Pursuant to Utah County Ordinance No. 2000-08, the following decision of the Utah County Board of Adjustment is recorded relative to the subject property.

ENT 96543:2012 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Nov 05 11:12 am FEE 0.00 BY SW
RECORDED FOR UTAH COUNTY COMMUNITY D

ACTION BY BOARD OF ADJUSTMENT

Appeal No. 1522

Applicant: Snowbird Ski & Summer Resort

CONDITIONAL USE

When the Board of Adjustment acts under its power to hear and decide requests for conditional use, the Board shall comply with all the rules and standards of the Utah County Land Use Ordinance as found in Section 7-20.

The request of Snowbird Ski & Summer Resort for a conditional use for various accessory mountain resort facilities in the CE-1 Zone, various Sections 15 through 34, T3S R3E in the American Fork Canyon area is **granted** based on the following motion:

That the Utah County Board of Adjustment approve the request for a conditional use for various accessory mountain resort facilities in the CE-1 Zone, based on staff findings that all requirements for the western block of property meets the standards of Section 3-47 and Section 7-20-C. The western block and the eastern block of properties are as shown on the new site map incorporated into record during this meeting and defined by Mr. Marty Banks. This approval is subject to the following conditions:

1. That the application meet all the criteria for approving a conditional use as per Section 7-20-C(1) through (7) of the Utah County Land Use Ordinance, to the extent required in Section 7-20-D;

2. That all applicable permits be issued for any structures and uses associated with the proposed accessory mountain resort facilities to be constructed or utilized on the property that meet all applicable building, zoning, health, and fire-safety requirements;

3. That all requirements and standards of Section 3-47 for accessory mountain resort facilities be met;

4. That all property to be utilized for the accessory mountain resort facilities be consolidated into a single zoning lot which abuts the existing Snowbird Ski Resort in Salt Lake County. The zoning lot must be in the same ownership as the existing ski resort;

5. That parcel 11:058:0038 be combined with the above-referenced zoning lot if the proposed facilities or uses, or existing accessory ski lift and facilities, are to be located on any portion of parcel 11:058:0038;

6. That the use of the property be consistent with those uses outlined in the new site plan, incorporated into record during the Board of Adjustment meeting on November 2, 2012;

7. As it relates to the eastern block of property, the item is continued for a maximum of 120 days, or until the March 7, 2013, meeting of the Utah County Board of Adjustment.

IF PERMIT NOT OBTAINED WITHIN ONE (1) YEAR, THIS APPROVAL IS VOID

The decision of the Utah County Board of Adjustment may be appealed to the Fourth District Court within 30 days from the date this Action Report is filed with the Utah County Recorder.

Vote Record:	**AYE**	**NAY**	**ABSTAINED**
Randy Christiansen	X		
Rose Blakelock	X		
Don Olsen	X		

I, Christina Sutton, certify the voting record shown above to be true and correct, and a copy of this Action Report was recorded and filed in the Utah County Community Development Department on the 5th day of November, 2012.

C Sutton

Christina Sutton, Secretary
UTAH COUNTY BOARD OF ADJUSTMENT

UTAH COUNTY, UTAH
SECRETARY
BOARD OF ADJUSTMENT

EXHIBIT A

11:058:0039

COM N 41 DEG 0' 28" E 1103.09 FT FR N 1/4 COR. SEC. 17, T3S, R3E, SLB&M.; S 41 DEG 19' 27" E 591.68 FT; S 50 DEG 16' 44" W 331.6 FT; S 50 DEG 16' 44" W 623.4 FT; S 54 DEG 31' 44" W 500 FT; S 54 DEG 31' 44" W 202.7 FT; S 55 DEG 10' 2" E 226.82 FT; S 15 DEG 36' 46" W 300.48 FT; S 24 DEG 11' 46" W 1176.79 FT; S 74 DEG 23' 14" E 605.37 FT; S 74 DEG 47' 11" E 1.33 FT; S 33 DEG 11' 12" W 175.8 FT; S 5 DEG 0' 48" E 600 FT; N 81 DEG 51' 48" W 309.95 FT; S 4 DEG 3' 44" W 783.89 FT; S 54 DEG 32' 43" E 1439.53 FT; S 40 DEG 38' 25" W 557.66 FT; N 45 DEG 36' 13" W 941.01 FT; S 43 DEG 18' 47" W 195.63 FT; S 22 DEG 28' 33" E 390.74 FT; S 69 DEG 25' 43" W 113.39 FT; S 20 DEG 16' 40" E 2.65 FT; S 20 DEG 16' 40" E 542.82 FT; S 69 DEG 51' 36" W 1323.73 FT; S 23 DEG 10' 15" E 17 FT; S 67 DEG 31' 27" W 1466 FT; S 67 DEG 31' 27" W 1500 FT; N 22 DEG 28' 33" W 600 FT; N 67 DEG 31' 27" E 1500 FT; S 22 DEG 28' 33" E 49.14 FT; N 68 DEG 12' 34" E 135.29 FT; N 22 DEG 28' 33" W 98.55 FT; S 68 DEG 20' 0" W 459.28 FT; N 21 DEG 14' 0" W 397 FT; N 21 DEG 40' 0" W 800 FT; N 68 DEG 20' 0" E 189.9 FT; N 27 DEG 8' 44" W 559.23 FT; N 15 DEG 18' 55" W 470.56 FT; N 60 DEG 31' 12" E 313.28 FT; N 33 DEG 37' 1" W 1246.27 FT; N 51 DEG 49' 12" E 442.9 FT; N 51 DEG 49' 12" E 209.32 FT; N 49 DEG 57' 47" E 1149.06 FT; N 15 DEG 53' 17" E 86.21 FT; N 15 DEG 53' 17" E 1407.32 FT; S 74 DEG 4' 42" E 358.46 FT; N 11 DEG 18' 11" W 480.84 FT; N 78 DEG 41' 12" E 600 FT; S 11 DEG 18' 11" E 256.23 FT; N 53 DEG 45' 10" E 967.56 FT; S 88 DEG 28' 48" E 749.9 FT; S 88 DEG 28' 48" E 705.7 FT; N 50 DEG 16' 44" E 199.89 FT TO BEG LESS 20.66 ACRES PER 146460-2004 WHICH IS FLORA LODE TO BEG. AREA 503.955 AC.