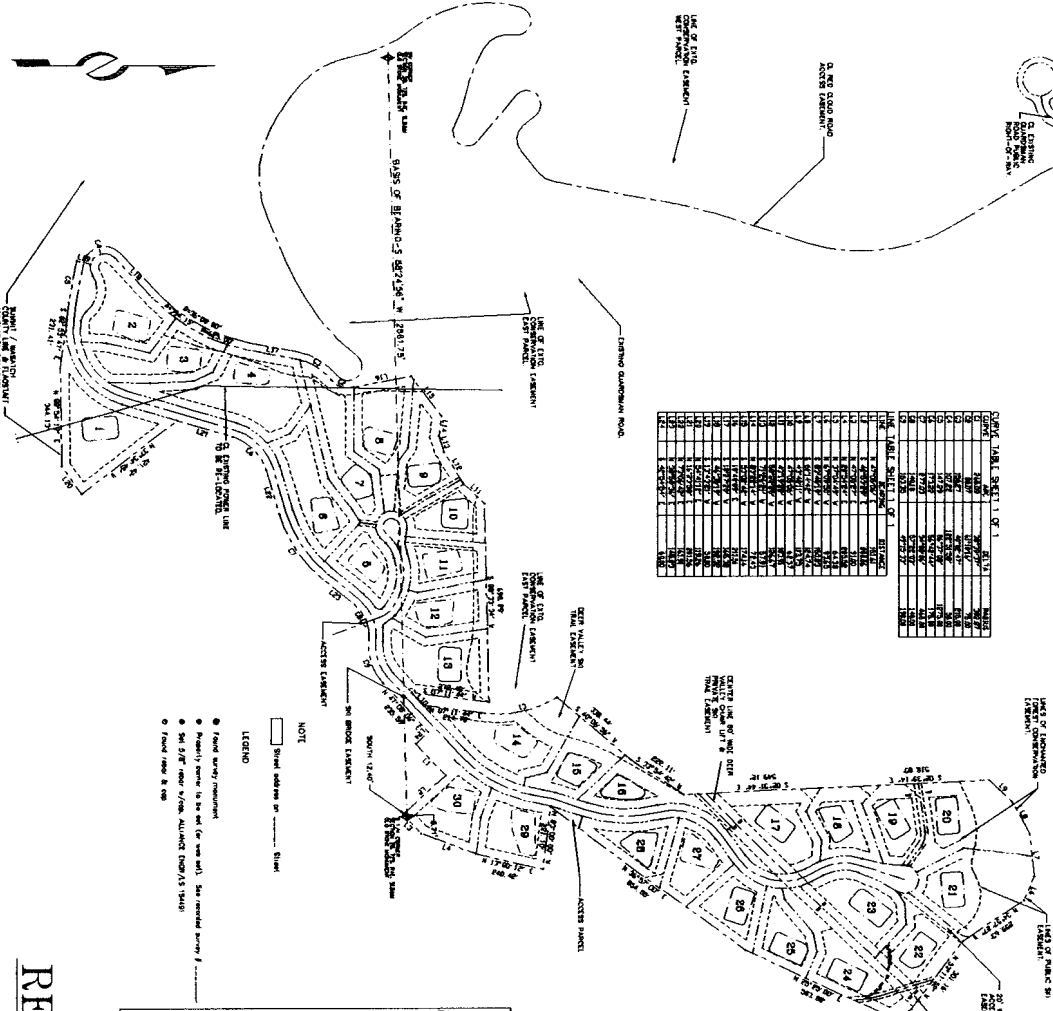
7. All subsequent applications and approvals are subject to the Technical Reports as approved or amended.
8. The plat will also include the following note: "Vertical construction in Red Cloud, (except building permits for Temporary Improvements, including sales and construction trailers) is allowed only in accordance with the Planning Commission approved Construction and Development Phasing plan, or as amended by subsequent action, as follows:
 - Approval of the Mountain Village Master Planned Development (MPD) application (including, but not limited to, the Alpine Club Phase 1, pulse gondola, transit hub, village ski runs, and related landscaping) and all related conditional use permits;
 - Approval of the Pod D MPD and subdivision plat;
 - The Alpine Club Phase 1 resort amenity package shall be substantially complete and bonded for completion, including, at a minimum, a restaurant, bar, convenience store, landscaping, ski runs/pedestrian connections, and concierge's services operated by a management company. Phase 1 of the Alpine Club will consist of a minimum of 10,000 square feet of building area;
 - The first phase of Alpine Club multi-family units as approved in the Mountain Village MPD shall be substantially complete, and bonded for completion;
 - A building permit shall be issued for the Mountain Village transit hub and the hub shall be bonded for completion;
 - A building permit shall be issued for the pulse gondola and the gondola shall be bonded for completion; and
 - A building permit shall be issued for construction of at least one multi-family building within the Mountain Village (as approved in the Mountain Village MPD) in addition to the Alpine Club multi-family units.
9. A financial security to guarantee the installation of public improvements is required prior to plat recordation in a form approved by the City Attorney and in an amount approved by the City Engineer.
10. If at any time, public access or the State's acceptance of dedication of SR 224 is invalidated or withdrawn, such that public access is materially interrupted, all future development activity shall be subject to immediate stop work order and any pending and future Certificate of Occupancy and Building Permit shall be suspended until (i) a Certificate of Immediate Occupancy is obtained for public access, or (ii) alternative access acceptable to the City is provided, or (iii) the City receives public access assurances satisfactory to the City from UDOT or others. This condition shall be noted on the plat, and shall be of no force or effect and may be removed from the plat at any point in time when the applicant, on its own initiative, provides (i) alternative access solutions satisfactory to the City, or (ii) assurances from UDOT satisfactory to the City that SR 224 will remain in its existing location.

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

PASSED AND ADOPTED this 11th day of November, 2004.

1. John Demaree, do hereby certify, that I am a Registered Land Surveyor and that I hold Certificate No. 15449 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owner, I have made a survey of the tract of land shown on the plat and described herein and subdivided said tract of land into RED CLOUD SECTIONS, and that the same is as hereafter shown to surveyed on the ground as shown on this plat.

NO. 19448
JOHN
DIAMONCZ

[illegible]

Street address on _____ Street

LEGEND

- Found survey monument
- Property owner to be met (or was met) See record
- Set 5/8" round w/iron ALLIANCE ENGINEERING 1944/51
- Found rebar in cap

RED CLOUD SUBDIVISION

A SINGLE FAMILY SUBDIVISION LOCATED IN SECTION 28 AND SECTION 33 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

PAGE 1 OF 4

OWNER'S DEDICATION AND CONSENT TO RECORD

[illegible]

UNITED PARK CITY MENES COMPANY

THIR

ACKNOWLEDGMENT

STATE OF UTAH)
2

On this _____ day of _____, 2004, personally appeared before me, the undersigned Notary Public, and for said State and County, _____, an officer duly sworn, acknowledged to me that he is the _____ of UNITED PARK CITY WINES COMPANY, that he signed the foregoing Denver's Current to Record on behalf of the Corporation with full authority of its bylaws.

My Commission Expires _____

65

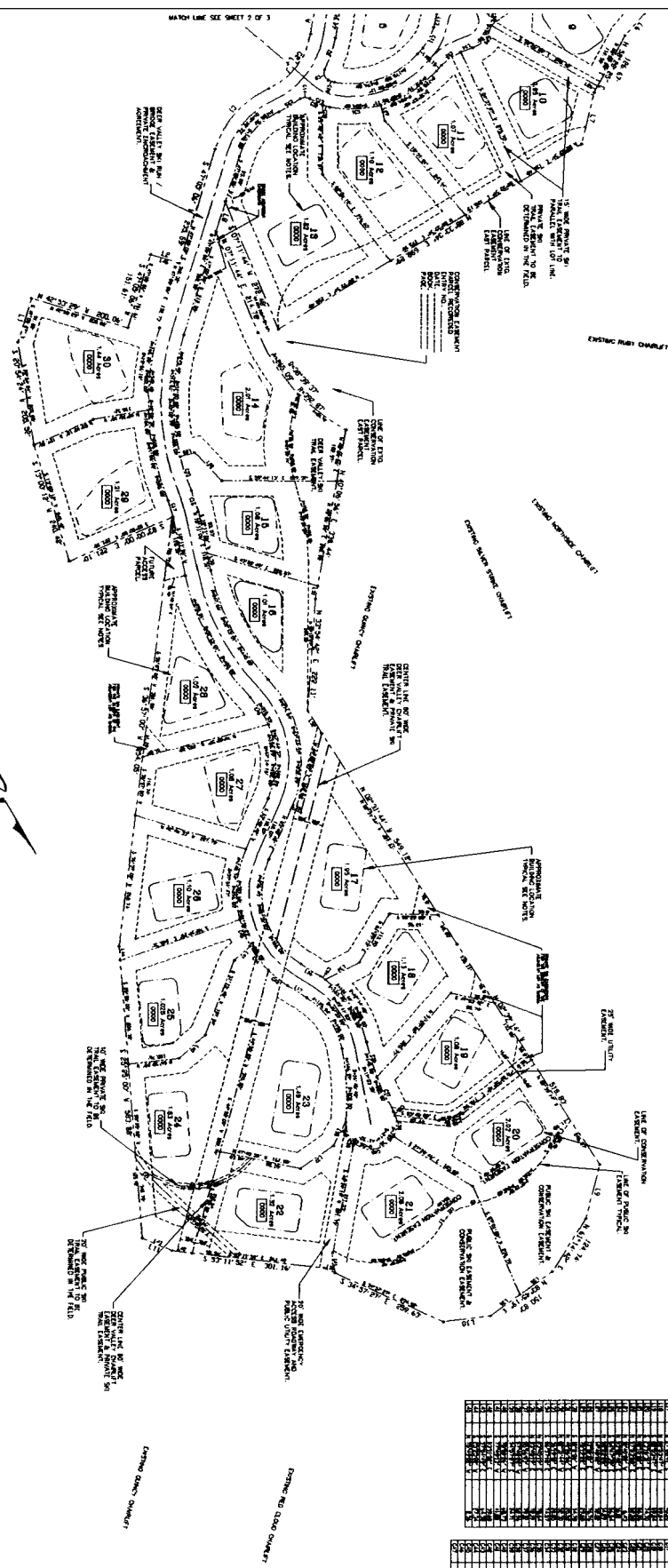
 (H&O) 50-44-447	CONSULTING ENGINEER: LARRY FARRINGTON, REGISTERED PROFESSIONAL ENGINEER, No. 2074, State of Utah, Exp. 12/31/99, 4000-4004
SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR COMPLIANCE TO SYDNEYVILLE BASIN WATER RECLAMATION DESIGN STANDARDS ON THIS _____ DAY OF _____, 2004 A.D. BY _____ S.A.W.R.O.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2004 A.D. BY _____ CHAIRMAN
I FIND THIS PLAN TO BE IN ACCORDANCE WITH REGULATION ON THE PLAT BY CITY OFFICE THIS _____ DAY OF _____, 2004 A.D. BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2004 A.D. BY _____ PARK CITY ATTORNEY
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2004 A.D. BY _____ PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2004 A.D. BY _____ MAYOR
STATE OF UTAH, COUNTY OF SUMMIT, AND FIELD AT THE REQUEST OF _____ THIS _____ BOOK _____ PAGE _____ DATE _____ REC'D _____ REC'D _____	RECORDED

REC'D

DER



- ③ Found survey monument
- ④ Property corner to be set (for new set). See attached survey # _____
- ⑤ Set 3/4" cedar w/iron alluvinet [N60°A.S 13448]
- ⑥ Found 1990s N. end



RED CLOUD SUBDIVISION

A SINGLE FAMILY SUBDIVISION LOCATED IN SECTIONS 28 AND 33
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

OCT 21 2004

PLAT NOTES:

General:

1. Development Approval. All Development, as defined by the Park City Land Management Code (LMC) at the time of approval of this plat, is subject to the approval of both the City and the Design Review Board. Approval of any Development within this subdivision plat by the City, requires prior written approval by the Design Review Board.
2. Building Height and Setbacks. All current LMC zone restrictions on building height and setbacks apply. Building setbacks are minimum. Easile Building Height and the front property line setback shall be controlled or as restricted by set or utility easements as shown herein. No Additional Building Height and the front property line setback shall be provided.
3. Detachable Space Plan. Prior to written construction of residential units a Detachable Space plan, consistent with the project Emergency Response Plan (LRSPD), shall be approved by the City and implemented by the developer.
4. Water Efficient Irrigation and Limited Turf. Each plotted lot, when developed, must incorporate a water efficient irrigation system (to the extent an irrigation system is used), and must limit the area of turf consistent with the Design Guidelines.

Building Approval Process

1. General Applicability of Design Review Guidelines. All Development is subject to applicable requirements of the Design Review Guidelines, on such may be amended or superseded from time to time.
2. Applicable Building Location. Applicable Building Locations within each lot as shown on this plat are subject to adjustment on an individual lot basis with the approval of the Design Review Board. Such approvals shall be provided prior to the start of building permit. Site specific plans must be developed within these sections and submitted to the Design Review Board, whose approval must be received before the issuance of a building permit. Any LMC Design Review Board approval is subject to review and approval by the Planning Department in accordance with the Design Review Guidelines. Building locations shall be consistent with the Design Review Guidelines and the Planning Department and avoid Ridge Line Areas, therefore, any adjustment of the Appropriate Building Location must avoid Very Steep Slopes and Ridge Line Areas as defined by the LMC in effect at the time of this plat approval.
3. Design Review Board Approval. The Design Review Board's review shall consist of, but not be limited to, ensuring the maximum preservation of existing vegetation, minimizing grading impacts, providing for solar access and views, and minimizing impacts on adjacent lots.
4. Landscaping Plans. Landscaping plans are subject to the review and approval of the Design Review Board and the Planning Department in accordance with the project Design Guidelines.
5. Timing of Vertical Construction. The timing of vertical construction is regulated by the terms and conditions of the Construction Phasing Plan applicable to Development within this subdivision plat.

House Size

1. Maximum House Size. The maximum house size on any lot shall be 10,000 square feet. Garages up to 600 square feet are in addition to such maximum. Garage space in excess of 600 square feet will be deducted from the 10,000 square foot maximum house size in determining the remaining actual maximum house size.
2. Lot Combination. Lot combinations are subject to Design Review Board approval. Adjoining lots can be combined, and the maximum house size increased based on the process outlined in the LMC for the underlying zone. If lots are combined the Design Review Board will designate a new Appropriate Building Location.

3. Accessory Buildings. Accessory buildings, as defined by the LMC, must meet the requirements of the LMC and be within the Appropriate Building Area. Further, Accessory buildings square footage is counted against the maximum house size. Accessory buildings are subject to the review of the Design Review Board.

Limits of Disturbance and Vegetation Protection

1. Limits of Disturbance. As required by the LMC and the Design Guidelines, limits of disturbance plans must be reviewed and approved by both the City Planning Department and the Design Review Board.
2. Set Back Vegetative Buffer. The vegetative buffer between the buildings and the existing set back are defined by the Appropriate Building Location as designated on this plat. Existing Significant Vegetation (as defined by the LMC) within the buffer to the set back must be maintained. Vegetation management within the buffer and/or beyond the approved limits of disturbance on approved building plans will be monitored in accordance with good forest health practices and the hazard reduction, but all such maintenance shall be approved by the Design Review Board and the Park City Planning and Building Departments.

Easements and Lot Line Adjustments

1. Easements. The number, location, and widths of private set back easements and the Deer Valley set back and bridge easements as shown on the plat are easements the location of which will be fixed by a subsequent grant of easement prior to construction on a lot.
2. Lot Line Adjustments. Individual lot lines are subject to adjustment as approved by the Design Review Board and in accordance with the Park City Land Management Code.

Other Specific Conditions, Restrictions and Benefits Affecting the Plat

1. Restrictive Covenants. The property and lots depicted on this plat are subject to the Master Delegation of Covenants, Conditions and Restrictions for Flagstaff, a Planned Community, recorded on June 28, 2004, as entry No. 623450 in Book No. 457, Pages 747 to 832, in the office of the Summit County Recorder, as the same may be supplemented, modified or amended from time to time.
2. Master Delegation. The property and lots depicted on this plat are subject to the Delegation of Covenants, Conditions and Restrictions for Red Pine, a Planned Community, recorded on June 28, 2004, as entry No. 623451 in Book No. 457, Pages 833 to 900, in the office of the Summit County Recorder, as the same may be supplemented, modified or amended from time to time.
3. Emergency Secondary Access. The property depicted on the plat has secondary emergency access for confined excavation and for access to the property and lots depicted on the plat as shown on the plat. Such access shall be provided by a grant of easement recorded in the office of the Summit County Recorder, as the same may be supplemented, modified or amended from time to time.
4. Easement Forest. The area on the plat identified as the Easement Forest and the lots that backdrops such area are offered by a grant of easement for public selling and a conservation easement. No Development activity, including fencing, is permitted within the Easement Forest, except as otherwise provided on the plat.
5. Access Easement. A Future Access Easement between lots 28 and 29 has been reserved and will be held by the developer for potential future access to adjoining tracts, as developed.
6. Land Area Limitation. The gross land area of this plat, as depicted, shall not exceed 48,737 acres.
7. Protection Signs. Developer has reserved one-foot wide protection strip parcels A, B and C to be held by the developer until such time as Development of the property depicted on this plat is complete, at which time such parcels shall be conveyed to the Homeowners Association.
8. Shared Driveway. Developer will grant, for the benefit of the owners of lots 8 and 9, a perpetual, non-exclusive, shared driveway easement in the location shown on the plat, and will require that said owners share the maintenance and other expenses associated with such shared driveway.

RED CLOUD SUBDIVISION

A SINGLE FAMILY SUBDIVISION LOCATED IN SECTIONS 28 AND 33
TOWNSHIP 2 SOUTH, RANGE 10 EAST AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

BOOK NO. 1-1-97	RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED	
DATE	TIME
FEE	BOOK
	PAGE
	RECORDED

RED CLOUD
11-04-04

E. CRAIG SMAY
174 East South Temple
Salt Lake City, Utah 84111
Telephone: (801) 539-8515
Fax: (801) 539-8544

November 4, 2004

Park City Council
445 Marsac Ave.
Park City, UT 84060

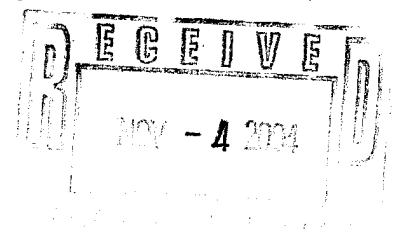
BY FACSIMILE: (435) 615-4901

Re: OBJECTION TO/APPEAL OF PLANNING COMMISSION APPROVAL

Stichting Mayflower Recreational Fonds and Stichting Mayflower Mountain Fonds ("Mayflower") whose address is 174 E. South Temple, Salt Lake City, Utah, 84111, Phone number (801) 539-8515, hereby protest and, to the extent permissible, appeal the actions of the Park City Planning Commission October 27, 2004, in approving plans proposed by United Park City Mines Co. ("UPCM") under the Development Agreement for Flagstaff Mountain. Mayflower owns lands within the "Flagstaff Annexation" the subject of said Agreement, and within both the "Red Cloud" and "Village at Empire Pass" areas covered thereby. The actions of the Planning Commission approve the Red Cloud Subdivision. These actions dispose of Mayflower's property in ways to which Mayflower has not consented, purportedly in the enforcement of rights and obligations under an agreement to which Mayflower did not consent, and which is, consequently, illegal.

Mayflower's objections are detailed in the Complaint filed in Civil No. 2-04-CV-925, United States District Court, District of Utah. Briefly summarized, they are:

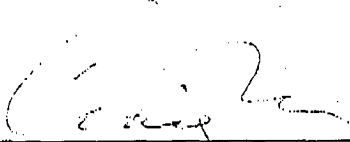
1. The zoning for the Flagstaff Annexation is invalid for failure to provide and adopt an appropriate map at the time of adoption, and because it constitutes illegal contract zoning.
2. The Development Agreement for the Flagstaff Annexation is invalid for failure to obtain appropriate signatures.
3. The amendment of development "pods" within the annexation to accommodate the subject subdivision is discriminatory and confiscatory and takes Mayflower's property without just compensation.
4. Continued approvals of development within the Flagstaff Annexation based upon access constructed in trespass upon Mayflower's land, violates specific access requirements of the LMC, fosters a continuing trespass and constitutes a taking without just compensation.



APPROPRIATE RELIEF

Mayflower intends to prosecute the Complaint in Civil No. 2-04-CV-925, and to take all other appropriate steps to protect its rights. The issuance of approvals which could be implemented prior to resolution of that matter should be withheld.

Very truly yours,



E. Craig Smay

City Council Staff Report



Author: Brooks T. Robinson
Subject: Village at Empire Pass,
Larkspur Townhomes 3, Units 6-9
Condominium Conversion
Date: November 11, 2004
Type of Item: Administrative

PLANNING
DEPARTMENT

Summary Recommendations:

The Planning Department recommends the City Council hold a public hearing for the Larkspur Townhomes 3, Units 6-9 at the Village at Empire Pass condominium record of survey plat. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Council's consideration.

Topic:

Applicant	East West Partners
Location	Pod A, Village at Empire Pass
Zoning	Residential Development (RD) as part of the Flagstaff Master Planned Development (MPD)
Adjacent Land Uses	Deer Valley Resort, other potential development parcels of the Village at Empire Pass Pod A.

Background:

On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass, aka Pod A.

On September 30, 2004, the City Council approved a Final Subdivision Plat for the Village at Empire Pass, Phase I. The Larkspur Townhomes 3, Units 6-9 are located on lot 6.

The Planning Commission held a public hearing on November 10, 2004, and forwards a positive recommendation to the City Council.

The proposal is for two duplexes. Each duplex is considered as part of the overall limitation of 60 PUD-style units, as defined by the Development Agreement.

Analysis:

The project is located within the RD zoning district. Setbacks in the RD zone are as follows:

- Front: 20 feet
- Rear: 15 feet
- Side: 12 feet

The Larkspur units meet the minimum setback requirements. The two buildings conform to the 28+5 foot height requirement of the RD zone. This application meets the requisite subdivision requirements of Title 15-7 of the Park City Municipal Code.

The 4 units are each 3425 square feet in size with garages under 600 square feet. These four units consume 13,700 square feet and 6.9 Unit Equivalents. Two parking spaces are provided for each unit.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

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

Alternatives

- The City Council may approve the Larkspur Townhomes 3, Units 6-9 condominium plat as conditioned or amended, or
- The City Council may deny the Larkspur Townhomes 3, Units 6-9 condominium plat and direct staff to make Findings for this decision, or
- The City Council may continue the discussion on the Larkspur Townhomes 3, Units 6-9 condominium plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Recommendation

The Planning Department recommends the City Council hold a public hearing for the Larkspur Townhomes 3, Units 6-9 at the Village at Empire Pass condominium record of survey plat. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Council's consideration as found in the ordinance.

Ordinance No. 04-

AN ORDINANCE APPROVING THE LARKSPUR TOWNHOMES 3, UNITS 6-9 CONDOMINIUM RECORD OF SURVEY PLAT, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Larkspur Townhomes 3, Units 6-9 condominium record of survey plat have petitioned the City Council for approval of the Larkspur Townhomes 3, Units 6-9 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 November 10, 2004, to receive input on the Larkspur Townhomes 3, Units 6-9 condominium record of survey plat;

WHEREAS, the Planning Commission, on November 10, 2004, forwarded a positive recommendation to the City Council; and,

WHEREAS, on November 11, 2004 the City Council approved the Larkspur Townhomes 3, Units 6-9 condominium record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Larkspur Townhomes 3, Units 6-9 condominium record of survey plat

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

SECTION 1. APPROVAL. The Larkspur Townhomes 3, Units 6-9 condominium record of survey 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 Larkspur Townhomes 3, Units 6-9 is located in the RD-MPD zoning district.
2. The City Council approved the Development Agreement for Flagstaff Mountain Development Agreement/Annexation Resolution No. 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities.
3. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass, aka Pod A.

4. On September 30, 2004, the City Council approved a Final Subdivision Plat for the Village at Empire Pass, Phase I. The Larkspur Townhomes 3, Units 6-9 are located on lot 6.
5. The proposed is consistent with the approved Master Planned Development for the Village at Empire.
6. The 4 units range are each 3425 square feet in size with garages under 600 square feet.
7. These six units consume 13,700 square feet and 6.9 Unit Equivalents.
8. Two parking spaces are provided for each unit.
9. The two buildings conform to the 28+5 foot height requirement of the RD zone.
10. The Planning Commission held a public hearing on November 10, 2004, and forwards a positive recommendation to the City Council.

Conclusions of Law:

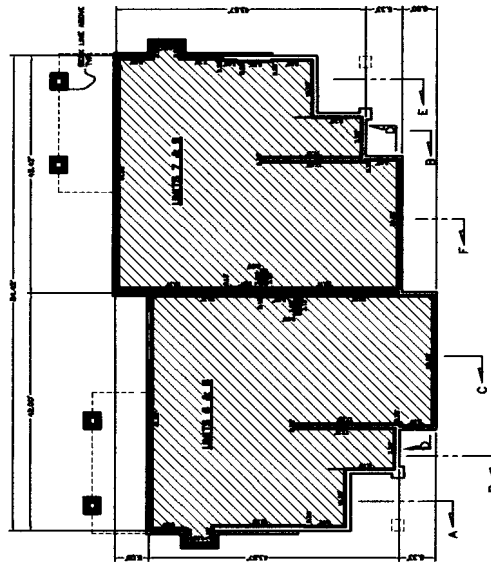
1. There is good cause for this Record of Survey.
2. The Record of Survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed Record of Survey.
4. Approval of the Record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

Conditions of Approval:

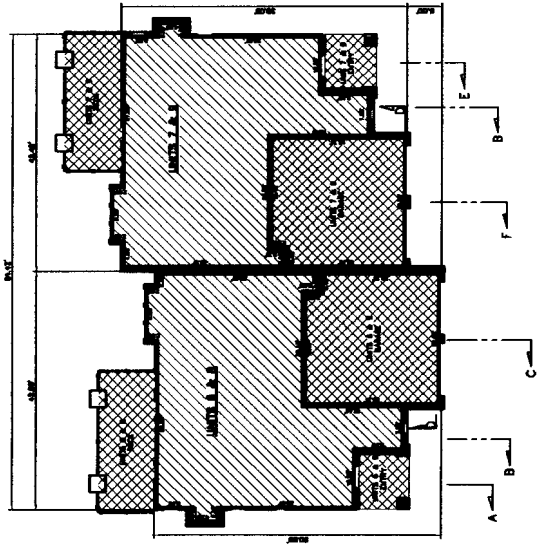
1. The City Attorney and City Engineer will review and approve the final form and content of the Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. All conditions of approval of the Village at Empire Pass Master Planned Development and the Village at Empire Pass, Phase I plat shall continue to apply.
4. The final plat for The Village at Empire Pass, Phase I shall be recorded prior to the Record of Survey for Larkspur Townhomes 3, Units 6-9.

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

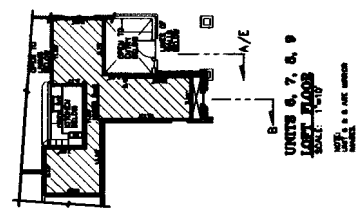
PASSED AND ADOPTED this 11th day of November, 2004.



UNITS 6, 7, 8, 9
LOWER FLOOR
SCALE 1/8" = 1'-0"



UNITS 6, 7, 8, 9
UPPER FLOOR
SCALE 1/8" = 1'-0"



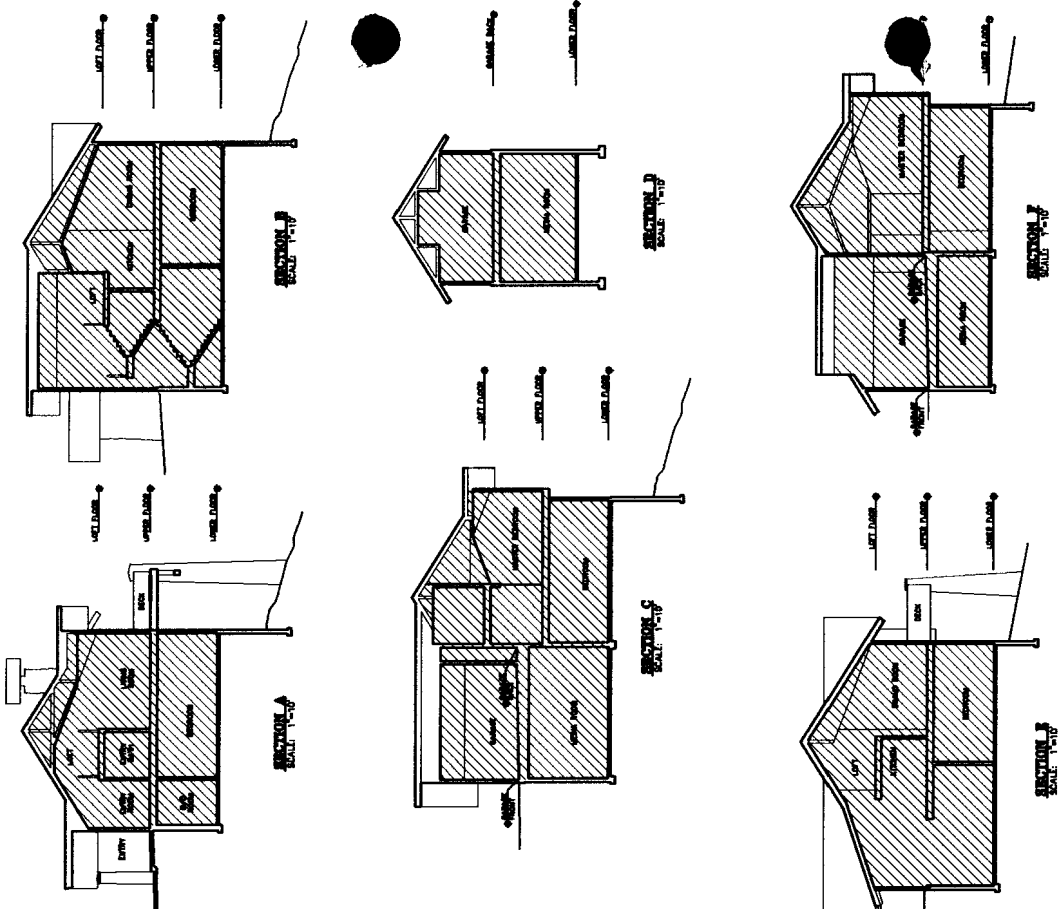
UNITS 6, 7, 8, 9
LAST FLOOR
SCALE 1/8" = 1'-0"

TABLE 1: SQUARE FOOTAGE TABLE

UNIT NO.	UNIT TYPE	UNIT AREA (SQ. FT.)	COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
6	1-BED	1,170	100	1,270
7	2-BED	1,770	100	1,870
8	1-BED	1,170	100	1,270
9	2-BED	1,770	100	1,870

TABLE 2: ELEVATION TABLE

UNIT NO.	UNIT TYPE	UNIT ELEVATION (FEET)	COMMON ELEVATION (FEET)	TOTAL ELEVATION (FEET)
6	1-BED	10.0	10.0	10.0
7	2-BED	10.0	10.0	10.0
8	1-BED	10.0	10.0	10.0
9	2-BED	10.0	10.0	10.0



CONDOMINIUM PLAT **LARKSPUR TOWNHOMES 3** A UTAH EXPANDABLE CONDOMINIUM PROJECT

LOCATED IN SECTION 28
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

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

OCT - 5 2004

City Council Staff Report



Author: Brooks T. Robinson
Subject: Village at Empire Pass,
Larkspur Townhomes 2, Units 10-15
Condominium Conversion
Date: November 11, 2004
Type of Item: Administrative

PLANNING
DEPARTMENT

Summary Recommendations:

The Planning Department recommends the City Council hold a public hearing for the Larkspur Townhomes 2, Units 10-15, at the Village at Empire Pass condominium record of survey plat. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Council's consideration.

Topic:

Applicant	East West Partners
Location	Pod A, Village at Empire Pass
Zoning	Residential Development (RD) as part of the Flagstaff Master Planned Development (MPD)
Adjacent Land Uses	Deer Valley Resort, other potential development parcels of the Village at Empire Pass Pod A.

Background:

On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass, aka Pod A.

On September 30, 2004, the City Council approved a Final Subdivision Plat for the Village at Empire Pass, Phase I. The Larkspur Townhomes 2, Units 10-15 are located on lots 3 and 4.

The Planning Commission held a public hearing on November 10, 2004, and forwards a positive recommendation to the City Council.

The proposal is for two tri-plexes.

Analysis:

The project is located within the RD zoning district. Setbacks in the RD zone are as follows:

- Front: 20 feet
- Rear: 15 feet
- Side: 12 feet

The Larkspur units meet the minimum setback requirements. The two buildings conform to the 28+5 foot height requirement of the RD zone. This application meets the requisite subdivision requirements of Title 15-7 of the Park City Municipal Code.

The 6 units range in size from 3421 square feet to 3601 square feet with garages under 600 square feet. These six units consume 20,892 square feet and 10.5 Unit Equivalents. Two parking spaces are provided for each unit. The units are not yet constructed.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

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

Alternatives

- The City Council may approve the Larkspur Townhomes 2, Units 10-15 condominium plat as conditioned or amended, or
- The City Council may deny the Larkspur Townhomes 2, Units 10-15 condominium plat and direct staff to make Findings for this decision, or
- The City Council may continue the discussion on the Larkspur Townhomes 2, Units 10-15 condominium plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Recommendation

The Planning Department recommends the City Council hold a public hearing for the Larkspur Townhomes 2, Units 10-15, at the Village at Empire Pass condominium record of survey plat. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Council's consideration as found in the ordinance.

Ordinance No. 04-

AN ORDINANCE APPROVING THE LARKSPUR TOWNHOMES 2, UNITS 10-15 CONDOMINIUM RECORD OF SURVEY PLAT, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Larkspur Townhomes 2, Units 10-15 condominium record of survey plat have petitioned the City Council for approval of the Larkspur Townhomes 2, Units 10-15 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 November 10, 2004, to receive input on the Larkspur Townhomes 2, Units 10-15 condominium record of survey plat;

WHEREAS, the Planning Commission, on November 10, 2004, forwarded a positive recommendation to the City Council; and,

WHEREAS, on November 11, 2004 the City Council approved the Larkspur Townhomes 2, Units 10-15 condominium record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Larkspur Townhomes 2, Units 10-15 condominium record of survey plat;

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

SECTION 1. APPROVAL. The Larkspur Townhomes 2, Units 10-15 condominium record of survey 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:

11. The Larkspur Townhomes 2, Units 10-15 is located in the RD-MPD zoning district.
12. The City Council approved the Development Agreement for Flagstaff Mountain Development Agreement/Annexation Resolution No. 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities.
13. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass, aka Pod A.

14. On September 30, 2004, the City Council approved a Final Subdivision Plat for the Village at Empire Pass, Phase I. The Larkspur Townhomes 2, Units 10-15 are located on lots 3 and 4.
15. The proposed is consistent with the approved Master Planned Development for the Village at Empire.
16. The 6 units range in size from 3421 square feet to 3601 square feet with garages under 600 square feet.
17. These six units consume 20,892 square feet and 10.5 Unit Equivalents.
18. Two parking spaces are provided for each unit.
19. The two buildings conform to the 28+5 foot height requirement of the RD zone.

Conclusions of Law:

1. There is good cause for this Record of Survey.
2. The 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 Record of Survey.
4. Approval of the Record of Survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

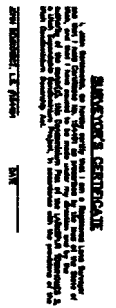
Conditions of Approval:

5. The City Attorney and City Engineer will review and approve the final form and content of the Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
6. The applicant will record the 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 for the plat will be void.
7. All conditions of approval of the Village at Empire Pass Master Planned Development, and the Village Phase I plat shall continue to apply.

The final plat for The Village at Empire Pass, Phase I shall be recorded prior to the Record of Survey for Larkspur Townhomes 2, Units 10-15.

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

PASSED AND ADOPTED this 11th day of November, 2004.



BOUNDARY DESCRIPTIONS

as of Jan 2 and let "The Wall" of Peace, Unity, Prosperity, according to the official list of names sent in this is the status of our beloved country America,

Number _____ Entry in _____ List _____ Page _____

Only use these tags: `<img alt="A small, stylized logo or graphic." data-bbox="100 100 120 150"/>`

LABORERS' RECREATION, INC.,
a Division United Lumber Company
20 Spring Garden Street, N.Y.C. 10
NY 10038
NY 10038

State of _____,
County of _____.

This document was electronically signed on this _____ day of _____, 2004 by _____
the _____ of the _____ at 167 Oakdale Court N. Manager of Capital
Industrial Sales, LLC, Manager of Industrial Operations, LLC, a business limited liability company.

History _____
Building is _____
My academic degree _____

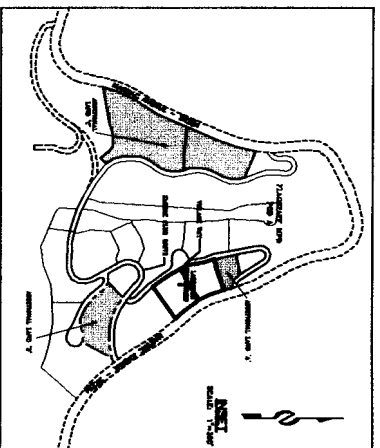


LOCATED IN SECTION 28
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

USE & CLAVE TABLE			
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99	99	99	99
100	100	100	100

- ☒ Project Southwest
- ☐ Western Courier
- ☐ Property owner to be sent

- ☒ Project Southwest
- ☐ Western Courier
- ☐ Property owner to be set

[illegible]

RECEIVED
SEP 21 2004
PLANT SCIENCES
UNIVERSITY OF CALIFORNIA



(And See-407)

ENTERVILLE BAKER WATER REGULATION DISTRICT

NOTED FOR COMPLIANCE TO APPROVING BAKED WATER
REGULATION DISTRICT STANDARDS ON THIS _____

DATE OF _____ 2004 A.D.

BY _____

S.B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS _____

DATE OF _____ 2004 A.D.

BY _____ CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS DUTY TO BE IN
ACCORDANCE WITH REGULATION
FILED IN MY OFFICE THIS _____

DATE OF _____ 2004 A.D.

BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DATE OF _____ 2004 A.D.

BY _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY
WAS WAS APPROVED BY PARK CITY
COUNCIL THIS _____

DATE OF _____ 2004 A.D.

BY _____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____

DATE OF _____ 2004 A.D.

BY _____ MAYOR

STATE OF UTAH, COUNTY OF SUMMIT, AND FIELD
AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

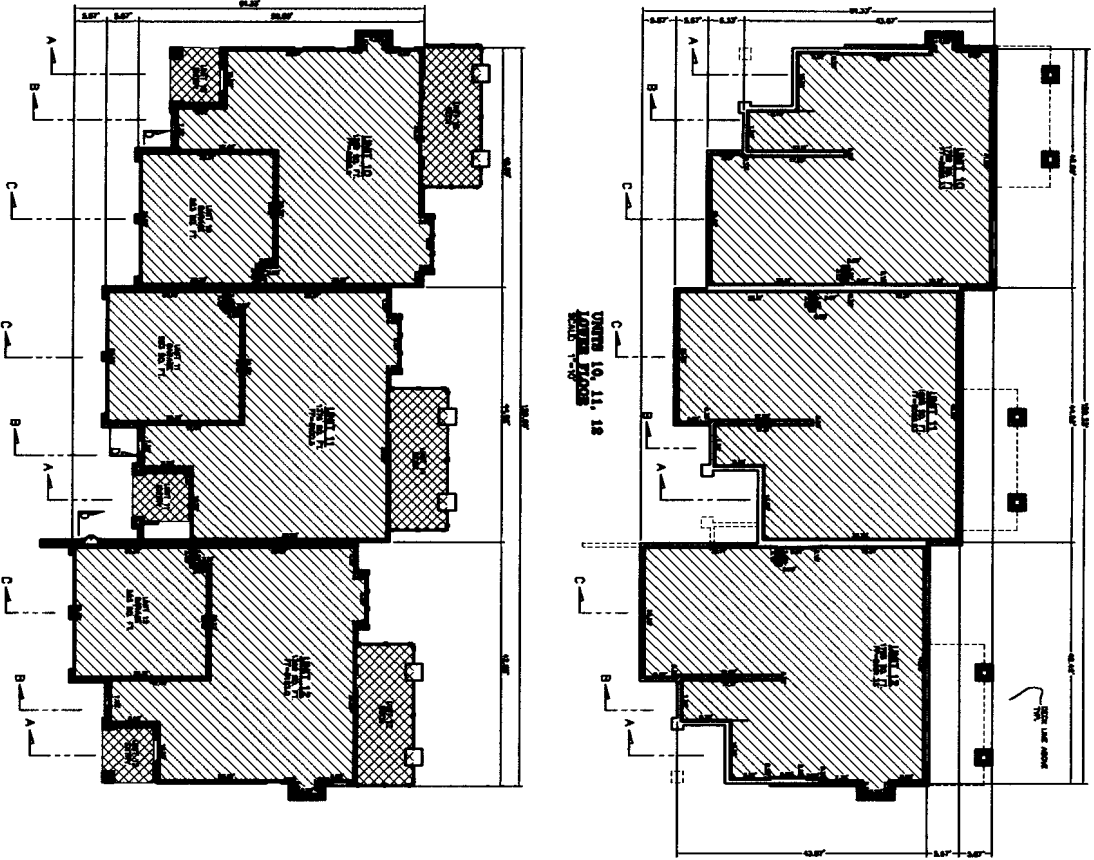
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SEP 27 2004

PARK CITY
PLANNING DEPT.

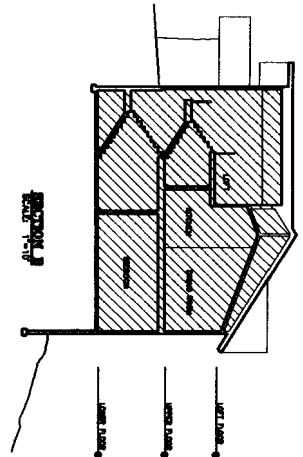
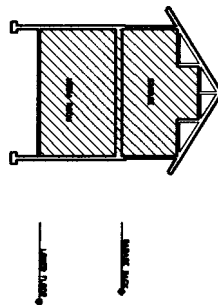
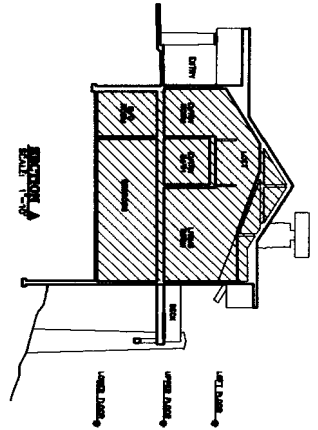
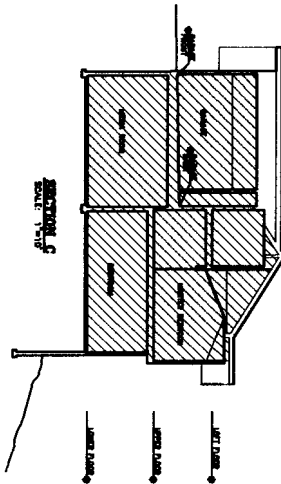
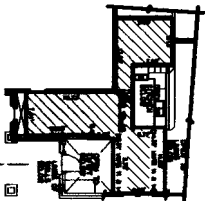
UNIT 10, 11, 12
LARKSPUR TOWNHOMES
SHEET 10 OF 12



CONDOMINIUM PLAT LARKSPUR TOWNHOMES 2

A UTAH EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN SECTION 28
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MORGAN
PARK CITY, SUMMIT COUNTY, UTAH

UNIT 10, 11, 12
LARKSPUR TOWNHOMES
SHEET 10 OF 12



STANDARD ELEVATION TABLE

UNIT NO.	UNIT TYPE	UNIT NO.	UNIT TYPE	UNIT NO.	UNIT TYPE
10	TOWNHOMES	11	TOWNHOMES	12	TOWNHOMES
13	TOWNHOMES	14	TOWNHOMES	15	TOWNHOMES
16	TOWNHOMES	17	TOWNHOMES	18	TOWNHOMES
19	TOWNHOMES	20	TOWNHOMES	21	TOWNHOMES
22	TOWNHOMES	23	TOWNHOMES	24	TOWNHOMES
25	TOWNHOMES	26	TOWNHOMES	27	TOWNHOMES
28	TOWNHOMES	29	TOWNHOMES	30	TOWNHOMES

ELEVATION TABLE

UNIT NO.	UNIT TYPE	UNIT NO.	UNIT TYPE	UNIT NO.	UNIT TYPE
10	TOWNHOMES	11	TOWNHOMES	12	TOWNHOMES
13	TOWNHOMES	14	TOWNHOMES	15	TOWNHOMES
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19	TOWNHOMES	20	TOWNHOMES	21	TOWNHOMES
22	TOWNHOMES	23	TOWNHOMES	24	TOWNHOMES
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28	TOWNHOMES	29	TOWNHOMES	30	TOWNHOMES

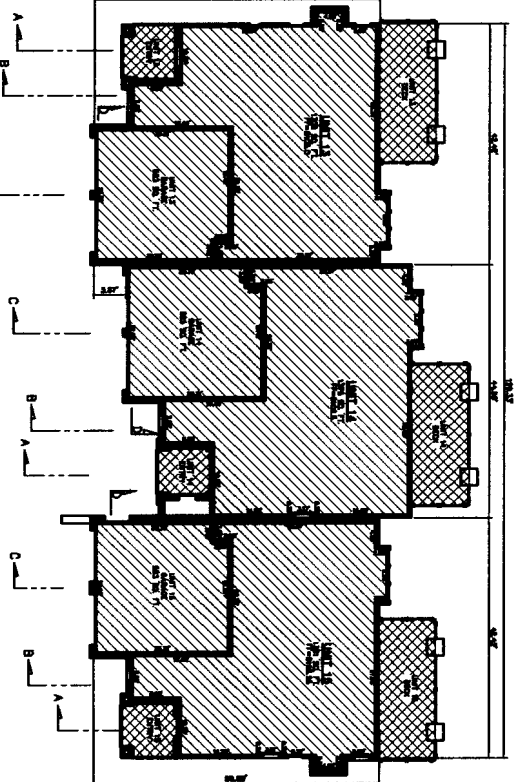


STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
DATE _____ TIME _____ BOOK _____ PAGE _____
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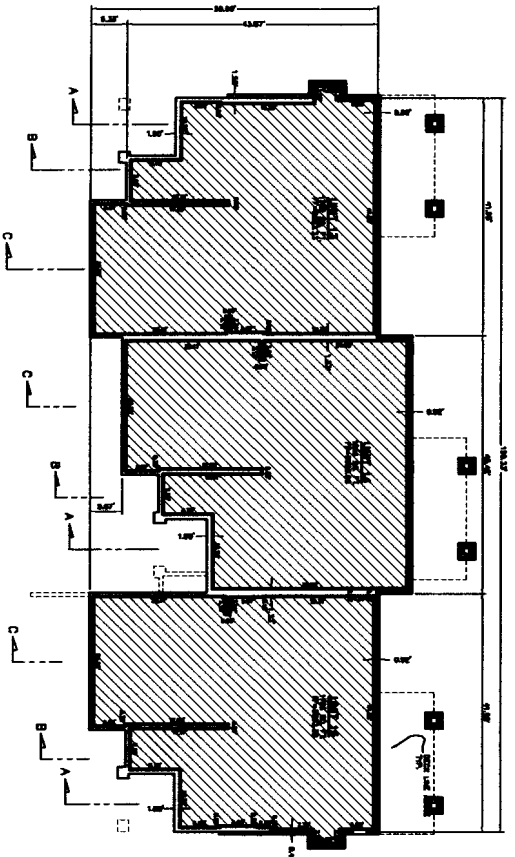
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UNITS 13, 14, 15
LARKSPUR TOWNHOMES



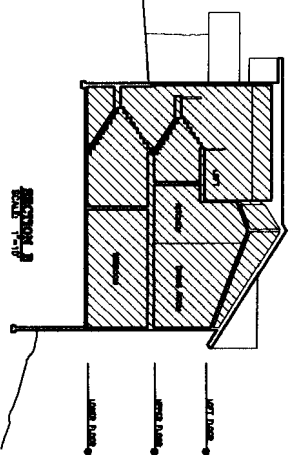
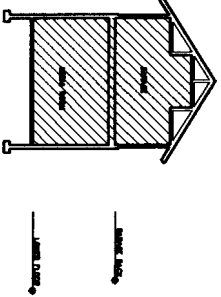
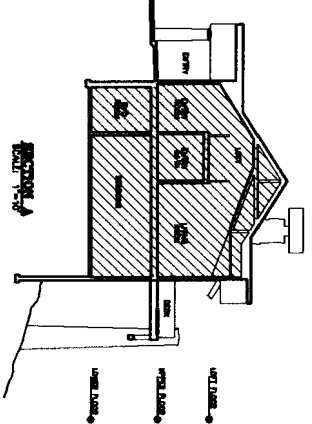
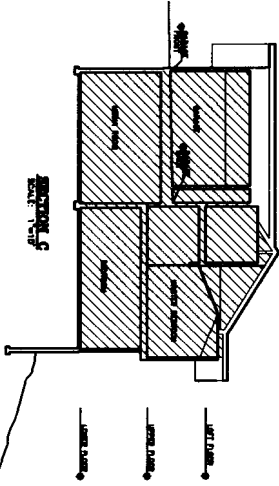
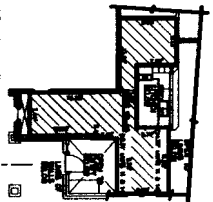
UNITS 13, 14, 15
LARKSPUR TOWNHOMES



CONDOMINIUM PLAT LARKSPUR TOWNHOMES 2

A UTAH EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN SECTION 28
TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASIN AND MERIDIAN
PARK CITY, SALT COUNTY, UTAH

UNITS 13, 14, 15
LARKSPUR TOWNHOMES



STAIRS ELEVATION TABLE				
UNIT NO.	STAIRS	UNIT NO.	STAIRS	UNIT NO.
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