

Ordinance No. 13-01

**AN ORDINANCE APPROVING THE RED STAG LODGE AMENDED CONDOMINIUM PLAT
LOCATED AT 2550 DEER VALLEY DRIVE EAST, PARK CITY, UTAH**

WHEREAS, the owners of the property known as the Red Stag Lodge Condominiums, located within the Deer Valley Resort Eleventh (11TH) Amended and Restated Large Scale Master Planned Development, have petitioned the City Council for approval of amendments to convert to private area the common attic area above Unit 501 and 502; 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 28, 2012, to receive input on the proposed amendments to the record of survey plat;

WHEREAS, the Planning Commission forwarded a recommendation to the City Council; and,

WHEREAS, on December 13, 2012, the City Council held a public hearing on the proposed amendments to the record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah and consistent with the Deer Valley Resort 11th Amended and Restated Master Planned Development to approve the proposed amendments to the Red Stag Lodge 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 Red Stag Lodge Amended Condominium Plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The site is located at 2550 Deer Valley Drive East.
2. The site is located within the Residential District (RD) District within the Deer Valley Large-Scale Master Planned Development (MPD).
3. The Red Stag Lodge (previously Comstock II) MPD/CUP was approved on March 22, 2000.
4. In March 2005 the Planning Commission approved an administrative CUP for a private residence club at 2550 Deer Valley Drive East.
5. The Red Stag Lodge Condominium Plat was approved by the City Council in January 2007 and recorded at Summit County in April 2007.
6. The condo consists of eleven (11) residential condominium units of different sizes ranging from 1,014 to 1,500 square feet.
7. The project also includes seventeen (17) parking spaces located on the parking garage level.
8. Within the private residence club, the condominium also has four (4) support commercial units totaling 1887 square feet.

9. The property is subject to the requirements and restrictions of the Deer Valley Resort 11th Amended and Restated Large Scale MPD.
10. The large scale MPD allows up to 8.5 unit equivalents (UEs) for this development. At 2,000 square feet per residential UE, the total allowable square footage is 17,000.
11. The Deer Valley MPD also indicates up to 11 residential units to be developed at this development.
12. This request converts the attic space above Unit 501 and 502, from common into private.
13. The proposed conversions are lofts consisting of an additional bedroom and a bathroom directly above each unit.
14. The additional floor area exists as common space within the attic area and the only exterior change consists to the addition of two (2) windows on the south side of the building.
15. Unit 501 would increase by 458 square feet from 1,500 square feet to a total of 1,958 square feet.
16. Unit 502 would increase by 624 square feet from 1,196 square feet to a total of 1,820 square feet.
17. The total proposed combined increase in residential floor area equates to 1,082 square feet or 0.541 UE.
18. There are currently 15,847 residential square feet or 7.92 UEs on site.
19. The current proposal equates to a grand total of 16,929 square feet or 8.46 UEs.
20. The current Deer Valley MPD allows 8.5 UEs (17,000 square feet) for the Red Stag Lodge.

Conclusions of Law:

1. There is good cause for this Amendment to the Record of Survey.
2. The Record of Survey is consistent with the Park City Land Management Code and applicable State law regarding Condominium Record of Surveys.
3. As conditioned, the record of survey plat is consistent with the Deer Valley Resort MPD, 11th amended and restated.
4. Neither the public nor any person will be materially injured by the proposed record of survey.
5. 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.

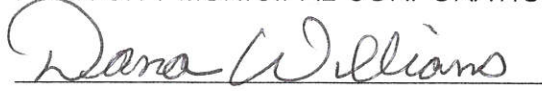
Conditions of Approval:

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 conditions of approval.
2. The applicant will record the record of survey at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All construction requires a Building Permit and approvals from the Building and Planning Departments. No certificate of occupancy for the addition to Unit 501 and Unit 502 shall be issued until this amendment to the condominium record of survey is recorded.
4. All conditions of approval of the Deer Valley Resort 11th Amended and Restated Large Scale MPD and the Red Stag Lodge Condominiums Plat shall continue to apply.
5. Exhibit B of the Deer Valley Resort Large Scale MPD shall be updated to reflect the use of 8.46 residential UEs during the next revision of the MPD.

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

PASSED AND ADOPTED this 10th day of January, 2013.

PARK CITY MUNICIPAL CORPORATION



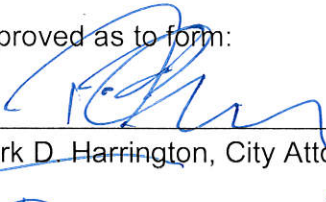
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:

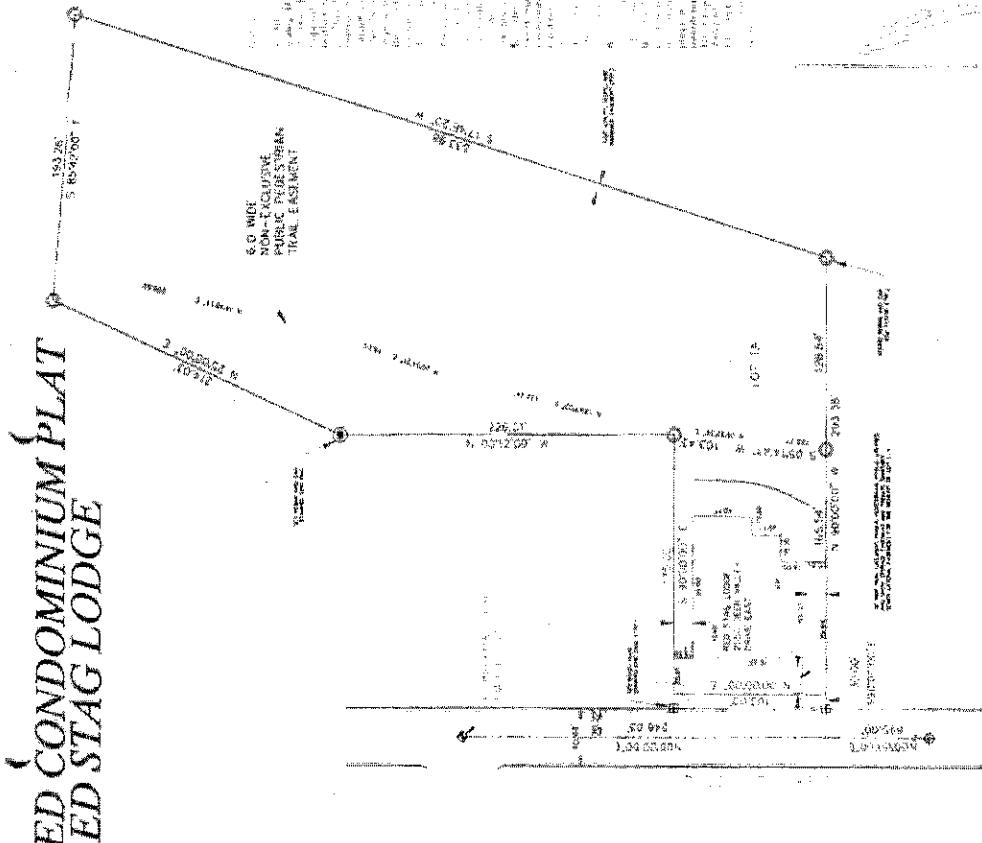


Mark D. Harrington, City Attorney





AMENDED CONDOMINIUM PLAT RED STAG LODGE



**AMENDED CONDOMINIUM PLAT
RED STAG LODGE**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUTTER COUNTY, CALIFORNIA

BOUNDARY DESCRIPTION

OWNER'S CONSENT TO RECORD

ACKNOWLEDGMENT

RECORDED
SEP 10 2012

RED STAG LODGE
ALL OF LOT 14 OF THE HIGH CANYON SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B.M. SUTTER COUNTY, CALIF.

1 of 10



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PLANNING COMMISSION

COUNCIL APPROVAL AND ACCEPTANCE

ENGINEERS CERTIFICATE

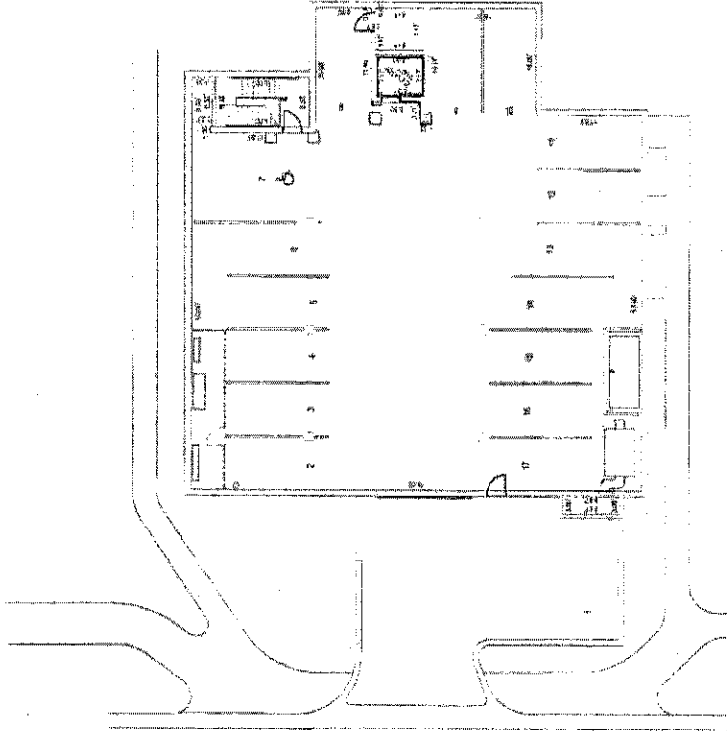
CERTIFICATE OF ATTEST

APPROVAL AS TO FORM



SCALE 1"=10'

UNIT AREA CALCULATIONS	
UNIT 101	1,074 SQFT
UNIT 102	1,340 SQFT
UNIT 201	1,363 SQFT
UNIT 202	1,416 SQFT
UNIT 301	1,399 SQFT
UNIT 302	1,471 SQFT
UNIT 401	1,940 SQFT
UNIT 401 LOFT	507 SQFT
UNIT 402	1,498 SQFT
UNIT 403	1,193 SQFT
UNIT 501	1,500 SQFT
UNIT 501 LOFT	232 SQFT
UNIT 502	1,195 SQFT
UNIT 502 LOFT	624 SQFT
TOTAL	16,926 SQFT
EXTRA	74 SQFT
ALLOWED	17,000 SQFT



SEP 10 2012



DESIGN BY: [unreadable]

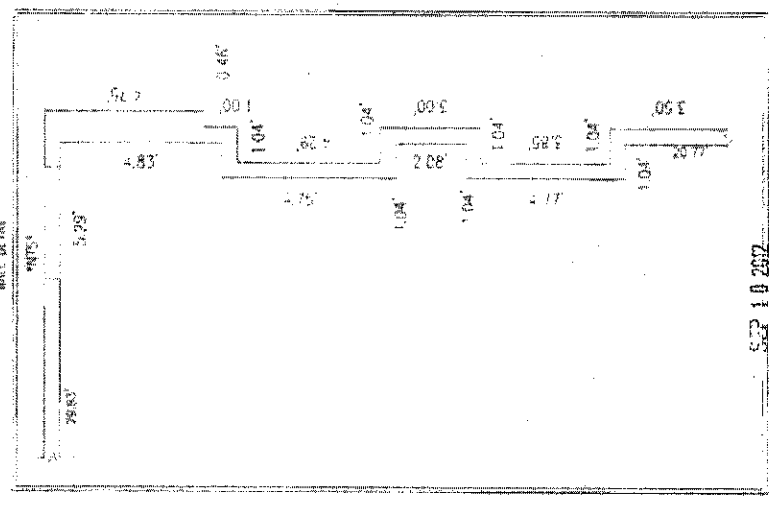
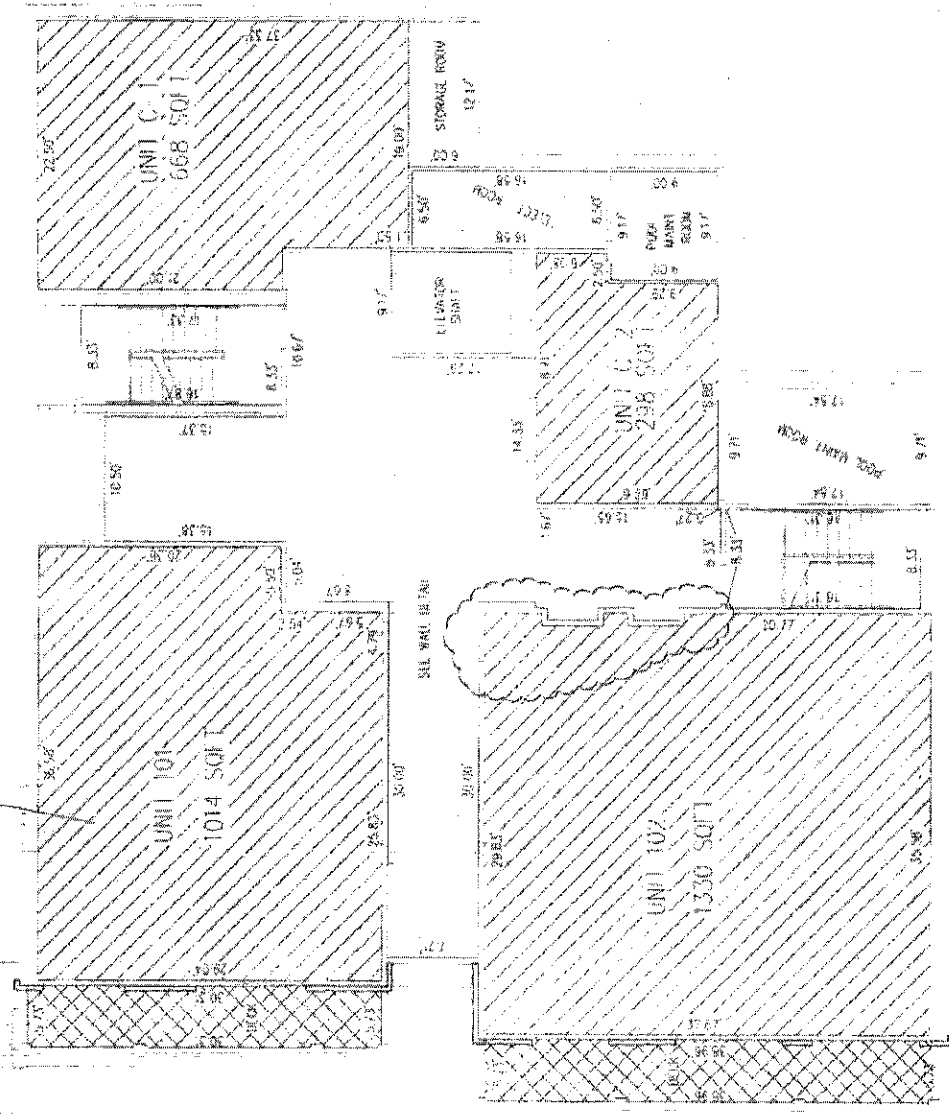
RED STAG LODGE

PARKING GARAGE LEVEL

(OWNER) [unreadable]
 (ARCHITECT) [unreadable]
 (DATE) [unreadable]



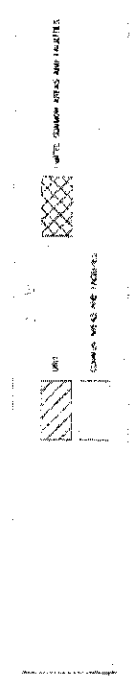
UNIT 100 ALSO ALL COMMON AREAS SHALL BE MARKED
IN CONFORMANCE TO THE AMERICAN WITH DISABILITIES ACT

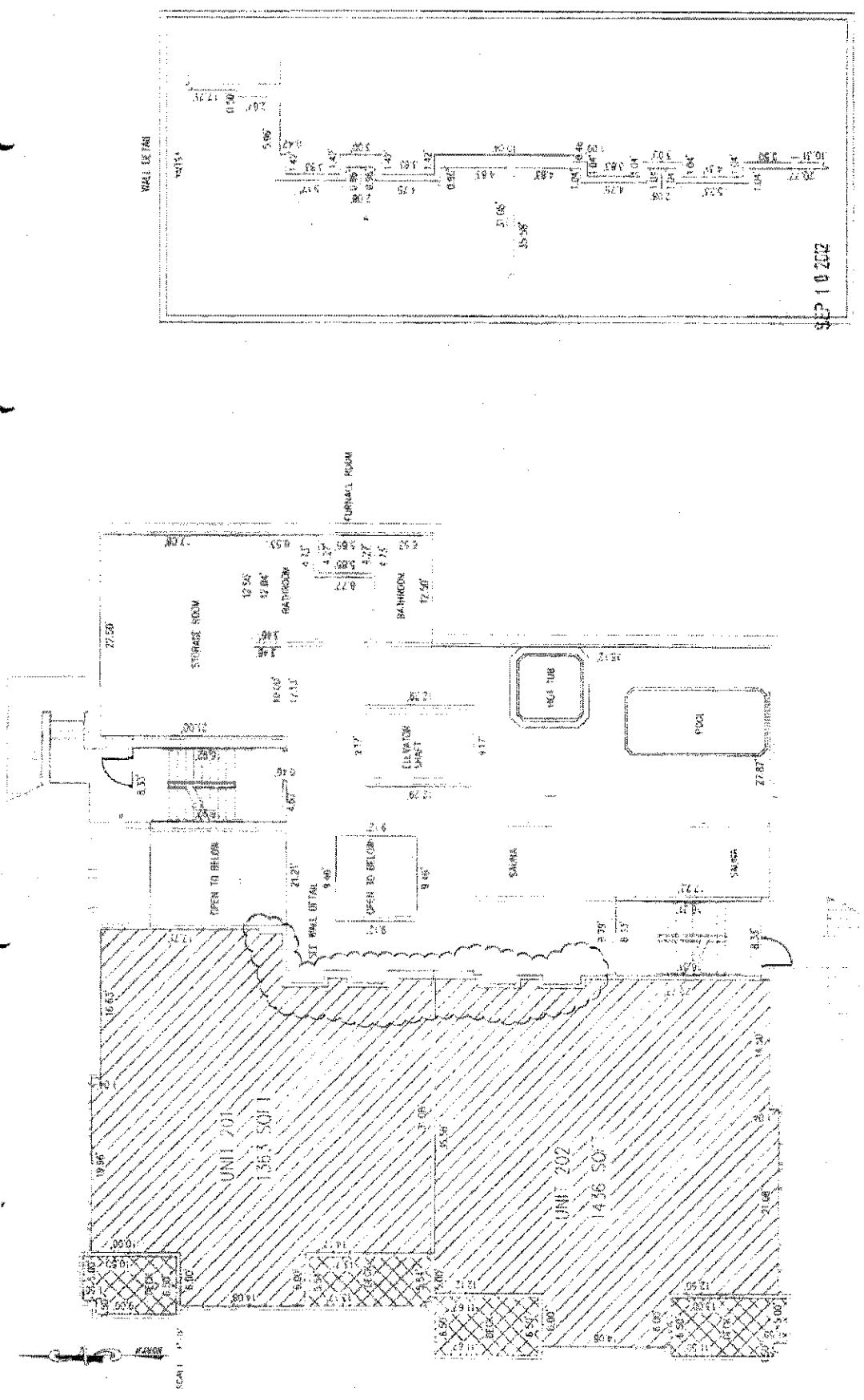


PROJECT NO. 04
DATE 04/01/02
DRAWN BY J. L. J.
CHECKED BY J. L. J.
SCALE 1/8" = 1'-0"

3-10

RED STAG LODGE
FLOOR PLAN LEVEL 1





RED STAG LODGE
FLOOR PLAN LEVEL 2



UNIT 201
1363 SQ FT

UNIT 202
1436 SQ FT

SAUNA
8'0" x 8'0"

POOL
7'7" x 2'7"

HOT TUB
6'0" x 4'6"

ELEVATOR SHAFT
8'0" x 8'0"

BATHROOM
5'7" x 7'7"

BATHROOM
4'7" x 4'7"

STORAGE ROOM
10'0" x 10'0"

OPEN TO BELOW
21'0" x 17'7"

OPEN TO BELOW
8'0" x 8'0"

OPEN TO BELOW
8'0" x 8'0"

SAUNA
7'7" x 7'7"

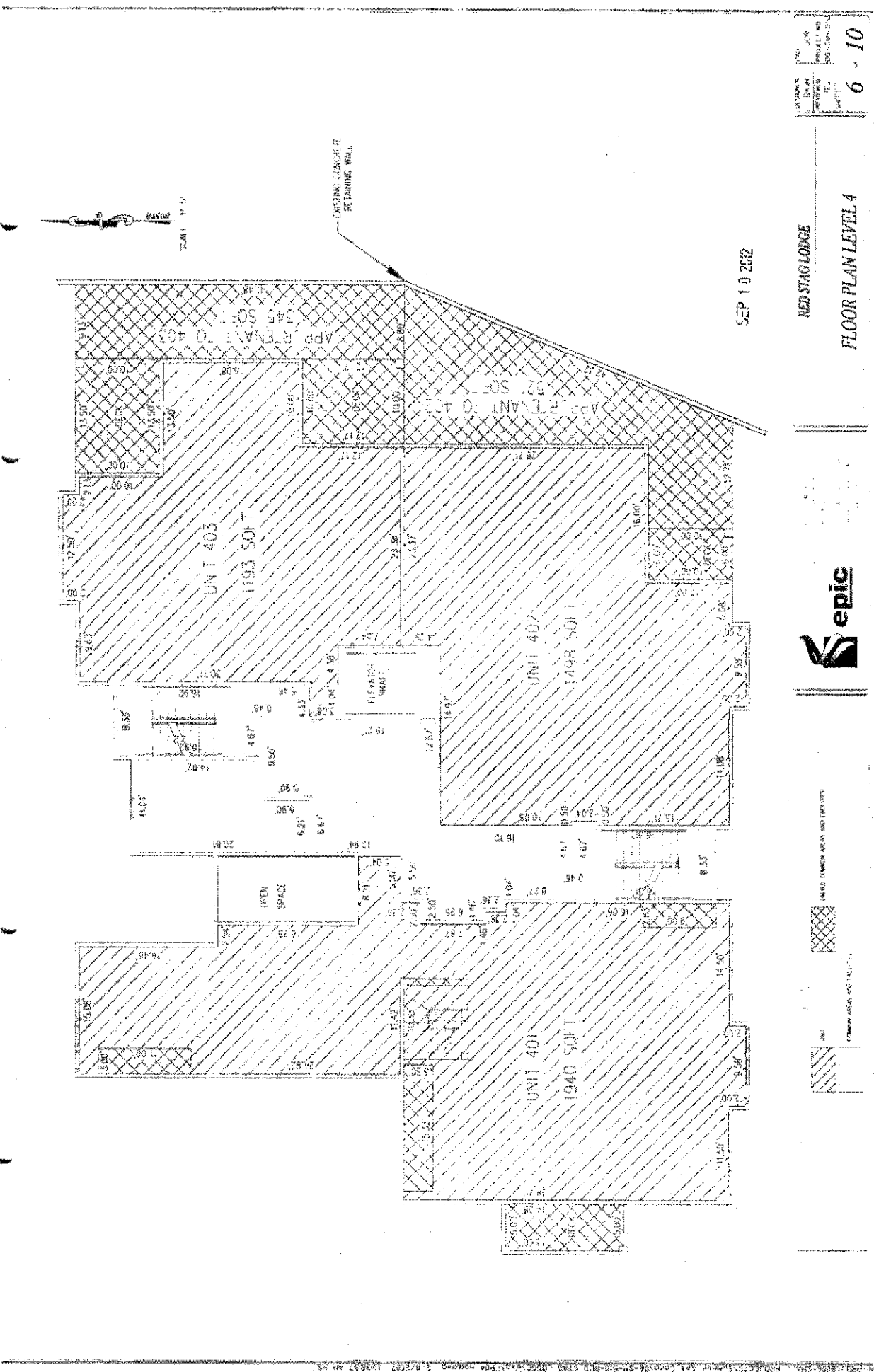
SAUNA
8'0" x 8'0"

WALL FOOTPRINT

COMMON AREA, NOT PROJECT

UNIT

COMMON AREA, NOT PROJECT

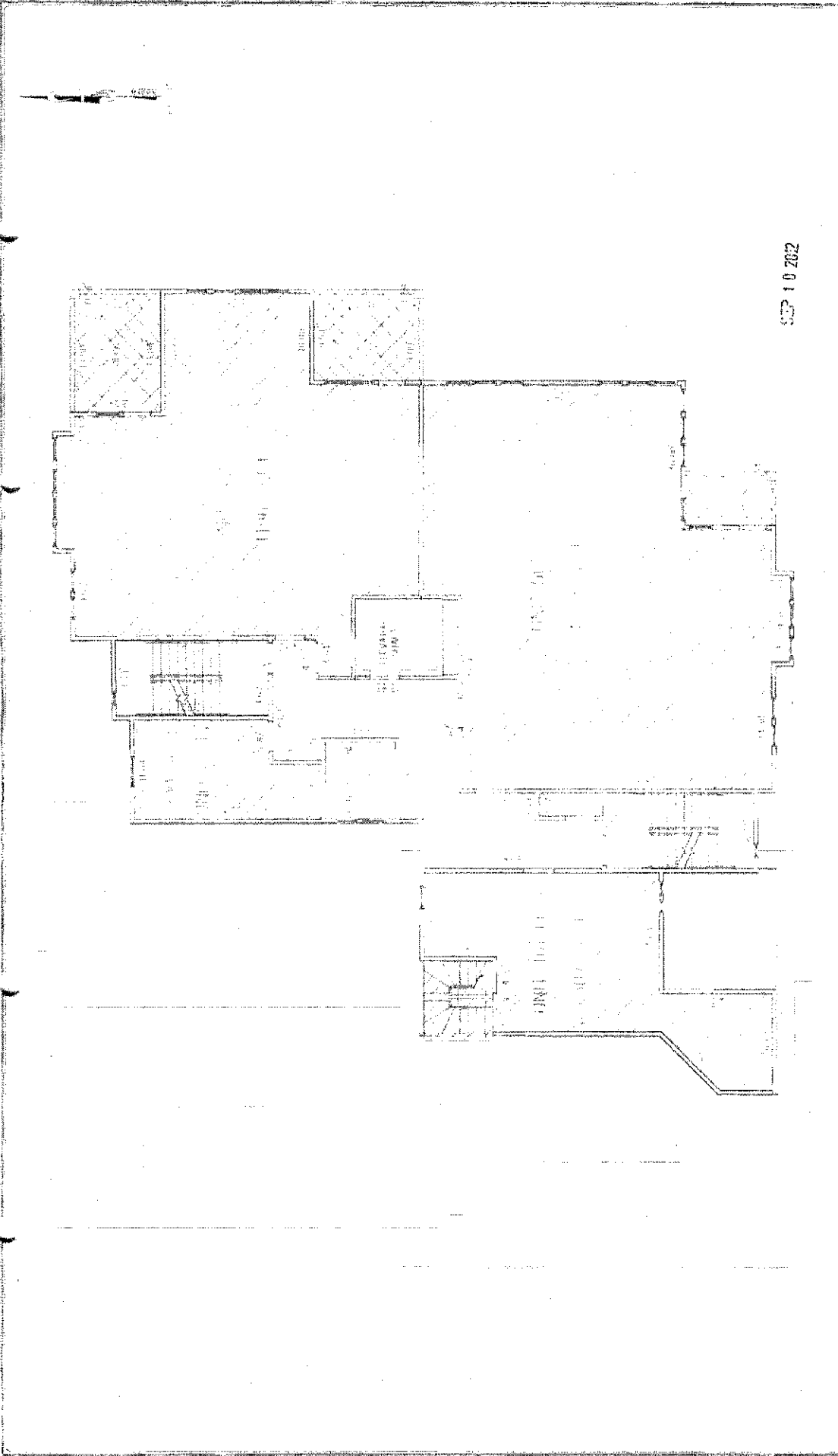


RED STAG LOIRGE

FLOOR PLAN LEVEL 4

DATE: 09/10/2012
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET NO: 6 OF 10

SEP 10 2012



SCP 1 0 262

7 10

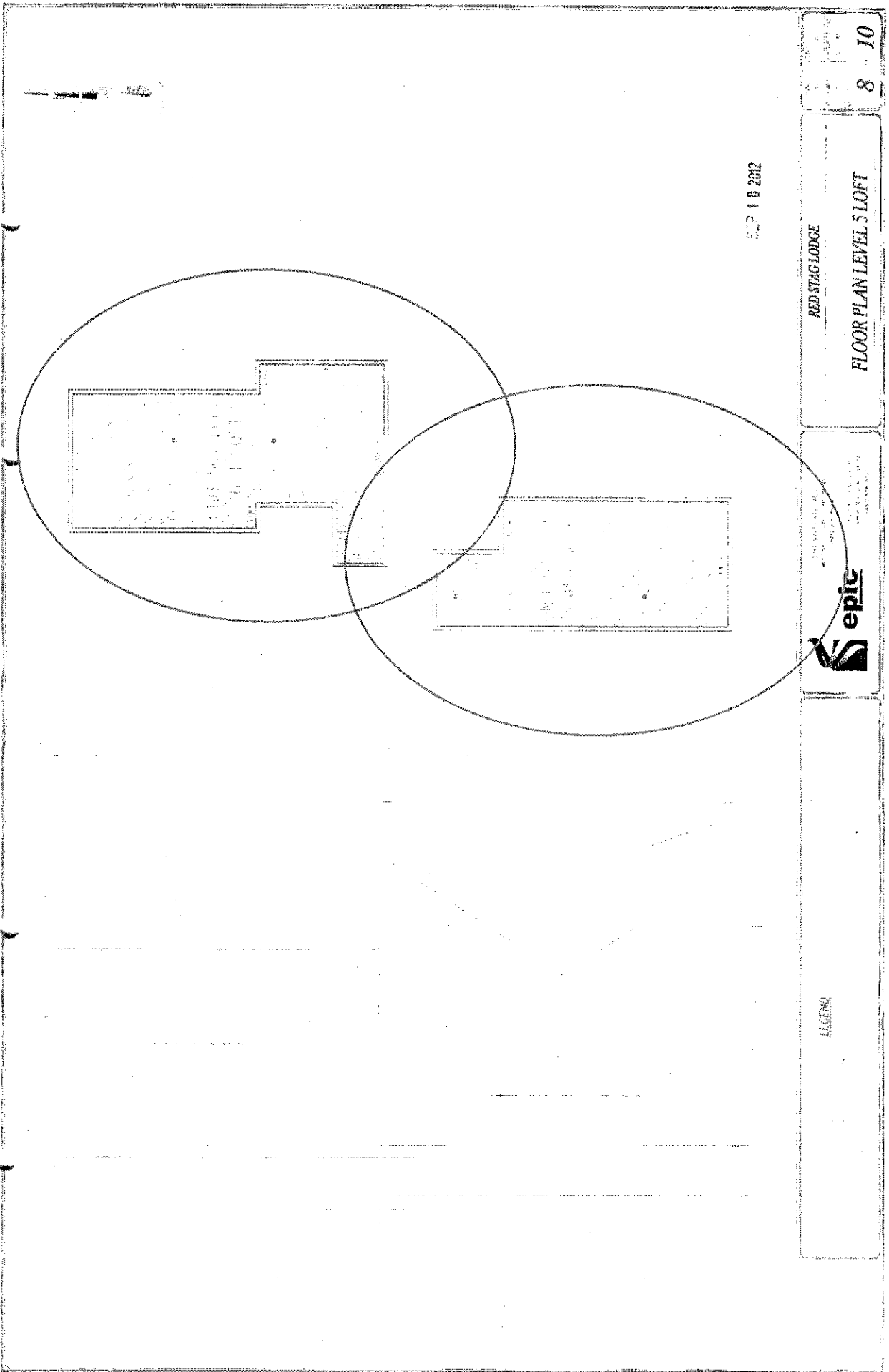
RED STAG LODGE

FLOOR PLAN LEVEL 5



LEGEND

NO. 1000 1000 1000



REV 10 2012

RED STAG LODGE

FLOOR PLAN LEVEL 5 LOFT

8 10



LEGEND



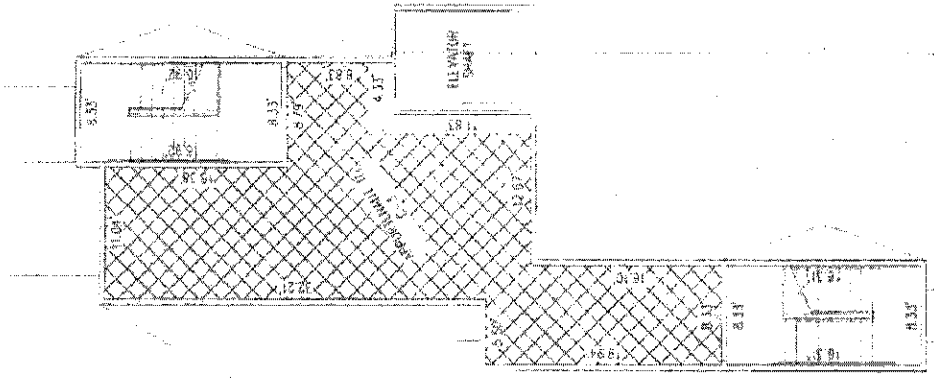
SCALE 1/8" = 1'-0"

SEP 19 2012

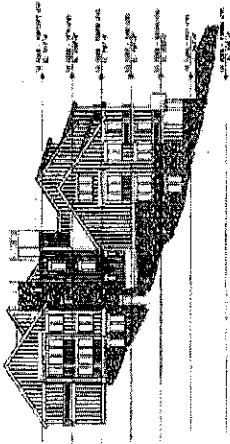
NO.	DATE	BY	CHK
1	09/19/12	JL	JK
PROJECT NO.		100-100-100	
SHEET NO.		9 of 10	

RED STAG LODGE

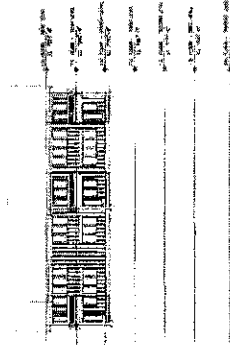
FLOOR PLAN LEVEL 6 (ROOF)



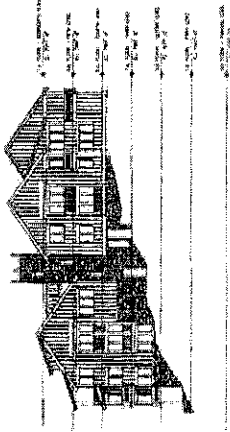

 PARTITION WALLS AND FLOORING



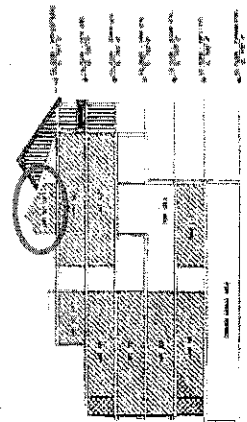
SOUTH SIDE ELEVATION



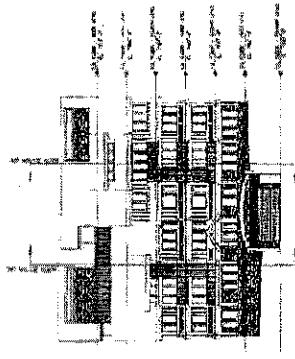
EAST SIDE ELEVATION



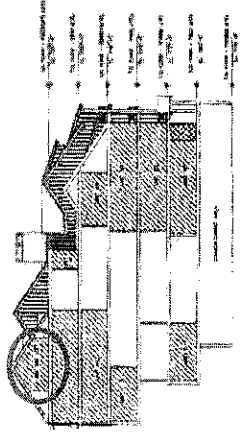
NORTH SIDE ELEVATION



SOUTH SIDE SECTION



WEST SIDE ELEVATION



NORTH SIDE SECTION

SEP 10 2012



RED STAG LODGE

ELEVATION AND SECTION VIEWS

DATE	BY	PROJECT NO.	SCALE
10-10-10			