

Memo to Planning Commission



Subject: Five-Year Affordable Housing Plan
Author: Rhoda Stauffer, Affordable Housing Program
Date: February 14, 2018
Type of Item: Informational

In accordance with Utah state code, a moderate-income housing plan is required to be updated every five years. The plan must contain an estimate of the need as well as provide plans for how the municipality will facilitate a reasonable opportunity for building a variety of housing, “to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.” Based on these requirements, staff has prepared a draft Housing Plan for review and adoption by City Council at their February 15, 2018 Council Meeting. Staff is providing the report to Planning Commission in order to add Commission input /feedback to the City Councils’ review. Please find the Five-Year Assessment and [Plan linked here](#).

Highlights include:

- There is a greater need for affordable rental units: new apartments haven’t been built since the late 1990’s.
- Park City’s median age continues to rise due to loss of young families as a result of the cost to purchase a home.
- More than 8,000 employees commute from outside the city limits.
- Home prices within city limits continue to rise to a level that makes it impossible for households with middle and upper management wages to afford.
- As a small rural town (7,558 in population) in a low-population county (36,000) and a very high cost area, Park City doesn’t have ready access to federal housing grants and subsidies. As a result, Park City has initiated its own housing development program with a current pipeline of over 200 units.
- At minimum, to keep the current economic and cultural diversity and to reduce commuting time for the local workforce, 80 units need to be added each year for the next ten years. These units should be a 50/50 mix of rental and homeownership.

Five-Year goals (begins on page 13 of plan):

1. Continue to serve as developer and partner in order to add units as outlined in the development pipeline attached (page 17 of report).
2. Update LMC § 15-6-7 Master Planned Affordable Housing Development to remove barriers to affordable housing development and amend Housing Resolution to address two outstanding policy issues: employee generation formula for recreation businesses and analyze cost/benefit of amending the residential formula for calculating housing obligations.
3. Establish a Stewardship Program for owner-occupied, deed restricted properties to ensure long-term viability and affordability.
4. Continue the “buy-back and sale” program to update older deed restrictions as properties are available for sale.



Resolution No. 01- 2018

RESOLUTION BY THE PLANNING COMMISSION SUPPORTING CONTINUING THE TREASURE HILL CUP APPLICATION TO A DATE UNCERTAIN AND SUPPORTING THE CITY COUNCIL AND MAYOR OF PARK CITY IN THEIR CONSIDERATION OF PURCHASING THE TREASURE HILL PROPERTY

WHEREAS, the Treasure Hill Conditional Use Permit (CUP) application is before the Planning Commission; and

WHEREAS, the Park City Planning Commission supports continuing the application to a date uncertain in order to allow the applicants and the Council and Mayor to negotiate the purchase the Treasure Hill property; and

WHEREAS, all evidence and arguments regarding the CUP on record will continue to be preserved and considered with the application if the CUP application moves forward at a later date; and

WHEREAS, nothing herein will prejudice the Planning Commission’s review of the CUP if the application is heard by the Commission at a later date; and

WHEREAS, the Park City Planning Commission supports the efforts of the Council and Mayor to negotiate the purchase the Treasure Hill property;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Park City, Utah that:

SECTION 1. CONTINUE THE APPLICATION The Planning Commission hereby supports continuing the Treasure Hill CUP application to a date uncertain.

SECTION 2. SUPPORT OF COUNCIL AND MAYOR’S EFFORTS. The Planning Commission hereby supports the City Council and Mayor in their consideration of purchasing the property.

SECTION 2. EFFECTIVE DATE. This Resolution shall become effective immediately.

PASSED AND ADOPTED this 14th day of February, 2018.

PARK CITY PLANNING COMMISSION

Adam Strachan, Chair



Planning Commission Staff Report

Subject: Treasure Hill Resolution
Authors: Francisco Astorga, AICP, Senior
Date: 14 February 2018
Type of Item: Property Acquisition and Settlement

Recommendation

Staff recommends that the Planning Commission review the drafted resolution supporting continuing the Treasure Hill Conditional Use Permit (CUP) application to a date uncertain and supporting the City Council and Mayor in their consideration of purchasing Treasure Hill, Hillside Properties (Creole-Gulch and Mid-Station sites). Staff recommends that the Planning Commission hold a public hearing prior to continuing the item and taking action on Resolution No. 01-2018.

Purchase Agreement Timeline

- January 24, 2018 - City announces agreement to purchase 100 percent of the Treasure Hill property for \$64 million.
- February 1, 2018 - City staff presents Treasure Hill Purchase and Sale / Settlement Agreements to City Council for review, discussion and public comment.
- February 6, 8, & 13, 2018 - Public information meetings and online comment platform
- February 15, 2018 - City Council to review, discuss, hear public comment, and take action on Treasure Hill Purchase Agreement.
- February–April 2018 - \$6 million non-refundable earnest money deposit payment upon execution of the Purchase Agreements.
- May–June 2018 - Park City Municipal budget process and public hearings.
- On or before August 30, 2018 - 75 days prior to election date, City Council must pass a resolution submitting the question of the issuance of the bonds to the voters. The resolution must include the ballot proposition language, dollar amount (sizing) of the bonds and the maximum maturity of the bonds.
- September 2018 - Resolution followed by a series of public hearings and notices of the bonds in September.

- September 24 – October 24, 2018 - Voter information pamphlet created and mailed to all city addresses. The voter information pamphlet will include the ballot proposition language, dollar amount of the bonds and the maximum maturity of the bonds, as well as the estimated annual property tax impact on a primary, secondary and business property related to the bonds.
- November 6, 2018 - General Obligation Bond Election – Special Election on November 6, 2018, question of the issuance of the bonds to the voters.
- November 2018 – March 2019 - If the bond initiative passes, the City will proceed with issuance and sale of bonds. If bond initiative fails, the City will acquire of 10 percent of the project density, with the remaining 90-percent of project density returning to the owners of the Treasure Hill property.
- April 1, 2019 - Park City Municipal closes on General Obligation bonds. Property purchase to close shortly thereafter.

Exhibit

Proposed Resolution No. 01-2018

Planning Commission Staff Report

Subject: 925 Woodside Re-Plat
Author: Tippe Morlan, Planner II
Date: February 14, 2018
Type of Item: Legislative – Plat Amendment

Project Number:	PL-17-03726
Applicant:	Stephen DeFalco
Location:	925 Woodside Avenue
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential – Single-family dwellings
Reason for Review:	Plat Amendments require Planning Commission review and City Council approval.

Proposal

The proposed 925 Woodside Re-Plat seeks to combine an existing lot and a half lot addressed at 925 Woodside Avenue into one lot of record. The site consists of the entirety of Lot 7 and the north half of Lot 6 of Block 10 of Snyders Addition to Park City. There is an existing non-historic structure at this address which was constructed in 1971. The property line between the two existing lots bisects the structure. The proposed plat amendment will create a lot of 2,812 square feet in size.

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 925 Woodside Re-Plat located at 925 Woodside Avenue and consider forwarding a **positive** recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Background

1971 – The existing structure was constructed on this site according to Summit County records.

March 17, 1992 – The Historic District Commission approved an addition to the Schifferli residence at this location.

November 29, 2017 – The City received a Plat Amendment application for the 925 Woodside Re-Plat. The application was deemed complete on December 19, 2017.

Purpose

The purpose of the HR-1 District can be found in [LMC Section 12-2.2-1](#).

Analysis

The purpose of this plat amendment is to combine two existing lots addressed at 925 Woodside Avenue into one lot of record. Lot 7 is 25 feet by 75 feet and 1,875 square feet in size while the half of Lot 6 included is 12.5 feet by 75 feet and 937 square feet in size. The new proposed lot will be 2,812 square feet in size with a lot width of 37.5 feet.

There is an existing non-historic structure at this address constructed in 1971. The applicant has indicated that they would like to demolish the existing structure and construct a new house in accordance with the Land Management Code and with the Historic District Design Guidelines for new construction. A Historic District Design Review will be required for any proposed construction on this lot. No known encroachments exist on this property.

HR-1 Requirements

All City documentation indicates that the existing home is a single-family dwelling which is an allowed use in the HR-1 district. The minimum lot area for a single-family dwelling is 1,875 square feet. The minimum lot width in this zone is 25 feet. The proposed lot meets the requirements of this zone at 37.5 feet in width. The proposed lot will also be 75 feet deep. These measurements determine the minimum setback requirements which are as follows:

	Required	Existing
Front Yard	10 feet	14.4 feet
Rear Yard	10 feet	24 feet
Side Yard	3 feet each	North: 12.3 feet South: 5.5 feet

The maximum building footprint for a lot this size is 1,201 square feet according to the building footprint formula illustrated in Table 15-2.2 of the Land Management Code (LMC). The existing footprint meets this standard at approximately 715 square feet.

Good Cause

Staff finds good cause for this plat amendment in that it will clean up the property lines at this location and resolve any issues created by the extraneous lot line running through the property and through the existing house. This amendment will allow the property owner to make improvements and changes to the existing house, including demolition and new construction, as allowed by the LMC and Historic District Design Guidelines. Snow storage easements will be required.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18. A Historic District Design Review application will need to be submitted for review by Planning Staff prior to issuance of building permits.

Department Review

This project has gone through an interdepartmental review. No issues were brought up at that time.

Notice

On January 31, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on January 27, 2017, according to requirements of the Land Management Code.

Public Input

No public input has been received at the time of this report.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the 925 Woodside Re-Plat as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 925 Woodside Re-Plat and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the 925 Woodside Re-Plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

The subject property would remain as two separate lots and the existing house would continue to have a lot line running through it.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the 925 Woodside Re-Plat and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
- Exhibit B – Survey
- Exhibit C – Existing Plat
- Exhibit D – Applicant's Project Description
- Exhibit E – Site Photographs
- Exhibit F – Aerial Photographs

Ordinance No. 2018-XX

AN ORDINANCE APPROVING THE 925 WOODSIDE RE-PLAT LOCATED AT 925 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 925 Woodside Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on January 31, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on January 27, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on February 14, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on February 14, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on March 15, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 925 Woodside Re-Plat located at 925 Woodside Avenue.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The 925 Woodside Re-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 property is located at 925 Woodside Avenue.
2. The property consists of Lot 7 and the north half of Lot 6 of Block 10 of Snyders Addition.
3. The property is in the Historic Residential (HR-1) District.
4. There is an existing non-historic structure at this address.
5. The existing home was constructed in 1971.
6. The property line between the two existing lots bisects the structure.

7. The applicant proposes to combine the subject lots into one lot of record.
8. Lot 7 consist of 1,875 square feet and is 25 feet by 75 feet. The north half of Lot 6 included in this application consists of 937 square feet and is 12.5 feet by 75 feet.
9. No known encroachments exist on this property.
10. The existing home is a single-family dwelling which is an allowed use in the HR-1 district.
11. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lot has an area of 2,812 square feet.
12. The minimum lot width in the HR-1 zone is 25 feet. The proposed lot meets the requirements of this zone at 37.5 feet in width.
13. The proposed lot will also be 75 feet deep.
14. The minimum front yard setback is 10 feet. The existing house has a 14.4 foot front yard setback.
15. The minimum rear yard setback is 10 feet. The existing house has a 24 foot rear yard setback.
16. The minimum side yard setback is 3 feet on each side. The existing house has a 12.3 foot side yard setback on the north side and a 5.5 foot side yard setback on the south side.
17. The maximum building footprint for a lot this size is 1,201 square feet. The existing footprint meets this standard at approximately 715 square feet.
18. A Historic District Design Review application is required for any new construction proposed at the existing site.

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 lot combinations.
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 Planner, City Attorney, and City Engineer will review and approve the final form and content of the 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 the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. A 10 foot wide public snow storage easement will be required along Woodside Avenue.

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

PASSED AND ADOPTED this 15th day of March, 2018.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

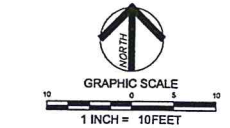
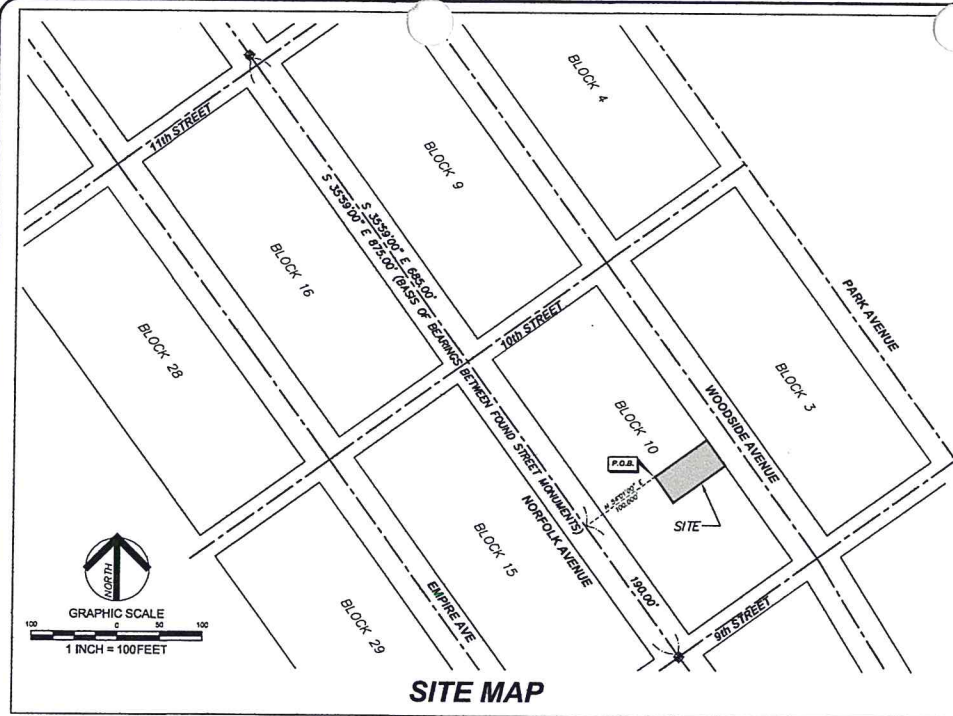
APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

925 WOODSIDE RE-PLAT

LOT 7 AND THE NORTH HALF OF LOT 6,
BLOCK 10 OF SNYDER'S ADDITION TO PARK CITY,
LYING WITHIN THE NORTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



PLAT NOTES

1. THE PURPOSE OF THIS PLAT AMENDMENT IS TO COMBINE LOT 7 AND THE NORTH HALF OF LOT 6, BLOCK 10 OF SNYDER'S ADDITION TO PARK CITY, INTO ONE LOT.
2. SEE RECORD OF SURVEY S-8676, RECORDED 07-22-2016, FOR REFERENCE.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT, the undersigned owner(s) of the herein described tract of land known as _____ to be known hereafter as the _____ do hereby certify that I have caused this Plat to be prepared, and we, _____ hereby consent to the recordation of this Plat. ALSO, the owners, or their representatives, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable of dedication.

In witness whereof, We have hereunto set our hand this _____ day of _____ 2016.

BY: NAME _____
NAME OF COMPANY/CORP. _____

NAME _____

NAME _____

ACKNOWLEDGMENT

State of Utah
County of Summit

On this _____ day of _____, 2016, personally appeared before me, the undersigned Notary Public, in and for said County of Summit, in said State of Utah, _____ the persons that executed the within instrument and known to me to be (or proved to me on the basis of satisfactory evidence) the persons who executed the within instrument on behalf of said person, being duly sworn acknowledged to me that they are the owners of the herein described tract of land and he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public: _____
My Commission Expires: _____

LIEN HOLDER'S CONSENT TO RECORD

State of Utah
County of Summit

The undersigned lien holder hereby consents to the recordation of this plat.
BY: _____

The foregoing consent to record was acknowledged before me this _____ day of _____ 2016.

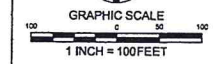
By: _____
My Commission Expires: _____

Notary Public: _____

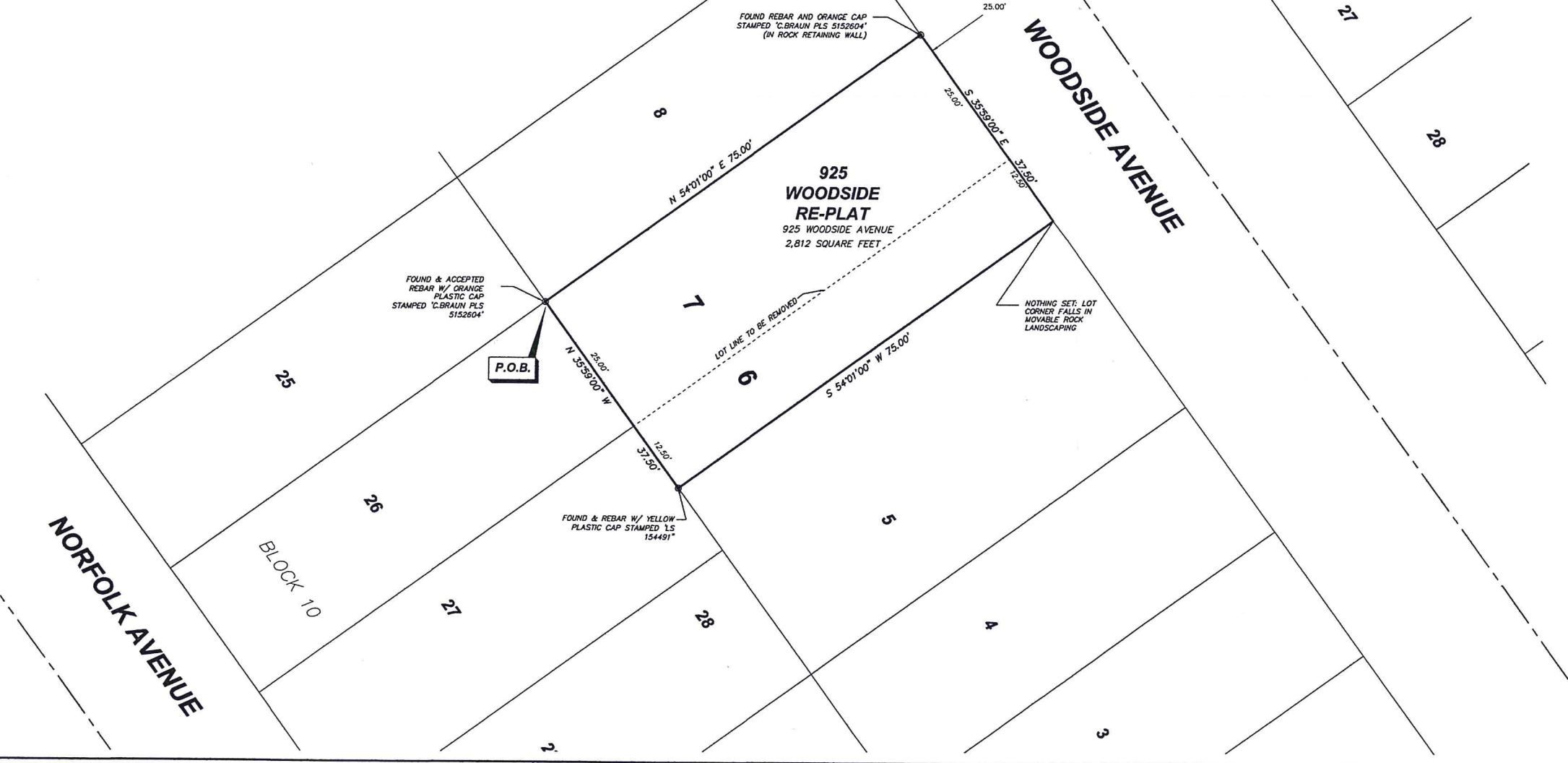
SURVEYOR'S CERTIFICATE

I, Martina Nelson, certify that I am a Registered Land Surveyor and that I hold Certificate No. 8910903, as prescribed by the laws of the State of Utah, and this Plat was prepared under my direction in accordance with the requirements of Park City Municipal Corporation. I further certify that the property boundaries as shown are correct.

Martina Nelson _____ Date _____
PLS 8910903



SITE MAP



SHEET 1 OF 1

Park City Surveying

P.O. Box 682993
Park City, UT 84308
(435)649-2918
(435)649-4637 Fax

COUNCIL APPROVAL & ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2016 A.D.

MAYOR

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ 2016, A.D.

CHAIRMAN

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ 2016 A.D.

PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ 2016 A.D.

S.B.W.R.D.

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ 2016 A.D.

PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ 2016 A.D.

PARK CITY ATTORNEY

DATE

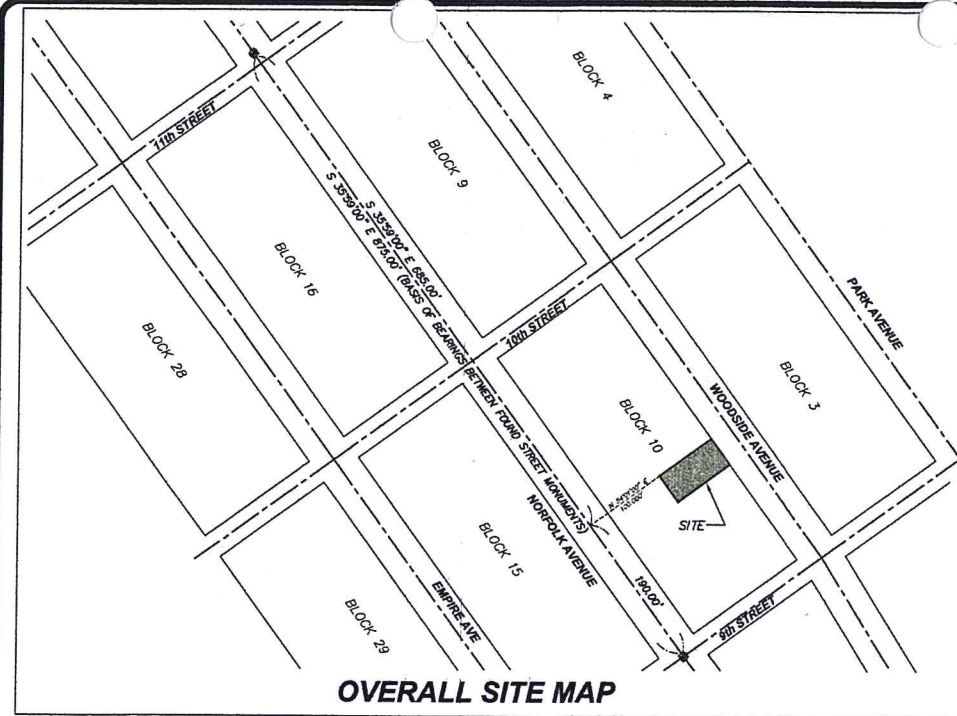
RECORDED

ENTRY NUMBER: _____
BOOK: _____ PAGE: _____
STATE OF UTAH, COUNTY OF _____
DATE: _____ TIME: **NOV 29 2017**
FEE PAID: _____
RECORDED AND FILED AT THE REQUEST OF: _____

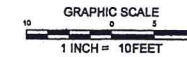
COUNTY RECORDER

RECORD OF SURVEY & TOPOGRAPHIC MAP

LOT 7 AND THE NORTH HALF OF LOT 6,
 BLOCK 10 OF SNYDER'S ADDITION TO PARK CITY,
 LYING WITHIN THE NORTHEAST QUARTER OF
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 SUMMIT COUNTY, UTAH

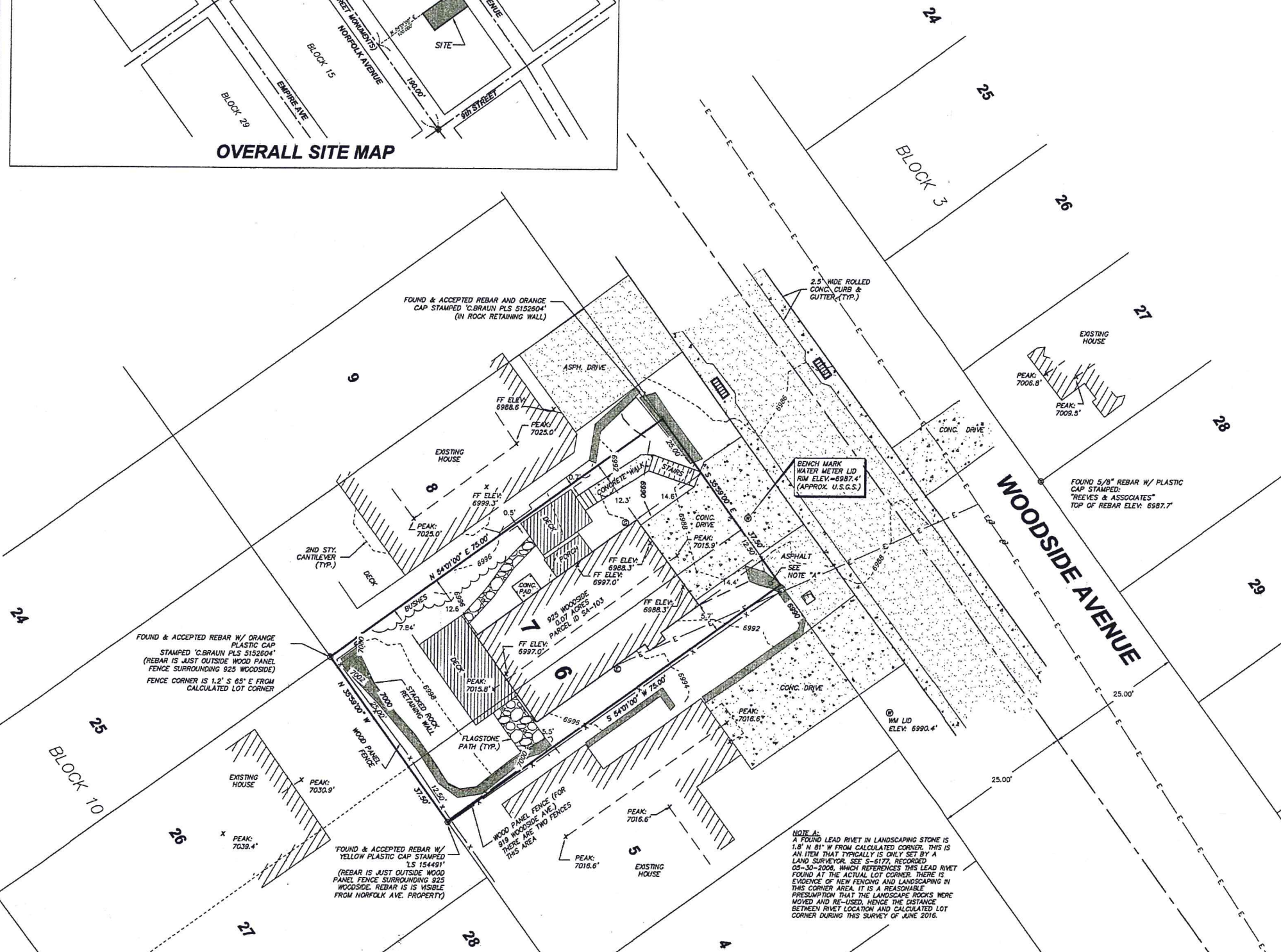


OVERALL SITE MAP



LEGEND

- FOUND STREET MONUMENT
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- WATER METER
- ELECTRIC METER
- ELECTRIC BOX
- GAS METER
- UTILITY POLE
- LANDSCAPING
- FENCE
- OVERHEAD UTILITY LINE
- STACKED ROCK RETAINING WALL



NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF THE SUBJECT PROPERTY & TO SHOW EXISTING CONDITION OF THE SITE AT TIME OF SURVEY.
 EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS AND LOTS WERE USED TO REESTABLISH THE PROPERTY CORNERS.
 THE BASIS OF BEARING IS SHOWN HEREON. ALL BEARING AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.
 EXISTING BUILDING LOCATION IS TO AS-BUILT LOCATION OF BUILDING WALL CORNERS. ACTUAL FOUNDATION LOCATION MAY DIFFER.
 SURVEY COMPLETED: 06-13-2016
 SEE SAID OFFICIAL "SNYDER'S ADDITION TO PARK CITY SUBDIVISION" PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS. NOTE: OTHERS MAY APPLY.
 THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.
 EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL FOUND EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

LEGAL DESCRIPTION:
 ALL OF LOT 7 AND THE NORTH HALF OF LOT 6 OF SNYDER'S ADDITION TO PARK CITY, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

SURVEYOR'S CERTIFICATE
 I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

MARTINA NELSON
 P.L.S. 8910903
 No. 8910903
 MARTINA NELSON
 STATE OF UTAH
 PROFESSIONAL LAND SURVEYOR
 DATE: June 23, 2016

FILE NO. S0008676
 07/22/2016 02:37:51 PM
 Survey 1 of 1
 SUMMIT COUNTY RECORDER
 FEE \$ 10.00 BY PARK CITY SURVEYING

P.O. Box 682993
 Park City, UT 84068
 (435)649-2918
 (435)649-4637 fax

Park City Surveying

REVISIONS	DATE	BY	COMMENTS

SURVEYED BY:
 SC/KR
 DRAWN BY:
 MN
 DATE:
 JUNE 23, 2016

RECORD OF SURVEY & TOPOGRAPHIC MAP
LOT 7 & THE N. HALF OF LOT 6
SNYDER'S ADDITION TO PARK CITY SUBDIVISION

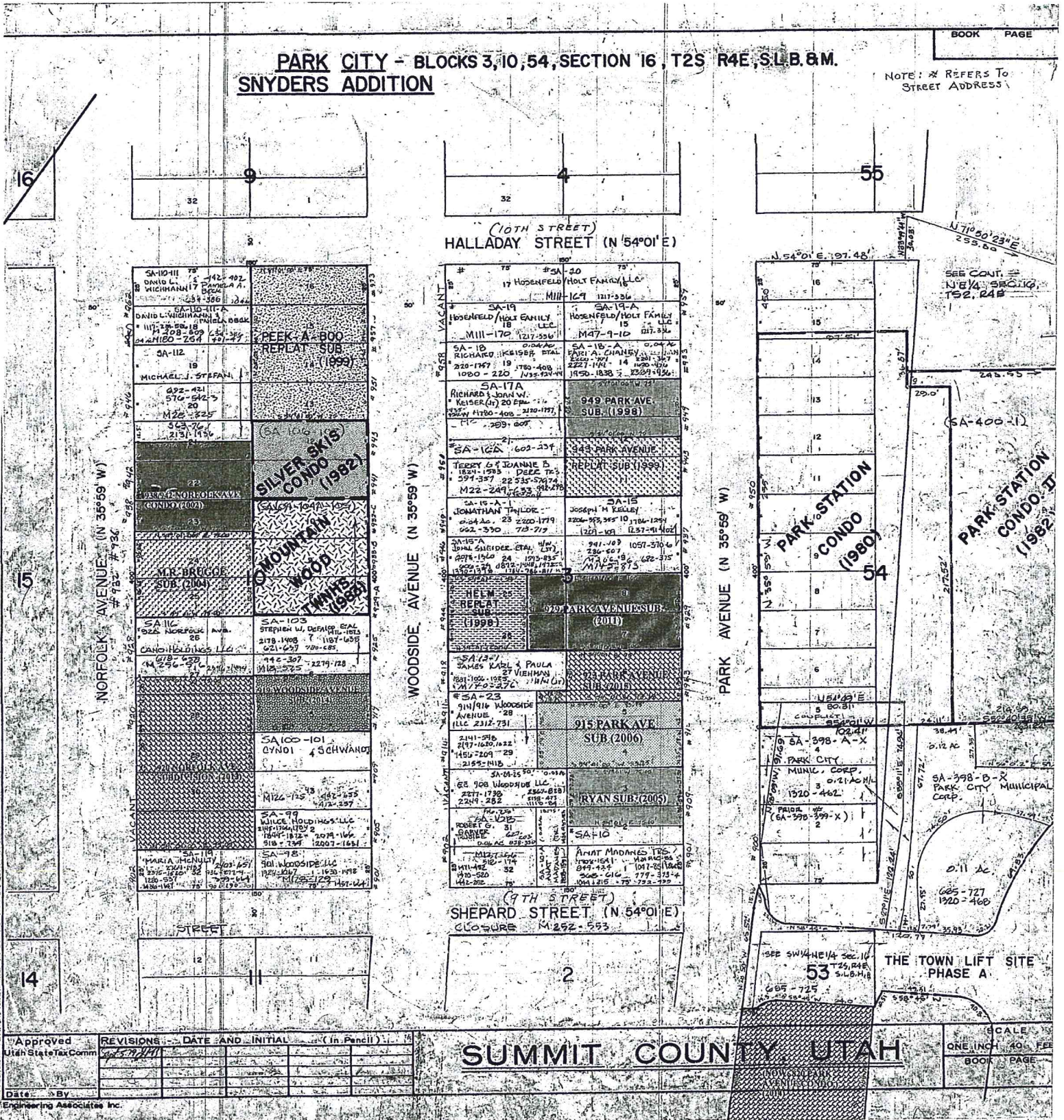
FOR: STEPHEN DeFALCO
 DWG: 925 WOODSIDE ROS-ASB.dwg

NOV 29 2017
 PARK CITY PLANNING DEPT.

PARK CITY - BLOCKS 3, 10, 54, SECTION 16, T2S R4E, S.L.B. 8.M.
SNYDERS ADDITION

BOOK PAGE

NOTE: # REFERS TO STREET ADDRESS



NORFOLK AVENUE (N 35°59' W)

WOODSIDE AVENUE (N 35°59' W)

PARK AVENUE (N 35°59' W)

(10TH STREET)
 HALLADAY STREET (N 54°01'E)

(9TH STREET)
 SHEPARD STREET (N 54°01'E)

SUMMIT COUNTY, UTAH

REVISIONS	DATE	INITIAL	(In Pencil)

SCALE
 ONE INCH = 40 FEET
 BOOK PAGE

RECEIVED
 NOV 29 2017
 PARK CITY PLANNING D

Project Description

Project Details

Project Name	925 Woodside Avenue, Park City Utah 84060
Projected Start Date	March 2018
Projected Completion	March 2019

Project Description

This application is for a complete demolition of the existing structure and rebuild under the historic guidelines in keeping with the current Land Use Management Code. The home is not labeled as a historic home but does site within the historic old town district and such would be such to HDDR review.

The proposed home will be approximately 3 stories and contain 3,000 SF and a one car garage. It will be of wood frame construction and in keeping with the design guidelines of the Land Use Management Code.

Current Improvements

The existing home was built in 1971. It is a two story A frame structure with a two car garage facing the street with two parking spaces in front of those garages. The site is 1 and 1/2 lots and such measures 27.5 feet wide by 75 feet deep.



Exhibit E - Site Photographs



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NOV 29 2017
PARK CITY
PLANNING DEPT.



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NOV 29 2017
PARK CITY
PLANNING



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PARK CITY
PLANNING DEPT

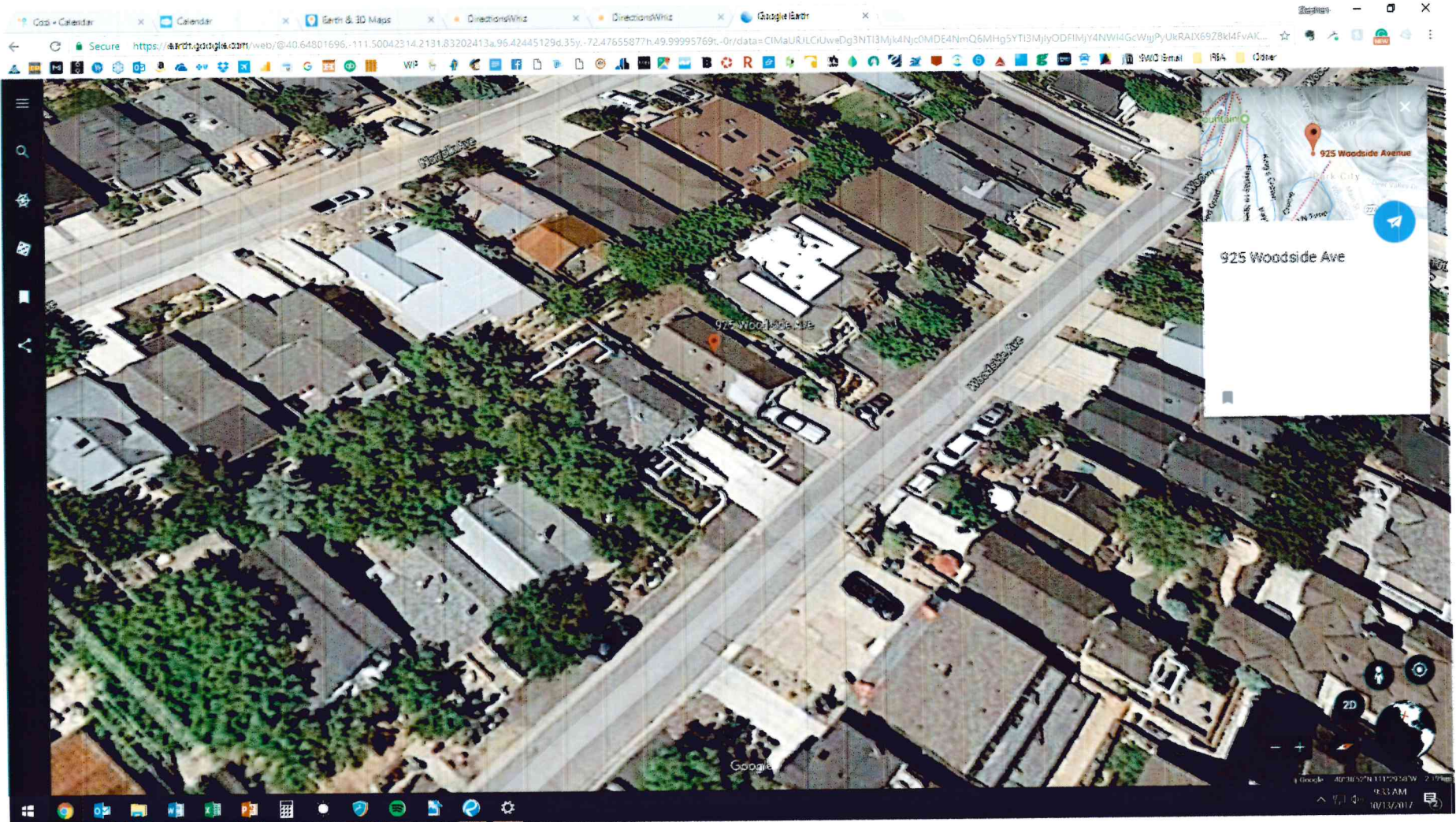


RECEIVED
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PA
PLAN

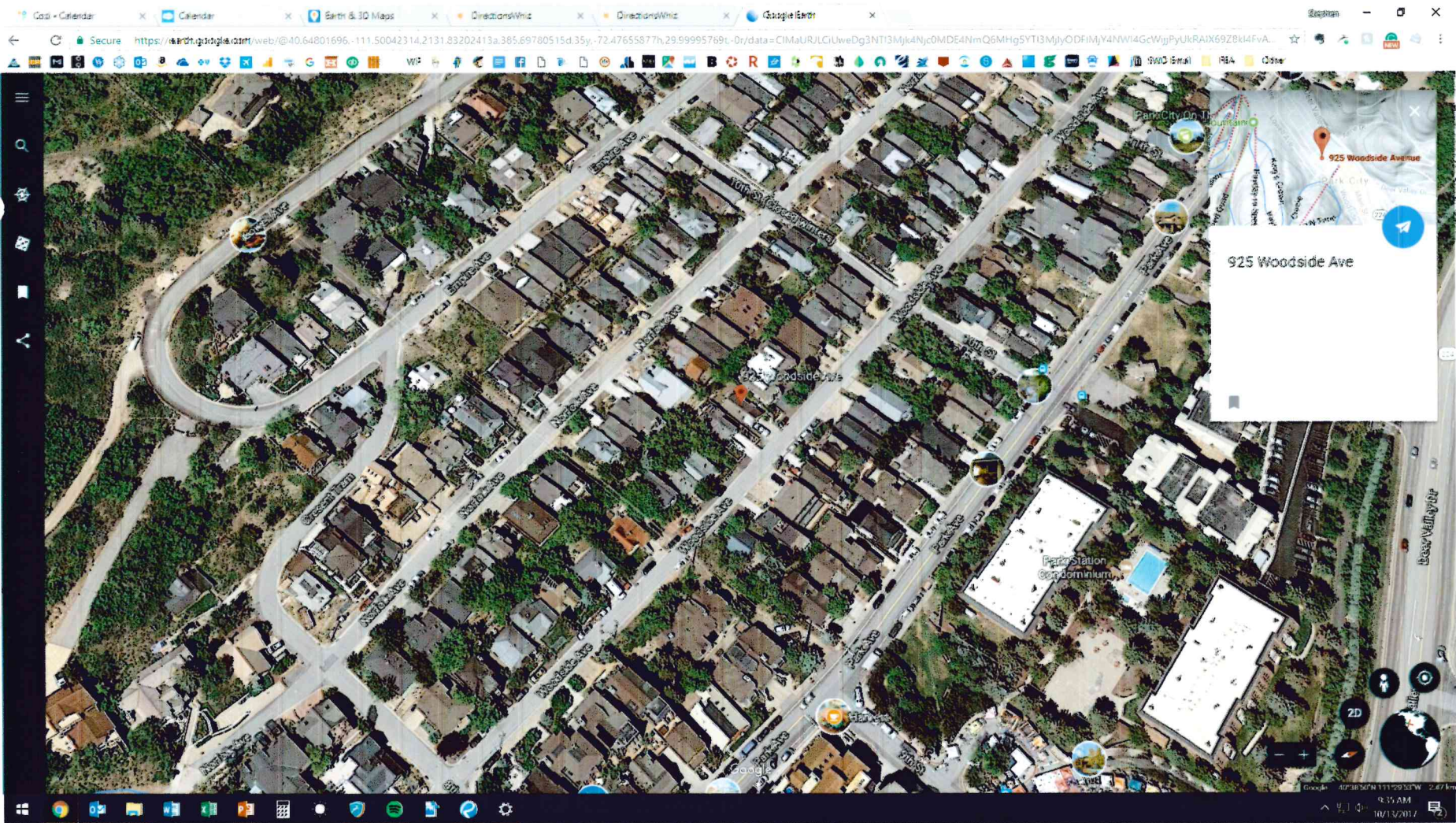


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NOV 29 2017
PARK CITY
PLANNING

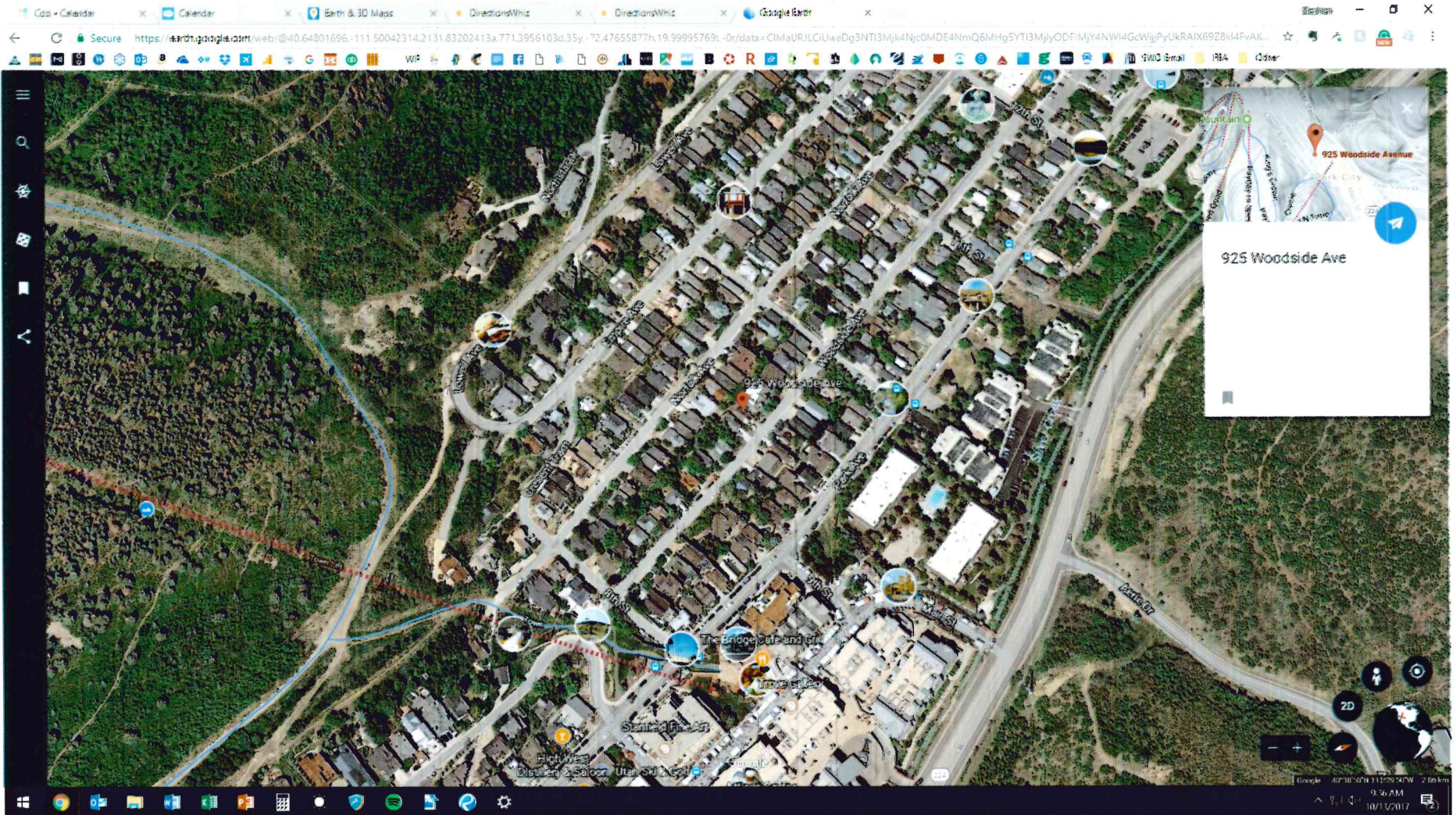
Exhibit F - Aerial Phototgraphs



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NOV 29 2017
PLANNING



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NOV 29 2017
PARK CITY
PLANNING DEPT.



RECEIVED
NOV 29 2017
Packet Pg. 184

Planning Commission Staff Report

Subject: Queen Esther Village No. 1 Unit 6 Amended
Author: Tippe Morlan, Planner II
Date: February 14, 2018
Type of Item: Legislative – Plat Amendment

Project Number:	PL-17-03712
Applicant:	Jami and Stephen Guttenberg
Location:	2346 Good Trump Court
Zoning:	Residential Development (RD)
Adjacent Land Uses:	Residential Condominiums
Reason for Review:	Plat Amendments require Planning Commission review and City Council approval.

Proposal

The proposed Queen Esther Village No. 1 Unit 6 Amended Plat proposes to transfer 108 square feet of Common Space to Private Space allowing the property owner of Unit 6 to convert their patio area beneath an upper deck into private living space. The existing condominium unit at this address was constructed in 1981 as a two story unit with a covered deck on the first floor. The proposed amendment will create a unit of approximately 2102.92 square feet in size.

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Queen Esther Village No. 1 Unit 6 Amended Plat located at 2346 Good Trump Court and consider forwarding a **positive** recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Background

1981 – The existing condominium building was constructed on this site according to Summit County records.

November 14, 2017 – The City received a Plat Amendment application for the Queen Esther Village No. 1 Unit 6 Amended Plat. The application was deemed complete on December 5, 2017.

Purpose

The purpose of the Residential Development RD District is to:

- A. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,

- B. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
- C. allow commercial and recreational activities that are in harmony with residential neighborhoods,
- D. minimize impacts of the automobile on architectural design,
- E. promote pedestrian connections within Developments and between adjacent Areas; and
- F. provide opportunities for variation in architectural design and housing types.

Analysis

The purpose of this plat amendment is to convert approximately 108 square feet of Common Space into Private Space for Unit 6 of the Queen Esther Village No. 1 Condominiums. This Common Space currently exists as a covered patio/deck area for Unit 6. The applicants would like to enclose this space and expand their living area. There are no further exterior changes currently proposed. A building permit will be required for any changes to the exterior of the home.

The existing deck area sits beneath the second floor balcony. Unit 6 is currently 1994.92 square feet in area and is proposed to be 2102.92 square feet. The Queen Esther Village Project I Homeowner’s Association held a vote in October of 2017, and 81 percent of homeowners approved this proposal with 21 out of 26 owners voting in its favor (See Exhibit D).

The proposed amendment is consistent with the purpose statements of the district in that the use as residential condominiums is unchanged, the changes to the deck and floor area are proposed within the existing structure minimizing site disturbance, preserving the existing natural open space, and minimizing impacts of development. The additional private area will exist as a part of Unit 6, and any exterior changes will match the existing building.

RD Zone Requirements

The Queen Esther Village No. 1 subdivision is comprised of 26 units within 7 structures constructed in 1981. The development is a part of the Deer Valley Master Planned Development as a part of the Solamere Subdivision, which measures density by unit and not by unit equivalents or square footage. This application is not proposing to change the allowed density as it is not proposing to increase the number of existing units. As a part of the RD zone, this property is subject to the following criteria:

	Permitted	Proposed
Height	28’ from existing grade.	No additional building height is proposed. All proposed construction is within the existing building envelope and roof. Building complies with the 28’ height allowance.

Front setback	Twenty feet (20')	No construction is proposed into the existing 20' front setbacks.
Rear setback	Fifteen feet (15')	No construction is proposed into the existing 15' rear setbacks.
Side setbacks	Twelve (12')	No construction is proposed into the existing 12' side setbacks.
Commercial and Office uses Support uses	No commercial or office uses exist	No commercial or office uses are proposed.
Parking	1.5 off-street spaces per unit 1,000-2,000 square feet in area; 2 off-street spaces per unit greater than 2,000 square feet in area	No additional parking is required for the proposed changes. Existing: 2 car garage for each unit

The building does not exceed the allowable 28' building height and there are no non-conforming setback issues. All construction is proposed within the existing building envelope. The common area has a blanket utility easement over it. Staff recommends a condition of approval that prior to plat recordation, letters from utility providers (Questar, Rocky Mountain Power, and communications entities) shall be submitted to Planning, that indicate there are no public utilities located under the deck, in the area proposed to be converted from common to private, or approval is granted to relocate such public utilities at the Unit owner's expense.

Good Cause

Staff finds good cause for this plat amendment to allow the property owner to utilize the existing common patio area below an upper deck adjacent to Unit 6 as private area without requiring additional parking. Staff finds that the plat will not cause undue harm to adjacent property owners and all requirements of the Land Management Code for any future development can be met.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18.

Department Review

This project has gone through an interdepartmental review. No issues were brought up at that time.

Notice

On January 31, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on January 27, 2017, according to requirements of the Land Management Code.

Public Input

No public input has been received at the time of this report.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the Queen Esther Village No. 1 Unit 6 Amended Plat as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Queen Esther Village No. 1 Unit 6 Amended Plat and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Queen Esther Village No. 1 Unit 6 Amended Plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

The subject property would remain as is and the existing deck would remain as Common Area.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the Queen Esther Village No. 1 Unit 6 Amended Plat and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
- Exhibit B – Existing Plat
- Exhibit C – Applicant’s Project Description
- Exhibit D – HOA Letter
- Exhibit E – Site Photographs
- Exhibit F – Aerial Photographs

Ordinance No. 2018-XX

AN ORDINANCE APPROVING THE QUEEN ESTHER VILLAGE NO. 1 UNIT 6 AMENDED PLAT LOCATED AT 2346 GOOD TRUMP COURT, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 2346 Good Trump Court has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on January 31, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on January 27, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on February 14, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on February 14, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on March 15, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Queen Esther Village No. 1 Unit 6 Amended Plat located at 2346 Good Trump Court.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Queen Esther Village No. 1 Unit 6 Amended 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 property is located at 2346 Good Trump Court.
2. The property consists of Unit 6 of the Queen Esther Village No. 1 Condominiums.
3. The property is in the Residential Development (RD) Zone District and part of the Deer Valley Master Planned Development.
4. There is an existing multi-unit structure at this address.
5. The existing structure was constructed in 1981.
6. The proposed plat converts the deck area – 108 square feet of Common Space – into Private Space

7. The existing deck area sits beneath the second floor balcony.
8. Unit 6 is currently 1994.92 square feet in area and is proposed to be 2102.92 square feet.
9. The Queen Esther Village Project I Homeowner's Association held a vote in October of 2017, and 81 percent of homeowners approved this proposal with 21 out of 26 owners voting in its favor.
10. The use as residential condominiums is unchanged.
11. The Queen Esther Village No. 1 subdivision is comprised of 26 units within 7 structures.
12. The Deer Valley MPD allows 26 individual units as part of the Solamere development. No increase in number of units is proposed.
13. Density within the Solamere development is determined by unit and not by unit equivalents/square footage.
14. The maximum height allowed is 28 feet from existing grade. No additional building height is proposed. All proposed construction is within the existing building envelope and roof. Building complies with the 28' height allowance.
15. The required front setback is a minimum of 20 feet. No construction is proposed into the existing front setback area.
16. The required rear setback is a minimum of 15 feet. No construction is proposed into the existing rear setback area.
17. The required side setbacks are a minimum of 12 feet. No construction is proposed into the existing front setback areas.
18. The current LMC requires 2 parking spaces for a multi-family unit with a floor area of over 2,000 square feet. The unit currently has 2 off-street parking spaces in its garage and no additional parking is required.
19. The building does not exceed the allowable 28' building height and there are no non-conforming setback issues.
20. All construction is proposed within the existing building envelope.
21. The common area is designated as a blanket utility easement.

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 lot combinations.
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 Planner, City Attorney, and City Engineer will review and approve the final form and content of the 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 the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' 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. An appropriate NFPA Fire Suppression System is needed as required by the Building and Fire Departments.
4. All conditions of approval of the Queen Esther Village No. 1 plat shall continue to apply.
5. The applicant may submit an application for a building permit according to City procedures after this plat amendment has been recorded.
6. Prior to plat recordation, letters from utility providers (Questar, Rocky Mountain Power, and communications entities) shall be submitted to Planning, that indicate there are no public utilities located under the deck, in the area proposed to be converted from common to private, or approval is granted to relocate such public utilities at the Unit owner's expense.

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

PASSED AND ADOPTED this 15th day of March, 2018.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

QUEEN ESTHER VILLAGE NO.1 UNIT 6 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 4 EAST SALT LAKE BASE & MERIDIAN

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 66°45'00" EAST 184.00 FEET FROM CORNER NUMBER 2 OF THE QUEEN ESTHER NUMBER 10 MINING SURVEY 6979, SAID CORNER ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 9, SOLAMERE SUBDIVISION NUMBER 1, AND MORE SPECIFICALLY DESCRIBED AS BEING NORTH 27.29 FEET AND EAST 4325.71 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 23°15'00" EAST 140.00 FEET; THENCE NORTH 66°45'00" WEST 62.52 FEET; THENCE NORTH 9°31'08" EAST 17.43 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 9°31'08" EAST 20.00 FEET OF WHICH THE CENTRAL ANGLE IS 76°01'08"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 26.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°30'00" EAST 66.57 FEET TO A POINT ON A 137.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 66°30'00" WEST 137.50 FEET OF WHICH THE CENTRAL ANGLE IS 18°30'00"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 44.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 5°00'00" EAST 102.75 FEET; THENCE SOUTH 85°00'00" EAST 25.00 FEET TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 85°00'00" EAST 30.00 FEET OF WHICH THE CENTRAL ANGLE IS 135°03'17"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 70.71 FEET THENCE SOUTH 40°03'17" EAST 25.00 FEET; THENCE SOUTH 27°00'00" WEST 10.23 FEET; THENCE SOUTH 63°00'00" EAST 274.58 FEET; THENCE SOUTH 61°16'38" EAST 152.84 FEET TO A POINT ON A 77.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 61°16'38" EAST 77.50 FEET OF WHICH THE CENTRAL ANGLE IS 38°13'22"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 51.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 9°30'00" EAST 11.92 FEET TO A POINT ON A 112.50 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS SOUTH 9°30'00" WEST 112.50 FEET OF WHICH THE CENTRAL ANGLE IS 28°30'07"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 55.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°40'00" EAST 106.15 FEET; THENCE SOUTH 14°00'00" WEST 258.00 FEET TO THE SOUTHERLY LINE OF THE QUEEN ESTHER NO. 10 MINING SURVEY NO. 6979; THENCE NORTH 66°45'00" WEST ALONG SAID SOUTHERLY LINE 615.10 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING UNITS 1-5, AND 7-26 OF QUEEN ESTHER VILLAGE NO. 1 AS SHOWN ON THE OFFICIAL PLAT.

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND HAVE AMENDED SAID CONDO UNITS AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT AMENDMENT IS A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-8-13 OF CHAPTER 8 OF THE CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 57.

SURVEYOR'S SEAL

BING CHRISTENSEN PROFESSIONAL LAND SURVEYOR DATE

OWNER'S CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENT THAT QUEEN ESTHER VILLAGE OWNERS ASSOCIATION (THE ASSOCIATION), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION XX OF THE DECLARATION OF CONDOMINIUM OF THE QUEEN ESTHER CONDOMINIUMS, CERTIFIES THAT IT HAS APPROVED THIS PLAT AMENDMENT TO BE PREPARED, AND ON BEHALF OF ALL OF THE UNIT OWNERS DOES HEREBY CONSENT TO THE RECORDED OF THE PLAT.

QUEEN ESTHER VILLAGE OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: ANDREW COHEN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME ANDREW COHEN, WHO BEING DULY SWORN, DID SAY THAT HE IS PRESIDENT OF QUEEN ESTHER VILLAGE CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 6

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF UNIT 6 AT QUEEN ESTHER VILLAGE NO. 1, A CONDOMINIUM PROJECT, CERTIFY THAT WE CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDED OF THIS PLAT.

BY: STEPHEN GUTTENBERG

BY: JAMI GUTTENBERG

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

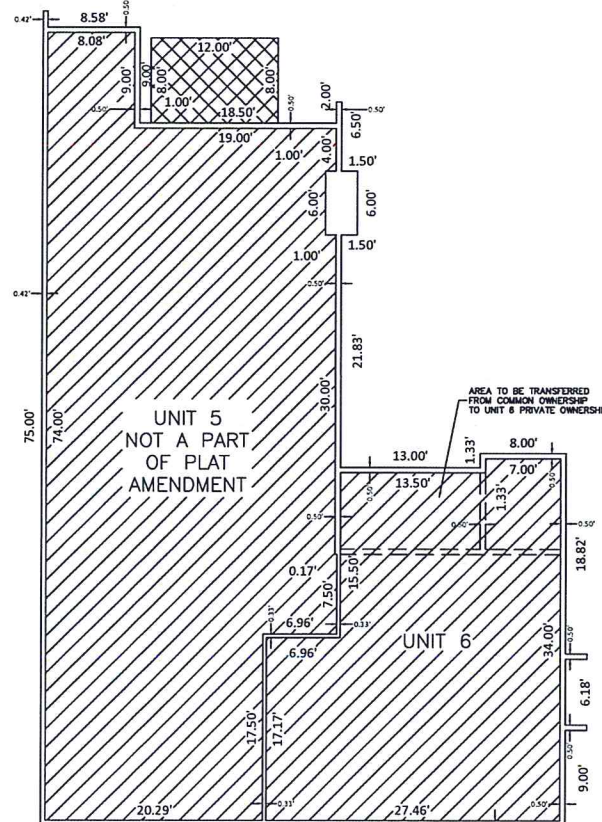
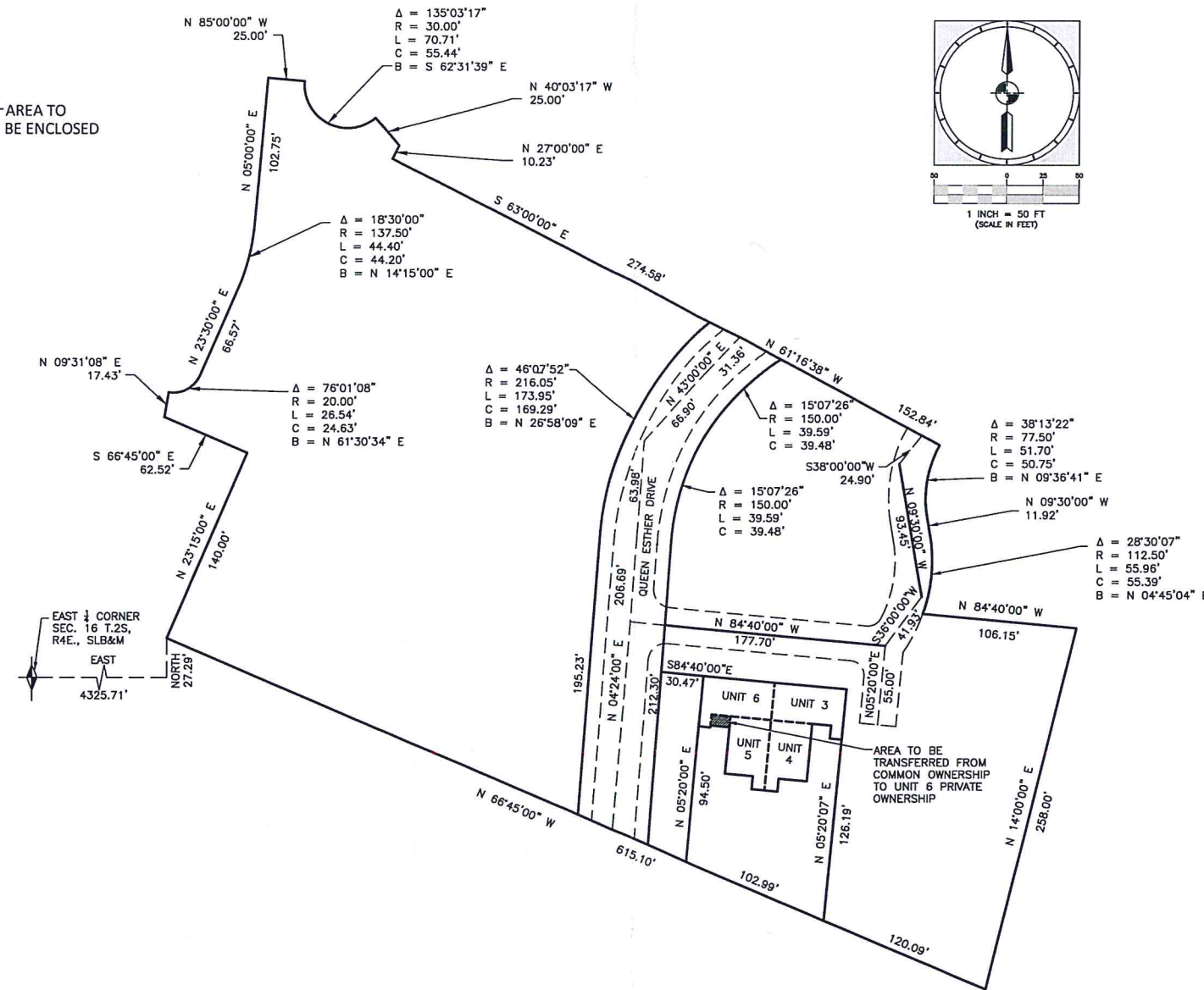
ON THIS _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME STEPHEN GUTTENBERG & JAMI GUTTENBERG, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF UNIT 6 AT QUEEN ESTHER VILLAGE NO. 1, A CONDOMINIUM PROJECT, AND DULY ACKNOWLEDGED TO ME THAT THEY EACH SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC



AREA TO BE ENCLOSED

NARRATIVE: THE PURPOSE OF THIS PLAT AMENDMENT IS TO ENCLOSE THE EXISTING PATIO TO CREATE ADDITIONAL LIVING SPACE FOR UNIT 6.



MAIN FLOOR
UNITS 5 & 6

OWNERSHIP LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP
- COMMON OWNERSHIP

PLAT NOTES

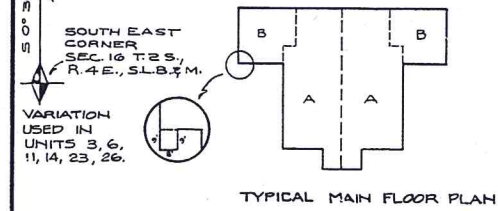
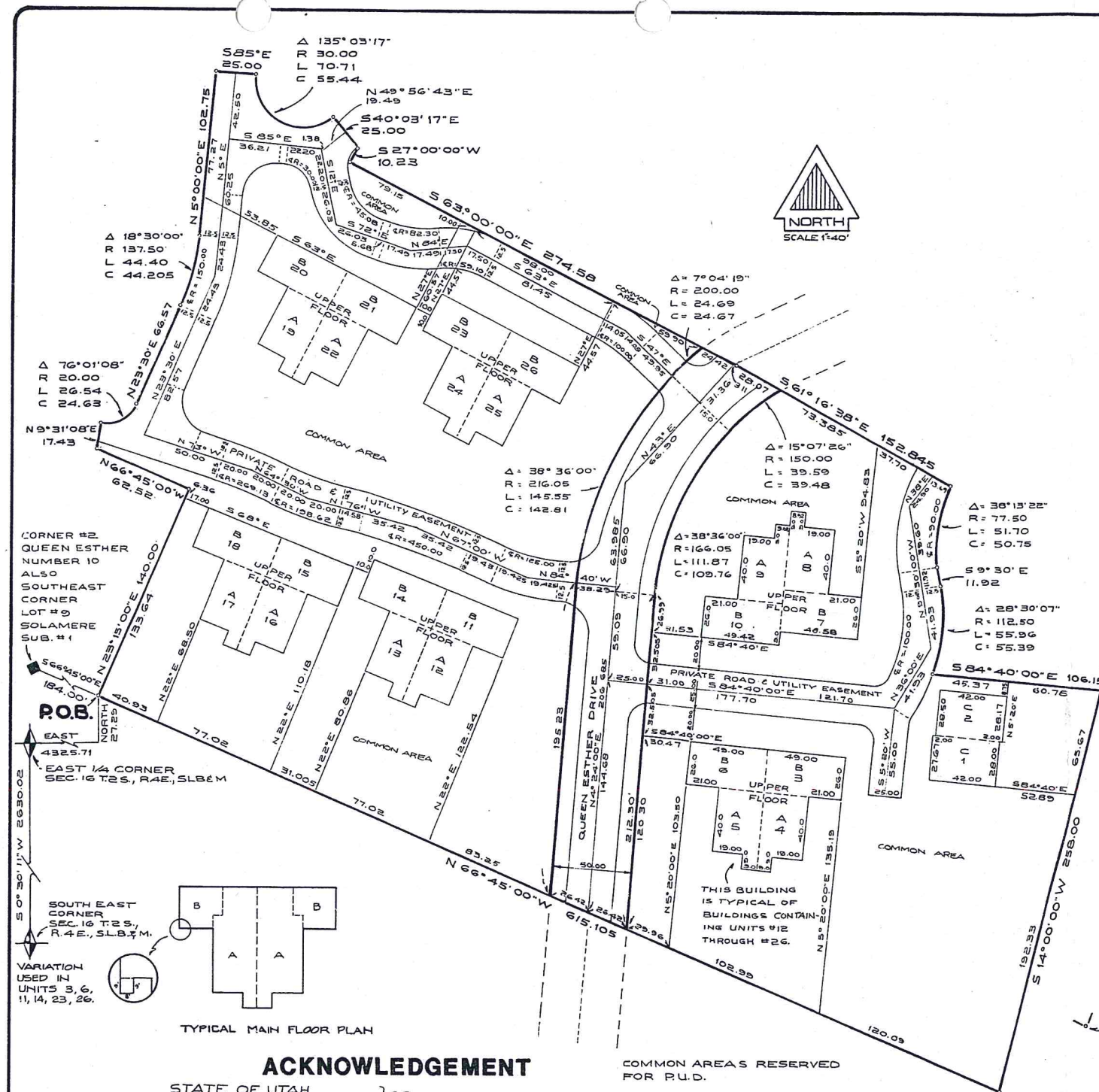
1. THIS PLAT REPRESENTS AN AMENDMENT TO THE QUEEN ESTHER VILLAGE NO. 1 LOT 6 ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 182974). THIS AMENDMENT EXPANDS THE PRIVATE SPACE ON THE FIRST LEVEL OF UNIT 6.
2. ADDITIONAL UNITS ARE NOT SHOWN HEREON AND ARE NOT CHANGED WITH THIS DOCUMENT. FOR INFORMATION ON ANY UNIT OTHER THAN 6, REFER TO "QUEEN ESTHER VILLAGE NO. 1" WITH RECORDATION NO. 182974 ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
3. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
4. FIRE SUPPRESSION MUST EXTEND INTO THE ADDITION.

QUEEN ESTHER VILLAGE UNIT 6 SITE MAP



RECORDING INFORMATION

 55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84302 P: 435-654-9229 • F: 435-654-9231	PROJECT NO.: S17-001 DRAWN BY: JDE REVIEWED BY: BC APPROVED BY: BC DATE: NOVEMBER 10, 2017	PARK CITY PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____, 2018 CHAIR _____	PARK CITY ENGINEER THIS PLAT IS IN CONFORMANCE WITH THE INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPT. ON THIS DAY OF _____, 2018. CITY ENGINEER _____	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS DAY OF _____, 2018. SNYDERVILLE BASIN WATER RECLAMATION DISTRICT _____	PARK CITY ATTORNEY APPROVED AS TO FORM ON THIS DAY OF _____, 2018. CITY ATTORNEY _____	CITY COUNCIL APPROVAL APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS DAY OF _____, 2018. MAYOR _____	CERTIFICATE OF ATTEST I CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED BY THE PARK CITY COUNCIL ON THE DAY OF _____, 2018. CITY RECORDER _____	RECORDER ENTRY NO. _____ BOOK _____ PAGE _____ STATE OF UTAH, COUNTY OF SUMMIT DATE RECORDED AT THE REQUEST OF _____ SUMMIT COUNTY RECORDER _____
	NOTARY PUBLIC							



ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE }
 ON THIS 11th DAY OF AUG A.D. 1981 PERSONALLY
 APPEARED BEFORE ME THE UNDERSIGNED NOTARY
 PUBLIC ALFRED J. NEWMAN WHO AFTER
 BEING DULY SWORN ACKNOWLEDGED
 TO ME THAT HE IS THE VICE PRESIDENT OF
 UTAH TITLE & ABSTRACT CO., A UTAH CORPORATION,
 THAT HE SIGNED THE OWNERS DEDICATION FREELY
 AND VOLUNTARILY FOR AND IN BEHALF OF SAID
 CORPORATION FOR THE PURPOSES MENTIONED AND
 SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6/5/82
 RESIDING IN SALT LAKE COUNTY, UTAH
 (Signature)
 NOTARY PUBLIC

- NOTES
1. ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES, IF NOT OTHERWISE QUALIFIED.
 2. SHEET 2 SHOWS THE OUTSIDE WALLS OF THE UNITS
 3. BUILDING LOCATIONS ARE FROM PROPERTY LINES TO OUTSIDE WALLS.
 4. ——— DENOTES BOUNDARY OF PROJECT NO. 1
 5. ——— DENOTES UNIT BOUNDARIES.
 6. DIMENSIONS TAKE PREFERENCE OVER SCALE
 7. NUMBERS 1 THROUGH 26 ARE UNIT NUMBERS
 8. PARTY WALL DIMENSIONS ARE TO THE MIDDLE OF THE WALL.
 9. THE ABOVE NOTES APPLY TO ALL SHEETS.

ALL COMMON AREAS ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS.

CITY COUNCIL APPROVAL
 PRESENTED TO THE BOARD OF
 CITY COUNCIL THIS 13th DAY OF
August A.D. 1981 AT WHICH TIME THIS
 RECORD OF SURVEY WAS APPROVED
 (Signature)
 CITY CLERK

CITY ENGINEER
 APPROVED AND ACCEPTED BY THE
Park City CITY ENGINEERING DEPART-
 MENT ON THIS 12 DAY OF August
 A.D. 1981
 (Signature)
 CITY ENGINEER

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE Park
 CITY PLANNING COMMISSION ON THIS 12th
 DAY OF August A.D. 1981
 (Signature)
 CHAIRMAN

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS 13
 DAY OF August A.D. 1981
 (Signature)
 CITY ATTORNEY

RECORDED
 No. 182974 date: 8-26-81 at: 1:30
 STATE OF Utah
 COUNTY OF Snowbird
 RECORDED AND FILED AT THE REQUEST OF:
Park City Municipal Corporation
 *43.00
 FEES
 (Signature)
 COUNTY RECORDER

J.J. Johnson & Associates
 Park Meadows Plaza,
 Highway 248
 Park City, Utah 84060
 (801) 649-9811
 (Signature)
 J.J.

SURVEYOR'S CERTIFICATE

I, JAMES G. WEST, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 3082 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND SUBDIVIDED SAID TRACT OF LAND INTO BUILDINGS AND STREETS, HEREAFTER TO BE KNOWN AS QUEEN ESTHER VILLAGE NO. 1, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

August 19, 1981
 DATE
 (Signature)
 JAMES G. WEST
 REGISTERED LAND SURVEYOR
 No. 3082, UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 66° 45' 00" EAST 184.00 FEET FROM CORNER NUMBER 2 OF THE QUEEN ESTHER NUMBER 10 MINING SURVEY 6979, SAID CORNER ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 9, SOLAMERE SUBDIVISION NUMBER 1, AND MORE SPECIFICALLY DESCRIBED AS BEING NORTH 27.29 FEET AND EAST 4325.71 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 23° 15' 00" EAST 140.00 FEET; THENCE NORTH 66° 45' 00" WEST 62.52 FEET; THENCE NORTH 9° 31' 08" EAST 17.43 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 9° 31' 08" EAST 20.00 FEET OF WHICH THE CENTRAL ANGLE IS 76° 01' 08"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 26.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 23° 30' 00" EAST 66.57 FEET TO A POINT ON A 137.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 66° 30' 00" WEST 137.50 FEET OF WHICH THE CENTRAL ANGLE IS 18° 30' 00"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 44.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 5° 00' 00" EAST 102.75 FEET; THENCE SOUTH 85° 00' 00" EAST 25.00 FEET TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 85° 00' 00" EAST 30.00 FEET OF WHICH THE CENTRAL ANGLE IS 135° 03' 17"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 70.71 FEET THENCE SOUTH 40° 03' 17" EAST 25.00 FEET; THENCE SOUTH 27° 00' 00" WEST 10.23 FEET; THENCE SOUTH 63° 00' 00" EAST 274.58 FEET; THENCE SOUTH 61° 16' 38" EAST 152.845 FEET TO A POINT ON A 77.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 61° 16' 38" EAST 77.50 FEET OF WHICH THE CENTRAL ANGLE IS 38° 13' 22"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 51.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 9° 30' 00" EAST 11.92 FEET TO A POINT ON A 112.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 80° 30' 00" WEST 112.50 FEET OF WHICH THE CENTRAL ANGLE IS 28° 30' 07"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 55.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84° 40' 00" EAST 106.15 FEET; THENCE SOUTH 14° 00' 00" WEST 258.00 FEET TO THE SOUTHERLY LINE OF THE QUEEN ESTHER NO. 10 MINING SURVEY NO. 6979; THENCE NORTH 66° 45' 00" WEST ALONG SAID SOUTHERLY LINE 615.105 FEET TO THE POINT OF BEGINNING.
 CONTAINS 4.7714 ACRES.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENT THAT UTAH TITLE & ABSTRACT CO., A UTAH CORPORATION, BY AND THROUGH ITS VICE PRESIDENT, ALFRED J. NEWMAN, THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS QUEEN ESTHER VILLAGE NO. 1, A UTAH CONDOMINIUM PROJECT LOCATED ON THE ABOVE DESCRIBED LAND, DOES HEREBY MAKE THIS CERTIFICATE THAT THE OWNER HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 3 SHEETS TO BE PREPARED. THE OWNER HEREBY CONSENTS TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND SUBMITS THE DESCRIBED PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. THE OWNER ALSO DEDICATES TO THE PUBLIC FOR THEIR USE, QUEEN ESTHER DRIVE AND THE PUBLIC UTILITY EASEMENTS AS SHOWN. IN WITNESS WHEREOF, HE HAS SET HIS HAND THIS 11 DAY OF Aug. 1981.

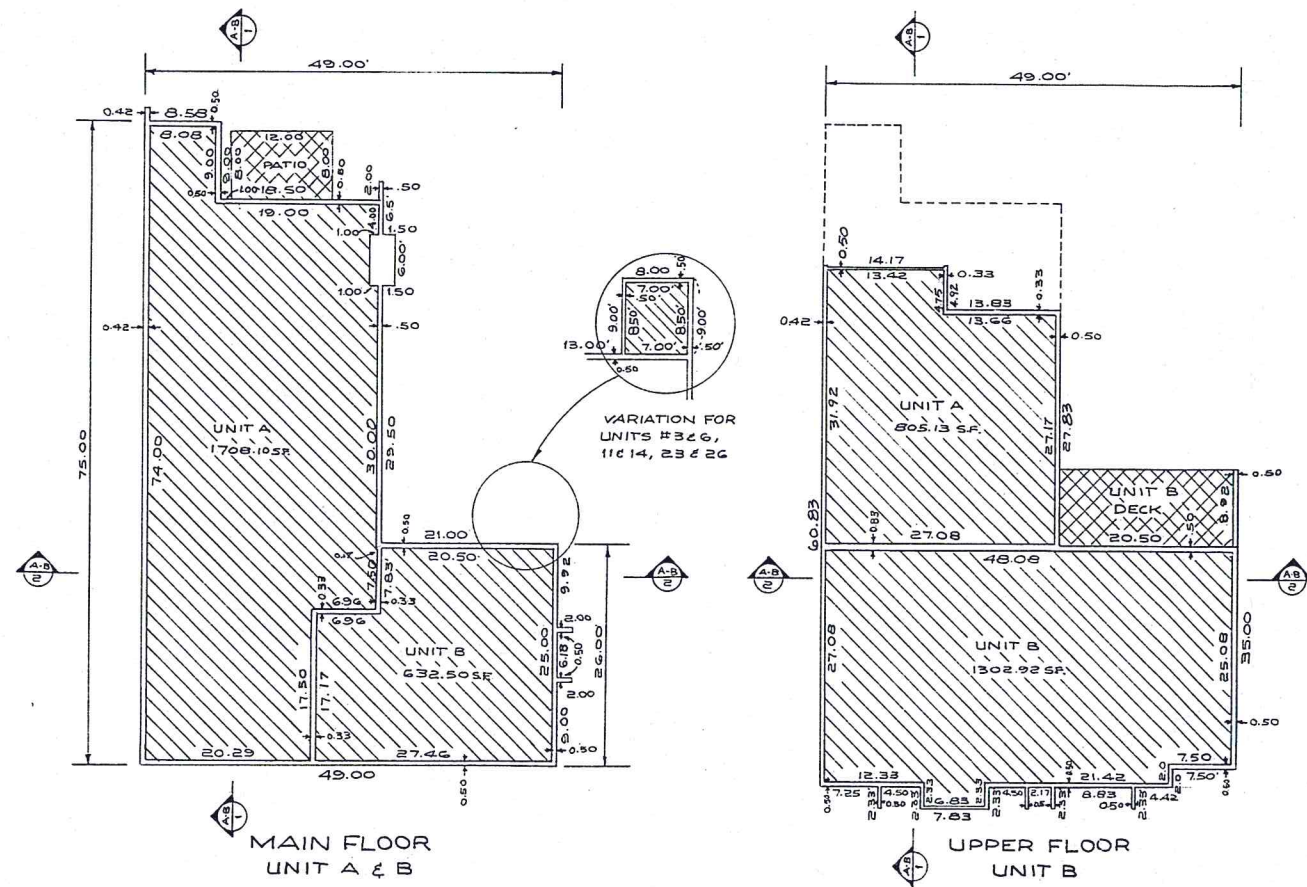
BY (Signature)
 ALFRED J. NEWMAN, VICE PRESIDENT
 UTAH TITLE & ABSTRACT CO.

QUEEN ESTHER VILLAGE NO. 1

LOCATED IN THE N.E. 1/4 OF SEC. 15, T.2S., R.4E., S.L.B.&M.

A UTAH CONDOMINIUM PROJECT

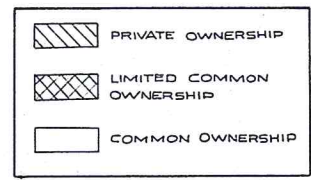
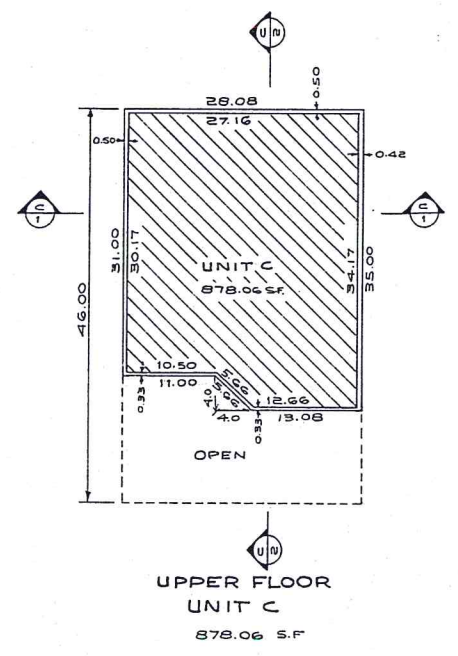
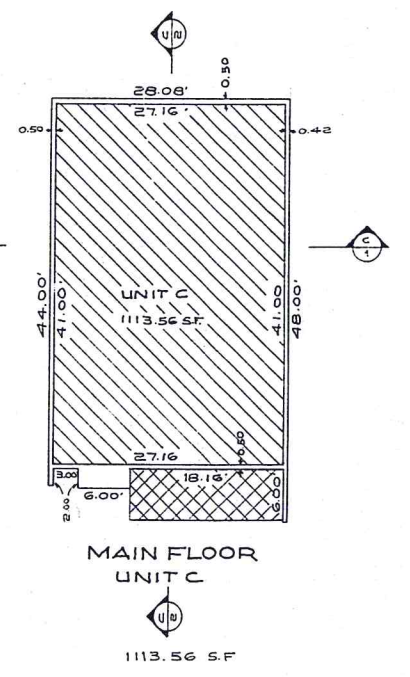
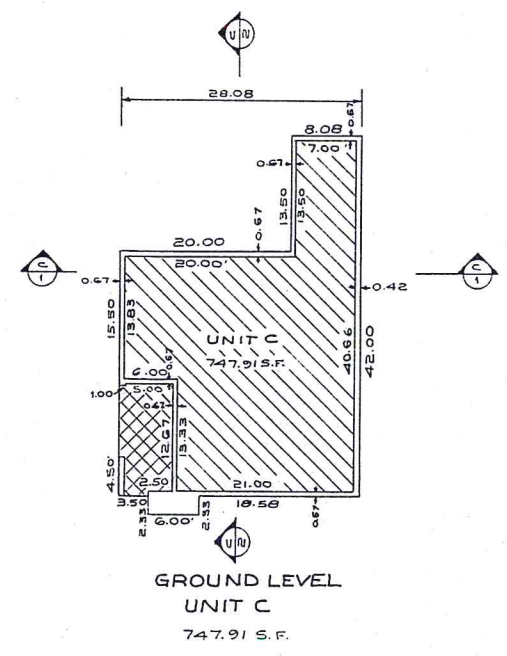




I JAMES G. WEST, DO HEREBY CERTIFY THAT THE BUILDING SPECIFICATIONS OF QUEEN ESTHER VILLAGE NO. 1, A UTAH CONDOMINIUM PROJECT ARE AND WILL BE AS SHOWN ON THIS PLAT

August 10, 1981
DATE

James G. West
JAMES G. WEST
REGISTERED UTAH LAND SURVEYOR
LICENCE No. 3082



RECEIVED
NOV 16 2017
PARK CITY PLANNING DEPT.

SHEET 2 OF 3

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF CITY COUNCIL THIS 13th DAY OF August A.D. 1981. AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

Sybil Olson
CITY CLERK
Alan O. Howard
MAYOR

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS 12 DAY OF August A.D. 1981.

Mac S. Williams
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 12th DAY OF August A.D. 1981.

J. Gregory Lewis
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 13 DAY OF August A.D. 1981.

Michael P. Noy
CITY ATTORNEY

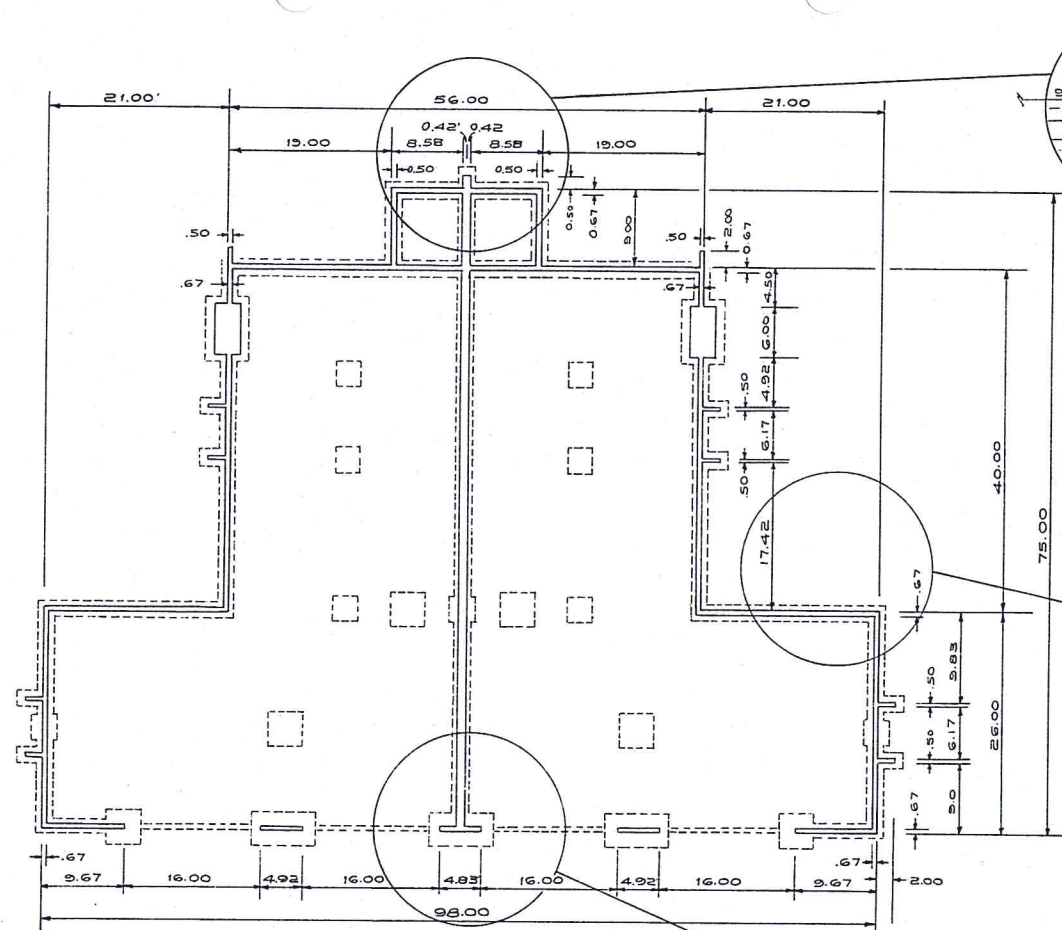
RECORDED

No 182274 Date: 8-26-81 at: 1:30
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Park City Municipal Cooperative
Fees \$ 43.00
Nanda J. Spriggs
COUNTY RECORDER

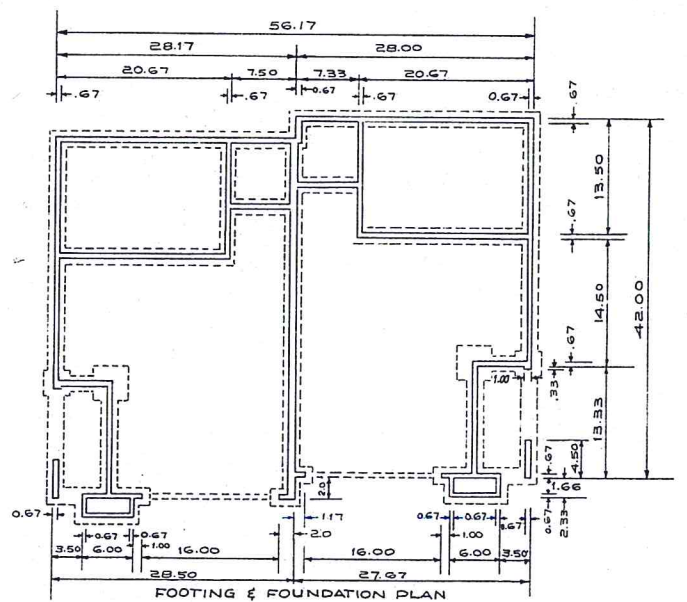
J.J. Johnson & Associates

Park Meadows Plaza,
Highway 248
Park City, Utah 84060

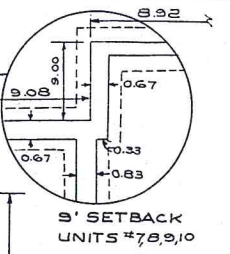
(801) 649-9811



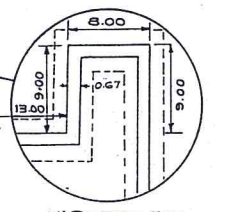
FOOTING & FOUNDATION PLAN
UNIT A & B



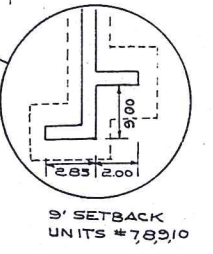
FOOTING & FOUNDATION PLAN
UNIT C



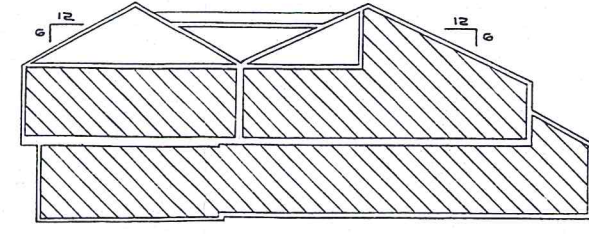
3' SETBACK
UNITS #7, 8, 9, 10



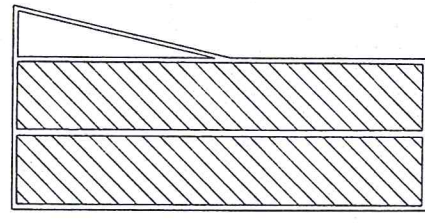
VARIATION FOR
UNITS #3, 6,
11, 14, 23, 26



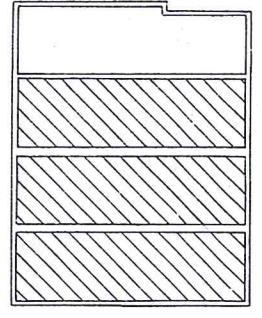
3' SETBACK
UNITS #7, 8, 9, 10



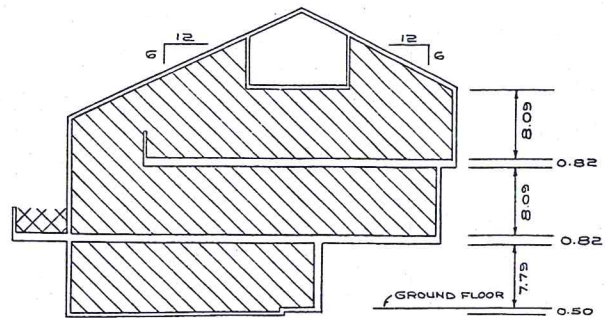
UNIT A & B SECTION 1



UNIT A & B SECTION 2



UNIT C SECTION 1



UNIT C SECTION 2

I, JAMES G. WEST, DO HEREBY CERTIFY THAT THE BUILDING SPECIFICATIONS OF QUEEN ESTHER VILLAGE NO. 1, A UTAH CONDOMINIUM PROJECT ARE AND WILL BE AS SHOWN ON THIS PLAT.

August 12, 1981
DATE

James G. West
JAMES G. WEST
REGISTERED UTAH LAND SURVEYOR
LICENCE NO. 3082

CONDOMINIUM UNIT NUMBER	UNIT TYPE	GARAGE	1 ST -FLOOR	2 ND -FLOOR	3 RD -FLOOR
1	C	7129.70	7130.20	7138.81	7148.02
2	C	7129.70	7130.20	7138.81	7148.02
3	B	7125.50	7126.00	7134.91	N/A
4	A	7125.50	7126.00	7134.91	"
5	A	7122.50	7123.00	7131.91	"
6	B	7122.50	7123.00	7131.91	"
7	B	7126.50	7127.00	7135.91	"
8	A	7126.50	7127.00	7135.91	"
9	A	7123.10	7123.60	7132.51	"
10	B	7123.10	7123.60	7132.51	"
11	B	7119.90	7120.40	7129.31	"
12	A	7119.90	7120.40	7129.31	"
13	A	7119.90	7120.40	7129.31	"
14	B	7119.90	7120.40	7129.31	"
15	B	7119.30	7119.80	7128.71	"
16	A	7119.30	7119.80	7128.71	"
17	A	7119.30	7119.80	7128.71	"
18	B	7119.30	7119.80	7128.71	"
19	A	7120.00	7120.50	7129.41	"
20	B	7120.00	7120.50	7129.41	"
21	B	7120.00	7120.50	7129.41	"
22	A	7120.00	7120.50	7129.41	"
23	B	7120.70	7121.20	7130.11	"
24	A	7120.70	7121.20	7130.11	"
25	A	7120.70	7121.20	7130.11	"
26	B	7120.70	7121.20	7130.11	"

PRIVATE OWNERSHIP
 LIMITED COMMON OWNERSHIP
 COMMON OWNERSHIP

RECEIVED
NOV 16 2017
PARK CITY PLANNING DEPT.

SHEET 3 OF 3

CITY COUNCIL APPROVAL
PRESENTED TO THE BOARD OF CITY COUNCIL THIS 12th DAY OF August A.D. 1981 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED
M. R. Olson
CITY CLERK
John C. Davis
MAYOR

CITY ENGINEER
APPROVED AND ACCEPTED BY THE Park City CITY ENGINEERING DEPARTMENT ON THIS 12 DAY OF August A.D. 1981.
Wesley Williams
CITY ENGINEER

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE Park City CITY PLANNING COMMISSION ON THIS 12th DAY OF August A.D. 1981.
H. Gregory Lousie
CHAIRMAN

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 13 DAY OF August A.D. 1981.
Michael A. Wiley
CITY ATTORNEY

RECORDED
No 182974 Date: 8-26-81 at: 1:30
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\$ 43.00 FEES
Handa D. Sanigo
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J.J. Johnson & Associates
Park Meadows Plaza,
Highway 248
Park City, Utah 84060
(801) 649-9811



Exhibit C - Applicant's Project Description

November 10, 2017

To Park City Planning Staff

We are the owners of Unit 6 on Good Trump Ct. in Queen Esther Village No. 1 at Deer Valley. Our names are Jami and Stephen Guttenberg. Below are two photos of our unit as viewed from the south side:



View of Unit 6 from the Queen Esther Dr.



Existing Common Space below our Deck

We desire to remove the existing concrete slab under our deck, and construct new living space within this small 8' x 13.5' area. We propose to enclose the area with a new exterior wall as shown below. All windows, exterior siding, and finishes will match the existing materials and colors of the existing condo. Along with the new construction, we also plan on renovating the hot tub area and the deck above. All work will be done with a building permit from Park City, and using a licensed local builder, and with approval of the HOA Board.

The area under the decks are not actually part of the units, but are shown as Common Space on the subdivision plat for Queen Esther Village No.1. We made a presentation to the HOA Board and the property owners at the Annual Meeting held on March 31, asking for their consideration and approval to allow us to purchase the Common Area that is directly below our deck. The response was very positive, and we were encouraged to move forward. We have spent the past six months working with the HOA Board, and then getting a vote from all 26 condo unit owners to allow the Common Space under our deck to be sold to us and converted to Private Space that we can add to our Unit.





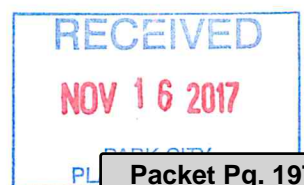
Proposed Exterior of the Area Below Our Deck

We have worked with the property manager, PMA, and determined that an affirmative vote from 67% of the condo unit owners in QEV No. 1 is needed (per Utah State Code 10-9a-606) to allow the HOA to sell to us the common space ground under our deck. The vote of all members was obtained and tallied at the end of October. The vote of the members to approve the property transfer was 83% in the affirmative, which exceeds the threshold mandated by the state. We are therefore moving forward to submit an application for a plat amendment to change the Common Space under our deck to be Private Space.

Thank you for your assistance and time. Please call me (561-789-5861) or Jami if you have any questions for us. Or you may call our engineering consultant, Mike Johnston at Summit Engineering Group (435-654-9229) who is handling this project for us.

Sincerely,

Stephen and Jami Guttenberg



November 3, 2017

Dear Park City Planning Dept.:

Stephen & Jami Guttenberg, owners at 2346 Good Trump Court, requested this letter be drafted. October 27, 2017 the Queen Esther Village Project I Homeowners Association held a special meeting. The purpose of the meeting was to vote on transferring 108 square feet of common space, located below their deck, from the Homeowners Association to the Guttenbergs. The purpose of the transfer is to facilitate the Guttenberg's to enclose that area and make it part of their living space. The Guttenberg's will pay the Association \$8,100.00 for this area upon approval from the City.

The HOA voted on the transfer of common property and to amend the existing plat. Of the 26 HOA homeowners, 21 voted in favor of the sale of this piece of common property to the Guttnbers. Thus with an 81% approval vote, the property transfer proposal was passed and the HOA agreed to sell 108 square feet of common space and make it part of Unit 6 in queen Esther Village.

The HOA's understanding is that to make this official, the City Council of Park City will now approve this request to amend the plat, and any costs related to the approval process is the sole responsibility of the Home Owner.

Should you have questions please feel free to contact us or our property manager Juan Flores with PMA (435-731-1503,) or to the project engineer, Mike Johnston at Summit Engineering Group (435-654-9229.)

Sincerely,



Andrew Cohen

Pres. of Good Trump Ct Board of Trustees



James Turner

Pres. of Gilt Edge Board of Trustees





QUEEN ESTHER



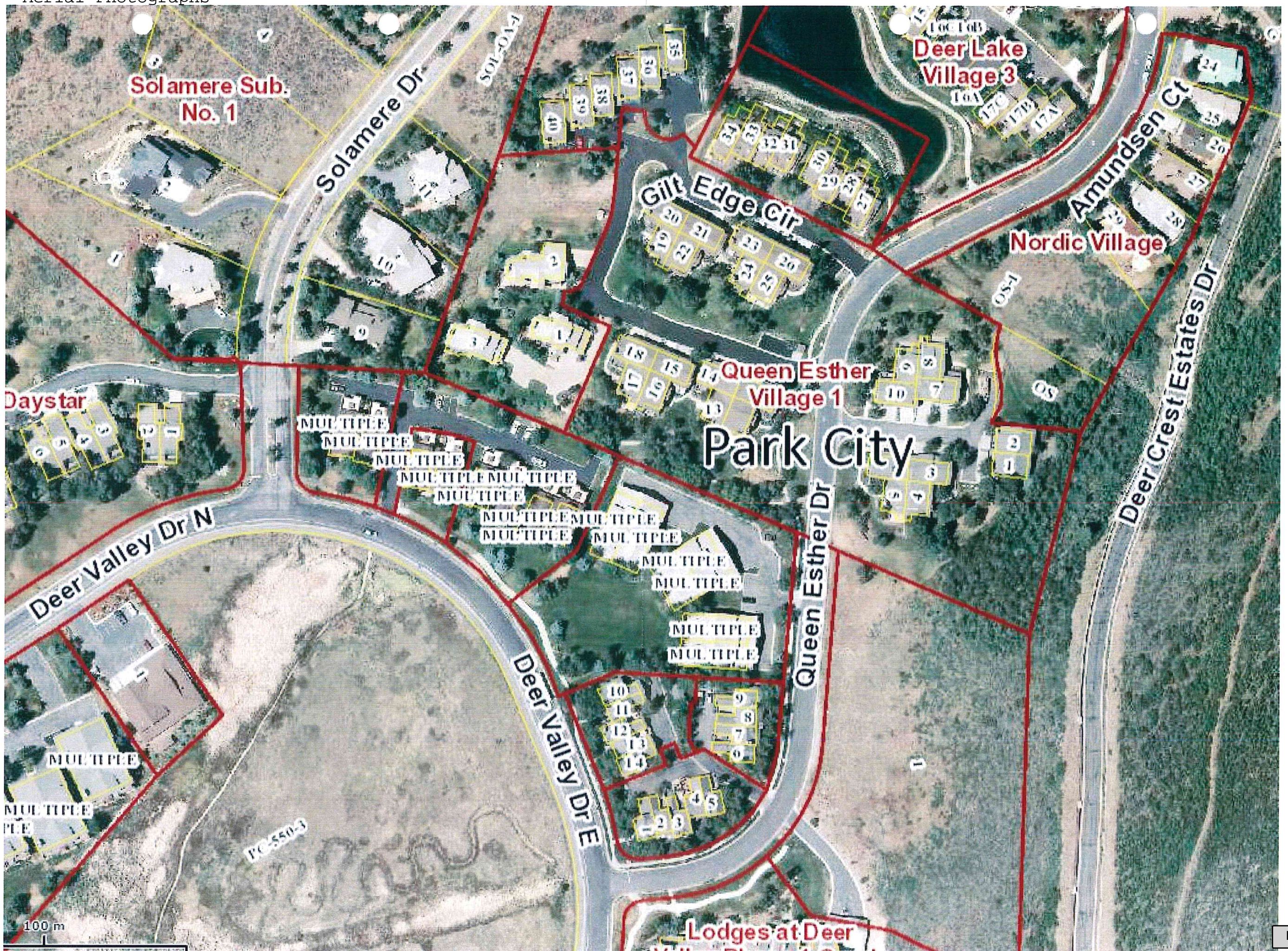




QUEEN ESTHER



QUEEN ESTHER



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 NOV 16 2017
 PARK CITY
 PLANNING DEPT.