



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 29, 1998**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, October 29, 1998.

A G E N D A

Work Session - City Council Chambers - Lower Level

- 3:30 p.m. U S West press release
- 3:45 p.m. Council questions/comments
Citizens Open Space Advisory Board
- 4:00 p.m. Review of interview questions
- 4:20 p.m. Interviews
- 5:50 p.m. Break

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

- I ROLL CALL**
- II PUBLIC INPUT**
- III COMMUNICATIONS FROM COUNCIL AND STAFF**
- IV WORK SESSION NOTES AND MINUTES OF MEETING OF OCTOBER 15, 1998**
- V PUBLIC HEARING**
 - 1. Ordinance approving an amendment to Lot 16 and Lot 17, Block 24 of the Park City Survey known as 560 and 562 Main Street, Park City, Utah
 - 2. Ordinance approving the plat amendment to combine Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12 C of the Amended Plat of Prospector Square located at 1895 Sidewinder Drive, Park City, Utah
- VI CONSENT AGENDA**

1. Ordinance approving the plat amendment to combine Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12 C of the Amended Plat of Prospector Square located at 1895 Sidewinder Drive, Park City, Utah
2. Ordinance approving the final plat for Parcel D, Park City Mountain Resort located at 1498 Lowell Avenue, Park City, Utah

VII OLD BUSINESS

Ordinance approving an amendment to Lot 16 and Lot 17, Block 24 of the Park City Survey known as 560 and 562 Main Street, Park City, Utah

VIII ADJOURNMENT

Posted: 10/26/98
Revised: 10/28/98
See parkcity2002.org



**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
OCTOBER 29, 1998**

Present: Mayor Brad Olch; Council members Shauna Kerr; Chuck Klingenstein; and Paul Sincock

Toby Ross, City Manager; Jodi Hoffman, City Attorney; Mark Harrington, Deputy City Attorney; Jerry Gibbs, Public Works Director; Myles Rademan, Public Affairs Director

Randy Lynch and Kevin Taylor, U S West
Citizens Open Space Task Force applicants Gene Moser, Christy Calvin, Fred Vallejo, Richard Dudley, Bob Dillon, Bill Coleman, Vice Ayres, Brooke Hontz, and Alex Natt

Absent: Council members Hugh Daniels and Roger Harlan

1. **U S West press release.** Shauna Kerr announced that U S West is a corporate sponsor of the 2002 Winter Games and has made a commitment to SLOC and the communities in Utah in general. Randy Lynch, U S West Olympic Coordinator, stated that Park City has been prioritized in terms of investment and new services. The investment is beyond the Olympics. There are over 3,500 employees in the state of Utah and the infrastructure will serve communities for years to come. He discussed a sonic network which is a high speed data network that will carry voice data and video channels and will be a dedicated network for the Olympics. U S West will also be introducing in the area, a higher speed data transport on the Internet connections and a personal communication service which is wireless and digital. He continued there will be more capacity for businesses and residences.

Mr. Lynch introduced Kevin Taylor who is the General Manager for the state of Utah. Mr. Taylor explained the infrastructure represents a significant investment on the part of U S West and Ms. Kerr has been instrumental in pointing out the needs in the community. He clarified the service improvements proposed for Internet users. In response to a question from Mr. Sincock, Mr. Taylor indicated that some of the work is underway including the extension of the fiber optics. It is anticipated that Park City will benefit in years leading to the Olympics and following the Games. There was discussion about digital cell service in 1999. The Mayor thanked representatives from U S West and felt it was exciting, although overdue. He added that the Olympic Games are a catalyst to upgrade Park City services and this is a long term benefit to citizens.

2. Council questions and comments. Chuck Klingenstein commented on the green florescent crossing signs in Salt Lake, similar to Park City's new signs. Shauna Kerr reported that she visited Vail last weekend to observe the roundabouts there. She was surprised to learn how effective and safe they are, and was particularly impressed with the roundabouts in Avon which replaced intersections. Some roundabouts were enhanced with art or landscaping and she discussed art in public spaces. Ms. Kerr will be talking with the Summit County Commission with County Planning Commissioner Donna vanBuren about roundabouts with regard to proposals for Kimball Junction. Ms. vanBuren has asked for City support with the County in persuading UDOT to consider other options for the Kimball Junction intersections. UDOT indicated it will consider alternatives if the County performs a traffic study within six weeks. The Canyons will contribute and the other two ski resorts have been approached. Chuck Klingenstein believed there is mutual interest in the community's entryway, and felt that roundabouts could work well in the area. The Mayor felt the City should endorse the study and perhaps assist in its funding.

Ms. Kerr added that Boulder does not charge for parking on Sundays. With regard to a recent article, she emphasized to the media that she and Roger Harlan voted for free parking on Sundays, while Chuck Klingenstein, Paul Sincock and the Mayor voted against it.

Mark Harrington reported that the City has received 90 days notice from Utah State College of its intent to vacate the Library and Education Center. Jerry Gibbs reminded the public of the dedication of Trapper's Way tomorrow evening. Myles Rademan reminded Council of a Leadership 2000 banquet next Friday. With regard to community meetings, the Council decided that two meetings would be sufficient, one scheduled in Old Town and the other in Park Meadows.

3. Citizens Open Space Advisory Board. The City Council members selected three question to ask each of the candidates. The following applicants were interviewed: Gene Moser, Richard Dudley, Vic Ayres, Christy Calvin, Bob Dillon, Brooke Hontz, Fred Vallejo, Bill Coleman, and Alex Natt. At the conclusion of the interview process, the Mayor relayed the impending difficulty in selecting individuals as each applicant was excellent. The remaining applicants will be interviewed next week.

Prepared by Janet M. Scott, City Recorder



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 29, 1998**

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, October 29, 1998. Members in attendance were Brad Olch, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Hugh Daniels and Roger Harlan were excused. Staff present were Toby Ross, City Manager; and Meg Ryan, Planner.

II PUBLIC INPUT

Roger Click, Park City resident, stated that he fell in the Sandridge Parking Lot during the landscaping project. He called the City offices and suggested that the site be cleaned up. He was delighted that the response was timely.

III COMMUNICATIONS FROM COUNCIL AND STAFF

The Mayor reported that Chief Building Official Ron Ivie won the Rotary Club Professional Citizen of the Year on Tuesday, which was well deserved.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF OCTOBER 15, 1998

Chuck Klingenstein made a correction to the Work Session Notes on Page 1. Chuck Klingenstein, "I move approval, as corrected". Paul Sincock seconded. Motion carried.

Hugh Daniels	Absent
Roger Harlan	Absent
Shauna Kerr	Aye
Chuck Klingenstein	Aye
Paul Sincock	Aye

V PUBLIC HEARING

1. Ordinance approving an amendment to Lot 16 and Lot 17, Block 24 of the Park City Survey known as 560 and 562 Main Street, Park City, Utah - The Mayor requested a motion to continue to a date uncertain. Paul Sincock, "I so move". Chuck Klingenstein seconded. Motion carried. Ms. Kerr asked why there seem to be so many continuances lately. Planner Meg Ryan

Page 2
City Council Meeting
October 29, 1998

responded that staff has been negotiating with the applicant on easement agreements, and believes there is consensus; revisions are pending.

Hugh Daniels	Absent
Roger Harlan	Absent
Shauna Kerr	Aye
Chuck Klingenstein	Aye
Paul Sincok	Aye

2. Ordinance approving the plat amendment to combine Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12 C of the Amended Plat of Prospector Square located at 1895 Sidewinder Drive, Park City, Utah - Meg Ryan explained that the plat amendment would combine eight lots into one. The Olympia Hotel is doing extensive interior and exterior renovation work. With no questions or comments from the public or the City Council, the public hearing was closed.

VI CONSENT AGENDA

The Mayor requested a motion to approve. Shauna Kerr, "I move approval". Paul Sincok seconded. Motion carried.

Hugh Daniels	Absent
Roger Harlan	Absent
Shauna Kerr	Aye
Chuck Klingenstein	Aye
Paul Sincok	Aye

1. Ordinance approving the plat amendment to combine Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12 C of the Amended Plat of Prospector Square located at 1895 Sidewinder Drive, Park City, Utah - See public hearing and staff report.

2. Ordinance approving the final plat for Parcel D, Park City Mountain Resort located at 1498 Lowell Avenue, Park City, Utah - See staff report.

VII OLD BUSINESS

Ordinance approving an amendment to Lot 16 and Lot 17, Block 24 of the Park City Survey known as 560 and 562 Main Street, Park City, Utah - See public hearing. The Mayor requested a motion to continue to a date uncertain. Chuck Klingenstein, "I so move". Paul Sincok seconded. Motion carried.

Hugh Daniels	Absent
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Roger Harlan	Absent
Shauna Kerr	Aye
Chuck Klingenstein	Aye
Paul Sincock	Aye

VIII ADJOURNMENT

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

* * * * *

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

Prepared by Janet M. Scott





Janet M. Scott, City Recorder



CITY COUNCIL STAFF REPORT

MEETING DATE: October 29, 1998
DEPARTMENT: CDD
AUTHOR: Megan B. Ryan
TITLE: 1895 Sidewinder Avenue - Olympia Park Hotel Lot
Combination
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Conduct a public hearing, consider public input and the Planning Commission's positive recommendation, as conditioned, to the City Council to combine eight lots of record into one parcel.

DESCRIPTION

A. Project Statistics

Owners: Sunstone Hotel Properties, Inc.
Zoning: General Commercial (GC)
Adjacent Land Uses: Office, Lodging, Retail
Property Description: Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C of the amended plat of Prospector Square.

B. Background

The Planning Commission voted to forward a positive recommendation to the City Council on this item at their meeting of September 23, 1998.

The Olympia Park Hotel was recently purchased by the Sunstone Hotel Investors. The new operators, Marriott, were interested in substantial interior and exterior renovations and submitted a building permit application for the proposed changes to the City. Hotel uses are allowed within the GC zone. Upon examination of the application, the staff

found that the hotel was built over eight separate lots of record. Utah Building Codes do not provide for one common structure to be built over individual lots and the staff directed the applicant to apply for a lot combination.

C. Analysis

The application requests that eight separate lots under common ownership be combined into one parcel. The hotel abuts property owned by the Prospector Square Homeowners Association to the east and south. Prospector Square Parking Lot B is to the east and a pedestrian plaza way is to the south. The building encroaches on portions of the common area which will need to be addressed through this platting process. The hotel also accesses underground parking through Parking Lot, which is owned by the Association. The garage is used by the hotel for venting and air circulation purposes and other utilities as well. A common area maintenance agreement will need to address these uses. The staff is currently working with the applicant on these issues and have conditioned the plat to resolve these issues.

The project has been broken into five phases. As part of the plan, phase 3 includes the complete modification of the exterior. The applicant proposes to replace the wood siding and brick with a combination of new materials. Cultured stone will act as a base trim element and wood siding and stucco will be used on the main face of the building. Elevations will be available at the meeting.

The applicant, in conjunction with the Prospector Square Property Owners Association, is also proposing to reconfigure the parking lot, phase 5. The applicant would like to remove the underground parking entry on Lot B and to relocate that entry to Poison Creek Lane. Eight new spaces would replace the underground ramp on Lot B. The new entry off of Poison Creek Lane would remove portions of the existing pedestrian plaza area. This plaza area is heavily used by pedestrians as a through connection. A bus stop is also located at Poison Creek Lane at the end of the walkway. The applicant and staff have reviewed various iterations of this new driveway location but final plans are still in process. The staff has related to the applicant that the challenge on this proposal will be to present a design that accommodates both the pedestrian and auto uses in a safe and aesthetically pleasing manner.

D. Department Review

The Community Development Department and City Attorney's office have reviewed this request.

E. Notice

The property was posted and notice was mailed to property owners within 300 feet on September 4, 1998 and on October 5, 1998. No public input has been received by the time of this report.

ALTERNATIVES

A. Approve as conditioned.

- B. Deny or modify.
- C. Continue the item for further discussion.

SIGNIFICANT IMPACTS:

The lot combination will bring the existing building into compliance with Utah State Law and will legally delineate the footprint of the building.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The owners will not be able to make any changes to the exterior of the building as a building permit cannot be issued on a building that crosses property lines.

RECOMMENDATION: Staff recommends that the City Council consider public input and the Planning Commission's recommendation to approve the lot combination of Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C of the amended plat of Prospector Square into one lot of record based on the following:

Findings of Fact:

1. The property is located at 1895 Sidewinder Drive in the General Commercial (GC) Zoning District.
2. A hotel exists on eight separate lots of record, Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C of the amended plat of Prospector Square.
3. This amendment will create one lot of record.
4. The hotel encroaches onto property owned by the Prospector Square Property Owners Association.
5. The plaza area is utilized by pedestrians and for hotel functions.
6. The hotel uses common area parking for hotel utility and other uses.

Conclusions of Law:

1. The plat amendment is in compliance with Chapter 15 of the Land Management Code.
2. There is good cause for the revision as the encroachment, common area maintenance issues and exterior renovations can be resolved.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.

Conditions of Approval:

1. City Attorney and City Engineer review and approval of the amended plat for compliance with Land Management Code, Utah State Code and these Final Conditions of Approval is a condition precedent to plat recordation.
2. Common area maintenance agreements in a form approved by the Building Official and City Attorney shall be executed and recorded with this plat.
3. A construction mitigation plan will be required to be submitted and approved prior to the issuance of any building permit.
4. If the amendment is not recorded within one year of this approval date this approval shall become null and void.
5. The applicant shall submit a landscape plan for the project that shall include significant

landscaping on the plaza area. The plan shall be submitted to the Landscape architect for review and approval prior to final building permit issuance for the driveway relocation, phase 5.

EXHIBITS:

Exhibit A - Location Map

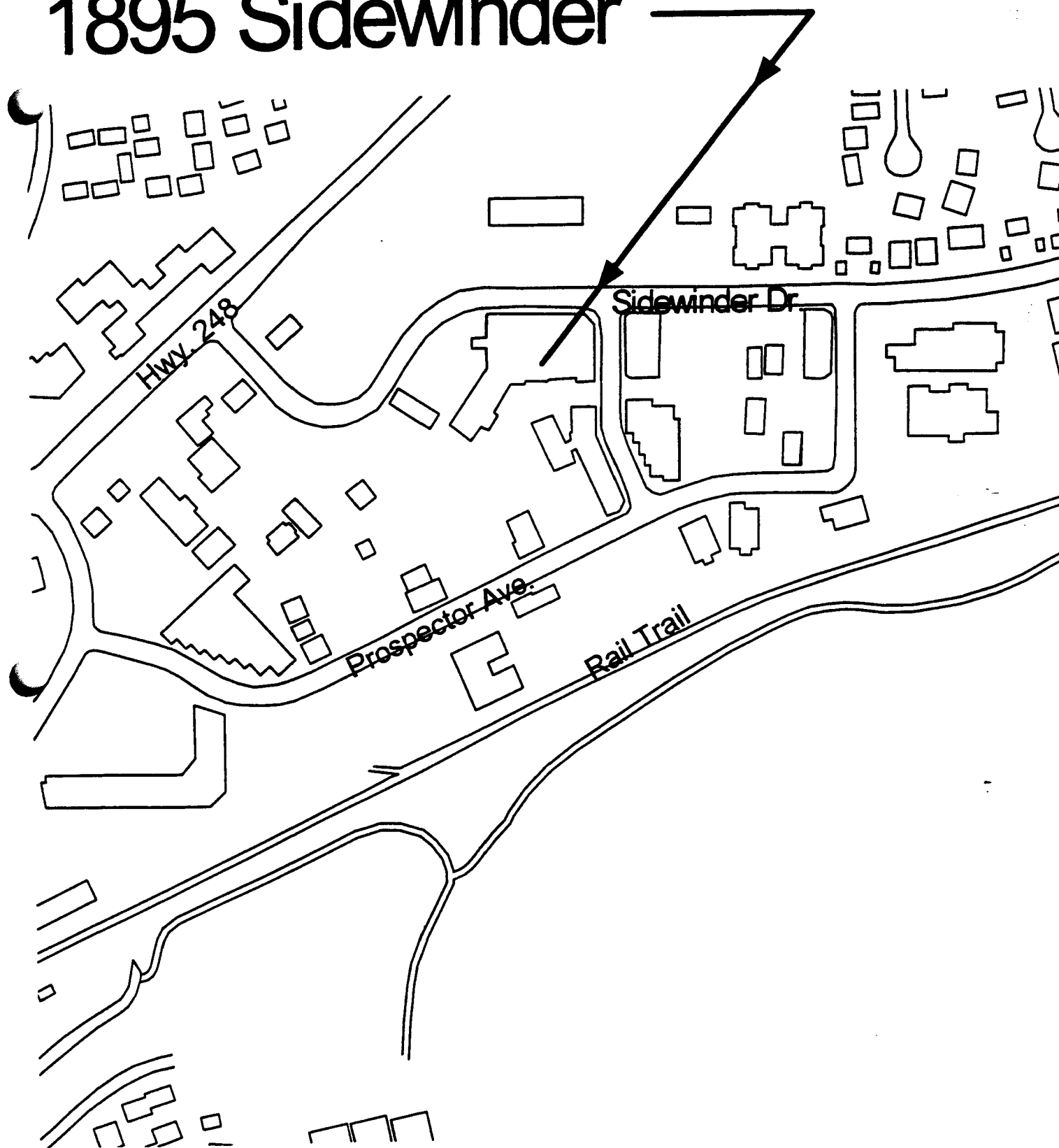
Exhibit B - Proposed Plat

Exhibit C - Phasing Plan

Exhibit D - Ordinance

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1895 Sidewinder

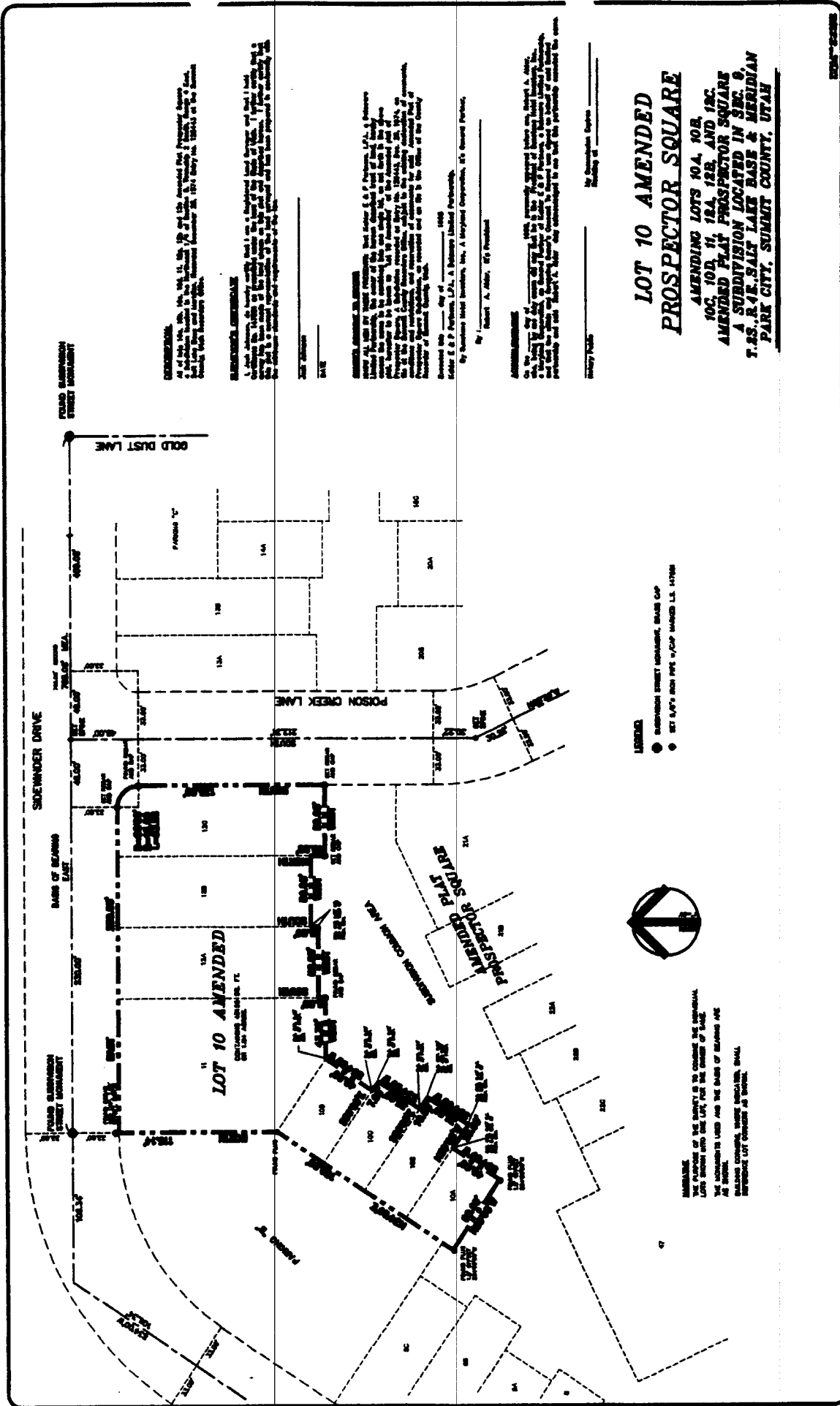


PARK CITY

1884

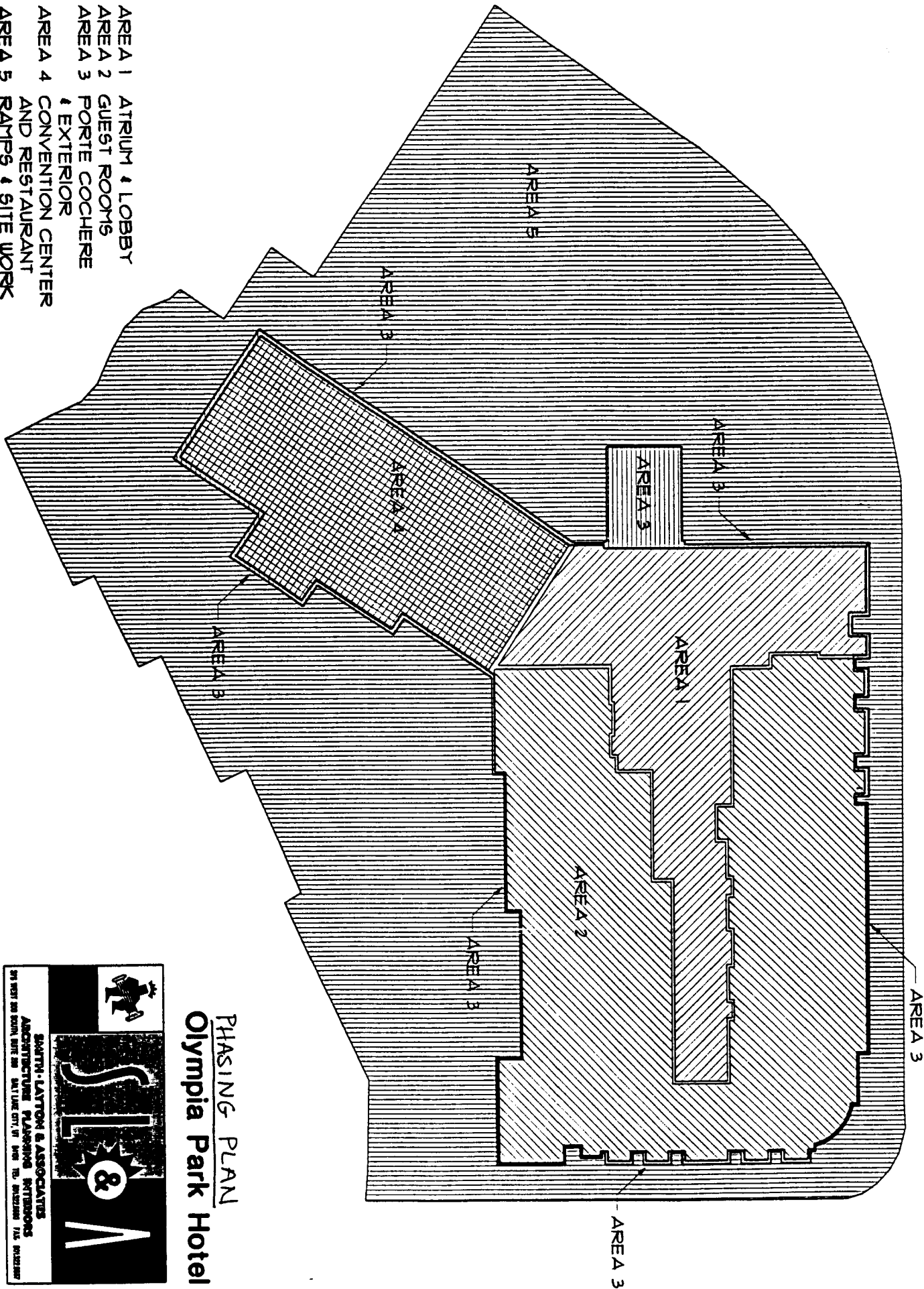
Exhibit A
Vicinity Map



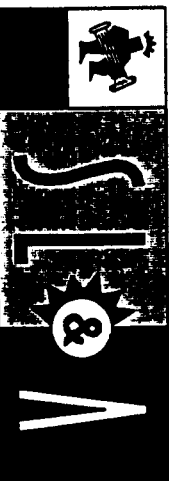


CITY COUNCIL APPROVAL PRESENTED TO THE BOARD OF CITY COUNCIL THIS _____ DAY OF _____ RECORD OF SEWER DISTRICT NO. _____ AS APPROVED	CITY ENGINEER APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS DATE OF _____ 19____	CITY PLANNING COMMISSION REVIEWED FOR CONFORMANCE TO SHERBOURNE STANDARD SEWER IMPROVEMENT DISTRICT STANDARDS THIS _____ DAY OF _____	SEWER DISTRICT APPROVAL APPROVED AS TO FORM ON THIS DATE OF _____ 19____	APPROVAL AS TO FORM NAME OF _____ COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF: _____ COUNTY RECORDER _____	 THE JACK JOHNSON COMPANY 1772 1/2 West 10th St. - Astoria, Ore. 97103 (503) 325-6666 • Fax (503) 325-6667
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AREA 1 ATRIUM & LOBBY
 AREA 2 GUEST ROOMS
 AREA 3 PORTE COCHERE
 & EXTERIOR
 AREA 4 CONVENTION CENTER
 AND RESTAURANT
 AREA 5 RAMPS & SITE WORK



PHASING PLAN
 Olympia Park Hotel



SMITH-LAYTON & ASSOCIATES
 ARCHITECTURE PLANNING INTERIORS
301 WEST 2ND STREET, SUITE 200 SALT LAKE CITY, UT 84111 TEL: 595-1234 FAX: 595-1235

Sept. 15, 1998

Ordinance No. 98-

**AN ORDINANCE APPROVING THE PLAT AMENDMENT TO COMBINE
LOTS 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C OF THE AMENDED PLAT OF
PROSPECTOR SQUARE LOCATED AT 1895 SIDEWINDER DRIVE, PARK
CITY, UTAH**

WHEREAS, the owners of Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C of the amended plat of Prospector Square submitted revisions to the final plat; and

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

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

WHEREAS, the Planning Commission held a public hearing on September 23, 1998, to receive input on the proposed plat;

WHEREAS, the Planning Commission, on September 23, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 29, 1998, the City Council held a public hearing to receive input on the proposed plat amendment; and

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

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

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

Findings of Fact:

1. The property is located at 1895 Sidewinder Drive in the General Commercial (GC) Zoning District.
2. A hotel exists on eight separate lots of record, Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C of the amended plat of Prospector Square.
3. This amendment will create one lot of record.
4. The hotel encroaches onto property owned by the Prospector Square Property Owners Association.
5. The plaza area is utilized by pedestrians and for hotel functions.
6. The hotel uses common area parking for hotel utility and other uses.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned plat amendment as the encroachment, common area maintenance issues and exterior renovations can be resolved, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The plat amendment to combine Lots 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C of the amended plat of Prospector Square known as 1195 Sidewinder Drive Plat Amendment, is approved as shown on Exhibit B, with the following conditions:

Conditions of Approval:

1. City Attorney and City Engineer review and approval of the amended plat for compliance with Land Management Code, Utah State Code and these Final Conditions of Approval is a condition precedent to plat recordation.
2. Common area maintenance agreements in a form approved by the Building Official and City Attorney shall be executed and recorded with this plat.
3. A construction mitigation plan will be required to be submitted and approved prior to the issuance of any building permit.
4. If the amendment is not recorded within one year of this approval date this approval shall become null and void.
5. The applicant shall submit a landscape plan for the project that shall include significant landscaping on the plaza area. The plan shall be submitted to the Landscape architect for review and approval prior to final building permit issuance for the driveway relocation, phase 5.

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

PASSED AND ADOPTED this 29th day of October, 1998.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, Deputy City Attorney



CITY COUNCIL REPORT

DATE: October 21, 1998
DEPARTMENT: Planning Department
AUTHOR: Nora L. Shepard
TITLE: Parcel D, Park City Mountain Resort
TYPE OF ITEM: Final Plat

SUMMARY RECOMMENDATIONS: Approve the final plat
with conditions.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS:

Applicant:	Powdr Corp.
Location:	1498 Lowell Ave
Zoning:	Recreation Commercial (RC)
Adjacent Land Uses:	Ski Area, Condominiums
Date of Application:	June 2, 1998
Project Planner:	Nora Shepard

B. Background.

On June 25, 1998, the Planning Commission approved a Large Scale Master Planned Development for the Park City Mountain Resort. Since that approval, parcel A has been reviewed and approved as a CUP and is under construction (Marriott Mountainside Resort). The Planning Department has now received an application for a CUP on Parcel D and this request for a subdivision to legally create that parcel. Powdr Corporation is the applicant on the subdivision, and Hole-in-the-Wall development is the applicant for the CUP. The Planning Commission has held one work session on the CUP and requested changes. To date, the Planning Department has not received any revised plans. The CUP will not be rescheduled for Planning Commission review until revised plans are

received. Powdr Corp wishe to proceed with the subdivision to create parcel D at this time regardless of the status of the CUP.

C. Analysis

The staff has been working with the applicant on this subdivision for the past 2 months. The staff has worked with the applicant on resolving issues relative to:

- timing of utility relocation
- timing of relocation of Lowell Ave
- timing of the reconstruction of the Lowell/Empire intersection
- pedestrian easements and improvements
- replacement skier parking
- timing of associated road and pedestrian improvements

At this time, the applicant has indicated that the utility relocation will occur this fall and the road relocation and intersection reconstruction will occur next spring. City Engineer Eric DeHaan is reviewing construction drawings for the improvements. We will continue to work with the applicant and final approval of those drawings by the City Engineer is a condition of approval. The relocated portion of Lowell Avenue approaches 9% in slope, so the CUP for Parcel D will require particular attention to grading, driveways, and sidewalks.

Although not all of the work associated with this subdivision is to occur immediately, approved plans and a financial security will be required prior to plat recordation. The vacation of a portion of existing Lowell Avenue will also need to occur prior to any activity on Parcel E.

RECOMMENDATION:

The Planning Commission conducted a Public Hearing on this request and forward a postive recommendation to the City Council for the Final Plat to create Parcel D.

The staff and the Planning Commission recommends that the Planning Commission forward a positive recommendation to the City Council on the final plat creating parcel D of the Park City Mountain Resort, subject to the following:

Findings of Fact:

1. The property is a part of the Large Scale Master Plan approved for the Park City Mountain Resort on July 25, 1997.
2. The subdivision creates parcels necessary for the development of Parcel D of the Large Scale Master Plan.
3. The subdivision request was noticed as required by the Park City Land Management

Code and a public hearing was held on October 7, 1998.

Conclusions of Law:

1. The proposed subdivision plat is consistent with the Large Scale Master Plan Development for the Park City Mountain Resort.
2. The proposal, as conditioned, is consistent with the Park City Land Management Code and General Plan.
3. There is good cause for this proposed plat.
4. Neither the public nor any person will be materially injured by the proposed plat.

Conditions of Approval:

1. All standard conditions of approval shall apply.
2. City Engineer and City Attorney review and approval of the plat for compliance with the conditions of approval, the Land Management Code and state law is a condition precedent to plat recordation.
3. As a condition precedent to plat recordation, the applicant shall submit and the City Engineer shall have reviewed and approved plans for the improvement of roads and utilities associated with the creation of this parcel, including, but not limited to:
 - The relocation of Lowell Ave
 - The reconstruction of the Lowell/Empire intersection
 - Utility relocation
 - Enhanced pedestrian circulation including sidewalks along both sides of Lowell Ave
 - Roadway improvements as necessary to accommodate construction and traffic impacts.
4. A financial guarantee in a form to be approved by the City Attorney and in an amount to be approved by the City Engineer which incorporates all items in Condition #3 is a condition precedent to plat recordation.

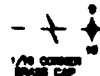
LINE TABLE			
LINE	LENGTH	BEARING	
L1	20.14	N 101°02'00" W	
L2	15.28	S 22°04'30" E	

CURVE TABLE			
CHORD	LENGTH	ANGLE	BEARING
C1	31.14	172°00'	08°47'00"
C2	13.32	41°15'	23°08'30"



NORTHWEST CORNER SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

The Silver King
Recorded 4-15-83
Entry No. 204462



1/8 CORNER
BRASS CAP

JOB NO. 6-10-97 FILE: PCSRA/PH_0

ALLIANCE ENGINEERING INC.

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

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER
IMPROVEMENT DISTRICT STANDARDS ON THIS

DAY OF _____ 1998 A.D.

BY

S.B.S.I.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS
DAY OF _____ 1998 A.D.

BY

CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS
DAY OF _____ 1998 A.D.

BY

PARK CITY ENGINEER

**AN ORDINANCE APPROVING A FINAL PLAT FOR PARCEL D
OF THE PARK CITY MOUNTAIN RESORT
LOCATED AT 1498 LOWELL AVENUE IN THE
NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owners, Powdr Corp., have petitioned the City Council for approval of a final plat; and

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

WHEREAS, on October 7, 1998 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, 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. The property is a part of the Large Scale Master Plan approved for the Park City Mountain Resort on July 25, 1997.
2. The subdivision creates parcels necessary for the development of Parcel D of the Large Scale Master Plan.
3. The subdivision request was noticed as required by the Park City Land Management Code and a public hearing was held on October 7, 1998.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that:

1. The proposed subdivision plat is consistent with the Large Scale Master Plan Development for the Park City Mountain Resort.

2. The proposal, as conditioned, is consistent with the Park City Land Management Code and General Plan.
3. There is good cause for this proposed plat.
4. Neither the public nor any person will be materially injured by the proposed plat.

SECTION 3. PLAT APPROVAL. The final plat, known as Parcel D of the Park City Mountain Resort is approved subject to the following conditions:

1. All standard conditions of approval shall apply.
2. City Engineer and City Attorney review and approval of the plat for compliance with the conditions of approval, the Land Management Code and state law is a condition precedent to plat recordation.
3. As a condition precedent to plat recordation, the applicant shall submit and the City Engineer shall have reviewed and approved plans for the improvement of roads and utilities associated with the creation of this parcel, including, but not limited to:
 - The relocation of Lowell Ave
 - The reconstruction of the Lowell/Empire intersection
 - Utility relocation
 - Enhanced pedestrian circulation including sidewalks along both sides of Lowell Ave
 - Roadway improvements as necessary to accommodate construction and traffic impacts.
4. A financial guarantee in a form to be approved by the City Attorney and in an amount to be approved by the City Engineer which incorporates all items in Condition #3 is a condition precedent to plat recordation.

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

PASSED AND ADOPTED this 29th day of October, 1998.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Deputy City Attorney

