

**Ordinance No. 14-21**

**AN ORDINANCE APPROVING THE ROUNDABOUT CONDOMINIUMS PLAT,  
LOCATED AT 300 DEER VALLEY LOOP ROAD, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the Roundabout Subdivision, have petitioned the City Council for approval of the Roundabout Condominiums plat, a Utah Condominium project; and

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

WHEREAS, proper legal notice was published in the Park Record and notice letters were sent to all affected property owners, in accordance with the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on March 12, 2014, to receive input on the supplemental plat;

WHEREAS, the Planning Commission held a second public hearing on April 9, 2014, to receive additional input on the supplemental plat;

WHEREAS, the Planning Commission, on April 9, 2014, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 8, 2014, the City Council held a public hearing on the amended record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Roundabout Condominiums plat, a Utah Condominium project.

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 Roundabout Condominiums plat, a Utah Condominium project, as shown in Attachment A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 300 Deer Valley Loop Road.
2. The property is located within the Residential (R-1) District.
3. The R-1 zone is a transitional zone in use and scale between the historic district and the Deer Valley Resort.
4. The condominium plat will create one (1) condominium lot of record containing a total of 27,779.15 square feet.

5. There are no existing structures on the property.
6. Access to the property will be from Deer Valley Drive in a single access point on a common driveway for all units to a shared underground parking structure.
7. The minimum lot size in the R-1 zone is 3,750 square feet for a duplex dwelling.
8. A duplex dwelling is an allowed use in the R-1 zone.
9. The total private area of the condominiums consists of 5,230.2 square feet; the Limited Common Area consists of 306 square feet.
10. Unit A consists of 3,769.6 square feet of private area and 2,852.3 square feet of limited common area. Unit B consists of 2,581.2 square feet of private area and 2,013 square feet of limited common area. Unit C consists of 2,581.2 square feet of private area and 2,013 square feet of limited common area. Unit D consists of 3,076.7 square feet of private area and 2,385.8 square feet of limited common area.
11. The entire project including the parking structure contains 9,446.1 square feet of common area, 12,008.7 square feet of private area, and 9,264.1 square feet of limited common area.
12. The footprints total 2,613 square feet for Units A&B combined and 2,286 square feet for Units C&D combined; with a total footprint of the project being 4,899 square feet.
13. The height of the buildings will be 22 feet above existing grade
14. The front yard setback will be 20 feet, the rear yard setback will be 10 feet and the side yard setbacks will be 10 feet each.
15. The shared parking structure contains a total of 14 parking spaces, exceeding the eight (8) parking space requirement.
16. There are existing encroachments on the property from the owner of 510 Ontario Avenue.
17. The existing shared access easement will be removed with the approval of this plat.
18. Minimal construction staging area is available along Deer Valley Loop Road and Deer Valley Drive.
19. The Geo-technical report was submitted.
20. A Construction Mitigation Plan will be required upon submittal of a Building Permit application.
21. On June 14, 2007, the City Council approved the Roundabout Subdivision Plat. This plat was recorded February 21, 2008.
22. On November 13, 2013, the Planning Department received a complete application for the Roundabout Condominiums plat.
23. Due to the bus pull-out modifications along Deer Valley Drive, the applicant will dedicate 164 square feet of property to the City for ROW improvements and is petitioning the City to vacate 875 square feet of existing ROW which will revert to the applicant..
24. The applicant previously dedicated 3,152.54 square feet to the City with the 2007 Subdivision for the bus pull-out and Deer Valley Drive and Deer Valley Loop ROW improvements.
25. Applicant will build the new bus pull-out to City specifications.
26. As conditioned, this condominium plat is consistent with the conditions of approval of the Roundabout Subdivision plat as per the findings in the Analysis section.

Conclusions of Law:

1. There is good cause for this condominium plat.
2. The condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed supplemental plat.
4. Approval of the condominium plat, subject to the conditions of approval stated below, will 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 of the condominium plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at Summit County within one (1) year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The applicant stipulates restricting the development to two (2) condominium buildings with one (1) underground shared parking structure. This shall be noted on the plat.
4. The footprint of each condominium building will not exceed 3,200 square feet, to be noted on the plat.
5. Shared access for the four units will be a single access point for all units on a common driveway into a shared underground parking structure, accessed from Deer Valley Drive, to be noted on the plat.
6. All vehicles exiting the common driveway must pull out of the driveway onto Deer Valley Drive front-facing, to be noted on the plat.
7. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.
8. A 10 foot (10') wide public snow storage easement is required along the frontage of the lot with Deer Valley Drive and Deer Valley Loop Road and shall be shown on the plat.
9. A five foot (5') wide public utility easement is required along the rear and side lot lines.
10. The applicant shall submit a financial guarantee, in an amount approved by the City Engineer and in a form approved by the City Attorney, for the public improvements including, but not limited to, the fire hydrant, storm drain box, bus pull-out, improvements to Deer Valley Drive, and lighting, prior to plat recordation.
11. An encroachment agreement between the applicant and the owner of 510 Ontario Avenue that addresses all current encroachments (asphalt driveway, rock retaining wall and hot tub) onto the applicant's property shall be remedied prior to plat recordation.
12. The Construction Mitigation Plan required at Building Permit application shall stipulate that all staging of the project must be done entirely on the applicant's

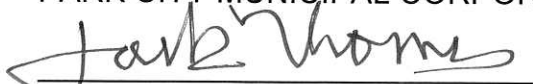
property and that the hours of hauling shall be between 8 am and 6 pm Monday through Friday throughout the duration of the project. The sidewalk on Deer Valley Drive shall remain passible at all times unless explicit approval is given to close the sidewalk by the Building Department.

13. There shall be a tie breaker mechanism in the CCR's.
14. Due to the bus pull-out modifications along Deer Valley Drive, the applicant will need to dedicate a portion of property to the City for ROW improvements and petition the City Council to vacate the 875 square feet of ROW prior to plat recordation.
15. The applicant shall conduct a meeting with surrounding neighbors within one week prior to the commencement of construction to inform them of construction plans. Applicant shall make reasonable efforts to reach all neighbors within 300 feet.

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

PASSED AND ADOPTED this 8th day of May, 2014.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Jack Thomas, MAYOR

ATTEST:

  
\_\_\_\_\_  
Marci Heil, CITY RECORDER

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Mark Harrington, CITY ATTORNEY





EXHIBIT A - PROPOSED PLAT



**AREA TABULATIONS**  
\* TERRACE LEVEL

UNIT	PRIVATE AREA	LIMITED COMMON AREA	COMBINED TOTAL
UNIT A	1,448.8 SF	821.0 SF	2,269.8 SF
UNIT B	664.3 SF	429.2 SF	1,093.5 SF
UNIT C	504.3 SF	429.2 SF	933.5 SF
UNIT D	1,100.0 SF	821.0 SF	1,921.0 SF
COMMON AREA	3,727.4 SF	2,501.4 SF	6,228.8 SF

**HATCHING LEGEND**

[Blank]	COMMON AREA
[Diagonal Hatching]	LIMITED COMMON AREA
[Cross-hatching]	PRIVATE AREA - UNIT

**TERRACE LEVEL**  
FLOOR EL. = 7107.0'  
SCALE: 1" = 8'

**AREA TABULATIONS**  
\* GARAGE LEVEL

UNIT	PRIVATE AREA	LIMITED COMMON AREA	COMBINED TOTAL
UNIT A	0.00 SF	1,435.7 SF	1,435.7 SF
UNIT B	0.00 SF	1,094.1 SF	1,094.1 SF
UNIT C	0.00 SF	1,094.1 SF	1,094.1 SF
UNIT D	0.00 SF	1,248.5 SF	1,248.5 SF
COMMON AREA	0.00 SF	4,773.4 SF	4,773.4 SF

**GARAGE LEVEL**  
FLOOR EL. = 7094.0'  
SCALE: 1" = 8'

**Evergreen Engineering, Inc.**  
1200 West 10th Street, Suite 100  
Anchorage, Alaska 99501  
Phone: 459-4444 Fax: 459-4444  
www.evergreeneng.com

DATE: 04/20/11  
PROJECT: ROUNDABOUT CONDOMINIUMS  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

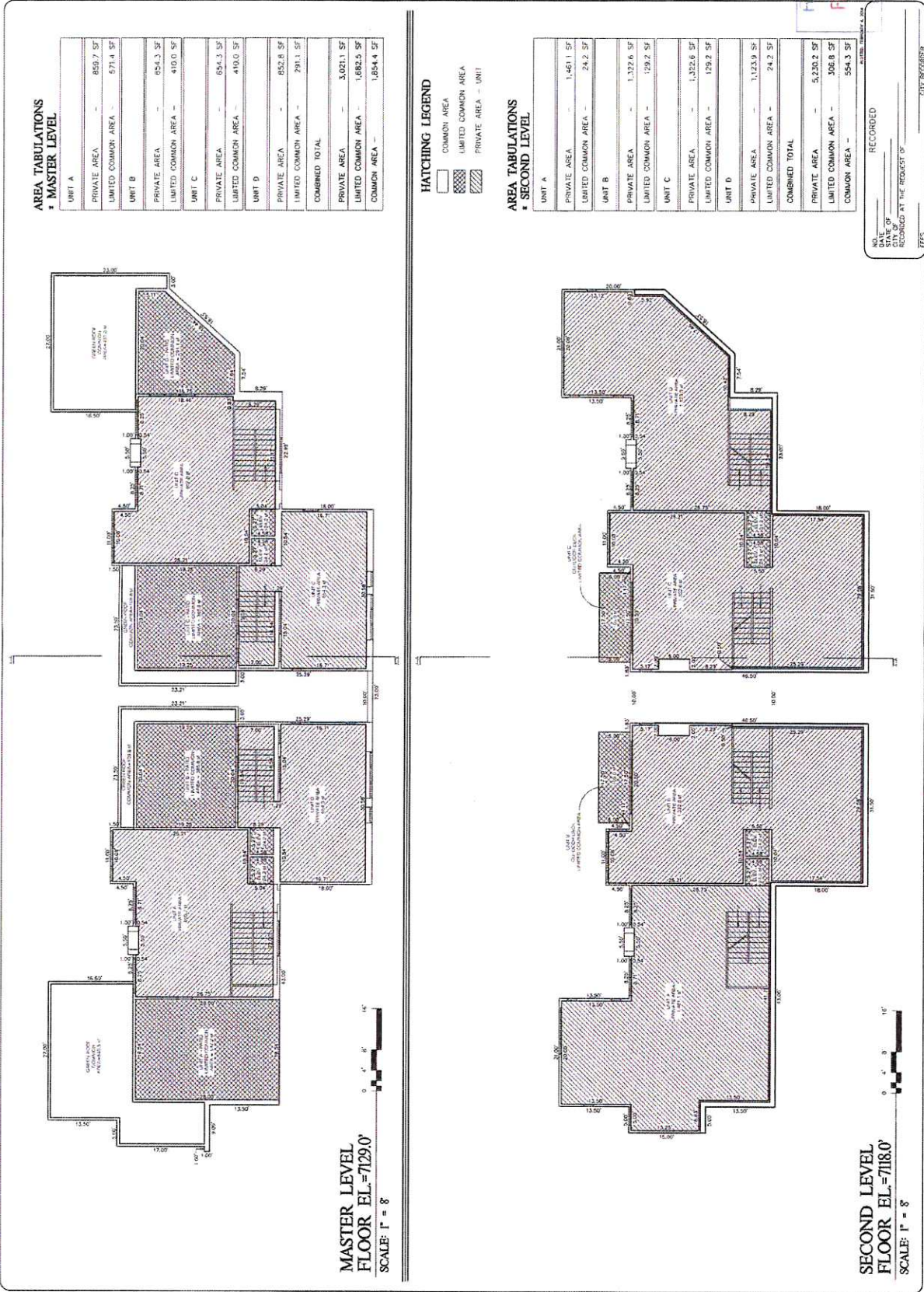
STATE OF ALASKA  
DEPARTMENT OF CONSTRUCTION  
RECEIVED  
04/20/11

**ROUNDABOUT CONDOMINIUMS**  
FLOOR PLANS  
GARAGE LEVEL AND TERRACE LEVEL  
RAB-CONDO-11  
NO. 669

PLATE HENDERSON, THE ROUNDABOUT LLC  
RAB-CONDO-11  
NO. 669



EXHIBIT A - PROPOSED PLAT



AREA TABULATIONS  
= MASTER LEVEL

UNIT A	
PRIVATE AREA	855.7 SF
LIMITED COMMON AREA	571.4 SF
UNIT B	
PRIVATE AREA	854.3 SF
LIMITED COMMON AREA	410.0 SF
UNIT C	
PRIVATE AREA	854.3 SF
LIMITED COMMON AREA	410.0 SF
UNIT D	
PRIVATE AREA	852.8 SF
LIMITED COMMON AREA	791.1 SF
COMBINED TOTAL	
PRIVATE AREA	3,021.1 SF
LIMITED COMMON AREA	1,682.5 SF
COMMON AREA	1,854.4 SF

HATCHING LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA - UNIT

AREA TABULATIONS  
= SECOND LEVEL

UNIT A	
PRIVATE AREA	1,461.1 SF
LIMITED COMMON AREA	24.2 SF
UNIT B	
PRIVATE AREA	1,372.6 SF
LIMITED COMMON AREA	129.2 SF
UNIT C	
PRIVATE AREA	1,372.6 SF
LIMITED COMMON AREA	129.2 SF
UNIT D	
PRIVATE AREA	1,123.9 SF
LIMITED COMMON AREA	24.2 SF
COMBINED TOTAL	
PRIVATE AREA	5,230.2 SF
LIMITED COMMON AREA	306.8 SF
COMMON AREA	554.3 SF

RECORDED

NO. \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 CITY OF \_\_\_\_\_  
 APPROVED AT THE REQUEST OF \_\_\_\_\_  
 \_\_\_\_\_  
 CITY REGISTER

**Evergreen Engineering, Inc.**  
 Civil Engineering & Land Surveying • Land Planning  
 8100 West 120th Avenue, Suite 400 • Greenwood Village, CO 80120  
 Phone: 303.440.4200 • Fax: 303.440.4273  
 E-mail: info@evergreen-eng.com

REVISIONS


DATE	BY	COMMENTS

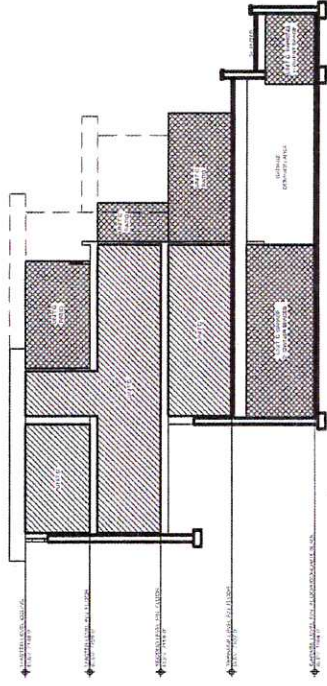
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 DATE: \_\_\_\_\_

**ROUNDABOUT CONDOMINIUMS**  
 FLOOR PLANS  
 SECOND LEVEL AND MASTER LEVEL

BLAKE HENDERSON, THE ROUNDABOUT LLC  
 BAB-CONDO-FP  
 000 000 000

EXHIBIT A - PROPOSED PLAT

 <p><b>Evergreen Engineering, Inc.</b>          Civil Engineering &amp; Land Surveying &amp; Land Planning          10750 Broadway, Suite 100          Denver, CO 80231          Phone: (303) 440-1000          Fax: (303) 440-1001          E-mail: info@evergreen-eng.com</p>	<p>© 2013 Evergreen Engineering, Inc.</p> <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>COMMENTS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	COMMENTS													 <p>STATE OF COLORADO          PROFESSIONAL ENGINEER          NO. 10000          EXPIRES 12/31/14</p>	<p>BLAKE HENDERSON, THE ROUNDABOUT LLC          SUB-CONDO-SEC          0000</p>	<p>PROJECT: AA          BUILDING SECTION          ROUNDABOUT CONDOMINIUMS</p>	<p>SHEET # OF #</p>
	DATE	BY	COMMENTS																	



**HATCHING LEGEND**  
 COMMON AREA  
 LIMITED COMMON AREA  
 PRIVATE AREA - UNIT

**BUILDING SECTION AA**  
 SCALE: 1" = 8'



RECEIVED  
 NOV 13 2013  
 PLANNING DEPT.  
 RECORDED AT THE REQUEST OF

NO. \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 RECORDED AT THE REQUEST OF \_\_\_\_\_  
 CITY/TOWNSHIP \_\_\_\_\_