

Ordinance No. 2018-54

**AN ORDINANCE APPROVING THE MOON SHADOW CONDOMINIUMS PLAT,
LOCATED ON LOT 1 OF THE VILLAGE AT EMPIRE PASS NORTH SUBDIVISION,
PARK CITY, UTAH.**

WHEREAS, the owners of the property known as Lot 1 of the Village at Empire Pass North Subdivision, have petitioned the City Council for approval of the Moon Shadow Condominiums plat; and

WHEREAS, the property was properly noticed and posted on September 12, 2018, according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was published on September 8, 2018, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on September 26, 2018, to receive input on the Moon Shadow Condominiums plat; and

WHEREAS, the Planning Commission, on September 26, 2018, forwarded a unanimous positive recommendation to the City Council; and,

WHEREAS, the City Council held a public hearing on October 23, 2018, to receive input on the Moon Shadow Condominiums plat; and

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

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Moon Shadows Condominiums 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. Moon Shadow Condominiums plat for eight (8) units and a private cul-de-sac is located at 8945 Marsac Avenue on the 6.77 acre Lot 1 of the Village at Empire Pass North subdivision.
2. Lot 1 is located in the RD-MPD and ROS-MPD zoning districts.
3. The City Council approved the Flagstaff Mountain Development Agreement/Annexation Resolution 99-30 on June 24, 1999. The Agreement was amended in 2007. The Amended Agreement is the equivalent of a Large-Scale Master Plan and sets forth maximum densities, location of densities, and developer-offered amenities, requirements and obligations.

4. The Amended Agreement specifies that a total of 87 acres, within three development pods (A, B1 and B2), of the 1,750 acres of annexation property may be developed for the Mountain Village. The Mountain Village is further constrained to a maximum density of 785 unit equivalents (UE) configured in no more than 550 dwelling units as multi-family, hotel, or PUD units, provided the number of PUD units does not exceed 60.
5. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass that identified the area of this proposed plat for multi-family condominium units, subject to density limitations of the Amended Flagstaff Development Agreement.
6. On June 15, 2017, the City Council approved the Village at Empire Pass North Subdivision creating four lots of record. Lot 1, the subject lot of this condominium plat, is 6.77 acres in area, and sufficient in size to cluster the proposed eight PUD style units accessing a private cul-de-sac.
7. Only RD zoned portions of the property are designated as private area and no units are allowed to be constructed in the ROS zoned portions.
8. The private cul-de-sac has access to Marsac Avenue (aka SR 224) and the applicant has obtained a conditional access permit and encroachment permit from UDOT for a secondary access for construction of the private street. The private cul-de-sac, to be known as Moon Shadow Court, is designed with the Fire District required total width of thirty feet (30') (roadway plus 24" roll gutters on both sides) as well as the required cul-de-sac diameter of ninety-six (96') feet.
9. No affordable housing units are required as part of this condominium plat. Final on-mountain affordable housing obligations are to be incorporated into the remaining Village at Empire Pass MPD Lodge Buildings 1, 3 and 4, as well as future condominium buildings at B2 East Subdivision (Parcel B2 MPD Phase 2), as noted on the respective subdivision plats.
10. At the time of final construction and re-platting, all floor area including basement area and garage space greater than 600 square feet, will be counted towards the Unit Equivalents as allowed by the Flagstaff Development Agreement.
11. Applicant submitted Architectural Design Guidelines for the Moon Shadow Condominiums that reflect a unified architectural character, as well as consistency with the Empire Pass Design Guidelines.
12. The proposed pattern of development and this condominium plat are consistent with the approved Village at Empire Pass MPD and the Village at Empire Pass North Subdivision in terms of density, unit type, location and layout of units.
13. A total of 60 PUD style units are allowed within Pods A, B1 and B2 subject to the Amended Agreement. Fifty-two (52) PUD style units are currently platted and/or constructed within the Mountain Village in Pods A and B1, not including these units. There are no PUD style units platted in Pod B2.
14. Up to thirty (31) Unit Equivalents (62,000 sf) are proposed to be divided between the eight (8) PUD style units, subject to all requirements of the 2007 Amended Flagstaff Development Agreement.
15. This parcel was identified as 19 multi-family attached units. While the MPD did not call out a specific density, multi-family townhouses have been approved with density ranging from 2,500 to 5,000 sf of floor area (Larkspur Townhouses in Pod A range

from 3,250 sf to 3,450 sf per unit and average 3,350 sf). The 19 multi-family attached units of the concept plan would have resulted in between 47,500 sf to 95,000 sf of residential floor area (or 63,650 sf if each unit was on average 3,350 sf similar to the nearby Larkspur units).

16. The proposed density (in terms of number of units, traffic, and general activity) is reduced from 19 to 8 units. The proposed density in terms of total square feet and UE (up to 62,000 sf (31 UE) is between the 47,500 sf and 95,000 sf that the 19 multi-family attached concept would have resulted in, had the units been between 2,500 sf and 5,000 sf. By comparison, nineteen (19) multi-family units at the 3,350 sf Larkspur average size would have resulted in a total of 63,650 sf (31.83 UE).
17. The proposed project results in one less road intersection with Marsac Avenue, less site grading due to the reduction of road and driveway areas and less than the floor area of the VEP MPD planned townhouse units. The net square footage of the proposed project is less than or consistent with the townhouses planned in the VEP MPD.
18. The PUD concept is similar to the Nakoma Condominium PUDs which are predominately second homes. The skier bridge is not part of this application and only one permanent entrance to Marsac has been approved by UDOT.
19. The proposed 8 unit PUD style plat is consistent with the approved VEP MPD, the Village at Empire Pass North subdivision and the Amended Flagstaff Development Agreement.
20. Two parking spaces are required for each unit.
21. Maximum Building Height in the RD District is 28' (33' allowed with a minimum 4:12 pitched roof).
22. Fifteen foot (15') front setbacks (20' to the front of the garage) are approved to cluster units closer to the private street in order to decrease cut and fill, decrease driveway area, increase the separation from areas of 40% and greater slope, and to protect additional existing vegetation. Building pads are located a minimum of 10' from slopes 40% and greater, with the exception of topographic slope anomalies located on units A and D that are under the minimum threshold measurements of 25' rise and 50' run.
23. The MPD requires Construction Mitigation Plans to be submitted with each ACUP and building permit addressing all requirements of the Amended Agreement and Technical Reports.
24. Additional Recreational Trail Easements are dedicated outside of those identified in the existing Flagstaff Development Agreement. Easements for both existing and proposed trails are dedicated on the plat.

Conclusions of Law:

1. There is good cause for this condominium plat.
2. The condominium plat is consistent with the Amended Flagstaff Annexation and Development Agreement, the Village at Empire Pass North Subdivision, the Park City Land Management Code and applicable State laws regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed condominium plat.

4. Approval of the condominium 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. The City Attorney and City Engineer will review and approve the final form and content of the condominium plat for compliance with State law, Land Management Code, 2007 amended Flagstaff Development Agreement, the Village at Empire Pass MPD, and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void unless an extension is requested prior to expiration and is granted by the City Council.
3. City Engineer and SBWRD approval of the final infrastructure and utility plans is a condition precedent to plat recordation.
4. A non-expired UDOT conditional access permit and encroachment permit shall be obtained prior to construction of the private road that accesses from Marsac Avenue (aka SR 224).
5. SBWRD shall be included in the Owner's Dedication.
6. Conditions of approval of the Village at Empire Pass MPD (Pod A) and the Village at Empire Pass North Subdivision plat continue to apply.
7. An administrative Conditional Use Permit for each of the eight dwellings is required prior to issuance of any building permits for the units. ACUPs maybe combined.
8. All administrative Conditional Use Permit applications and approvals are subject to the Amended Development Agreement and Technical Reports as approved or amended.
9. The plat shall note that a declaration of condominium and a supplemental condominium plat for each unit shall be approved and recorded at Summit County prior to issuance of a certificate of occupancy. Supplemental plats may be combined.
10. The plat shall note that a Construction Mitigation Plan, including truck routing, is a submittal requirement for each administrative Conditional Use Permit and building permit.
11. The plat shall note that a final grading and utility plan, including storm water and drainage plans shall be submitted with each administrative Conditional Use Permit application. No building permits shall be issued until all necessary utility easements are recorded.
12. Building designs are subject to review by the Empire Pass Design Review Board.
13. The plat shall note that a landscape plan, including provisions for water-efficient irrigation systems and drought tolerant plantings with limited turf, is a submittal requirement for each administrative CUP application and building permit. An arborist report, identifying trees and the general condition of any trees located outside of the building pad that are proposed to be removed, is required to be submitted with the landscape plans. Final landscape plans, including plans to remove trees outside of the building pad, are subject to review by the Design Review Board prior to building permit issuance.

14. The plat shall note that a fire protection plan is a submittal requirement for each building permit and shall include fire protection in the form of residential sprinklers and landscaping that complies with Urban Wildland Interface requirements of the Park City Building Department at the time of building permit issuance.
15. The plat shall note that fire sprinklers will be required for new construction on the lots per the Chief Building Official at the time of review of building permits.
16. The plat shall note that at the time of final construction and re-platting with supplemental condominium plats, all floor area including basement area and any garage space greater than 600 square feet will be counted towards the Unit Equivalents as allowed by the Flagstaff Development Agreement.
17. The plat shall note that a maximum of 31 Unit Equivalents of residential density may be utilized for the eight units and each unit shall not exceed 7,750 total square feet, including all floor area, including all basement areas and excluding 600 square feet of garage area.
18. The plat shall note that no more than eight residential PUD style units are allowed on this property.
19. The plat shall note that no commercial density is allocated to this property with this plat.
20. The plat shall note that at the time of plat recordation, Moon Shadow Condominiums includes land within the RD Zone and additional lands within the ROS Zone. The ROS zoning line shall be indicated on plans submitted with the administrative conditional use permit applications. All construction of units shall be restricted to the RD zoned portion. Construction disturbances within ROS portions are subject to the Amended Development Agreement and associated Technical Reports.
21. The plat shall note that setback exceptions allow a minimum front setback of 15' with a minimum front setback to a front facing garage of 20'. All other LMC setbacks, setback exceptions and building height requirements of the RD Zone apply.
22. A financial guarantee, in a form and amount acceptable to the City and in conformance with these conditions of approvals, for the value of all required public and private improvements, shall be provided to the City prior to plat recordation. All public and private improvements shall be completed according to City standards prior to release of this guarantee. Ten percent of the guarantee shall be held by the City for the warranty period and until such improvements are accepted by the City.
23. All required easements for trails will be provided prior to plat recordation.
24. A ten foot (10') wide snow storage easement shall be dedicated to the Empire Pass Master Owners Association along the private street frontage of the lots.
25. All existing and required easements, based on review by the City Engineer, Department of Public Utilities and SBWRD will be shown on the plat prior to recordation, including utilities, storm drainage, access (public, utility and emergency), and snow storage.
26. The plat shall note that utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots.
27. The plat shall note that this development is part of a common plan development and an MS4 storm water permit is required for all land disturbance activities, prior to building permit issuance.
28. The plat shall note that public safety access and public utility easements are hereby

- dedicated for all public and private streets.
29. The plat shall note that trees, structures and retaining walls shall not be located within SBWRD easements.
 30. A plat note shall state that all Units will require privately owned and operated wastewater ejector pumps for wastewater service.
 31. The plat shall note that the private street shall be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Empire Pass at Deer Valley in accordance with the Master Declaration.
 32. The plat shall note that prior to building permit issuance, documentation from UDOT showing a valid, non-expired approval of access to Lot 1 off Marsac Avenue is required. Approval of the location of permanent access shall also be approved by the City Engineer.
 33. Additional Recreational Trail Easements will be dedicated outside of those identified in the existing Flagstaff Development Agreement. Easements for both existing trails and a proposed new trail will be identified on the plat prior to recordation and a plat note shall indicate that once constructed and or re-constructed these public trails will be considered to be within a fifteen foot public trail easement.
 34. Moon Shadow Court (a private street) shall also be dedicated as "Public Utility Access for purposes of operation and maintenance.
 35. There shall be 30' wide public utility easements dedicated as Park City Water Service District easements for the purpose of operating, maintaining, repairing, eventual replacement and upgrade of one or more underground pipelines and appurtenances for conveyance, distribution, and/or transmission of water. The exact location of these easements shall be approved by the City Engineer prior to recordation of the plat.
 36. The Building Pad shall be considered the Limits of Disturbance for each condominium unit. Forest health restoration and landscaping consistent with the Arborist reports and visual analysis, similar to the Red Cloud Subdivision conditions, that allows an additional disturbance area within 20 feet of the building foundation. Driveways and utility installation are exempt. Construction of units, patios, retaining walls and other permanent structures, such as gazebos, hot tubs, fire pits, etc. are not allowed in the ROS zoned area.
 37. The CC&Rs shall provide notice and process for the tracking and collection of the Real Estate Transfer Fee as required and defined by the Flagstaff Mountain Development Agreement, as amended.

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

PASSED AND ADOPTED this 23rd day of October, 2018.

PARK CITY MUNICIPAL CORPORATION

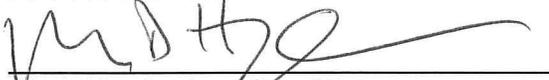

Andy Beerman, MAYOR

ATTEST:


Michelle Kellogg, City Recorder

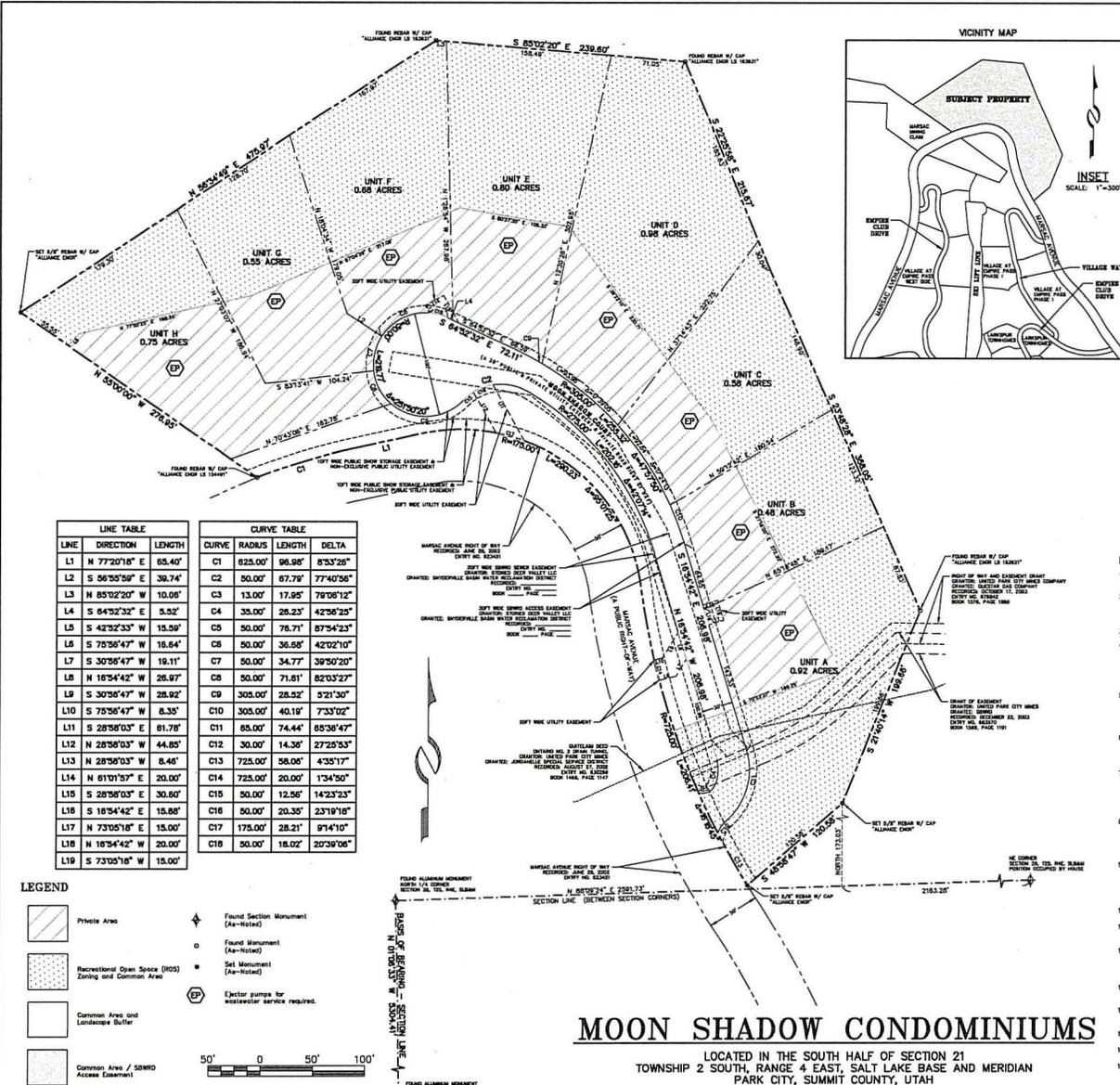


APPROVED AS TO FORM:


Mark Harrington, City Attorney

Exhibits

Exhibit A – Moon Shadow Condominium plat



SURVEYOR'S CERTIFICATE
 I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 724889, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plan and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Horsehead Condominiums and that the same has been correctly surveyed and monumented on the ground as shown on this plan.

BOUNDARY DESCRIPTION
 Lot 1, Village of Empire Pass North Subdivision, according to the official plat recorded January 23, 2018, as Entry No. 1085414 in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS that Starled Deer Valley, LLC, a Delaware limited liability company, the undersigned owner of the herein described tract of land, to be shown hereafter as Moon Shadow Condominiums, does hereby certify that it has covered the fee of the State of Utah, and does hereby consent to the recording of this plan.
 ALSO, the owner or its representative, hereby irrevocably offers for dedication to the city of Park City and Snyderville Basin Water Reclamation District of the easements and required utilities and easements shown on the plan in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this _____ day of _____ 2018.
 Starled Deer Valley, LLC,
 a Delaware limited liability company
 By: SDGP Utah, L.L.C., a Delaware limited liability company
 its sole member
 By: SDGP Manager, LLC, a Delaware limited liability company
 its sole member
 By: Starled Development LLC, a Delaware limited liability company
 its sole member
 By: Mark Endearte, Managing Member

ACKNOWLEDGMENT
 On this _____ day of _____ 2018, Mark Endearte personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by his duly sworn affidavit, did say that he is the Managing Member of Starled Development, LLC, a Delaware limited liability company, and member of SDGP Manager, LLC, a Delaware limited liability company, the manager of SDGP Utah, L.L.C., a Delaware limited liability company, the sole member of Starled Deer Valley, LLC, a Delaware limited liability company, and that he is duly sworn and duly qualified to administer oaths and certify the truth of the foregoing statements of the undersigned. He acknowledged to me that he executed MOON SHADOW CONDOMINIUMS.
 A Notary Public commissioned in _____
 State of _____
 County of _____
 My commission expires _____
 Commission No. _____

LINE TABLE			CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	RADIUS	LENGTH	DELTA
L1	N 77°20'18" E	65.40'	C1	825.00'	96.98'	8°53'25"
L2	S 56°35'59" E	30.74'	C2	50.00'	67.79'	77°40'56"
L3	N 85°02'20" W	10.06'	C3	13.00'	17.95'	78°08'12"
L4	S 64°32'32" E	5.52'	C4	35.00'	28.23'	42°58'25"
L5	S 42°32'33" W	15.59'	C5	50.00'	76.71'	87°54'23"
L6	S 75°56'47" W	15.64'	C6	50.00'	36.68'	42°02'10"
L7	S 30°58'47" W	18.11'	C7	50.00'	34.77'	39°50'20"
L8	N 16°54'42" W	26.97'	C8	50.00'	71.61'	82°03'27"
L9	S 30°56'47" W	28.92'	C9	305.00'	28.52'	52°1'30"
L10	S 75°56'47" W	8.35'	C10	305.00'	40.19'	7°33'02"
L11	S 28°58'03" E	81.78'	C11	85.00'	74.44'	85°38'47"
L12	N 28°58'03" W	44.85'	C12	30.00'	14.30'	27°25'53"
L13	N 28°58'03" W	8.46'	C13	725.00'	58.00'	4°35'17"
L14	N 81°01'57" E	20.00'	C14	725.00'	20.00'	1°34'50"
L15	S 28°58'03" E	30.60'	C15	50.00'	12.56'	14°23'23"
L16	S 16°54'42" E	15.88'	C16	50.00'	20.35'	23°19'18"
L17	N 73°05'18" E	15.00'	C17	175.00'	28.21'	9°14'10"
L18	N 16°54'42" W	20.00'	C18	50.00'	18.02'	20°39'06"
L19	S 73°05'18" W	15.00'				

- NOTES:**
- The plot is subject to the Conditions of Approval in Ordinance 2018-____. The conditions of approval of the Village of Empire Pass Master Planned Development (MPD A), approved July 25, 2004, and continue to apply.
 - Conditional use permit approval will be required prior to issuance of building permits on each of the development lots shown hereon. A construction mitigation plan shall be submitted with conditional use permit applications and in accordance with applicable laws. Final grading and utility plans, including storm water and drainage plans, shall be submitted with the conditional use permit for development on Moon Shadow Condominiums approved by the City Engineer and Snyderville Basin Water Reclamation District (SBWRD). No building permits shall be issued until all necessary utility easements are recorded.
 - A declaration of condominium and a record condominium map will be required prior to the sale of individual units within the development lots shown hereon.
 - All applicable conditions, regulations, requirements, and stipulations of the Amended and Revisited Declaration Agreement for Flagstaff Mountain, Rezonance Plaza, Richardson Plaza, The 20-Acre Quinn's Junction Park, and Iron Mountain recorded at Summit County on March 2, 2007 as Entry No. 00806100 in Book 1850, Page 1897 (the "Declaration Agreement"), and associated technical reports and agreements shall continue to apply. Requirements and stipulations of the Declaration Agreement, as applicable to the lots, shall be completed, or bonded for completion, prior to issuance of certificates of occupancy for any approved development located on Moon Shadow Condominiums unless otherwise noted. The indices number of articles in question, provision of alternative housing units, collection mechanism for maintenance fees, and of other such obligations as are outlined in the Declaration Agreement, some of which are triggered by the number of certificates of occupancy issued.
 - Moon Shadow Condominiums has no on-site affordable housing obligations. All deed restricted units shall be identified on the final condominium plan prior to recording of such plans. Planning and certification of occupancy for the affordable housing units shall be commensurate with the certification of occupancy for the market rate units. All affordable units and Affordable Unit Equivalents shall comply with all requirements of the Flagstaff Affordable Housing Mitigation Plan, as amended, and Park City Housing Resolution 17-29. All requirements of the affordable housing mitigation plan shall be addressed with the conditional use permit and condominium plan. On-site affordable units shall have pre-empted and reduced home sewer association fees, to be determined in the applicable declaration of condominiums, conditions, and restrictions.
 - The Empire Pass Master Owners Association, Inc. (the "Master Association") together with the Master Declaration of Condominiums, Conditions, and Restrictions, Rules and Regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reimbursement fees as provided therein, shall be binding on all owners of units within the development lots shown hereon.
 - Owners and potential buyers of any unit or lot within the lots depicted on this plan are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted on certain days are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, mountain bikers and other resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities is governed by their own or agreements with such owner.
 - At the time of plot recording, Moon Shadow Condominiums includes lands within the Empire Village MPD in the RD Zone and additional lands within the RDS Zone. The RDS zoning law shall be indicated on plans submitted with the conditional use permit application. All construction of units on Moon Shadow Condominiums shall be restricted to the RD zoned portion. Construction disturbances within RDS portions of the Flagstaff Association area are subject to the Declaration Agreement and associated technical reports (e.g. for trails, all runs and all lifts, utilities, access roads, etc.). Construction on Moon Shadow Condominiums shall conform to all applicable Land Management Code requirements in effect at the time of submittal of application.
 - This plan also depicts the following assessments, each of which may be amended, corrected or revised, without amendment hereto, in accordance with each such assessment's terms:
 - Right-of-Way and Easement Grant, recorded October 17, 2003, Entry No. 878242, Summit County Recorder's Office.
 - Grant of Nonexclusive Easement (Greater Utility), recorded December 23, 2003, Entry No. 883370, Summit County Recorder's Office.
 - Public safety access and public utility easements are hereby dedicated for all public roads and emergency access roads.
 - Moon Shadow Court is a private road to be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Empire Pass at Deer Valley in accordance with the Master Declaration. Moon Shadow Court is not a public road or right-of-way.
 - Any proposed curb cuts for access directly to Marsac Avenue, a state highway, must be approved by the City Engineer and Utah Department of Transportation (UDOT). Prior to building permit issuance for Moon Shadow Condominiums, documentation from UDOT showing approval of access to Moon Shadow Condominiums off Marsac Avenue is required. If documentation does not exist, a new application shall be submitted to UDOT for approval of the curb cut location. This approval will be submitted to the City Engineer.
 - All units will require privately owned and operated wastewater ejector pumps for wastewater service. Unit A may admit to SBWRD a gravity wastewater service design for approval.
 - At the time of any reurfacing of Moonshadow Court, the Master Association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District (SBWRD) standards. Prior notification of adjustments and inspection by SBWRD is required.
 - Fire sprinklers will be required for new construction on the lots per the City Building Official at the time of review of a building permit.
 - Utility structures such as ground sleeves, transformers and other dry utility boxes must be located on the lots.
 - This development is part of a common plan of development and a M54 Storm Water Permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.

MOON SHADOW CONDOMINIUMS

LOCATED IN THE SOUTH HALF OF SECTION 21
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

LEGEND

- Private Area
- Found Section Monument (As-Noted)
- Found Monument (As-Noted)
- Set Monument (As-Noted)
- Ejector pumps for wastewater service required
- Recreational Open Space (ROS) Zoning and Common Area
- Common Area and Landscape Buffer
- Common Area / SBWRD Access Easement

Scale: 1" = 50'

<p>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2864 Park City, Utah 84002-2864 (435) 648-8487</p>	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ 2018 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2018 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAN TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ 2018 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 2018 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ 2018 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAN MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ 2018 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ DATE _____ TIME _____ ENTRY NO. _____
	8/29/18 JOB NO. 15-2-18 FILE: X:\Empira\dwg\er\plot2018\150218.dwg						