

Ordinance No. 14-40

AN ORDINANCE APPROVING THE THIRD AMENDMENT TO THE STAG LODGE PHASE II CONDOMINIUMS FOR UNIT 35, LOCATED AT 8200 ROYAL STREET EAST, PARK CITY, UTAH.

WHEREAS, the owner of the property known as the Stag Lodge Phase II condominium Unit 35, has petitioned the City Council for approval of a request for an amendment to the record of survey plat to designate additional Garage/Lower Level area as private area; 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 on July 9, 2014; and

WHEREAS, the Planning Commission held a public hearing on July 23, 2014, to receive input on the amended record of survey plat;

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

WHEREAS, on August 21, 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 Third Amended Stag Lodge Phase II record of survey plat for Unit 35 to reflect as-built conditions and allow the owner to utilize Garage/Lower Level area as private living area without increasing the building footprint or parking requirements, consistent with provisions of the Deer Valley MPD, as amended (11th Amended DVMPD).

WHEREAS, Staff finds that the plat will not cause undo harm to adjacent property owners and all requirements of the Land Management Code for any future development can be met.

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 Third Amended Stag Lodge Phase II condominium record of survey plat for Unit 35, 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. The property is located at 8200 Royal Street East, Unit 35.
2. The property is located within the Residential Development (RD) zone and is subject to the Eleventh Amended Deer Valley MPD (DVMPD).

3. The Deer Valley MPD allowed 50 units to be built at the Stag Lodge parcel in addition to the 2 units that existed prior to the Deer Valley MPD. A total of 52 units are allowed per the Eleventh Amended Deer Valley MPD and 52 units exist within the Stag Lodge parcel.
4. The Stag Lodge parcels are all included in the 11th Amended Deer Valley Master plan and are not developed using the LMC unit equivalent formula.
5. Stag Lodge Phase II plat was approved by City Council on January 11, 1989 and recorded at Summit County on January 17, 1989. The First Amended Stag Lodge Phase II plat was approved by City Council on June 6, 2002 and recorded at Summit County on January 17, 2003. The Second Amended Stag Lodge Phase II plat was approved by City Council on July 1, 2004 and recorded at Summit County on May 25, 2005.
6. On June 6, 2014, an application was submitted to the Planning Department for The Third Amended Stag Lodge Phase II record of survey plat for Unit 35. The application was deemed complete on June 16, 2014.
7. The plat amendment identifies additional Garage/Lower Level area for Unit 35 as private area for this unit. The area is currently considered common area.
8. The additional Garage/Lower Level area is located within the existing building footprint and there is no increase in the footprint for this building.
9. Unit 35 is currently platted as 5,017 sf. If approved, Unit 35 increases by 1,789.8 sf. Approval of the Garage/Lower Level as private area and reflecting changes to the Main Level and Entry Level would increase Unit 35 to 6,806.8 sf.
10. As a detached unit, the parking requirement is 2 spaces per unit. The unit has an attached two car garage. The plat amendment does not increase the parking requirements for this unit.
11. The findings in the analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this amendment to the record of survey.
2. The amended record of survey plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The amended record of survey plat is consistent with the 11th Amended and Restated Deer Valley Master Planned Development.
4. Neither the public nor any person will be materially injured by the proposed record of survey amendment.
5. Approval of the record of survey amendment, subject to the conditions of approval, will not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

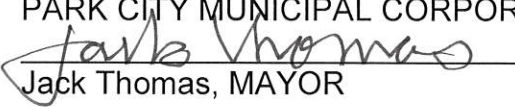
1. The City Attorney and City Engineer will review and approve the final form and content of the amended record of survey plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the record of survey.
2. The applicant will record the amended record of survey 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 record of survey 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. All other conditions of approval of the Stag Lodge Condominium record of survey

- plats as amended and the Deer Valley MPD shall continue to apply.
4. The plat shall be recorded at Summit County as a condition precedent to issuance of certificates of occupancy for the interior basement finish work.

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

PASSED AND ADOPTED this 21st day of August, 2014.

PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:



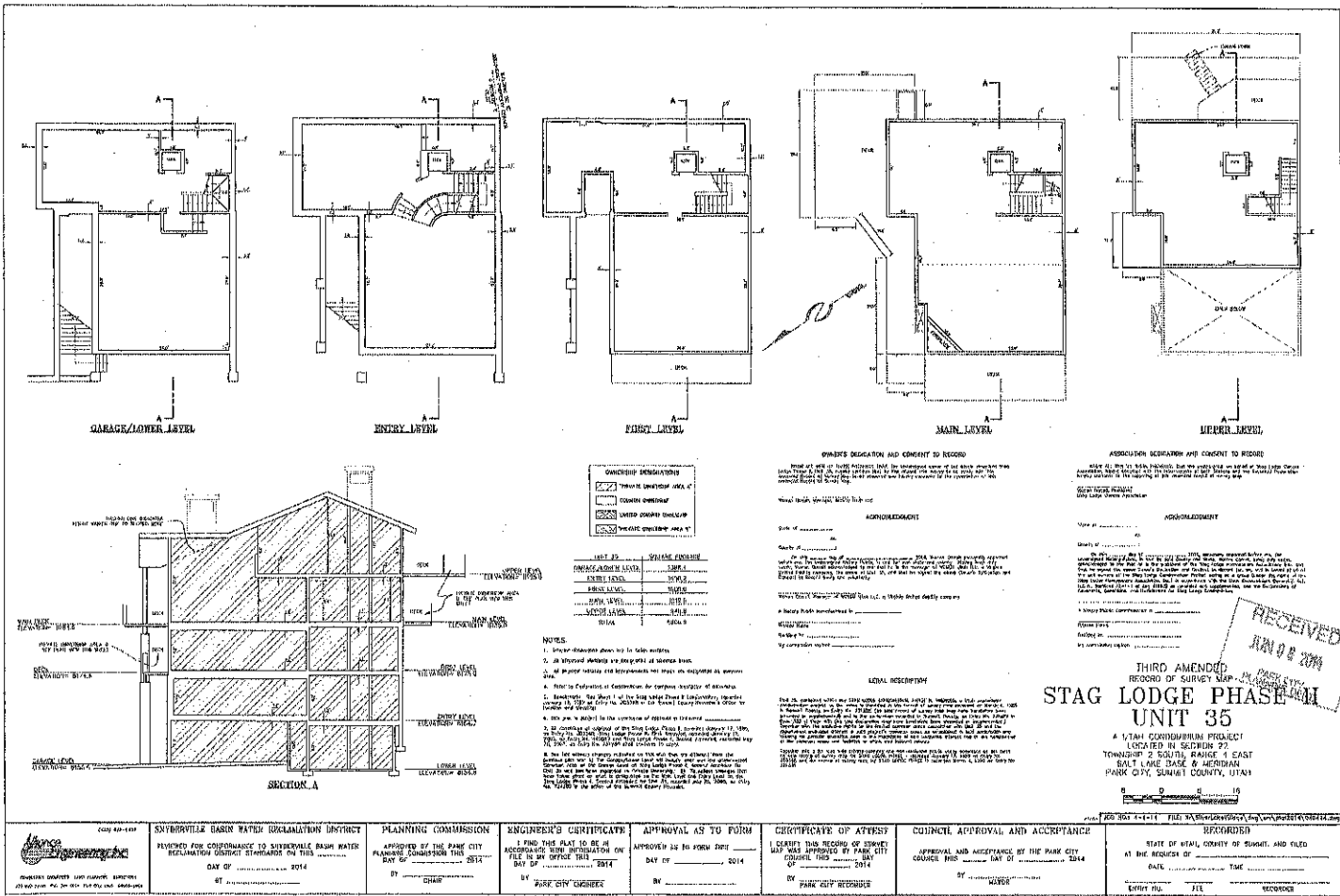
City Recorder's Office

APPROVED AS TO FORM:



Mark Harrington, City Attorney

EXHIBIT A



OWNER'S DESIGNATION

	OWNER DESIGNATED AREA
	COUNTY DESIGNATED AREA
	UNIMPROVED DESIGNATED AREA
	IMPROVED DESIGNATED AREA

LEVEL ELEVATION

FINISHED FLOOR LEVEL	1000.00
EXISTING FLOOR LEVEL	1000.00
FINISH LEVEL	1000.00
EXISTING LEVEL	1000.00
EXISTING LEVEL	1000.00
EXISTING LEVEL	1000.00

NOTES

- Show dimensions shown on this plan.
- All structural materials are steel pipe & concrete.
- All masonry shall be as indicated on drawings and notes.
- All work shall be in accordance with the contract documents.
- The contractor shall provide for all utilities and shall coordinate with the utility companies for all utility work.
- The contractor shall provide for all drainage and shall coordinate with the health department for all sanitary work.
- The contractor shall provide for all fire protection and shall coordinate with the fire department for all fire work.
- The contractor shall provide for all electrical and shall coordinate with the utility companies for all electrical work.
- The contractor shall provide for all mechanical and shall coordinate with the utility companies for all mechanical work.
- The contractor shall provide for all plumbing and shall coordinate with the health department for all plumbing work.

OWNER'S DESIGNATION AND CONSENT TO RECORD

I, the undersigned, owner of the above described premises, do hereby designate and consent to the recording of the above described plat.

 Date: _____

ASSOCIATION DESIGNATION AND CONSENT TO RECORD

I, the undersigned, representing the association of owners of the above described premises, do hereby designate and consent to the recording of the above described plat.

 Date: _____

ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge the recording of the above described plat.

 Date: _____

ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge the recording of the above described plat.

 Date: _____

LOCAL RECEIPT

I, the undersigned, do hereby receive the above described plat.

 Date: _____

RECEIVED
 JUN 2 2014

THIRD AMENDED RECORD OF SURVEY MAP

STAG LODGE PHASE UNIT 35

A UNIT CONDOMINIUM PROJECT
 LOCATED IN SECTION 27,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 PARK CITY, SUMMIT COUNTY, UTAH

S D U

<p></p> <p>STANBURYVILLE BASIN WATER RECLAMATION DISTRICT</p> <p>REVIEWED FOR CONFORMANCE TO SUBSTANTIAL BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS</p> <p>DAY OF _____ 2014</p> <p>BY _____</p>	<p>PLANNING COMMISSION</p> <p>APPROVED BY THE PARK CITY PLANNING COMMISSION THIS</p> <p>DAY OF _____ 2014</p> <p>BY _____</p>	<p>ENGINEER'S CERTIFICATE</p> <p>I FIND THIS PLAT TO BE IN CONFORMANCE WITH THE PROVISIONS OF THE PLANNING COMMISSION OF THE CITY OF PARK CITY, UTAH.</p> <p>DATE OF THIS OFFICE FILE _____ 2014</p> <p>BY _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS</p> <p>DAY OF _____ 2014</p> <p>BY _____</p>	<p>CERTIFICATE OF ATTEST</p> <p>I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS DAY OF _____ 2014</p> <p>BY _____</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE</p> <p>APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS DAY OF _____ 2014</p> <p>BY _____</p>	<p>RECORDED</p> <p>STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE RECORDS OF _____</p> <p>DATE _____ TIME _____</p> <p>ENTRY FILE _____ RECORDS _____</p>
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