

Ordinance No. 2022-31

AN ORDINANCE APPROVING THE STAG LODGE PHASE I FOURTH AMENDED PLAT, AMENDING UNIT 7, LOCATED AT 8200 ROYAL STREET, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 8200 Royal Street Unit 7 have petitioned the City Council for approval of a Plat Amendment; and

WHEREAS, on June 29, 2022, the property was properly noticed and posted, and courtesy letters were sent to surrounding property owners according to the requirements of the Land Management Code; and

WHEREAS, on June 29, 2022, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on July 13, 2022, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on July 13, 2022, forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 1, 2022, 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 Stag Lodge Phase I Fourth Amended Plat, Amending Unit 7 located at 8200 Royal Street #7.

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

SECTION 1. APPROVAL. The Stag Lodge Phase I Fourth Amended Plat, Amending Unit 1, 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 8200 Royal Street #7.
2. The property is in the Residential Development (RD-MPD) District and is also governed by the 12th Amended Deer Valley Master Planned Development.
3. The proposed changes to Unit 7 include enclosing the deck on the Upper Level currently shown as Limited Common which adds 45 square feet; Adding 132 sf of floor space in the area designated as "OPEN" as shown on Page 2 of 6 of the First Amended Stag Lodge Phase 1; and adding a 610 sf Loft Level. The applicant notes that the Loft Level was part of the original construction of Unit 7 but was never incorporated into the original plat of Stag Lodge Phase 1 Unit 7.
4. The proposed changes increase the Private Area from 2,385 square feet to 3,172 square feet.

5. No other units will be affected by this proposal.
6. The footprint of the structure will not change.
7. All changes proposed are internal, with the exception of the enclosure of the Upper Level deck, which does not significantly alter the exterior appearance of Unit 7.
8. Two parking spaces are required. Unit 7 has an existing attached two-car garage, and no additional parking is required.
9. Stag Lodge is limited to a maximum of 52 units with no unit size restrictions.
10. There are currently 52 Stag Lodge units, and the proposed amendment does not change the number of units.
11. Stag Lodge Phase 1 was originally recorded March 4, 1985, as Entry No. 321328, and includes 24 units in the Silver Lake area of Deer Valley.
12. Several Stag Lodge plat amendments have been recorded which have created additional private space within the existing footprint of individual Stag Lodge units.
13. The subject property is within the Sensitive Lands Overlay but the Overlay Zone does not apply because the MPD was approved prior to the adoption of the Zone.
14. There is no change to the open space because the footprint of the affected unit will not be changing.
15. The height and setbacks of the existing structure will not change.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plat Amendments.
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. All conditions of approval of the Stag Lodge Condominium plats as amended, and the Deer Valley MPD as amended, shall continue to apply.
4. A Plat Note shall indicate that the Condominium Plat is subject to Ordinance 2022-31.

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

PASSED AND ADOPTED this 1st day of September, 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

Nann Worel

57775BGB46414F6...

Mayor Nann Worel

ATTEST:



DocuSigned by:

Michelle Kelly

E5F905BB533F431...

City Recorder

APPROVED AS TO FORM:

DocuSigned by:

Mark Harrington

B7478B7734C7490

City Attorney's Office

Attachment 1 – Stag Lodge Phase I Fourth Amended Amending Unit 7

SUMMONS CERTIFICATE



I, Michael S. Beckwith, do hereby certify that the attached plat is a true and correct copy of the original...

LEGAL DESCRIPTION

Parcel 1. Stag Lodge Condominiums is a single family residential development... Parcel 2. Stag Lodge Phase II is a subdivision of land...

OWNER'S CONSENT TO RECORD

I, Michael S. Beckwith, do hereby certify that the attached plat is a true and correct copy of the original...

ACKNOWLEDGMENT

I, Michael S. Beckwith, do hereby certify that the attached plat is a true and correct copy of the original...

ACKNOWLEDGMENT

I, Michael S. Beckwith, do hereby certify that the attached plat is a true and correct copy of the original...

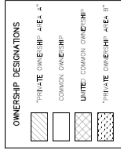
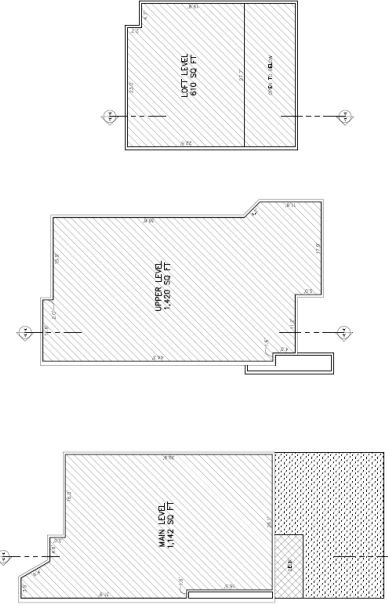
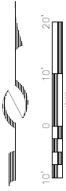


Table with 4 columns: Ownership Designation, Description, Abbreviation, and Symbol.

Public Safety: This plat is in compliance with the requirements of the Public Safety Act...



MIN LEVEL, UPPER LEVEL, LOFT LEVEL

NOTES

- 1. The condominium plan is subject to the Condominium Approval in Ordinance 2022-07... 2. The address on lot 7 is 8200 Road Street East, UT 84125...

ASSOCIATION CONSENT TO RECORD

I, Michael S. Beckwith, do hereby certify that the attached plat is a true and correct copy of the original...

ACKNOWLEDGMENT

I, Michael S. Beckwith, do hereby certify that the attached plat is a true and correct copy of the original...

STAG LODGE PHASE I FOURTH AMENDED AMENDING UNIT 7

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

Form with multiple sections: APPROVAL AS TO FORM, APPROVAL AND ACCEPTANCE, APPROVAL AS TO FINISH THIS, ENGINEER'S CERTIFICATE, PLANNING COMMISSION, ENGINEERING BASKIN WATER BREATHER, ENGINEERING DESIGN, PUBLIC SAFETY, and AMENDING POINT APPROVAL.