



ENT 34496:2016 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Apr 21 9:24 am FEE 0.00 BY CS
RECORDED FOR UC COMMUNITY DEVELOPMENT

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.

ACTION BY BOARD OF ADJUSTMENT

Appeal No. 1553

**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 support towers of accessory ski lifts and associated mountain resort facilities (zip line) with heights that exceed 40 feet located in Sections 17, 18, 19, & 20, T3S R3E, American Fork Canyon area of Utah County is **granted** based on the following motion:

Motion that the Utah County Board of Adjustment **approve** of the request for a conditional use for the height of the support towers of three(3) accessory ski lifts and zipline to exceed 40 feet subject to Staff Findings and the following minimum conditions:

1. That the Board finds that the conditional use meets the standards found in Section 7-20-C(1) through (7) of the Utah County Land Use Ordinance;
2. That a building permit for the ski lifts and towers be approved that meets all applicable zoning, building, and fire-safety requirements and comply with the US Forest Service's "Built Environment Image Guide";
3. That the height of any support tower be no greater than **75 feet**, as measured by the currently adopted building construction codes of Utah County;
4. Any support tower over forty (40) feet must have specific engineering and site analysis documentation submitted to the staff to support the additional height;
5. The initial approval of Appeal 1553 will terminate on April 7, 2020.

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 Community Development Department.

Vote Record:

Jim Dain

AYE

NAY

ABSTAINED

X

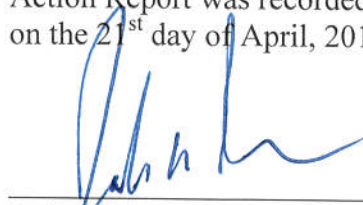
Samuel M Otterstrom

X

Glen W Roberts

X

I, Joshua Ivie, 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 21st day of April, 2016.




Joshua Ivie, Secretary

UTAH COUNTY BOARD OF ADJUSTMENT

EXHIBIT A

Commencing from Corner 1 of the Missouri Claim, Lot No.82, the true Point of Beginning, said point being N 41°00'28" E, 1103.09' from the North Quarter Corner of Section 17, Township 3 South, Range 3 East, Salt Lake Base & Meridian, and running thence:

- 1) S 41°19'27" E, along line 1-2 of said Missouri Claim, 591.68' to Corner 2 of said Missouri Claim;
- 2) thence S 50°16'44" W, along line 2-3 of said Missouri Claim, 331.60' to Corner 1 of Estella, MS 5321;
- 3) thence S 50°16'44" W, along line 2-3 of said Missouri Claim, 623.40' to Corner 3 of said Missouri Claim, Corner 2 of said Estella Claim and Corner 1 of Triangle, MS 5321;
- 4) thence S 54°31'44" W, along line 3-4 of said Missouri Claim, 500.00' to Corner 4 of said Missouri Claim;
- 5) thence S 54°31'44" W, along line 1-4 of said Triangle Claim, 202.70' to Corner 4 of said Triangle Claim;
- 6) thence S 55°10'02" E, along line 4-3 of said Triangle Claim, 226.82' to Corner 3 of said Triangle Claim and Corner 2 of Diehl, Lot No. 93;
- 7) thence S 15°36'46" W, along line 2-3 of said Diehl Claim, 300.48' to Corner 3 of said Diehl Claim;
- 8) thence S 24°11'46" W, along line 3-4 of said Diehl Claim, 1176.79' to Corner 4 of said Diehl Claim;
- 9) thence S 74°23'14" E, along line 4-5 of said Diehl Claim, 605.37' to Corner 5 of said Diehl Claim and Corner 4 of Anna, Lot No.78;
- 10) thence S 74°47'11" E, along line 4-5 of said Anna Claim, 1.33' to the intersection with line 2-1 of Big Emma Fraction, MS 5834;
- 11) thence S 33°11'12" W, along line 2-1 of said Big Emma Fraction Claim, 175.80' to Corner 2 of Big Emma, MS 5834;
- 12) thence S 05°00'48" E, along line 2-1 of said Big Emma Claim, 600.00' to Corner 1 of said Big Emma Claim;
- 13) thence N 81°51'48" W, along line 1-4 of said Big Emma Claim, 309.95' to the intersection with line 4-1 of Niagara, MS 5838;
- 14) thence S 04°03'44" W, along line 4-1 of said Niagara Claim, 783.89' to the intersection with line 3-4 of Raabe, MS 6414;
- 15) thence S 54°32'43" E, along line 3-4 of said Raabe Claim, 1439.53' to Corner 4 of said Raabe Claim;
- 16) thence S 40°38'25" W, along line 4-1 of said Raabe Claim, 557.66' to the intersection with line 3-2 of Amaryllis, Lot No.81;
- 17) thence N 45°36'13" W, along line 3-2 of said Amaryllis Claim, 941.01' to Corner 2 of said Amaryllis Claim;
- 18) thence S 43°18'47" W, along line 2-1 of said Amaryllis Claim, 195.63' to the intersection with line 2-3 of Henrietta, Lot No.72;
- 19) thence S 22°28'33" E, along line 2-3 of said Henrietta Claim, 390.74' to Corner 3 of said

- Henrietta Claim;
- 20) thence S 69°25'43" W, along line 3-4 of said Henrietta Claim, 113.39' to the intersection with the extension of line 3-2 of Mono Lode, Lot No. 70A;
 - 21) thence S 20°16'40" E, along the extension of line 3-2 of said Mono Lode Claim, 2.65' to Corner 2 of said Mono Lode Claim;
 - 22) thence S 20°16'40" E, along line 2-3 of said Mono Lode Claim, 542.82' to Corner 3 of said Mono Lode Claim; said point being S 38°00'06" W, 242.57' from the South Quarter Corner of Section 17, Township 3 South, Range 3 East, Salt Lake Base & Meridian;
 - 23) thence S 69°51'36" W, along line 3-4 of said Mono Lode Claim, 910.10' to the intersection of line 4-3 of Lavaun No.4, MS 6735;
 - 24) thence S 55°08'35" W, along line 4-3 of said Lavaun No.4 Claim, 75.97' to Corner 3 of said Lavaun No.4 Claim;
 - 25) thence S 45°13'25" E, along line 3-2 of said Lavaun No.4 Claim, 601.22' to Corner 2 of said Lavaun No.4 Claim, Corner 3 of Lavaun No.1, MS 6735, Corner 1 of Horseshoe, MS 7036, Corner 1 of Horseshoe No.3, MS 7036 and Corner 1 of Horseshoe No.1, MS 7036;
 - 26) thence S 45°22'28" E, along line 3-2 of said Lavaun No.1 Claim and line 1-2 of said Horseshoe No.1 Claim, 1501.99' to Corner 2 of said Lavaun No.1 Claim and Corner 2 of said Horseshoe No.1 Claim;
 - 27) thence S 10°37'14" W, along line 2-3 of said Horseshoe No.1 Claim, 536.74' to the intersection with line 4-3 of Powers Lode, Lot 96;
 - 28) thence N 86°16'00" E, along line 4-3 of said Powers Claim, 114.57' to Corner 3 of said Powers Claim;
 - 29) thence S 19°25'00" W, along line 3-2 of said Powers Claim, 226.51' to the intersection with line 2-3 of Mary Ellen Lode, Lot 57;
 - 30) thence S 78°03'24" E, along line 2-3 of said Mary Ellen Claim, 653.00' to Corner 3 of said Mary Ellen Claim;
 - 31) thence S 11°56'36" W, along line 3-4 of said Mary Ellen Claim, 200.00' to Corner 4 of said Mary Ellen Claim;
 - 32) thence N 78°03'24" W, along line 4-1 of said Mary Ellen Claim, 536.59' to the intersection with line 2-3 of Quartzite Lode, Lot 97;
 - 33) thence S 00°33'37" E, along line 2-3 of said Quartzite Claim, 1436.99' to Corner 3 of said Quartzite Claim and Corner 1 of Quartzite Extension, MS 7035;
 - 34) thence S 00°08'21" E, along line 1-2 of said Quartzite Extension Claim, 1343.81' to Corner 2 of said Quartzite Extension Claim;
 - 35) thence N 87°09'06" W, along line 2-3 of said Quartzite Extension Claim, 581.02' to Corner 3 of said Quartzite Extension Claim and Corner 4 of Silver Wave Extension, MS 7035;
 - 36) thence N 86°47'22" W, along line 4-3 of said Silver Wave Extension Claim, 337.50' to the intersection with line 2-1 of C.D.H. Lode, MS 5859;
 - 37) thence N 13°58'33" W, along line 2-1 of said C.D.H. Claim, 661.89' to Corner 1 of said C.D.H. Claim;
 - 38) thence S 28°39'27" W, along line 1-4 of said C.D.H. Claim, 39.73' to the intersection with line 3-4 of said Silver Wave Extension Claim;
 - 39) thence N 00°15'55" E, along line 3-4 of said Silver Wave Extension Claim, 743.57' to Corner 4 of said Silver Wave Extension Claim and Corner 3 of Silver Wave Lode, Lot 89;
 - 40) thence N 00°27'00" E, along line 3-4 of said Silver Wave Claim, 720.79' to the intersection with line 3-4 of Plume Lode, Lot 94;
 - 41) thence S 08°39'09" W, along line 3-4 of said Plume Claim, 257.82' to Corner 4 of said Plume Claim;
 - 42) thence S 68°07'00" W, along line 4-5 of said Plume Claim, 492.50' to Corner 5 of said Plume Claim;
 - 43) thence N 00°14'00" W, along line 5-1 of said Plume Claim, 599.69' to the intersection with line 1-2 of Big C Lode, MS 5917;
 - 44) thence N 67°47'17" W, along line 1-2 of said Big C Claim, 111.46' to Corner 2 of said Big C Claim;

- 45) thence S 00°18'18" W, along line 2-3 of said Big C Claim, 728.50' to the intersection with line 4-1 Flush Lode, MS 5917;
- 46) thence N 29°25'15" W, along line 4-1 of said Flush Claim, 352.28' to Corner 1 of said Flush Claim;
- 47) thence S 28°39'27" W, along line 1-2 of said Flush Claim, 705.42' to Corner 2 of said Flush Claim;
- 48) thence S 29°25'15" E, along line 2-3 of said Flush Claim, 999.50' to Corner 2 of Show Down Lode, MS 5917;
- 49) thence S 49°09'45" W, along line 2-3 of said Show Down Claim, 161.43' to the intersection with line 3-4 of Globe No.8, MS 6831;
- 50) thence N 78°45'42" W, along line 3-4 of said Globe No.8 Claim, 137.09' to the intersection with line 4-3 of Lowell Lode, MS 6623;
- 51) thence N 32°46'42" E, along line 4-3 of said Lowell Claim, 101.31' to Corner 3 of said Lowell Claim;
- 52) thence N 57°13'18" W, along line 3-2 of said Lowell Claim, 1500.00' to Corner 2 of said Lowell Claim;
- 53) thence S 32°46'42" W, along line 2-1 of said Lowell Claim, 129.91' to the intersection with line 3-4 of Globe No.4, MS 6831;
- 54) thence N 78°45'42" W, along line 3-4 of said Globe No.4 Claim, 129.34' to Corner 4 of said Globe No.4 Claim on line 1-4 Austin Lode, Lot 61;
- 55) thence N 08°23'57" W, along line 1-4 of said Austin Claim and line 4-1 of said Globe No.4 Claim, 634.66' to Corner 1 of said Globe No.4 Claim;
- 56) thence N 08°23'57" W, along line 1-4 of said Austin Claim, 495.67' to Corner 4 of said Austin Claim;
- 57) thence S 81°30'26" W, along line 4-3 of said Austin Claim, 600' to Corner 3 of said Austin Claim and Corner 3 of Bluebird Lode, MS 6758;
- 58) thence S 81°30'26" W, along line 3-2 of said Bluebird Claim, 352.92' to the intersection with line 1-2 Globe No.5, MS 6831;
- 59) thence N 00°02'22" E, along line 1-2 of said Globe No.5 Claim, 458.49' to Corner 2 of said Globe No.5 Claim and Corner 1 of Globe No.6, MS 6831;
- 60) thence N 00°05'08" E, along line 1-2 of said Globe No.6 Claim, 599.22' to Corner 2 of said Globe No.6 Claim and Corner 1 of Globe No.7, MS 6831;
- 61) thence N 00°05'08" E, along line 1-2 of said Globe No.7 Claim, 551.84' to Corner 2 of said Globe No.7 Claim and Corner 2 of Horseshoe No.4, MS 7036;
- 62) thence N 00°07'35" W, along line 2-3 of said Horseshoe No.4 Claim, 262.68' to Corner 3 of said Horseshoe No.4 Claim;
- 63) thence N 66°51'11" E, along line 3-4 of said Horseshoe No.4 Claim, 423.87' to Corner 4 of said Horseshoe No.4 Claim and Corner 3 of Horseshoe No.2, MS 7036;
- 64) thence N 66°59'29" E, along line 3-4 of said Horseshoe No.2 Claim, 723.16' to the intersection with line 1-2 Red Cloud Lode, Lot 71A;
- 65) thence S 67°31'27" W, along line 1-2 of said Red Cloud Lode Claim, 1257.59' to Corner 2 of said Red Cloud Lode Claim;
- 66) thence N 22°28'33" W, along line 2-3 of said Red Cloud Lode Claim, 600.00' to Corner 3 of said Red Cloud Lode Claim;
- 67) thence N 67°31'27" E, along line 3-4 of said Red Cloud Lode Claim, 1500.00' to Corner 4 of said Red Cloud Lode Claim;
- 68) thence S 22°28'33" E, along line 4-1 of said Red Cloud Lode Claim, 49.14' to Corner 4 of Silver Bell Lode, Lot No.69A;
- 69) thence N 68°12'34" E, along line 4-1 of said Silver Bell Lode Claim, 135.29' to Corner 3 of Eudora, Lot No.73;
- 70) thence N 22°28'33" W, along line 3-2 of said Eudora Claim, 98.55' to the intersection with line 1-2 of Patrick Henry No.2, Lot No.88;
- 71) thence S 68°20'00" W, along line 1-2 of said Patrick Henry No.2 Claim, 459.28' to Corner 2 of said Patrick Henry No.2 Claim;

- 72) thence N 21°14'00" W, along line 2-3 of said Patrick Henry No.2 Claim, 397.00' to Corner 3 of said Patrick Henry No.2 Claim;
- 73) thence N 21°40'00" W, along line 3-4 of said Patrick Henry No.2 Claim, 800.00' to Corner 4 of said Patrick Henry No.2 Claim;
- 74) thence N 68°20'00" E, along line 4-5 of said Patrick Henry No.2 Claim, 189.90' to the intersection with line 4-3 of Sadie, MS 6044;
- 75) thence N 27°08'44" W, along line 4-3 of said Sadie Claim, 559.23' to Corner 3 of said Sadie Claim and Corner 4 of Anna, MS 6044;
- 76) thence N 15°18'55" W, along line 4-3 of said Anna Claim, 470.56' to Corner 3 of said Anna Claim;
- 77) thence N 60°31'12" E, along line 3-2 of said Anna Claim, 313.28' to the intersection with line 2-3 of Jack, MS 6044;
- 78) thence N 33°37'01" W, along line 2-3 of said Jack Claim, 1246.27' to Corner 3 of said Jack Claim;
- 79) thence N 51°49'12" E, along line 3-4 of said Jack Claim, 442.90' to Corner 4 of said Jack Claim and Corner 3 of Tom Boy, MS 6044;
- 80) thence N 51°49'12" E, along line 3-4 of said Tom Boy Claim, 209.32' to the intersection with line 2-3 of Japan No.1, MS 6044;
- 81) thence N 49°57'47" E, along line 2-3 of said Japan No.1 Claim, 1149.06' to the intersection with line 4-1 of Iron Blossam No.5, MS 6974;
- 82) thence N 15°53'17" E, along line 4-1 of said Iron Blossam No.5 Claim, 86.21' to Corner 3 of Alaska, MS 5589;
- 83) thence N 15°53'17" E, along line 3-4 of said Alaska Claim and line 4-1 of said Iron Blossam No.5 Claim, 1407.32' to Corner 4 of said Alaska Claim and Corner 1 of said Iron Blossam No.5 Claim;
- 84) thence S 74°04'42" E, along line 4-1 of said Alaska Claim, 358.46' to the intersection with line 3-2 of Dryburgh Fraction, MS 6044;
- 85) thence N 11°18'11" W, along line 3-2 of said Dryburgh Fraction Claim, 480.84' to Corner 2 of said Dryburgh Fraction Claim;
- 86) thence N 78°41'12" E, along line 2-1 of said Dryburgh Fraction Claim, 600.00' to Corner 1 of said Dryburgh Fraction Claim;
- 87) thence S 11°18'11" E, along line 1-4 of said Dryburgh Fraction Claim, 256.23' to the intersection with line 4-1 of Dryburgh No.4, MS 6044;
- 88) thence N 53°45'10" E, along line 4-1 of said Dryburgh No.4 Claim, 967.56' to Corner 1 of said Dryburgh No.4 Claim;
- 89) thence S 88°28'48" E, along line 1-2 of said Dryburgh No.4 Claim, 749.90' to Corner 2 of said Dryburgh No.4 Claim and Corner 1 of Dryburgh No.3, MS 6044;
- 90) thence S 88°28'48" E, along line 1-2 of said Dryburgh No.3 Claim, 705.70' to the intersection with line 6-1 of said Missouri Claim;
- 91) thence N 50°16'44" E, along line 6-1 of said Missouri Claim, 199.89' to Corner 1 of said Missouri Claim, the true Point of Beginning;
containing 872.6 acres, more or less.

Less and excepting therefrom the Flora Lode, Lot No.98, with an area of 20.66 acres, more or less; leaving a total area of 852 acres, more or less.

Basis of Bearing: N 00°04'26" E, Geodetic Bearing, from the South Quarter Corner to the North Quarter Corner of Section 17, Township 3 South, Range 3 East, Salt Lake Base & Meridian, from the GPS location of said Corners by the Utah County Surveyors Office.