

Ordinance 16-11

**AN ORDINANCE APPROVING THE LODGES AT DEER VALLEY PHASE ONE,
FIRST AMENDED RECORD OF SURVEY PLAT, UTAH EXPANDABLE
CONDOMINIUM PROJECT LOCATED AT 2900 DEER VALLEY DRIVE, PARK CITY,
UTAH.**

WHEREAS, the owners of the property known as the Lodges at Deer Valley Phase One, have petitioned the City Council for approval of the Lodges at Deer Valley Phase One, First Amended subdivision plat; and

WHEREAS, the owners of the Lodges at Deer Valley Phase One wish to change the Convertible Space 2 to Common Area on page 2 of the Lodges at Deer Valley Phase One Record of Survey plat; and

WHEREAS, on January 23, 2016 the legal notice was published in the Park Record and on the public notice website in accordance with the requirements of the Land Management Code; and

WHEREAS, the property was properly noticed and letters sent to affected property owners on January 10, 2016, according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on February 10, 2016 to receive input on the proposed subdivision;

WHEREAS, on February 10, 2016 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 3, 2016, the City Council held a public hearing on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed plat amendment.

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 Deer Valley Phase One, First Amended record of survey plat, a Utah expandable condominium project, 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 2900 Deer Valley Drive within the Residential Development (RD) Zoning District and is subject to the Deer Valley Master Planned Development.
2. The Lodges at Deer Valley Phase One record of survey plat was originally approved by City Council on November 11, 1997 and recorded on March 20, 1998.
3. The total area of the Lodges at Deer Valley Phase One record of survey plat is 12.65 acres.
4. There are fifty three (53) units in the Lodges at Deer Valley Phase One record of survey plat and eighty five (85) units total at the Lodges at Deer Valley.
5. On September 21, 2015, the applicant submitted an application to amend the existing Lodges at Deer Valley Phase One record of survey plat.
6. The application was deemed complete on September 25, 2015.
7. The original page 2 of the Lodges at Deer Valley Phase One record of survey plat includes 62 parking spaces labeled as Convertible space.
8. The proposed plat amendment would memorialize the existing 62 parking spaces as common area of the Lodges at Deer Valley Phase One record of survey plat and remove that area as convertible space.
9. The proposed plat amendment does not create any new non-complying or non-conforming situations.
10. The proposed plat does not decrease the number of parking spaces.
11. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment 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 plat amendment.
4. Approval of the plat amendment, 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 plat amendment 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 amendment 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 plat 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. A note shall be included on the plat that all conditions of approval and plat notes of the Lodges at Deer Valley Phase One record of survey continue to apply.

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

publication.

PASSED AND ADOPTED this 3rd day of March, 2016



PARK CITY MUNICIPAL CORPORATION




Jack Thomas, MAYOR

ATTEST:

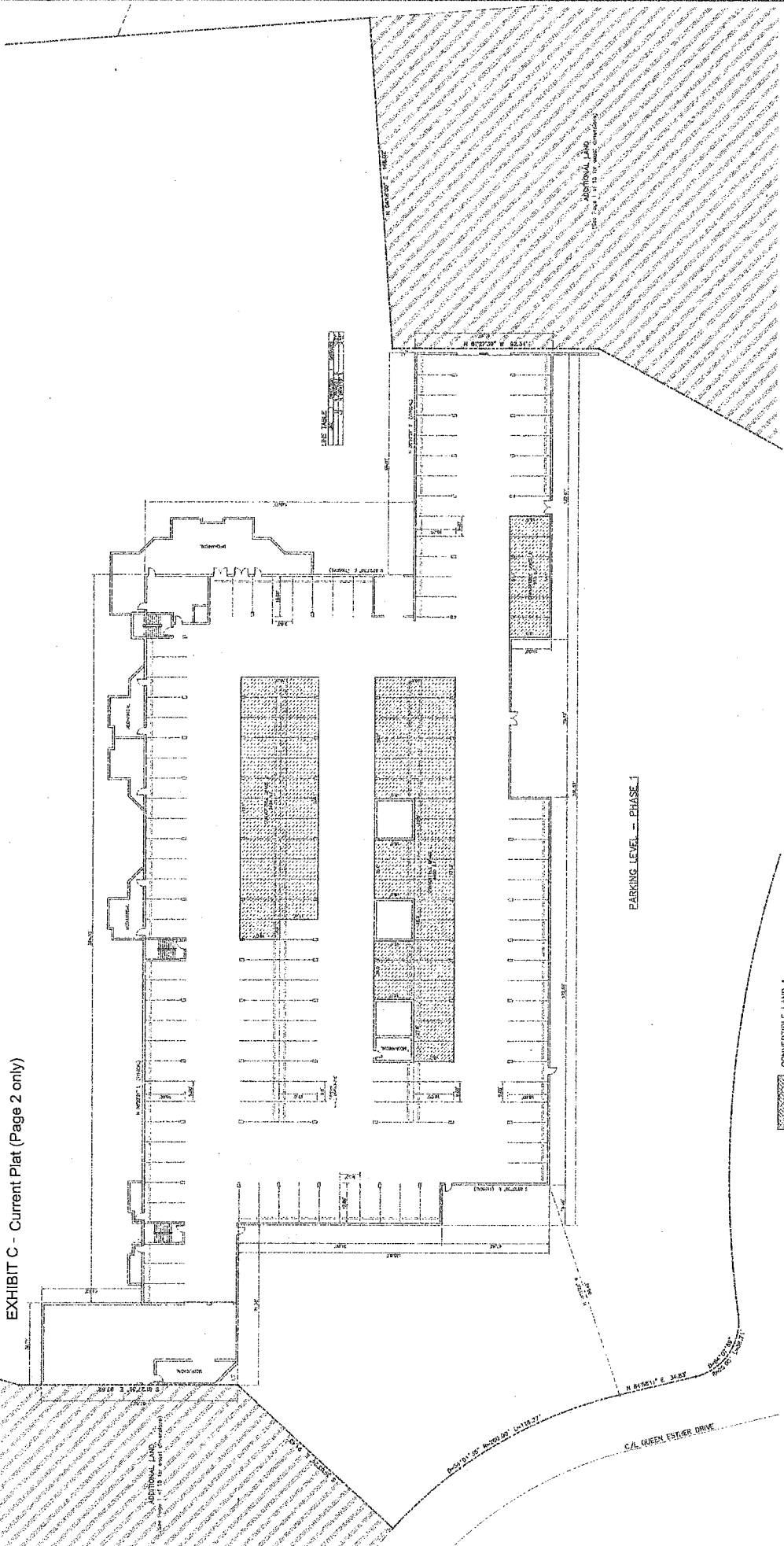


Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney



THE LODGES AT DEER VALLEY

PHASE ONE

RECORD OF SURVEY MAP
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
 PARK CITY, SOUTHWEST COUNTY, UTAH



- CONVERTIBLE LAND 1
- CONVERTIBLE LAND 2
- CONVERTIBLE SPACE 1
- CONVERTIBLE SPACE 2
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP ASSOCIATED WITH CONVERTIBLE SPACE 1
- ADDITIONAL LAND

NOTES:
 1. THESE ARE FINISHED SURVEY MAPS. THE PLAT AREA COVERED BY THESE FINISHED SURVEY MAPS IS SUBJECT TO THE RECORD OF SURVEY MAPS.
 2. ALL UNIT DIMENSIONS SHALL MEASURE FROM THE CENTER OF THE UNIT.
 3. ALL UNIT DIMENSIONS SHALL MEASURE FROM THE CENTER OF THE UNIT.
 4. ALL DIMENSIONS SHALL MEASURE FROM THE CENTER OF THE UNIT.
 5. THE DIMENSIONS OF COMMONS ARE SHOWN IN THE COMMONS DESCRIPTION.
 6. COMMONS ARE SHOWN IN THE COMMONS AND COMMONS.
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PAGE 2 OF 15
 RECORDED
 FILE # 57-2338
 BASIC OF UTAH COUNTY OF SUMMIT, UTAH, FILED
 AT THE OFFICE OF CLERK OF COUNTY CLERK
 DATE 03-26-2019 TIME 09:24:00 AM PAGE 2
 \$ 203.00
 ALLEN SPANIER
 RECORDER

UDG NO. 1-15-85 LUDYK WHITE 2/15
 Lodges at Deer Valley