

**Ordinance No. 2020-23**

**AN ORDINANCE APPROVING THE SNOW PARK RESIDENCES CONDOMINIUM PLAT AT 2290 DEER VALLEY DRIVE EAST**

WHEREAS, the owner of the property located at 2290 Deer Valley Drive East have petitioned the City Council for approval of a Condominium Plat; and

WHEREAS, on April 8, 2020, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on April 8, 2020, 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 April 22, 2022, to receive input on the Condominiums Plat; and

WHEREAS, the Planning Commission, on April 22, 2022, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 11, 2020, the City Council held a public hearing to receive input on the Condominiums Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Snow Park Residences Condominium Plat at 2290 Deer Valley Drive East.

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

**SECTION 1. APPROVAL.** The Snow Park Residences Condominium 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 St. Regis Deer Valley Phase 2 Snow Park Residences Condominium Plat is located at 2290 Deer Valley Drive East.
2. This application is a part of a larger Master Planned Development known as the Deer Crest Annexation MPD and is subject to the 1995 Deer Crest Settlement Agreement, as amended in December of 1998 and also in April 6, 2001, by the City Council.
3. On February 28, 2001 Planning Commission approved the Deer Crest Hotel CUP (formally known as the Rosewood CUP). Amendments to the CUP were approved by the Planning Commission on July 25, 2001, March 24, 2004, May 11, 2005, April

22, 2009, and April 23, 2014, and April 13, 2016. The City Council denied an appeal of the April 22<sup>nd</sup> approval on June 18, 2009.

4. The density of 99.5 residential unit equivalents at Roosevelt Gap, 30.5 residential unit equivalents for Snow Park (total of 130 unit equivalents) and up to 5% of the gross floor area for support commercial uses with an additional 5% gross floor area for meeting space on the 12.07 acre development site is consistent with the Deer Crest Settlement, as amended.
5. The Hotel is located in the RD (Residential Development) and RC (Resort Commercial) zoning districts subject to the Deer Crest Settlement Agreement and MPD. Phase 2, the Snow Park Residences is located in the RD zone.
6. A total of 105 overnight parking spaces, and up to 41 day use spaces, are allowed at the Roosevelt Gap site. Eight of these spaces are provided as tandem spaces for valet parking. The amended Settlement Agreement, allowed the Planning Commission to approve overnight parking in conjunction with a luxury hotel and upon demonstration that the remainder of the (Deer Crest) project has been modified to result in no net increase of traffic on Keetley Road.
7. A total of 374 parking spaces are required for the entire Hotel, with a maximum of 157 spaces allowed at Roosevelt Gap and the remaining spaces required at Snow Park (north and south sites). The applicant expects to have 444 parking stalls available upon completion of the project and 430 stalls available upon completion of Phase 2.
8. A Traffic and Parking Study by Hales Engineering as part of the 2019 expansion of the Deer Crest Amenity Club at the St. Regis determined that the Hotel has sufficient parking for all of the existing and proposed uses.
9. It is the desire of the applicant to build out the St. Regis in three phases. The first phase is complete and consists of the 105 Roosevelt Gap hotel/condominiums (99.5 UE), including a restaurant, bar, and spa; the funicular and funicular building at Snow Park (the funicular building contains one condominium unit, common area for the hotel lobby and check in, back of house hotel uses, and two affordable housing units); and a temporary sales office with surface parking.
10. This application is for the second phase and consists of the south parking structure at Snow Park (35 stalls) with nine (9) condominium units above (approximately 12.2 UE's). The third phase consists of the north parking structure and condominium units above (approximately 17 UE's). The total density approved for Snow Park is 30.5 UEs.
11. Staff finds Good Cause for this Condominium Plat as it is consistent with the density, maximum height, location and uses identified in the approved Deer Valley Settlement Agreement, the Deer Valley Master Planned Development and the most recently amended Hotel CUP.
12. The project is in keeping with the goals of the General Plan for the Deer Valley neighborhood and adds two additional deed restricted employee units.
13. The applicant is creating a Condominium Plat so that the nine (9) condominium hotel units can be sold as individual units creating the Snow Park Residences.
14. All Conditions of the Hotel CUP's shall continue to apply and remain in full force and effect.

15. All findings within the Analysis section and the recitals above are incorporated herein as Findings of Fact.

**Conclusions of Law:**

1. There is good cause for this Condominium Plat as it will allow for the sale of the nine (9) units and the creation of two (2) affordable units.
2. The Condominium Plat is consistent with the Park City Land Management Code including Sections 15-4-12, 15-7.1-3(C) and 15-12-15(B)(9) and applicable State Law regarding Condominium Plats.
3. Neither the public nor any person will be materially injured by the proposed Condominium Plat.
4. Approval of the Condominium 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 Planner, City Attorney, and City Engineer will review and approve the final form and content of the Condominium 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. All conditions of approval of the 1995 Deer Crest Settlement Agreement, as amended, continue to apply.
4. All conditions of approval of the Deer Crest Hotel CUP approved on February 28, 2001 (then known as the Rosewood CUP) and amended by the Planning Commission on July 25, 2001; March 24, 2004; May 11, 2005; and April 22, 2009 (with final approval by the City Council on appeal on June 18, 2009), April 23, 2014; and April 13, 2016, shall continue to apply.
5. The two (2) new deed restricted housing units shall be a minimum of 449 and 459 sf respectively, to meet the requirement of 1.135 AUE consistent with the 1<sup>st</sup> Amendment to the Housing Mitigation Plan for Phase 2 of the St. Regis. One AUE is equivalent to 800 sf according to the Development Agreement.
6. Deed Restrictions for the AUEs, approved by the City in accordance with the applicable Housing Resolution, shall be recorded prior to plat recordation, and Certificates of Occupancy shall be issued for these units prior to the issuance of Certificates of Occupancy for any of the market rate units.
7. The CCRs shall limit the HOA dues related to the deed restricted employee housing units in order to ensure the units remains affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the unit (or exempt the unit from HOA fees) to ensure that the unit doesn't lose its affordability due to such fees. The CCRs shall be submitted with the Condominium Plat for review and approval by the City prior to final Condominium Plat recordation.
8. The applicant shall maintain free and clear public access to the trails located on the St. Regis property.

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

PASSED AND ADOPTED this 11<sup>th</sup> day of June, 2020.

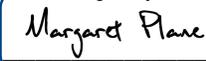
PARK CITY MUNICIPAL CORPORATION

DocuSigned by:  
  
0340104CDC42481... Andy Beerman, MAYOR

ATTEST:

DocuSigned by:  
  
E5F905BB533F431...  
Michelle Kellogg, City Recorder

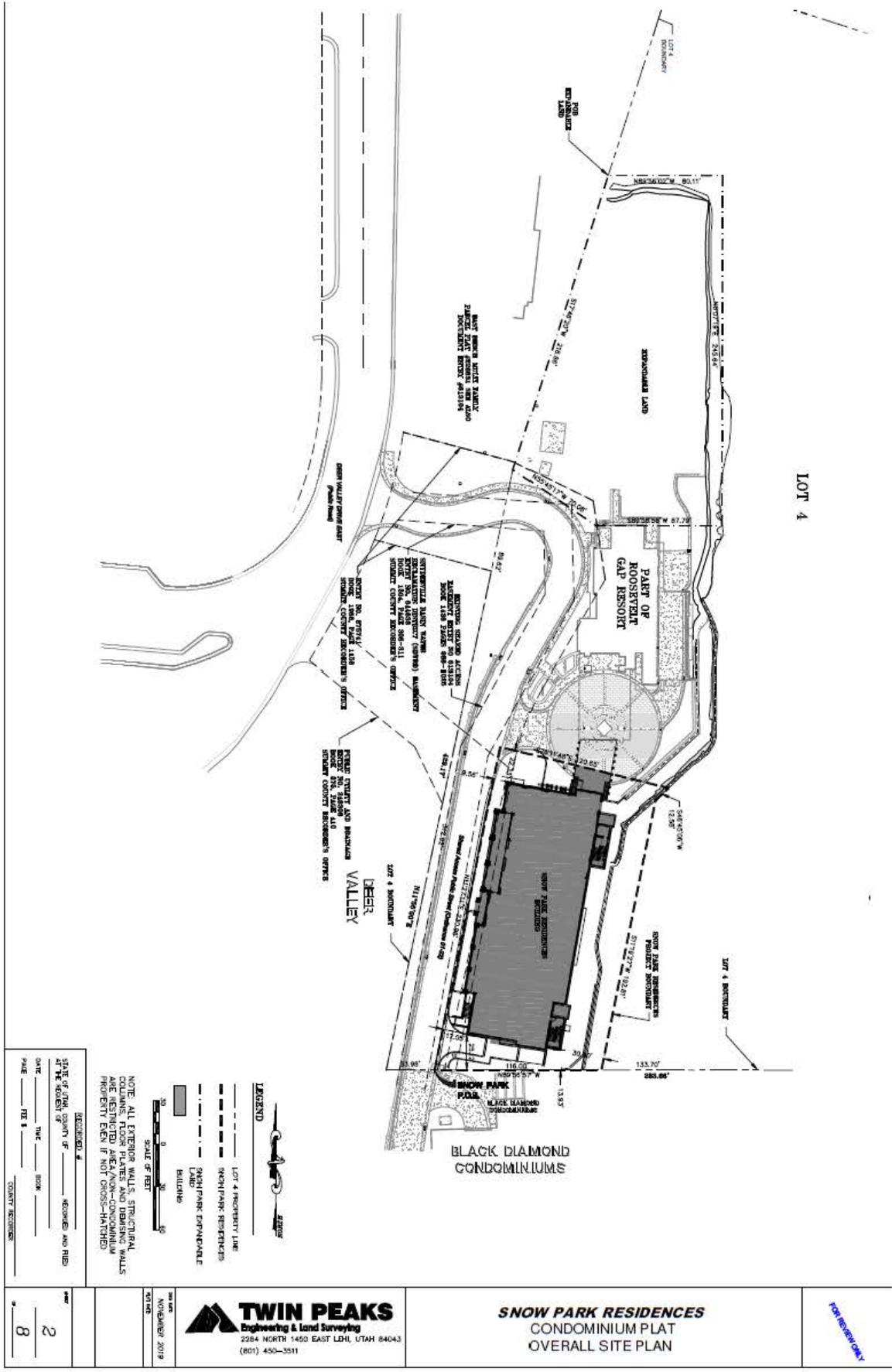
APPROVED AS TO FORM:

DocuSigned by:  
  
41523ECF3104489...  
Margaret Plane, Special Council

Exhibits:

Exhibit A: Condominium Plat





REVISIONS  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BY \_\_\_\_\_  
 SCALE \_\_\_\_\_ FEET \_\_\_\_\_ COUNTY RECORDS

NOTE: ALL EXTERIOR WALLS, STRUCTURAL  
 COLUMNS, FLOOR SLABS AND BEARING WALLS  
 ARE RESTRICTED AREA/NON-CONDOMINIUM  
 PROPERTY EVEN IF NOT CROSS-HATCHED

LEGEND  
 LOT 4 PROPERTY LINE  
 NON-PARK REFERENCES  
 SNOW PARK ADJACENT  
 BULKHEAD

SCALE OF FEET  
 0 10 20 30 40

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BY \_\_\_\_\_  
 SCALE \_\_\_\_\_ FEET \_\_\_\_\_ COUNTY RECORDS

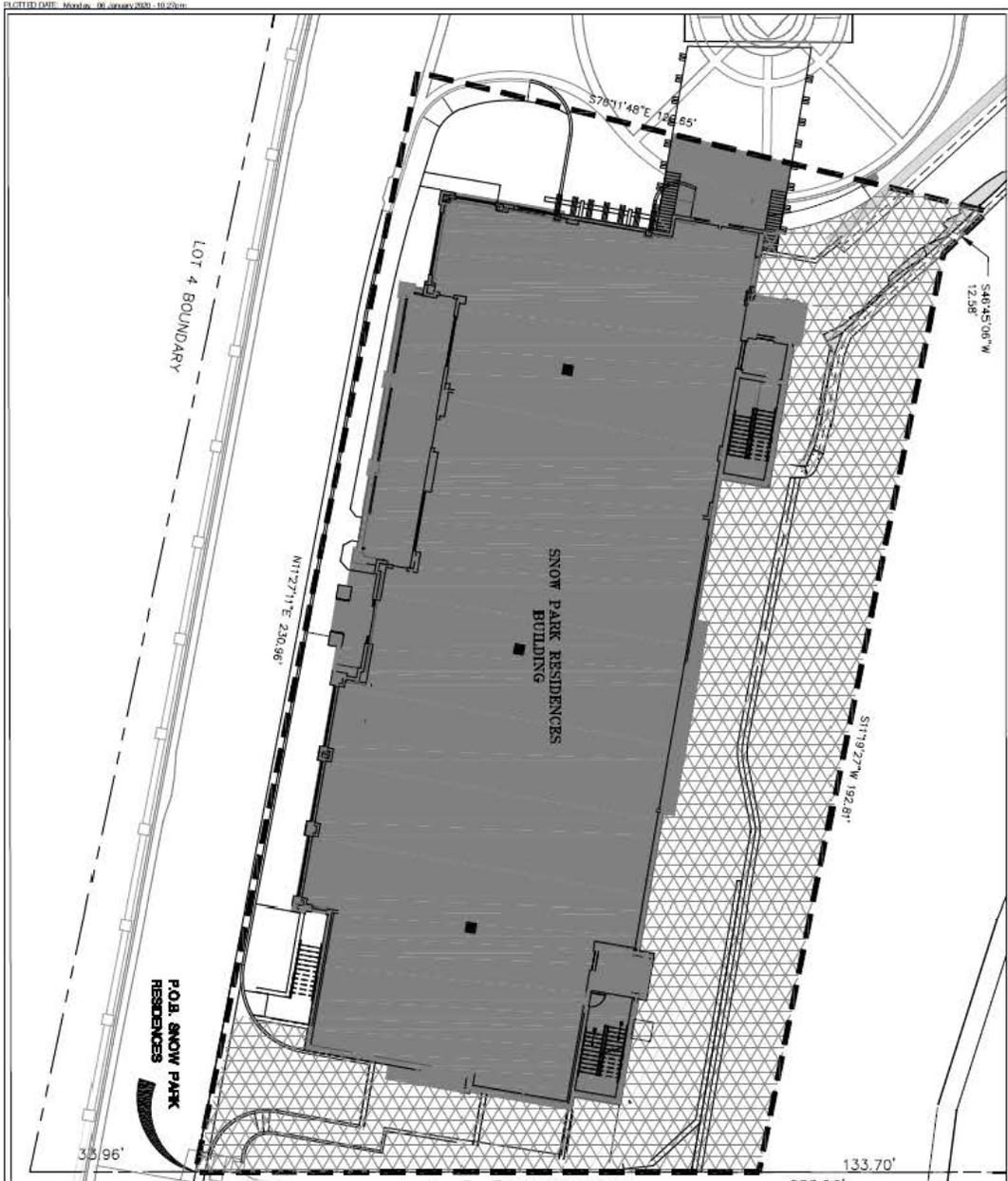
NOVEMBER 2019

**TWIN PEAKS**  
 Engineering & Land Surveying  
 2284 NORTH 1450 EAST LIDL, UTAH 84043  
 (801) 450-3511

**SNOW PARK RESIDENCES**  
 CONDOMINIUM PLAT  
 OVERALL SITE PLAN

FOR REVISION ONLY

2  
 8



**LEGEND**

- LOT 4 PROPERTY LINE
- SNOW PARK RESIDENCES
- TITLE
- OWNER ACCESS DRIVE / COMMON EASEMENT
- RENDERED AREA / NON-CONDOMINIUM PROPERTY / NO COMMON EASEMENT
- BUILDING (SEE SHEET 4-8)
- COMMERCIAL AREA / NON-CONDOMINIUM PROPERTY

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/11/2011	ISSUED FOR PERMIT
2	01/09/2012	REVISED PER COMMENTS
3	01/09/2012	REVISED PER COMMENTS
4	01/09/2012	REVISED PER COMMENTS
5	01/09/2012	REVISED PER COMMENTS
6	01/09/2012	REVISED PER COMMENTS
7	01/09/2012	REVISED PER COMMENTS
8	01/09/2012	REVISED PER COMMENTS

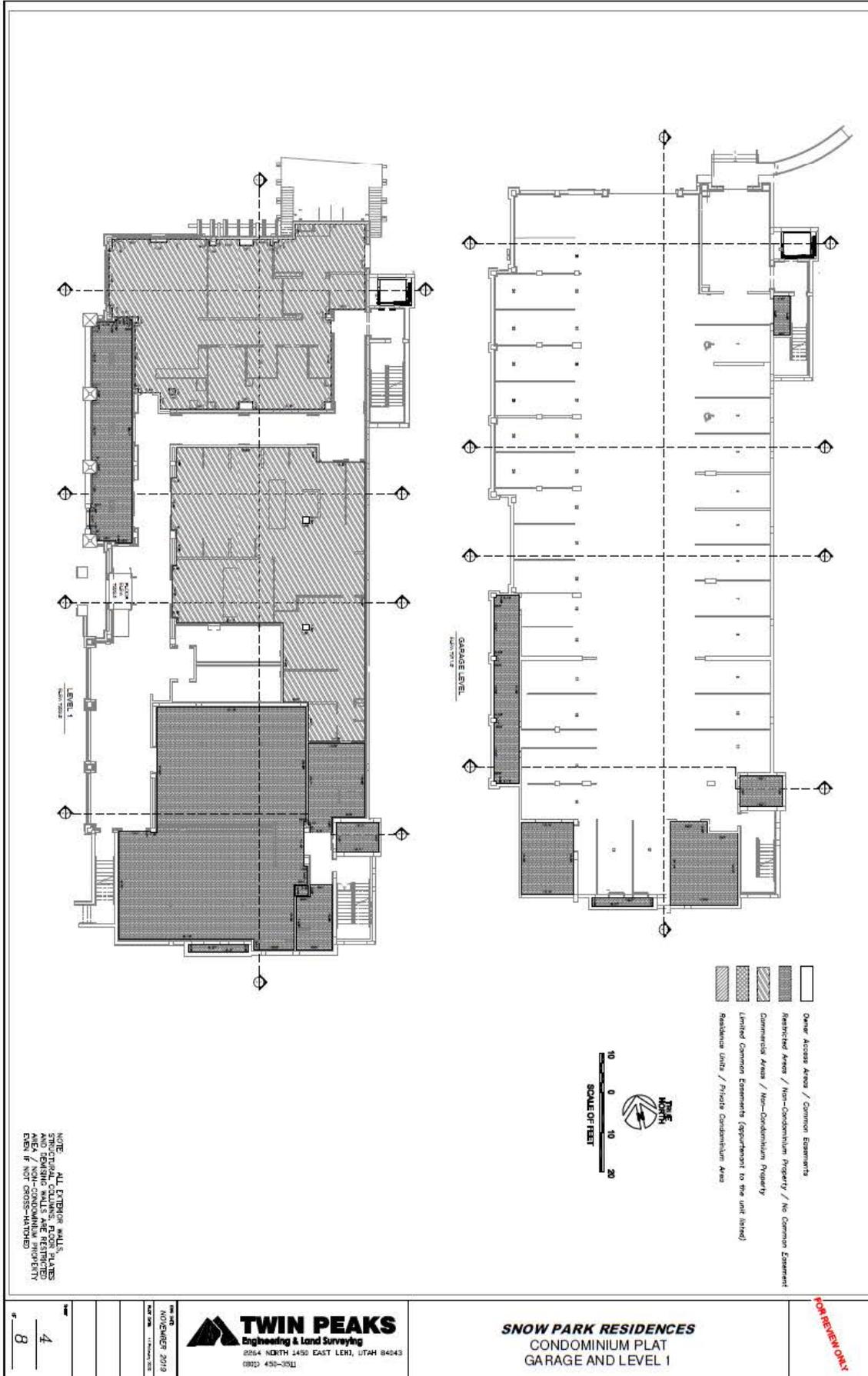
DATE OF THIS COUNTY OF \_\_\_\_\_ RECORD AND FILED  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY RECORDS

NO. 1000  
 SHEET NO. 3  
 OF 8

**TWIN PEAKS**  
 Engineering & Land Surveying  
 2284 NORTH 1450 EAST LEHI, UTAH 84043  
 (801) 450-2511

**SNOW PARK RESIDENCES**  
 CONDOMINIUM PLAT  
 OUTSIDE LAND USE

FOR REVIEW ONLY



NOTE: ALL EXTERIOR WALLS, STRUCTURAL COLUMNS, FLOOR SLABS AND BEARING WALLS ARE RESTRICTED AREAS AND SHALL BE SHOWN IN WHITE IF NOT CROSS-HATCHED.

- Owner Access Area / Common Elements
- Restricted Area / Non-Condominium Property / No Common Element
- Commercial Area / Non-Condominium Property
- Limited Common Elements (apartment to the unit listed)
- Residential Units / Private Condominium Area

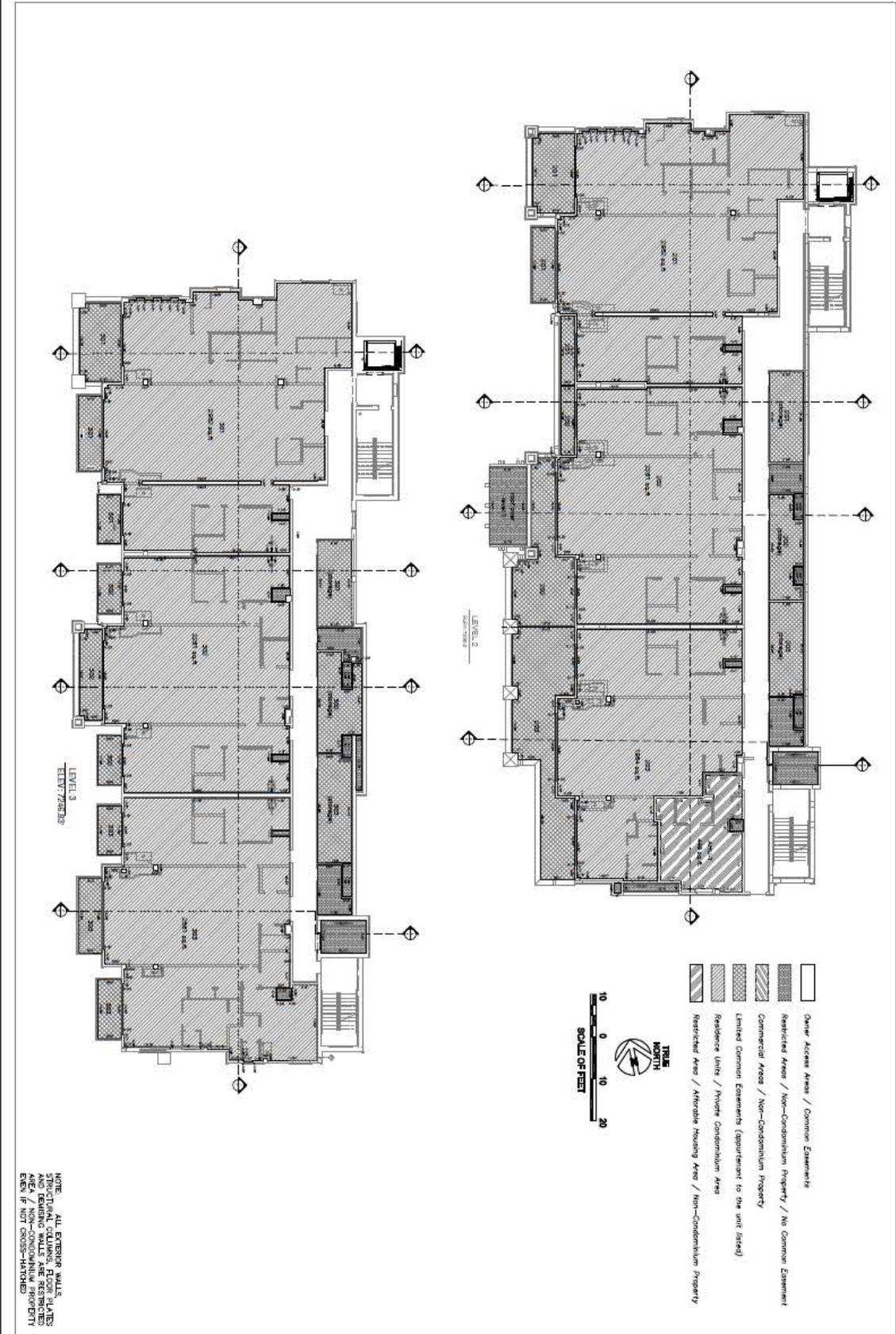


NO. SHEETS	4
SHEET NO.	8
DATE	NOVEMBER 2019
BY	11/15/2019

**TWIN PEAKS**  
 Engineering & Land Surveying  
 2264 NORTH 1450 EAST LERU, UTAH 84043  
 (801) 490-0521

**SNOW PARK RESIDENCES**  
 CONDOMINIUM PLAT  
 GARAGE AND LEVEL 1

FOR REVIEW ONLY



NOV 2019	NOVEMBER 2019

**TWIN PEAKS**  
 Engineering & Land Surveying  
 2264 NORTH 1430 EAST LEHI, UTAH 84043  
 (801) 450-7511

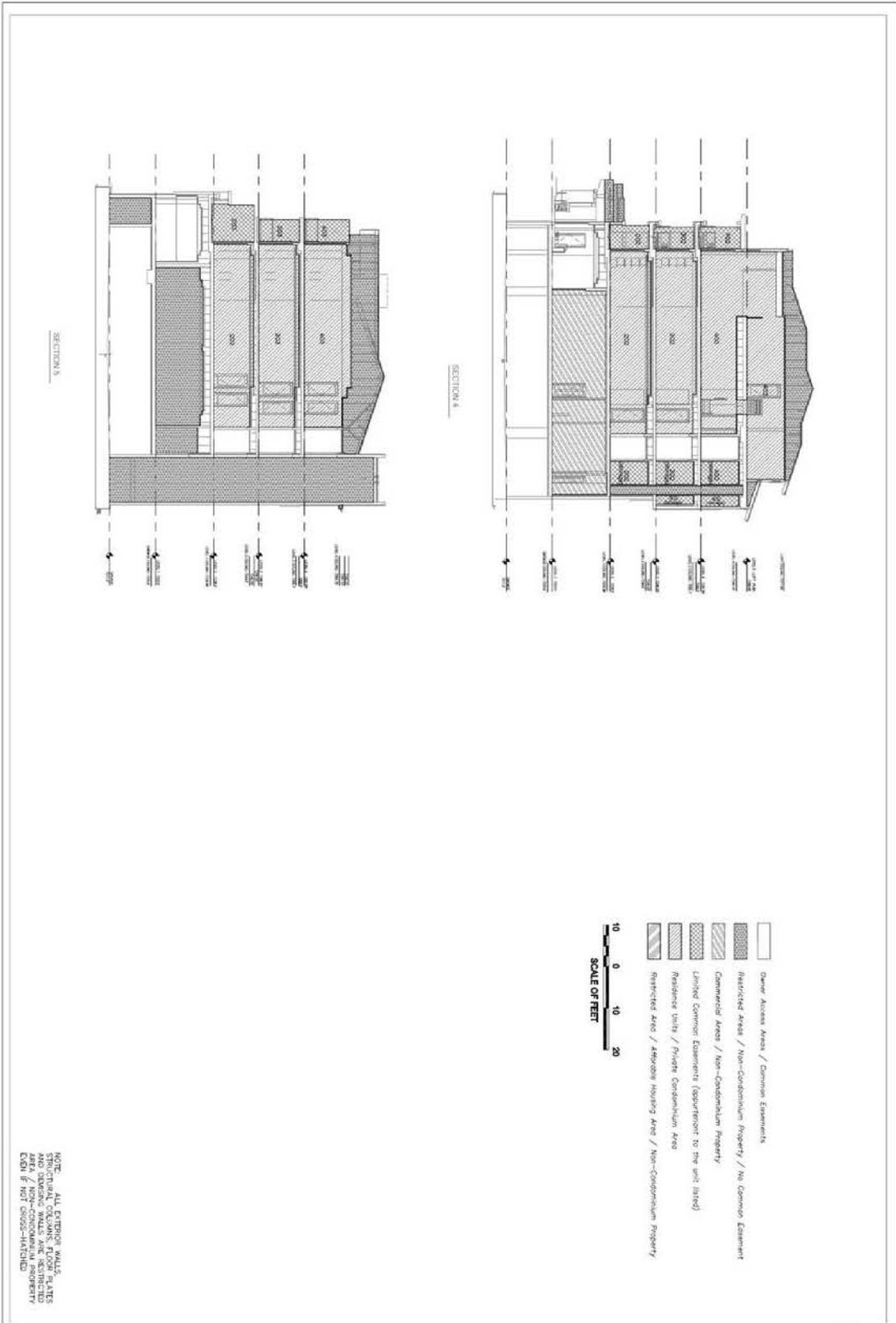
**SNOW PARK RESIDENCES**  
 CONDOMINIUM PLAT  
 LEVEL 2 AND 3

For review only

5  
8







NO. SHEETS	8
NO. SHEETS USED	8
DATE	NOVEMBER 2019
SCALE	AS SHOWN

**TWIN PEAKS**  
 Engineering & Land Surveying  
 2064 NORTH 1450 EAST LEHI, UTAH 84013  
 1992-450-3511

**SNOW PARK RESIDENCES**  
 CONDOMINIUM PLAT  
 SECTIONS

FOR REVIEW ONLY

