

**Ordinance No. 2019-05**

**AN ORDINANCE APPROVING THE NORTH SILVER LAKE AMENDED AND RESTATED CONDOMINIUM PLAT 2<sup>ND</sup> AMENDMENT, LOCATED AT 7101 SILVER LAKE DRIVE, PARK CITY, UTAH.**

WHEREAS, the property owners of the property located at 7101 Silver Lake Drive have petitioned the City Council for approval of the Condominium Plat Amendment; and

WHEREAS, on November 24, 2018, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on November 28, 2018, the site was properly noticed and posted according to the 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 December 12, 2018, to receive input on Condominium Plat Amendment; and

WHEREAS, the Planning Commission on December 12, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 15, 2019, the City Council held a public hearing to receive input on the Condominium Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the North Silver Lake Amended and Restated Condominium Plat 2<sup>nd</sup> Amendment, located at 7101 Silver Lake Drive.

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

**SECTION 1. APPROVAL.** The North Silver Lake Amended and Restated Condominium Plat 2<sup>nd</sup> Amendment 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 North Silver Lake, also known as Stein Erickson Residences, is located at 7101 Silver Lake Drive.
2. The site is within the Residential Development District and the Deer Valley Master Planned Development.
3. The current development consists of eleven (11) single-family dwellings, two (2) duplex dwellings, thirty-nine (39) residential units within the multi-unit buildings, three (3) support commercial units, and corresponding common and limited areas and facilities.

4. The proposed Condominium Plat Amendment modifies Unit 14 and Shared Driveway A, adjacent to Unit 8, 9, and 10 to accurately reflect what has been constructed.
5. A condominium is not use, but a type of ownership.
6. The proposed Condominium Plat Amendment adjusts the platted condominium unit #14 private, common, limited common areas and the common.
7. The net impact of these changes is a decrease of 37 square feet in the private area of Unit 14.
8. The proposed Condominium Plat Amendment also adjusts the common and limited common area of Shared Driveway A adjacent to Unit 8, 9, 10.
9. The proposed Condominium Plat Amendment is consistent with the 2010 approved Conditional Use Permit containing 54 units.
10. The original Conditional Use Permit does not have to be re-reviewed as the proposal complies with the approved Conditional Use Permit.
11. The density of 54 units still remains the same as the Deer Valley Master Planned Development allocated a specific maximum number of units at North Silver Lake.
12. The proposed Condominium Plat Amendments does not affect parking and open space.
13. There is good cause for this Condominium Plat Amendment as it complies with applicable codes and accurately records the constructed unit and driveway.

**Conclusions of Law:**

1. There is good cause for this Condominium Plat Amendment.
2. The Condominium Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plat Amendments.
3. Neither the public nor any person will be materially injured by the proposed Condominium Plat Amendment.
4. Approval of the Condominium 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 shall 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. All conditions of approval of the Conditional Use Permit and the Condominium Plat Ordinance No. 14-19 shall continue to apply.

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

PASSED AND ADOPTED this 15<sup>th</sup> day of January, 2019.

PARK CITY MUNICIPAL CORPORATION

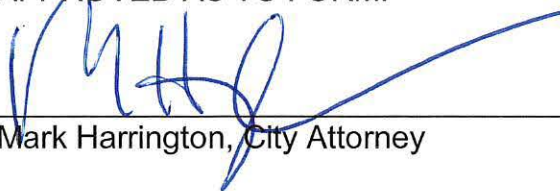
  
\_\_\_\_\_  
Andy Beerman, MAYOR

ATTEST:

  
\_\_\_\_\_  
Michelle Kellogg, City Recorder



APPROVED AS TO FORM:

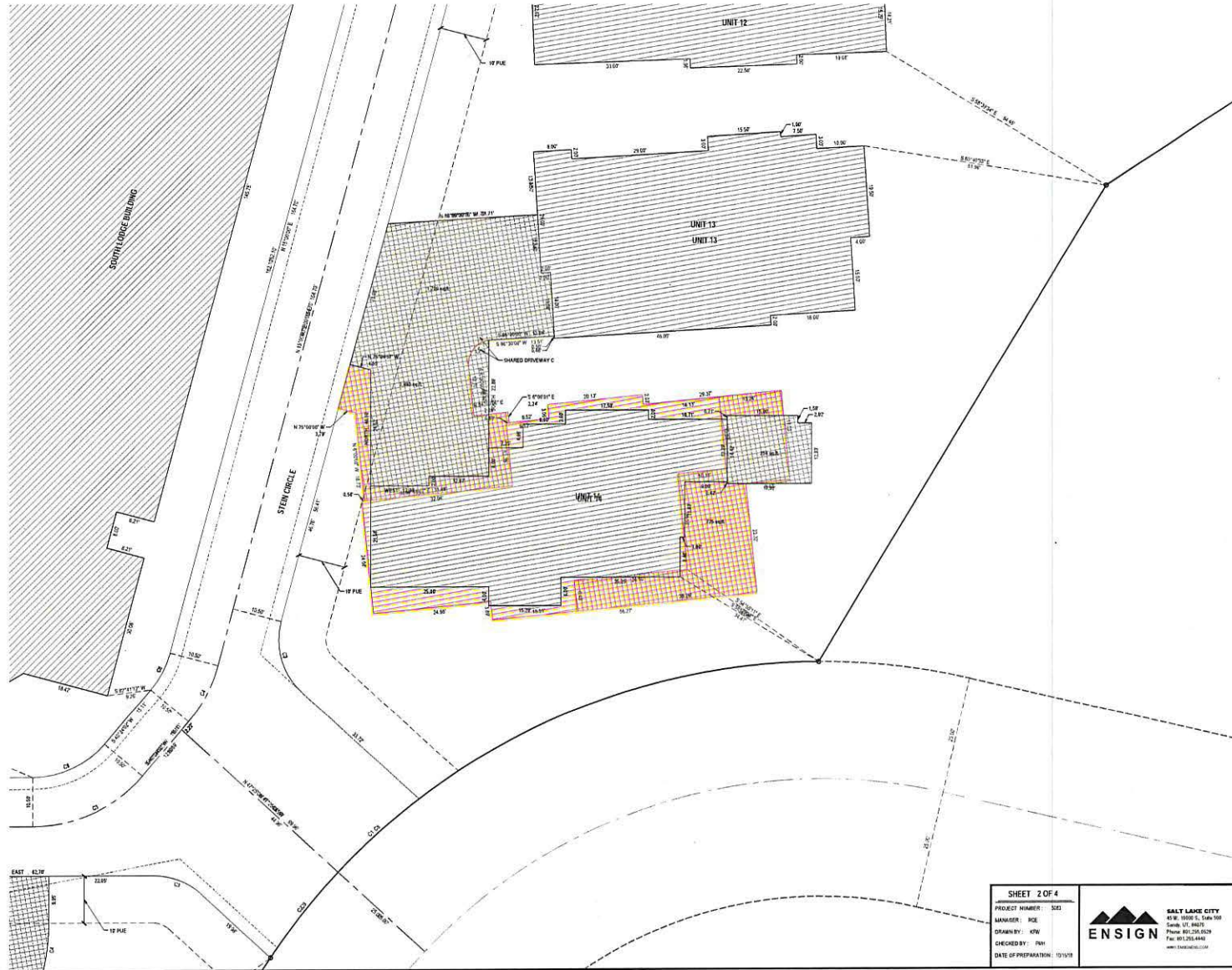
  
\_\_\_\_\_  
Mark Harrington, City Attorney



# Attachment 1 – Proposed Condominium Plat Amendment (Redline Version)

## NORTH SILVER LAKE AMENDED AND RESTATED CONDOMINIUM PLAT - 2ND AMENDMENT (AMENDING UNIT 14 AND SHARED DRIVEWAY A)

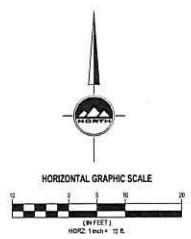
LOCATED IN THE WEST HALF OF SECTION 22  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	148.00'	28.12'	8°57'44"	S47°46'26"W	23.90'
C2	148.00'	28.00'	9°05'00"	S29°49'59"W	23.80'
C3	36.30'	36.30'	89°30'00"	S89°12'07"E	25.54'
C4	36.30'	35.52'	97°54'07"	N27°42'51"E	13.41'
C5	28.80'	12.31'	49°35'04"	N45°12'51"E	16.78'
C6	28.80'	8.87'	35°24'02"	N27°42'51"E	6.79'
C7	15.30'	16.34'	87°25'00"	S14°17'33"E	16.54'
C8	1.60'	8.87'	87°30'00"	S48°19'00"W	7.22'

Please note that Units 12 and 13 are not modified on the amended plat. They appear with red lines and symbols herein due to the limitations of the existing technology.

LEGEND	
	SECTIONING STREET AMENDMENT
	SECTION CORNER
	SET OF REBAR WITH YELLOW PLASTIC CAP, SURVIVAL STAMPED TENSOR ENG. & LAND SURV.
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



**NORTH SILVER LAKE AMENDED AND RESTATED CONDOMINIUM PLAT - 2ND AMENDMENT**  
(AMENDING UNIT 14 AND SHARED DRIVEWAY A)  
LOCATED IN THE WEST HALF OF SECTION 22  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 2 OF 4  
PROJECT NUMBER: 3021  
MANAGER: RCE  
DRAWN BY: KSW  
CHECKED BY: RNH  
DATE OF PREPARATION: 10/15/18

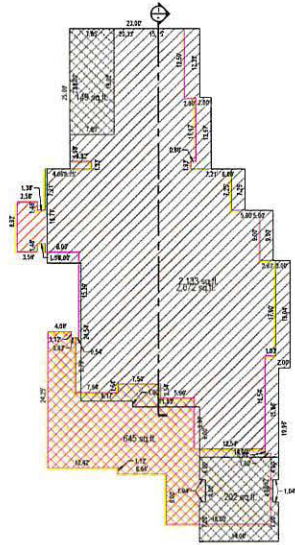


RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SUMMIT, RECORDER AND FILED AT: \_\_\_\_\_  
REQUESTER OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE: \_\_\_\_\_ SUMMIT COUNTY RECORDER

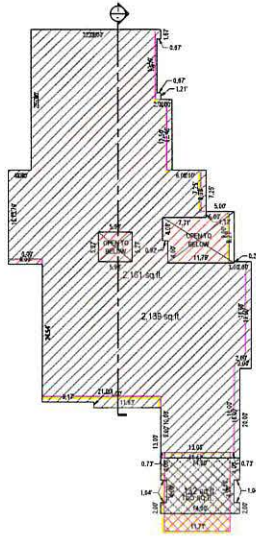
Attachment 1 – Proposed Condominium Plat Amendment (Redline Version)

**NORTH SILVER LAKE AMENDED AND RESTATED  
CONDOMINIUM PLAT - 2ND AMENDMENT  
(AMENDING UNIT 14 AND SHARED DRIVEWAY A)**

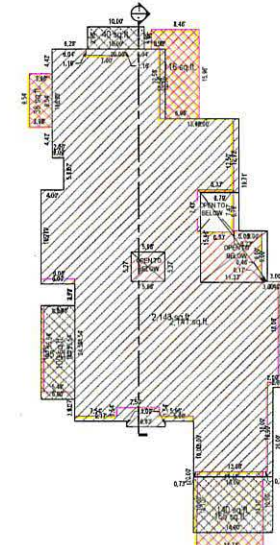
LOCATED IN THE WEST HALF OF SECTION 22  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN



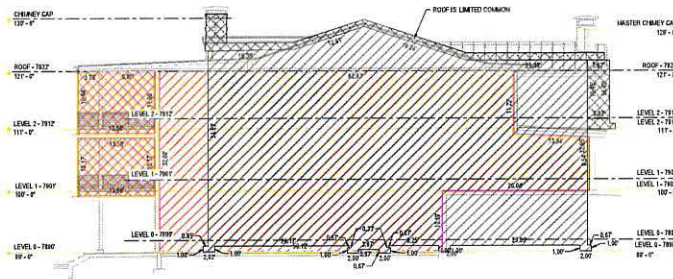
LEVEL 0



LEVEL 1

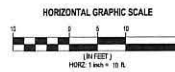


LEVEL 2



SECTION 1

**UNIT 14**



SHEET 3 OF 4  
PROJECT NUMBER: 0043  
MANAGER: RJC  
DESIGNED BY: vfn  
CHECKED BY: PMJ  
DATE OF PREPARATION: 10/19/19



**SALT LAKE CITY**  
45 W. 1000 E., Suite 500  
Salt Lake City, UT 84103  
Phone: 801.263.6279  
Fax: 801.275.4440  
WWW.ENSIGNUT.COM

**LAYTON**  
1000 W. 400 N.  
Layton, UT 84040  
Phone: 801.973.8800  
WWW.LAYTONUT.COM

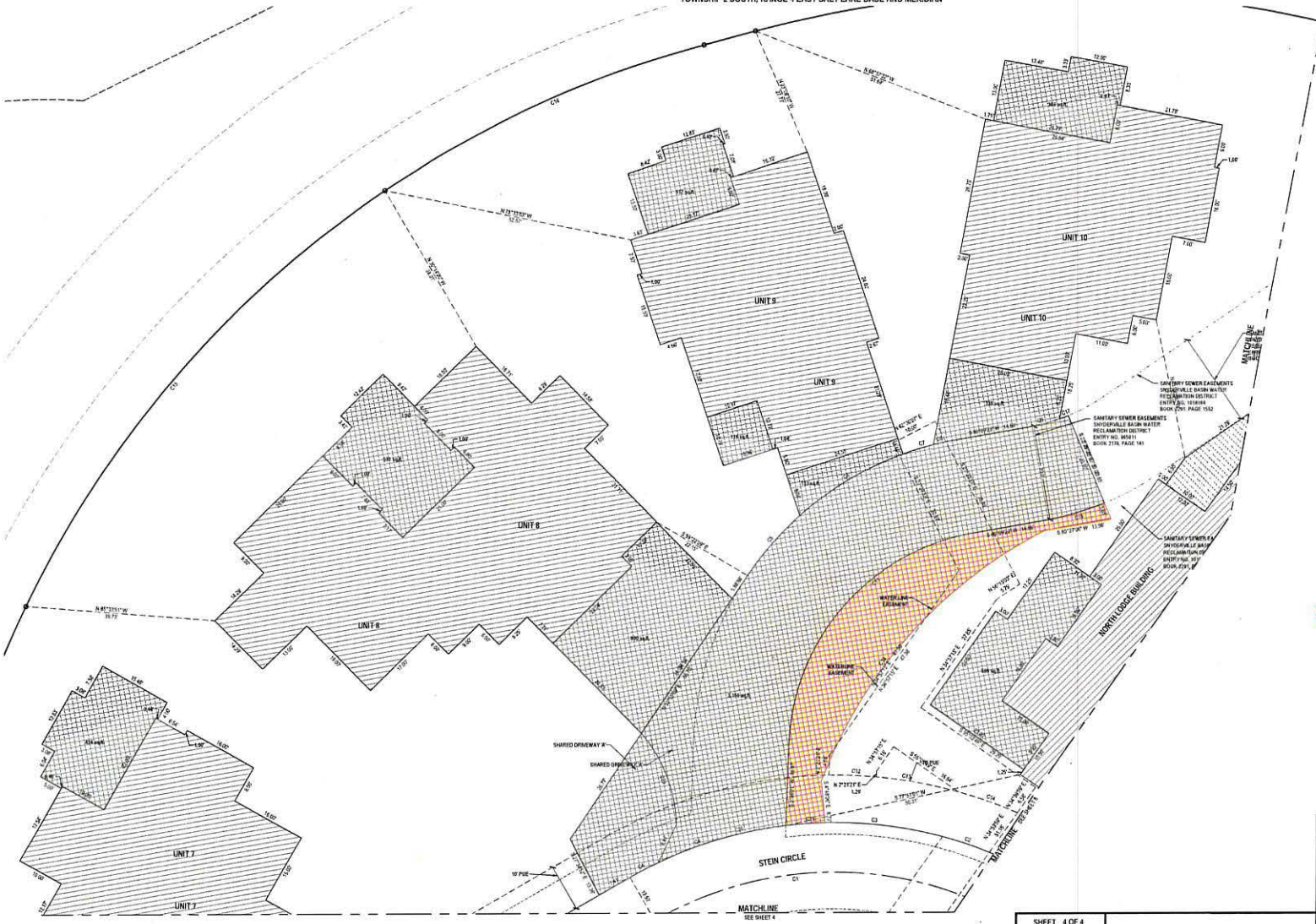
**NORTH SILVER LAKE AMENDED AND RESTATED CONDOMINIUM PLAT - 2ND AMENDMENT (AMENDING UNIT 14 AND SHARED DRIVEWAY A)**  
LOCATED IN THE WEST HALF OF SECTION 22  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

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

Attachment 1 – Proposed Condominium Plat Amendment (Redline Version)

**NORTH SILVER LAKE AMENDED AND RESTATED  
CONDOMINIUM PLAT - 2ND AMENDMENT  
(AMENDING UNIT 14 AND SHARED DRIVEWAY A)**

LOCATED IN THE WEST HALF OF SECTION 22  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

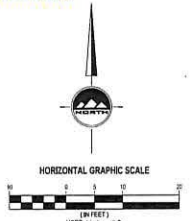


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00	65.00	87°00'00"	N07°00'00"W	65.00
C2	65.00	16.47	87°00'00"	N07°00'00"W	16.47
C3	65.00	33.94	174°00'00"	N07°00'00"W	33.94
C4	65.00	36.07	108°00'00"	S08°00'00"W	36.07
C5	65.00	16.47	141°00'00"	S47°00'00"W	16.47
C6	65.00	33.94	274°00'00"	S08°00'00"W	33.94
C7	65.00	6.64	174°00'00"	S75°00'00"W	6.64
C8	65.00	5.32	174°00'00"	S75°00'00"W	5.32
C9	65.00	6.64	108°00'00"	S75°00'00"W	6.64
C10	65.00	16.47	141°00'00"	S47°00'00"W	16.47
C11	65.00	33.94	274°00'00"	S08°00'00"W	33.94
C12	65.00	16.47	141°00'00"	N07°00'00"W	16.47
C13	65.00	33.94	174°00'00"	N07°00'00"W	33.94
C14	65.00	16.47	174°00'00"	N07°00'00"W	16.47
C15	221.00	285.69	77°43'00"	S38°33'30"W	285.69
C16	221.00	285.69	77°43'00"	S38°33'30"W	285.69
C17	46.00	1.80	2°49'14"	N09°37'21"E	1.80
C18	65.00	16.47	174°00'00"	N07°00'00"W	16.47
C19	65.00	33.94	174°00'00"	S08°00'00"W	33.94
C20	65.00	33.94	174°00'00"	S08°00'00"W	33.94
C21	65.00	6.64	174°00'00"	S08°00'00"W	6.64

**LEGEND**

- EXISTING STREET ALIGNMENT
- SECTION CORNER
- SETUP REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED TOWNSON ENG. & LAND SURV.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PIPE ALIGNMENT
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

Please note that Units 7-10 are not modified on this amendment plat. They appear with red lines and symbols herein due to the limitations of the redlining technology.



**NORTH SILVER LAKE AMENDED AND RESTATED  
CONDOMINIUM PLAT - 2ND AMENDMENT  
(AMENDING UNIT 14 AND SHARED DRIVEWAY A)**  
LOCATED IN THE WEST HALF OF SECTION 22  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 4 OF 4  
PROJECT NUMBER: 2025  
DRAWN BY: HCN  
CHECKED BY: PHJ  
DATE OF PREPARATION: 12/16/18

**ENSIGN**  
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TAMPA, FL 34613  
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WWW.ENSIGN.COM

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