

**Ordinance No. 12-03**

**AN ORDINANCE APPROVING THE FIRST AMENDED RIDGEPOINT AT DEER VALLEY CONDOMINIUM PLAT LOCATED AT RIDGEPOINT LANE AT WOODLAND DRIVE NEAR ROYAL STREET, PARK CITY, UTAH**

WHEREAS, the owners of the property located at approximately Ridgepoint Lane at Woodland Drive have petitioned the City Council for approval of the First Amended Ridgepoint at Deer Valley Plat; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on February 22, 2012, to receive input on the First Amended Ridgepoint at Deer Valley Record of Survey Plat; and,

WHEREAS, the Planning Commission, on February 22, 2012, forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council held a public hearing on March 22, 2012; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the First Amended Ridgepoint at Deer Valley Record of Survey Plat.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The First Amended Ridgepoint at Deer Valley Record of Survey Plat as shown in Attachment A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

**Findings of Fact:**

1. The property is located at approximately Ridgepoint Lane at Woodland Drive.
2. The property is within the Residential Development (RD) District with Master Planned Development (MPD) Overlay, subject to the Deer Valley MPD.
3. The Plat Amendment allows a total of 926 square feet of "limited common space" to be converted to private ownership in 26 of the 38 units and would allow the front entry ways of each eligible unit to be enclosed.
4. The proposed amendment to the record of survey plat allows the area marked as "balcony" to be re-labeled as "limited common" area.
5. The Trustees of the Ridgepoint Homeowners Associated have given unanimous consent to the proposed plat amendment.

6. The Homeowners Association voted 91% affirmative to approve the proposed change with none of the affected owners voting not to amend.
7. The proposed plat amendment will not cause any nonconformities or noncompliance with the Residential Development (RD) Zone Designation or the Deer Valley MPD as there is no increase in the total number of units or the building footprint, setbacks, or building height.
8. Although the proposed amendment will increase the habitable living spaces for 26 of the 38 units, the amended plat will not require additional parking because none of the units will exceed 2,500 square feet, which is the maximum square footage allowed before the parking standard increases from two-spaces per unit to three-spaces per unit.

Conclusions of Law:

1. There is good cause for this Amendment to the Condominium Record of Survey Plat.
2. The Amendment to Record of Survey Plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed Amendment to Record of Survey Plat.
4. Approval of the Amendment to Record of Survey Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment 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 amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The approval of this plat amendment does not automatically permit the owners of Ridgepoint at Deer Valley the right to incorporate the newly revised private ownership areas as living space. Each individual owner shall be required to obtain the necessary Building Permits from the Building Department before any construction to enclose the entry areas can commence.
4. Patio and deck areas shown as "limited common ownership" are not to be converted to living space, nor are additional structures, including new roof covers, etc. allowed within these areas. The limited common ownership of deck and patio space is specifically for the personal enjoyment of each individual owner directly in back of unit as shown on the amended plat, and subject to normal maintenance and repair as deemed appropriate by the Homeowners association.

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

PASSED AND ADOPTED this 22nd day of March, 2012.

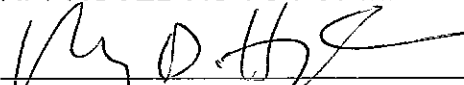
PARK CITY MUNICIPAL CORPORATION

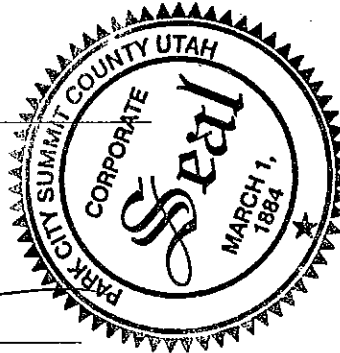
  
Dana Williams, MAYOR

ATTEST:

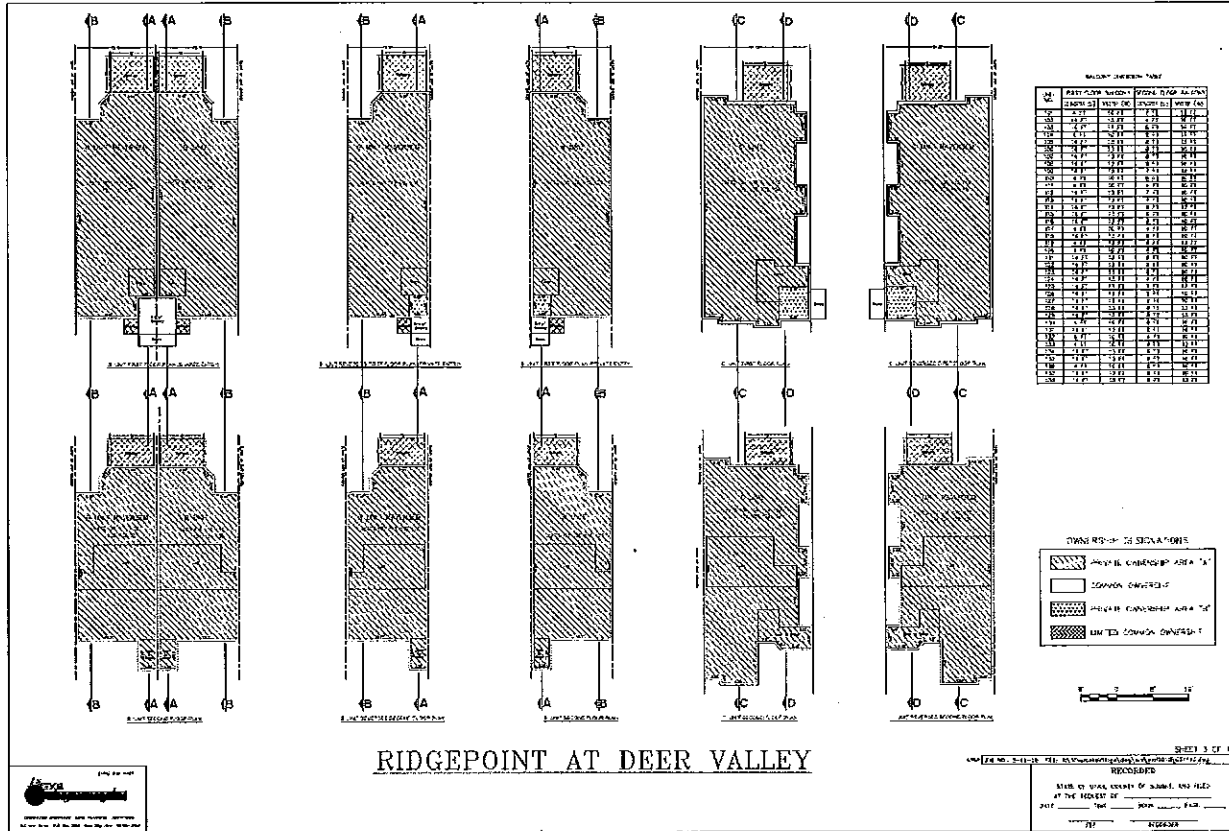
  
Janet M. Scott, City Recorder

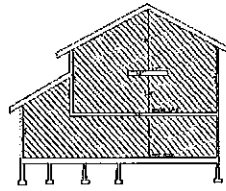
APPROVED AS TO FORM:

  
Mark D. Harrington, City Attorney

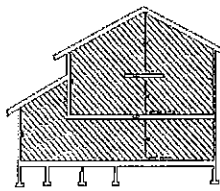


# Attachment A – Amended Plat

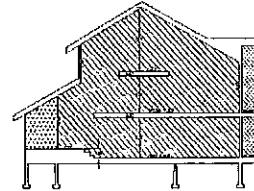




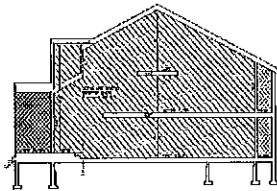
BUILDING SECTION B  
B UNIT (SHARED ENTRY)



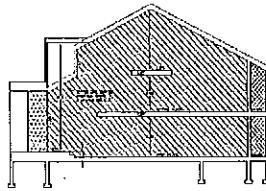
BUILDING SECTION B  
B UNIT (PRIVATE ENTRY)



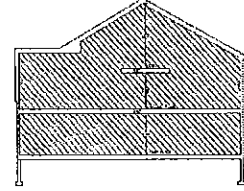
BUILDING SECTION D  
C UNIT



BUILDING SECTION A  
B UNIT (SHARED ENTRY)



BUILDING SECTION A  
B UNIT (PRIVATE ENTRY)

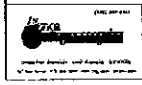
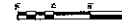


BUILDING SECTION C  
C UNIT

Legend for Section A

	PRIVATE CONDOMINIUM AREA
	COMMON ELEMENTS
	SHARED CONDOMINIUM AREA
	IN THE COMMON ELEMENTS

## RIDGEPOINT AT DEER VALLEY



DATE: 1/2/04

RECORDED

STATE OF COLORADO OF PLANS AND SPECS

AT THE REQUEST OF \_\_\_\_\_

SHEET \_\_\_\_\_ OF \_\_\_\_\_

BY \_\_\_\_\_