

**Ordinance No. 2018-01**

**AN ORDINANCE APPROVING THE GOLDENER HIRSCH CONDOMINIUMS PLAT  
LOCATED AT 7520 ROYAL STREET EAST, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the Goldener Hirsch Condominiums, located at 7520 Royal Street, petitioned the City Council for approval of the Goldener Hirsch Condominiums plat; and

WHEREAS, on November 29<sup>th</sup>, the property was properly posted and legal notice was sent to all affected property owners; and

WHEREAS, on November 25<sup>th</sup>, proper legal notice was published in the Park Record and on the Utah Public Notice website according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on December 13, 2017, to receive input on the Goldener Hirsch Condominium plat;

WHEREAS, the Planning Commission, on December 13, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council on January 4, 2018, held a public hearing and took final action on the condominium plat; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Goldener Hirsch Condominiums plat consistent with the Twelfth Amended Deer Valley Master Planned Development Agreement and Goldener Hirsch Conditional Use Permit.

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 Goldener Hirsch Condominiums plat 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 7520 Royal Street East.
2. The Goldener Hirsch Condominiums are located in the Residential Density (RD-MPD) zoning district, subject to the Twelfth Amended Deer Valley Master Planned Development (MPD) approved by the Planning Commission on November 30, 2016.
3. On November 30, 2016, the Planning Commission approved the Goldener Hirsch Conditional Use Permit for 39 residential units and one ADA unit within one building. The MPD and the Goldener Hirsch Conditional Use Permit allow up to 68,843

square feet (sf) of private residential uses utilizing a maximum of 34.4215 unit equivalents (UE), where one UE is equivalent to 2,000 sf.

4. On December 15, 2016, the City Council approved the 2<sup>nd</sup> Amendment to a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision. The plat was recorded at Summit County on September 12, 2017.
5. On September 21, 2017, a building permit was issued for the parking structure.
6. On October 30, 2017, the City received an application for the Goldener Hirsch Condominiums plat. The application was considered complete on November 3, 2017.
7. On November 22, 2017, a building permit was issued for construction of the building. The project is being constructed in one phase with an anticipated completion by the end of 2020.
8. The proposed condominium plat memorializes the density, size and configuration of units under construction and identifies areas of private, common and limited common ownership.
9. The condominium plat identifies 39 private residential units totaling 68,843 sf, utilizing 34.4215 UE. The units range in size from 583 sf to 3,270 sf with an average unit size of 1,765.2 sf. Based on the unit sizes, a minimum of 67 parking spaces is required.
10. An underground parking structure provides 100 parking spaces, including 6 ADA spaces, as well as limited common storage areas for each unit. There is a mix of guest and public parking spaces, to be identified as limited common and managed by the HOA. A parking management plan will be reviewed and approved by the City and incorporated into the CCRs to address this mix and management of the parking.
11. The plat identifies a total of 6,882 sf of support meeting/support commercial uses, of which 5,602 sf are support meeting uses (4,508 sf meeting room and 1,094 sf meeting support kitchen) and 1,280 sf are support commercial (579 sf café/pastry shop and 701 sf spa/treatment area by the pool). The MPD allows 6,884.3 sf of support meeting/support commercial uses, which is 10% of total residential area (68,843 sf).
12. The plat is consistent with the approved Master Planned Development and the approved Conditional Use Permit in terms of density, height, uses, setbacks and parking.
13. The condominium plat allows for the sale of individual units.
14. No affordable deed restricted units are proposed or required by the Deer Valley MPD as part of this project.

#### 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 condominium plat.
4. Approval of the condominium plat, 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 amended 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 amended condominium plat 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 request for an extension is submitted in writing and approved by the City Council.
3. Conditions of approval of the Twelfth Amended Deer Valley Master Planned Development (MPD) and the Goldener Hirsch Conditional Use Permit (CUP) apply to this plat and a note shall be added to the plat prior to recordation referencing the conditions of approval of the Twelfth Amended Deer Valley MPD and the Goldener Hirsch CUP.
4. All applicable notes, easements and requirements of the 2nd Amendment to a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision continue to apply and shall be indicated on this plat prior to recordation.
5. Because there is a mix of guest and public parking spaces, identified as limited common and managed by the Home Owners Association (HOA), a parking management plan is required to address this mix and management of the use and shall also be spelled out in the Conditions Covenants and Restrictions (CCRs), upon review and approval by the City prior to recordation.

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

PASSED AND ADOPTED this 4<sup>th</sup> day of January, 2018.



PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

**Exhibits**

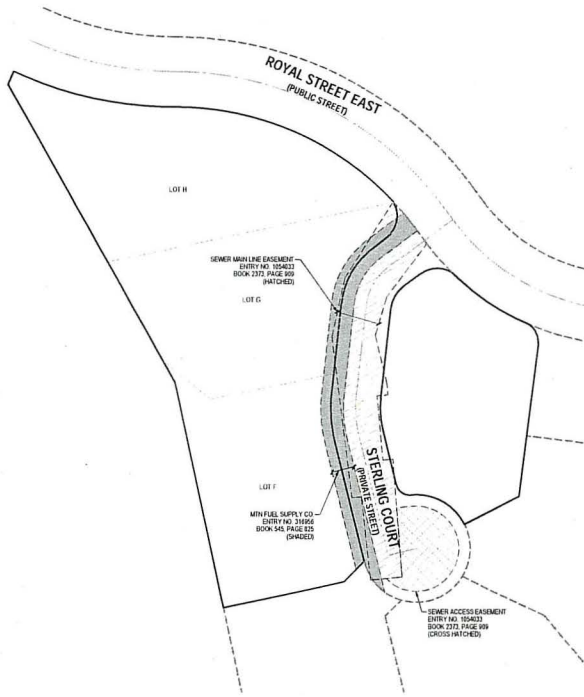
Exhibit A – Condominium plat



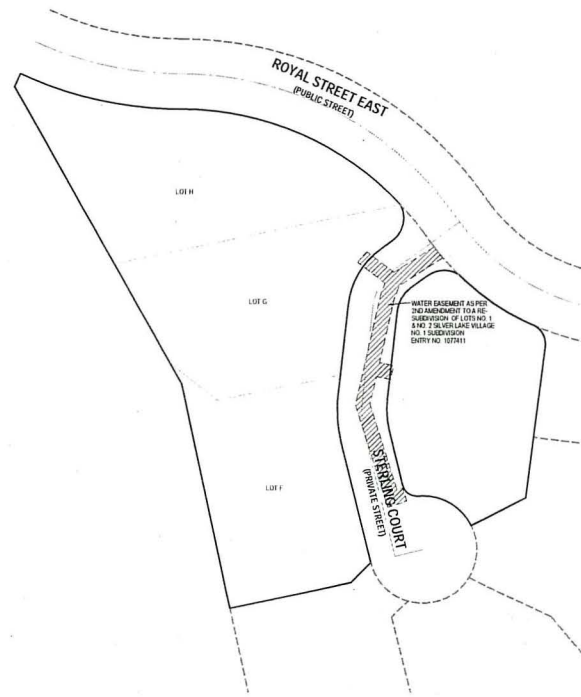
# GOLDENER HIRSCH CONDOMINIUM PLAT

AMENDING LOT 1, 2ND AMENDMENT TO RESUBDIVISION OF LOTS NO. 1 AND NO. 2  
SILVER LAKE VILLAGE NO. 1 SUBDIVISION  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

**DETAIL 2**  
SEWER EASEMENT & MTN. FUEL EASEMENT STERLING COURT

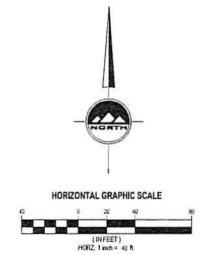


**DETAIL 3**  
WATERLINE EASEMENT STERLING COURT



**LEGEND**

	EXISTING STREET MONUMENT
	SECTION CORNER SET 5/8"
	ENSIGN LAND SURVEY
	PUE - PUBLIC UTILITY EASEMENT
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
	LOT LINE
	OLD LOT LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE



**SHEET 2 OF 12**  
PROJECT NUMBER: 0712  
MANAGER: RCE  
DRAWN BY: BSG  
CHECKED BY: PAM  
DATE: 11/2/17



**SALT LAKE CITY**  
45 W. 600 S., SUITE 300  
SALT LAKE, UT 84119  
PHONE: 801.225.3020  
FAX: 801.225.4449  
WWW.ENSIGN.COM

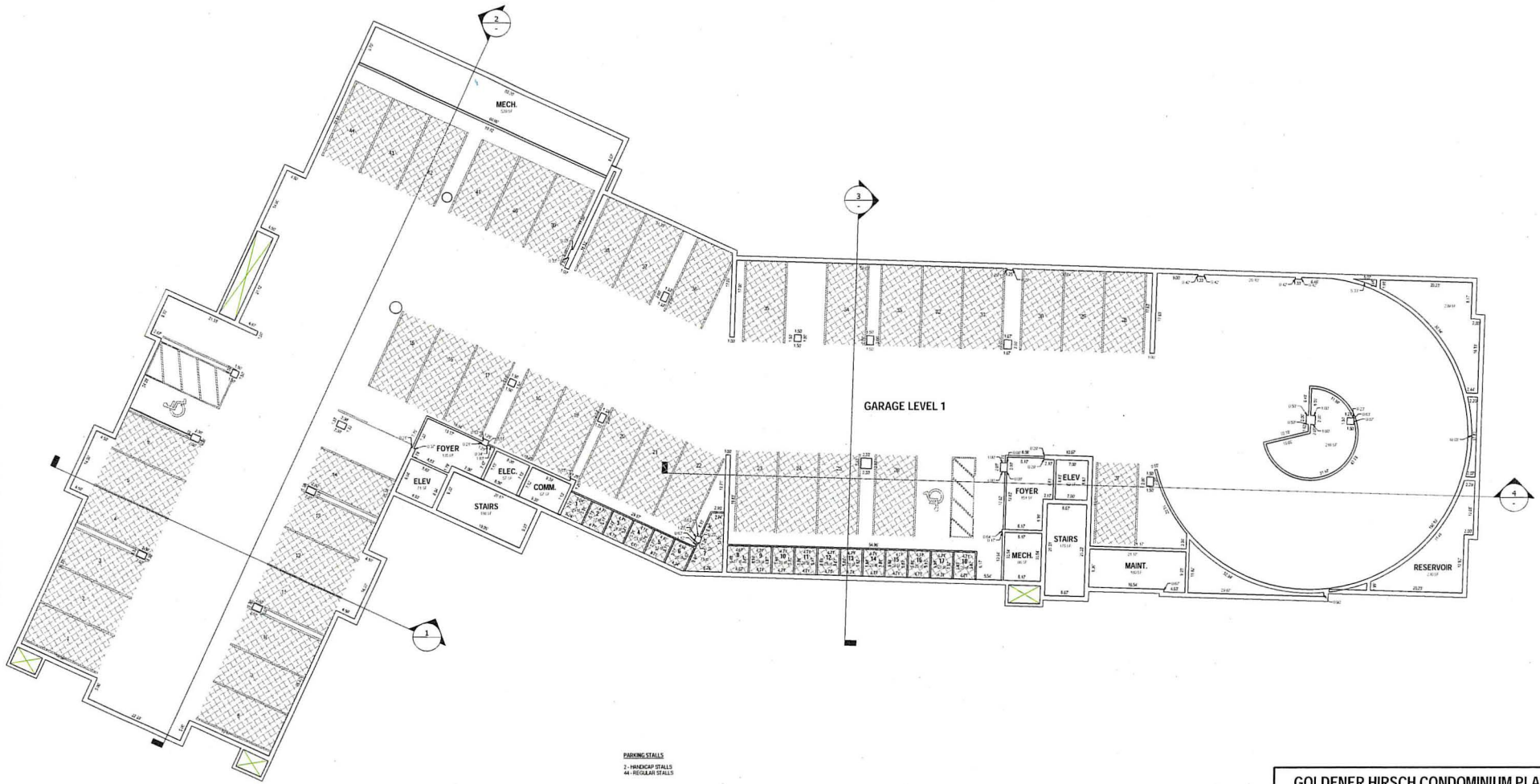
**LAYTON**  
1700 W. 1000 S.  
SUITE 200  
LAYTON, UT 84040  
PHONE: 801.225.3020  
FAX: 801.225.4449  
WWW.ENSIGN.COM

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PARK CITY, SUMMIT COUNTY, UTAH

RECORDED IN \_\_\_\_\_  
STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE  
REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FILE \_\_\_\_\_ SUMMIT COUNTY RECORDS

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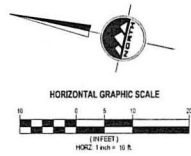
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PARK CITY, SUMMIT COUNTY, UTAH



**PARKING STALLS**  
H - HANDICAP STALLS  
R - REGULAR STALLS

**LEGEND**

- SUPPORT UNIT
- RESIDENTIAL UNIT
- LIMITED COMMON AREAS AND FACILITIES
- COMMON AREAS AND FACILITIES



**SHEET 3 OF 12**  
PROJECT NUMBER: 0772  
MANAGER: PMH  
DRAWN BY: JMK  
CHECKED BY: TBM  
DATE: 10/01/17



**SALT LAKE CITY**  
40 W. 1000 S., SUITE 500  
SALT LAKE CITY, UT 84103  
PHONE: 801.251.8200  
FAX: 801.251.4459  
WWW.ENSIGN.COM

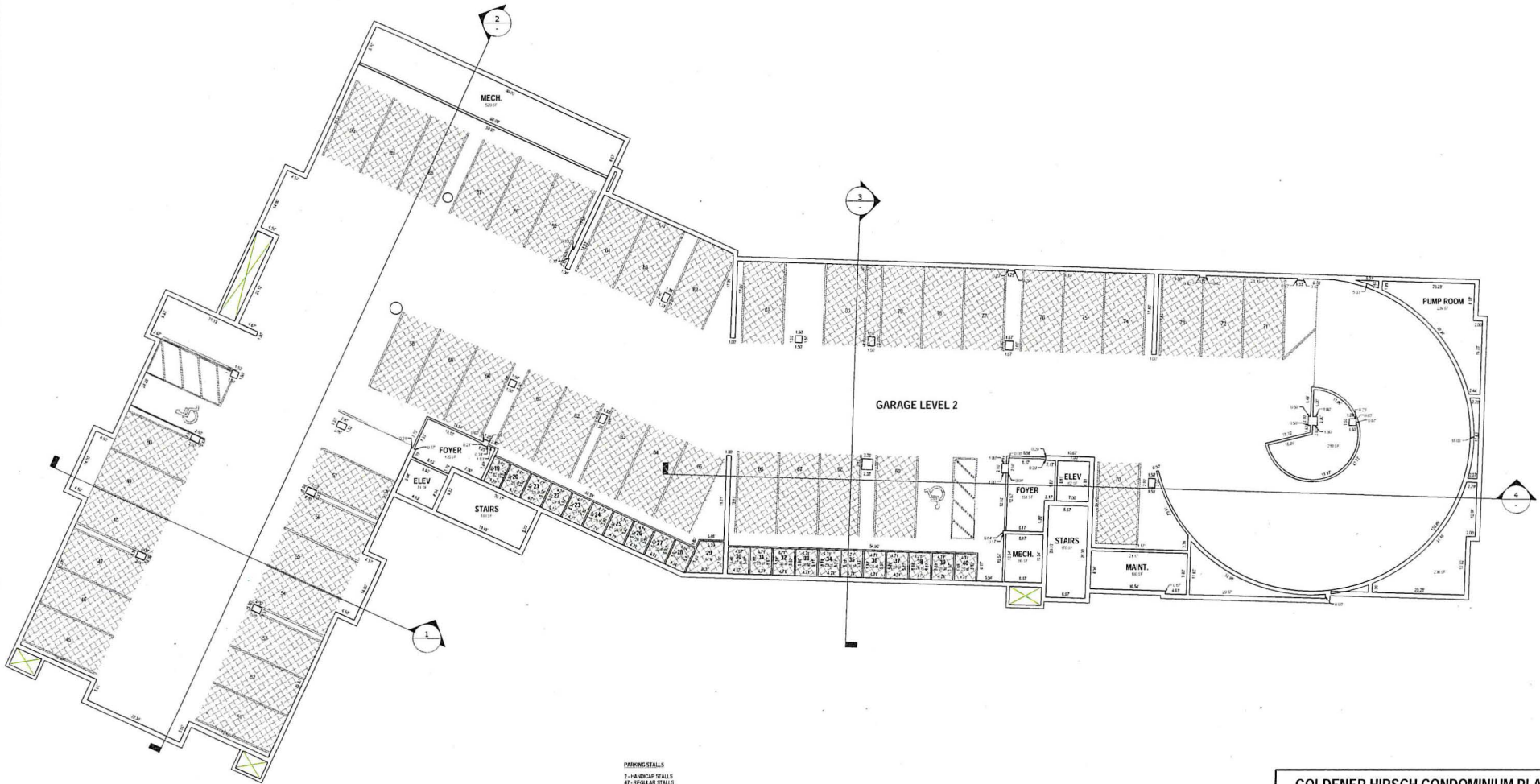
**LAYTON**  
PROJECT NO. 1706  
TABLE E  
FORM 077-01 (2016)  
CREATED BY:  
DATE: 04/08/2017  
REVISIONS:

**GOLDENER HIRSCH CONDOMINIUM PLAT**  
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PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE  
REQUEST OF \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE: \_\_\_\_\_ SUMMIT COUNTY RECORDER

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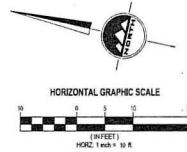
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PARKING STALLS  
2'- HANDICAP STALLS  
4'- REGULAR STALLS

**LEGEND**

- SUPPORT UNIT
- RESIDENTIAL UNIT
- LIMITED COMMON AREAS AND FACILITIES
- COMMON AREAS AND FACILITIES



SHEET 4 OF 12  
PROJECT NUMBER: 6172  
MANAGER: PHJ  
DRAWN BY: JBJ  
CHECKED BY: PHJ  
DATE: 12/01



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**SAYTAM**  
PHOTOGRAPHY  
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www.saytam.com

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RECORDED #

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE

REQUEST OF

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE: \_\_\_\_\_ SUMMIT COUNTY RECORDER