

Ordinance No. 2021-47

AN ORDINANCE APPROVING THE CLUB LESPRI- 1ST AMENDED PLAT, LOCATED AT 1765 SIDEWINDER DRIVE, SUMMIT COUNTY, PARK CITY, UTAH

WHEREAS, the owners of property at 1765 Sidewinder Drive petitioned the City Council for approval of the Club Lespri- 1st Amended Plat;

WHEREAS, on October 13, 2021, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on October 13, 2021, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on October 27, 2021, the Planning Commission reviewed the proposed Plat Amendment, held a public hearing, and forwarded a positive recommendation to the City Council;

WHEREAS, on November 18, 2021, the City Council reviewed the Club Lespri- 1st Amended Plat and held a public hearing; and

WHEREAS, the Club Lespri- 1st Amended Plat is consistent with the Park City Land Management Code, including § 15-7.1-3(C), § 15-7.1-6, and Chapters 15-2.18, and 15-7.

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

SECTION 1. APPROVAL. The Club Lespri- 1st Amended Plat is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On November 18, 2021 the Club Lespri Condominium Subdivision was approved by City Council, and recorded on November 18, 2021.
2. 1765 Sidewinder Drive Building was built in 2002, on Lot 6 of the Club Lespri Condominium Subdivision.
3. 1765 Sidewinder Drive is a Condominium.
4. To create one (1) residential Unit, the Applicant proposes combining six (6) residential Units on the second floor of 1765 Sidewinder Drive.
5. The proposal complies with Land Management Code Chapter 15-2.18, *General Commercial (GC) District*.
6. A Multi-Unit Dwelling is a Conditional Use in the General Commercial (GC) District.
7. The proposed plat amendment converts six Units to one Unit on the second floor of 1765 Sidewinder Drive.
8. At the time of development, the parking requirement for 1765 Sidewinder was six parking spots, and was provided by the Prospector Square Subdivision common parking lots.
9. The unit created by the Club Lespri- 1st Amended Plat requires two parking spaces, which is provided by the Prospector Square Subdivision common parking lots.
10. The Lot size, height, and width, nor the front, side, or rear setbacks have any proposed changes.

Conclusions of Law

1. There is Good Cause for this plat amendment because the amendment allows for the combination of six Units into one Unit because (A) present land Uses and Character of the Areas of the GC Zoning District is retained, (B) no Public Street or Right-of-Way is vacated or amended, and (C) no easement has been vacated or amended.
2. The Plat Amendment is consistent with Land Management Code Section 15-7.1-3(B), 15-7.1-6, and Chapters 15-2.18 and 15-7.
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.

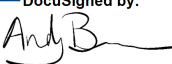
Conditions of Approval

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 shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, 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. The Applicant shall submit building permit(s) and complete a building inspection, alongside the Plat Amendment.
4. The Applicant shall be required to apply for a Business License if the Unit is to be used as a Nightly Rental.

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

PASSED AND ADOPTED this 18th day of November, 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

 0340104CDC42481

Andy Beerman, MAYOR




ATTEST:

DocuSigned by:


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City Recorder

APPROVED AS TO FORM:

DocuSigned by:


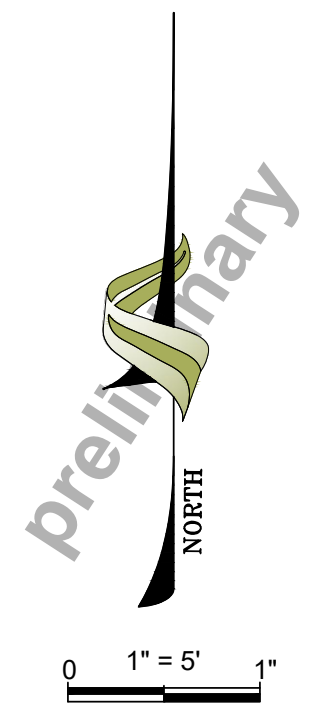
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City Attorney's Office

Exhibits

Exhibit 1 – Club Lespri- 1st Amended

CLUB LESPRI - 1ST AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE:
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

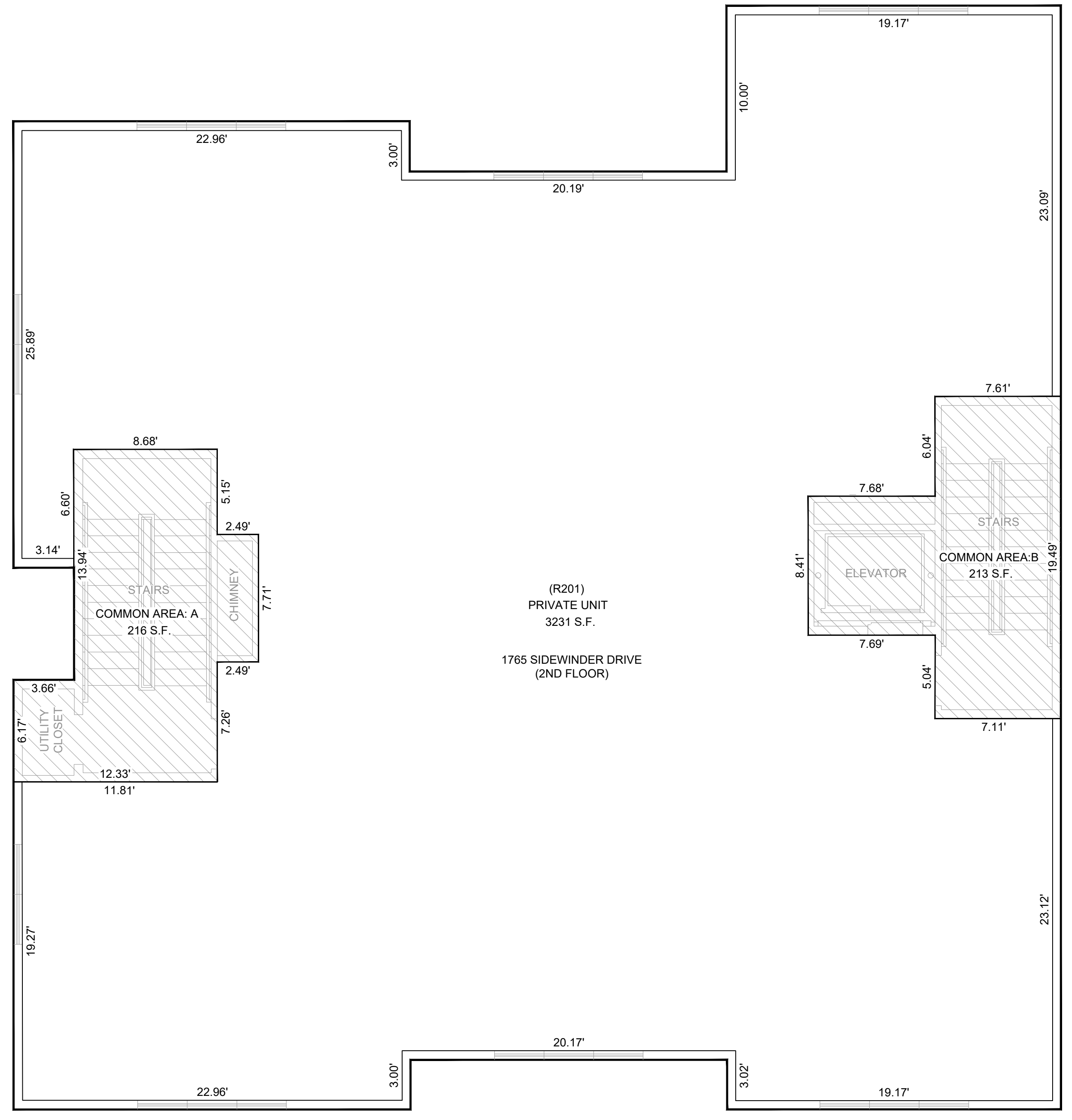
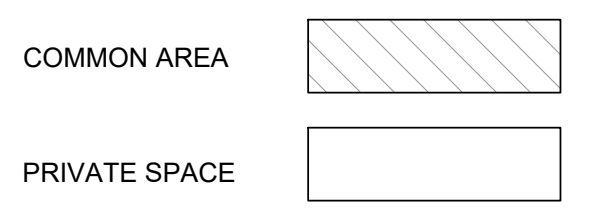


LEGAL DESCRIPTION

LOT 6, AMENDED PLAT OF PROSPECTOR SQUARE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED DECEMBER 26, 1974 AS ENTRY NO. 125443 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

NOTES

1. THIS PLAT IS INTENDED TO AMEND THE 2ND FLOOR OF THE CLUB LESPRI CONDOMINIUM PROJECT, ENTRY NUMBER 633765, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE. NO OTHER FLOORS WERE AMENDED WITH THE RECORDATION OF THIS PLAT.
2. THE EXTERIOR BOUNDARY OF CLUB LESPRI CONDOMINIUM PROJECT HAS NOT CHANGED.
3. THIS AMENDED PLAT MODIFIES THE CURRENT COMMON AREA AND PRIVATE SPACE ON THE 2ND FLOOR.
4. DIMENSIONS SHOWN HEREON ARE DERIVED FROM RECORD INFORMATION AS WELL AS MEASUREMENTS IN THE FIELD.
5. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE INDICATED.
6. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT CLUB LESPRI - AMENDED, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/MY HAND(S) THIS _____ DAY OF _____, 2021, A.D.

BY: _____ DATE _____
G. SCOTT ROGERS - MANAGER
CLUB LESPRI (FLOORS 1 & 2)

BY: _____ DATE _____
G. SCOTT ROGERS - MANAGER
PARK CITY CLUB MEMBERS CLUB (FLOOR 3)

ACKNOWLEDGMENT

STATE OF UTAH)
) : SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 2021 A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS DEDICATION WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

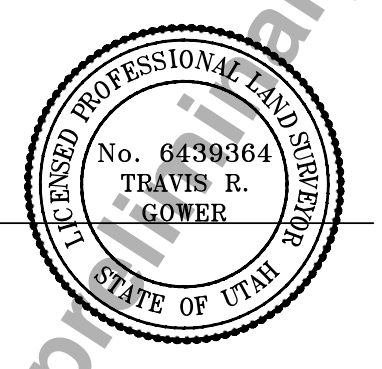
STATE OF UTAH)
) : SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 2021 A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS DEDICATION WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

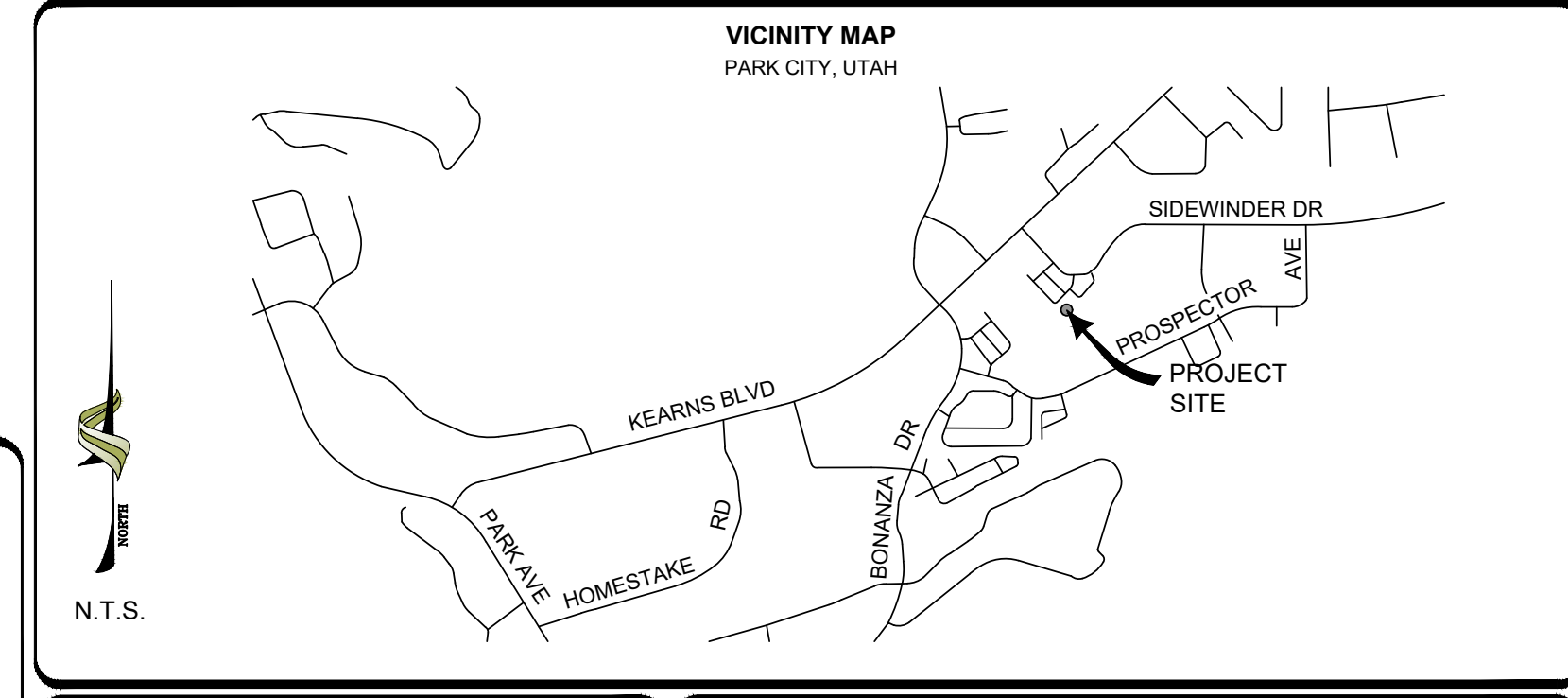
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS CLUB LESPRI - 1ST AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



TRAVIS R. GOWER
P.L.S. 6439364
DATE _____

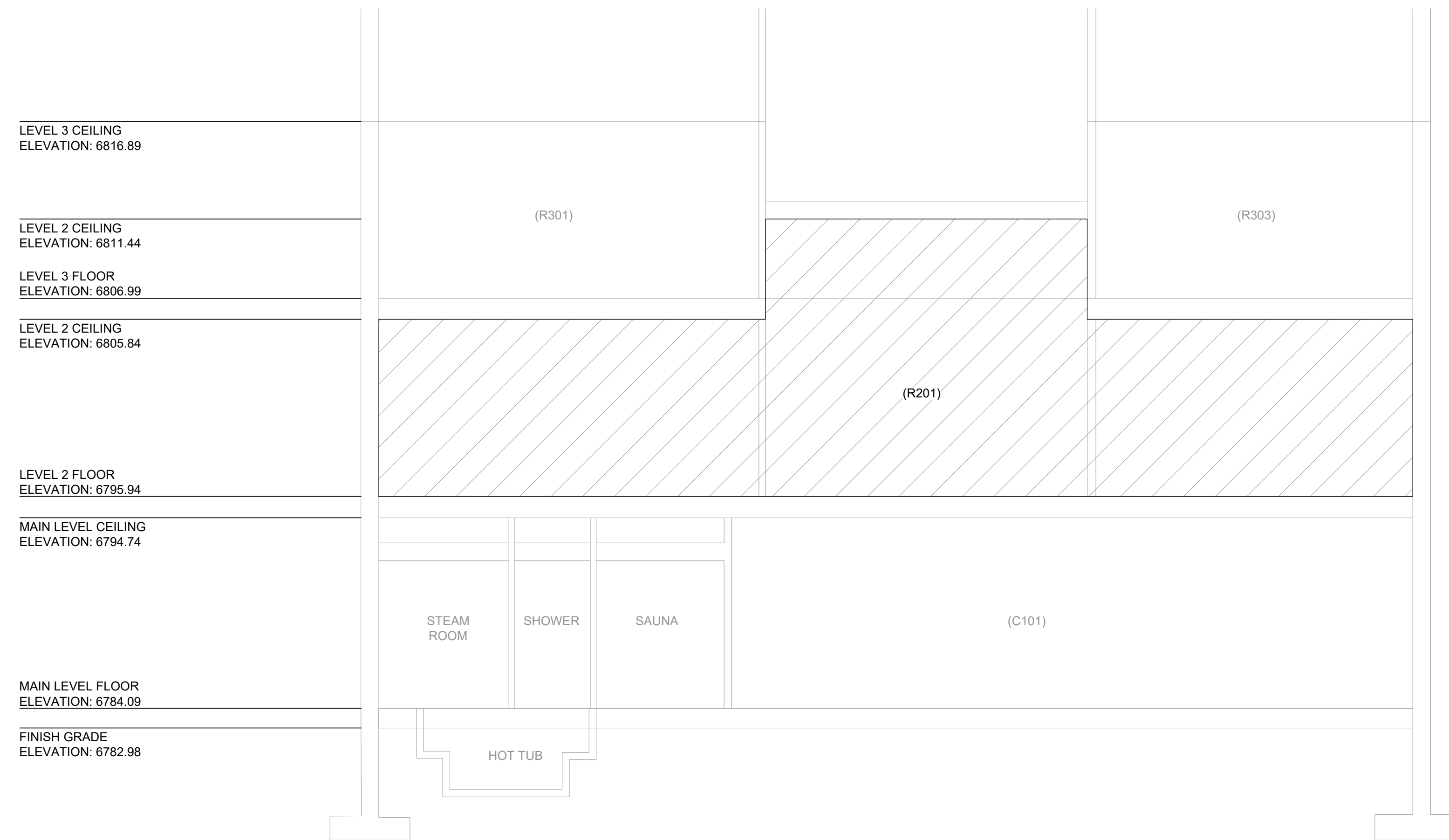
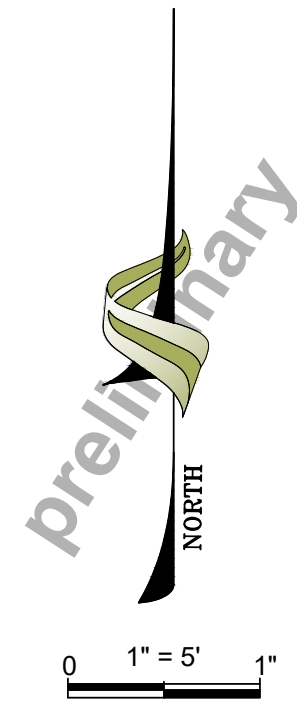


PARK CITY PUBLIC WORKS DEPARTMENT APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, A.D. _____ PUBLIC WORK DIRECTOR	PARK CITY COUNCIL APPROVAL APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, A.D. _____ MAYOR _____ CITY RECORDER	NORTH SUMMIT FIRE DISTRICT APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, A.D. _____	ROCKY MOUNTAIN POWER APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, A.D. _____	QUESTAR GAS COMPANY APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, A.D. _____	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, A.D. _____
PARK CITY PLANNING COMMISSION APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, A.D. _____ CITY PLANNING DIRECTOR	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2021, A.D. _____ CITY ATTORNEY	PARK CITY ENGINEER APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, A.D. _____ CITY ENGINEER	SUMMIT COUNTY HEALTH DEPARTMENT APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, A.D. _____	PARK CITY RECORDER RECORDED AND FILED AT THE REQUEST OF _____ APPROVED THIS _____ DAY OF _____, 2021, A.D. TIME: _____ ENTRY# _____ FEE: _____ _____ CITY RECORDER	SUMMIT COUNTY RECORDER RECORDED AND FILED AT THE REQUEST OF _____ APPROVED THIS _____ DAY OF _____, 2021, A.D. TIME: _____ ENTRY# _____ FEE: _____ _____ COUNTY RECORDER

LEGEND SECTION CORNER (FOUND) SECTION LINE PROPERTY LINE LOT LINE SET MONUMENT FOUND MONUMENT	CLUB LESPRI - 1ST AMENDED A UTAH CONDOMINIUM PROJECT NE 1/4 OF SEC 9, T2S, R4E, SLB&M, PARK CITY, SUMMIT COUNTY, UTAH	 DRAWN: JF CHECKED: TG	PROJECT #: LESPRI DATE: 09/16/2021 SHEET NO: 1 OF 2
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CLUB LESPRI - 1ST AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE:
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH



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LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	
PROPERTY LINE	
LOT LINE	
SET MONUMENT	
FOUND MONUMENT	

CLUB LESPRI - 1ST AMENDED A UTAH CONDOMINIUM PROJECT				
NE 1/4 OF SEC 9, T2S, R4E, SLB&M, PARK CITY, SUMMIT COUNTY, UTAH				
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