

Ordinance No. 2023-45

AN ORDINANCE APPROVING THE FIFTH AMENDMENT TO TRAIL'S END AT DEER VALLEY CONDO PLAT, LOCATED AT 2100 DEER VALLEY DRIVE, SUMMIT COUNTY, PARK CITY, UTAH

WHEREAS, the owners of the property located at 2100 Deer Valley Drive petitioned the City Council for approval of the Fifth Amendment To Trail's End At Deer Valley Condo Plat; and

WHEREAS, on July 25, 2023, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on July 25, 2023, courtesy notice was mailed to property owners within 300 feet of 2100 Deer Valley Drive and notice was posted to the property; and

WHEREAS, on August 9, 2023, the Planning Commission reviewed the application and held a public hearing; and

WHEREAS, on August 9, 2023, the Planning Commission forwarded a positive recommendation for City Council's consideration on September 14, 2023; and

WHEREAS, on September 14, 2023, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management code including § 15-7.1-3(B), § 15-12-15(B)(9), and Chapters 15-2.13 and 15-7.

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

SECTION 1. APPROVAL. The Fifth Amendment To Trail's End At Deer Valley Condo Plat, located at 2100 Deer Valley Drive, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background:

1. Trail's End at Deer Valley is subject to the Twelfth Amended and Restated Large Scale Master Planned Development Permit.
2. The property is located at 2100 Deer Valley Drive.
3. The Trail's End Condominiums are in the Residential Development (RD) Zoning District.
4. This Plat Amendment accurately identifies the square footages for all private ownership, Common Areas, and Limited Common Areas in the Trail's End Condominiums.
5. The Common Area will be increased by 393 feet, with 18 square feet of Common Area removed.

- 6. All proposed additions will occur under existing roof lines and no Private Area will be affected.
- 7. The Trail's End Condos have 85 Parking Spaces.

Conclusions of Law

- 1. The Plat Amendment is consistent with the Park City Land Management Code, including Chapter 15-2.13 *Residential – Development (RD) Zoning District*, and § 15-7.1-6 *Final Subdivision Plat*.
- 2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
- 3. 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 (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Plat approval 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 plat shall note that fire sprinklers are required for all new construction.
- 4. City Engineer shall review and approve all Lot grading, utility installation, public improvement, and drainage plans for compliance with City standards prior to issuance of any building permits.

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

PASSED AND ADOPTED this 14th day of September, 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

Nann Worel

57775BCB46414F6...

Nann Worel, MAYOR



ATTEST:

DocuSigned by:

Michelle Kellogg

E5F905BB533F431...

City Recorder

APPROVED AS TO FORM:

DocuSigned by:

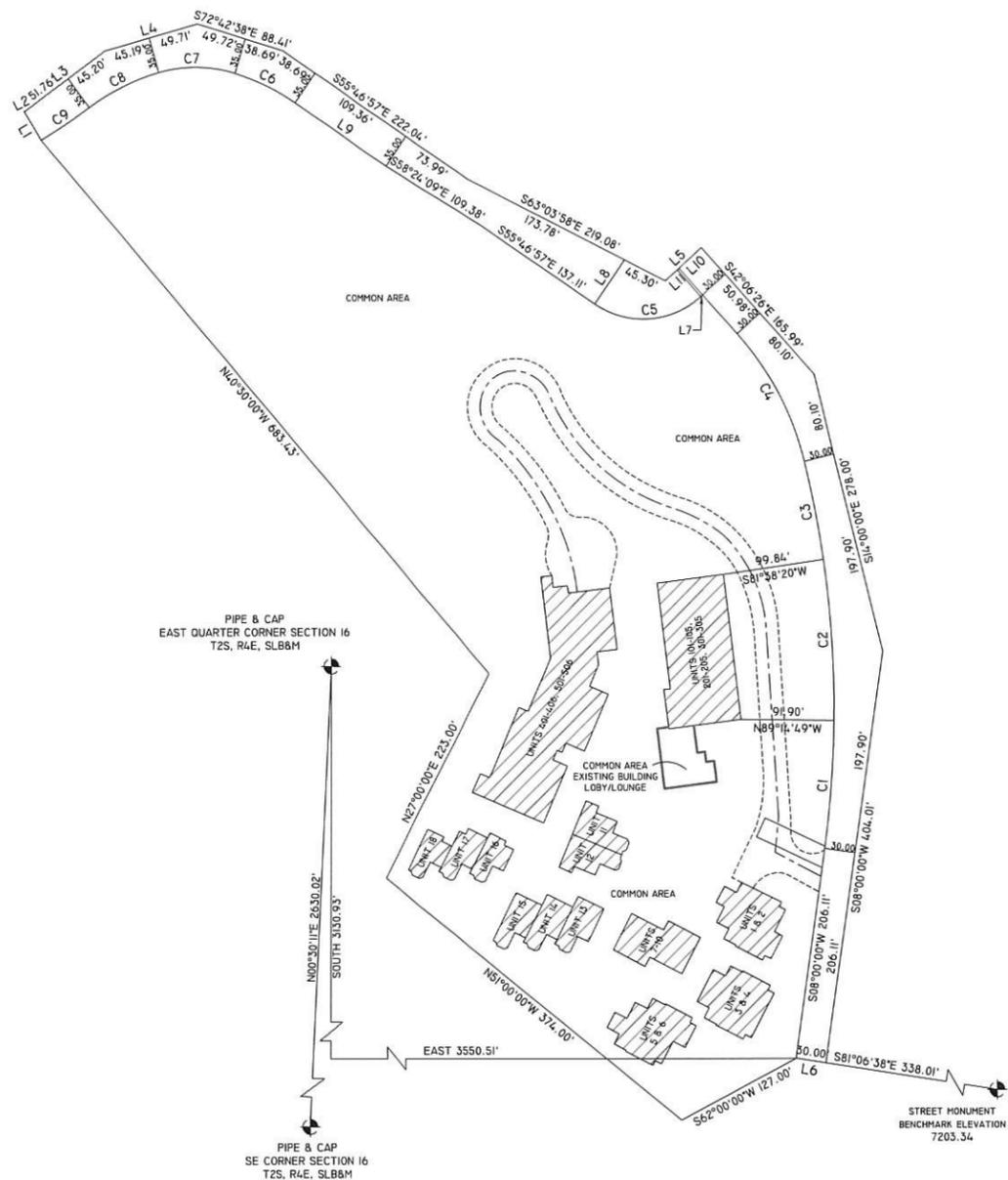
Mark Harrington

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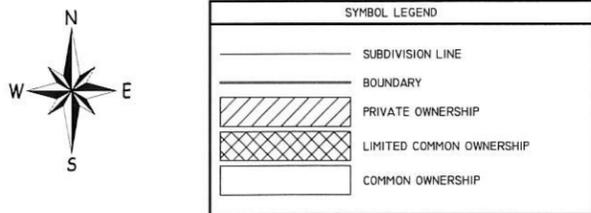
City Attorney

FIFTH AMENDMENT TO TRAIL'S END AT DEER VALLEY

AN AMENDMENT OF THE LOBBY/LOUNGE OF THE PINE INN
A UTAH EXPANDABLE CONDOMINIUM PROJECT LOCATED IN
SECTION 15 & 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



LOCATION MAP
SCALE = 1" = 80'



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LENGTH
C1	124.98	988.10	007°14'49"	N04°22'32"E	124.90
C2	157.18	988.10	009°06'51"	N03°48'18"W	157.01
C3	97.24	988.10	005°38'19"	N11°10'53"W	97.20
C4	142.26	290.00	028°06'24"	N28°03'14"W	140.84
C5	113.23	85.00	076°19'29"	N86°03'19"E	105.04
C6	66.48	225.00	016°55'44"	N64°14'49"W	66.24
C7	76.37	131.87	033°10'54"	N89°18'09"W	75.31
C8	76.70	211.45	020°46'59"	S63°42'55"W	76.28
C9	56.91	582.89	005°35'38"	N56°07'14"E	56.89

Line Table		
Line #	Length	Direction
L1	32.74	N31°04'53"W
L2	1.90	N64°07'09"E
L3	96.96	N53°19'31"E
L4	94.91	N74°06'31"E
L5	48.06	N47°53'34"E
L6	30.00	N81°06'38"W
L7	2.23	N47°53'34"E
L8	52.03	N34°13'03"E
L9	109.36	S55°46'57"E

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS 330.93 FEET SOUTH AND 3560.51 FEET EAST FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. (BASIS OF BEARING: SOUTH 00°30'11" WEST FROM SAID EAST QUARTER CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 16), SAID POINT ALSO BEING AT THE SOUTH AND WEST RIGHT-OF-WAY LINES OF DEER VALLEY DRIVE SOUTH, SECTION 16, AS RECORDED AND RUNNING THENCE SOUTH 42°00'00" WEST 127.00 FEET; THENCE NORTH 3°00'00" WEST 371.00 FEET; THENCE NORTH 27°00'00" EAST 223.00 FEET; THENCE NORTH 40°30'00" WEST 683.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL STREET (FORMERLY LAKE FLAT ROAD, AS DEDICATED), SAID POINT BEING ON A NON-TANGENT 582.89 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT BEARS NORTH 3°04'53" WEST 582.89 FEET OF WHICH THE CENTRAL ANGLE IS 5°35'37", AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL STREET THENCE NINE COURSES; THENCE 1) NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 56.91 FEET TO THE POINT OF REVERSE CURVATURE OF A 214.45 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS SOUTH 36°40'30" EAST 214.45 FEET OF WHICH THE CENTRAL ANGLE IS 20°47'07"; THENCE 2) NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 76.70 FEET TO THE POINT OF COMPOUND CURVATURE OF A 131.87 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS SOUTH 89°32'29" EAST 131.87 FEET OF WHICH THE CENTRAL ANGLE IS 33°10'53"; THENCE 3) EASTERLY ALONG THE ARC OF SAID CURVE 76.37 FEET TO THE POINT OF A COMPOUND CURVATURE OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS SOUTH 17°17'22" WEST 225.00 FEET, OF WHICH THE CENTRAL ANGLE IS 16°55'44"; THENCE 4) SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 66.48 FEET; THENCE 5) SOUTH 55°46'57" EAST 109.36 FEET THENCE 6) SOUTH 58°24'29" EAST 109.36 FEET; THENCE 7) SOUTH 55°46'57" EAST 137.11 FEET TO THE POINT OF CURVATURE OF A 85.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS NORTH 34°13'03" EAST 85.00 FEET OF WHICH THE CENTRAL ANGLE IS 76°19'29"; THENCE 8) EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 132.23 FEET; THENCE 9) NORTH 47°53'34" EAST 109.36 FEET THENCE 10) SOUTH 58°24'29" EAST 109.36 FEET; THENCE 11) SOUTH 55°46'57" EAST 137.11 FEET TO THE POINT OF CURVATURE OF A 290.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS SOUTH 47°53'34" WEST 290.00 FEET OF WHICH THE CENTRAL ANGLE IS 28°06'24"; THENCE 12) SOUTHWESTERLY ALONG THE CURVE OF AN ARC DISTANCE OF 142.26 FEET TO THE POINT OF COMPOUND CURVATURE OF A 988.10 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS SOUTH 76°19'29" WEST 988.10 FEET OF WHICH THE CENTRAL ANGLE IS 22°00'00"; 3) SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 379.40 FEET; THENCE 4) SOUTH 08°00'00" WEST 206.11 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.52 ACRES OR 371,199 SQUARE FEET.

LESS AND EXCEPTING UNITS 1-10 OF THE PINE INN CONDOMINIUMS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. BY THE AUTHORITY OF THE OWNERS, I HAVE AMENDED SAID CONDO UNIT AS SHOWN HEREON.

Chad Anderson
CHAD ANDERSON
PROFESSIONAL LAND SURVEYOR

02/01/2023
DATE



OWNER'S CONSENT TO RECORD - HOA

KNOW ALL MEN BY THESE PRESENT THAT PINE INN ASSOCIATION AT DEER VALLEY, A NON-PROFIT UTAH CORPORATION, (THE ASSOCIATION), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT, CERTIFIES THAT IT HAS APPROVED THIS PLAT AMENDMENT TO BE PREPARED, AND ON BEHALF OF ALL OF THE UNIT OWNERS DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

PINE INN ASSOCIATION AT DEER VALLEY, A NON-PROFIT UTAH CORPORATION,

BY: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT "HE" IS THE PRESIDENT OF PINE INN ASSOCIATION AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT "HE" IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

NOTES

1. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE _____
2. THE ADDRESS OF THE SUBJECT PROPERTY IS 2100 DEER VALLEY DR.
3. THIS PLAT AMENDMENT ADDS 229 SQUARE FEET OF COMMON SPACE ON LEVEL 3 AND 213 SQUARE FEET ON LEVEL 2

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT STANDARDS ON
THIS _____ DAY OF _____, 2023
ENGINEERING DEPARTMENT

PLANNING COMMISSION
RECOMMENDED BY THE PARK CITY PLANNING
COMMISSION THIS _____ DAY OF _____, 2023
CHAIR

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH
INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2023
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM
THIS _____ DAY OF _____, 2023
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTANCE BY THE PARK
CITY COUNCIL THIS _____ DAY OF _____, 2023
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS
_____ DAY OF _____, 2023
PARK CITY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS _____ DAY OF _____, 2023
SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH COUNTY SUMMIT
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____
SIGNATURE (COUNTY RECORDER) _____ DATE _____

ELEMENT
 LAND SURVEYING
 WWW.ELEMENTSURVEYING.COM 296 SOUTH 270 EAST, HEBER CITY, UT 84032
 801-592-5975 & 801-567-8748

CONDO PLAT AMENDMENT
 SUMMIT COUNTY
 IN SEC 15 & 16, T2S, R4E, SLB8M

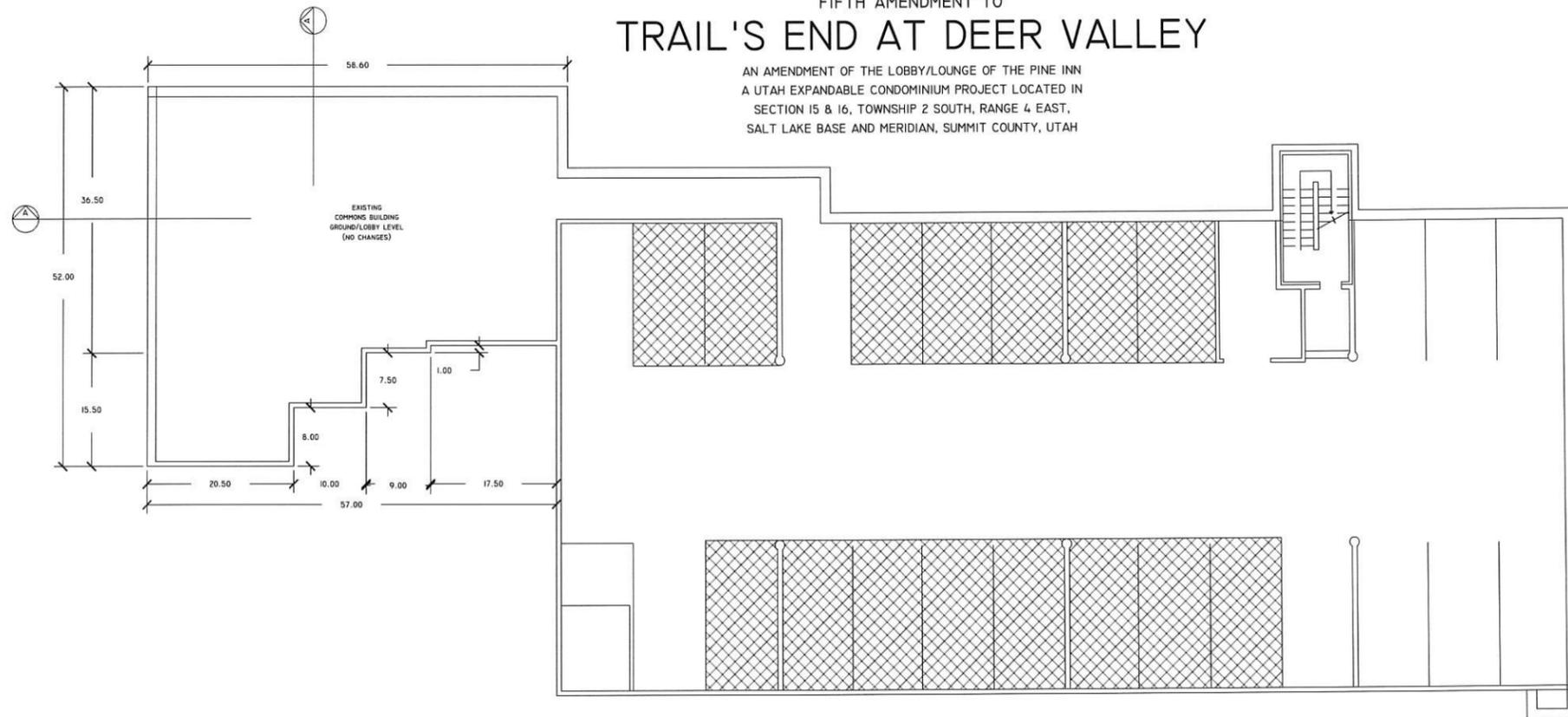
TRAIL'S END AT DEER VALLEY
 LODGE COMMON AREA
 AMENDMENT

PROJECT NO. 23-01-026
 SHEET 1 OF 5

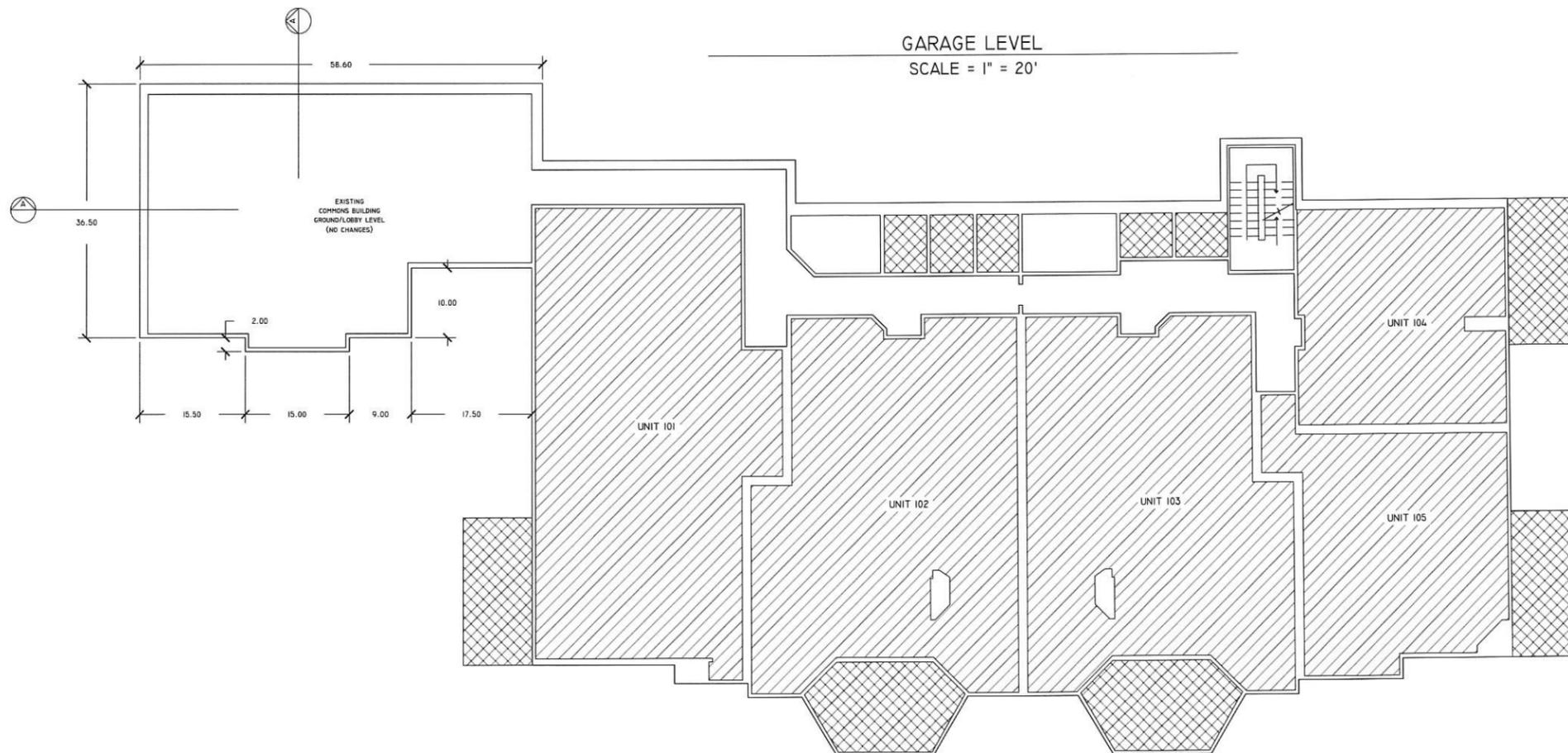
FIFTH AMENDMENT TO TRAIL'S END AT DEER VALLEY

AN AMENDMENT OF THE LOBBY/LOUNGE OF THE PINE INN
A UTAH EXPANDABLE CONDOMINIUM PROJECT LOCATED IN
SECTION 15 & 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SYMBOL LEGEND	
	DEED LINE
	BOUNDARY
	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP
	COMMON OWNERSHIP



GARAGE LEVEL
SCALE = 1" = 20'



LEVEL ONE
SCALE = 1" = 20'

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SUMMIT COUNTY
IN SEC. 15 & 16, T2S, R4E, SLB8M

TRAIL'S END AT DEER VALLEY

LODGE COMMON AREA
AMENDMENT

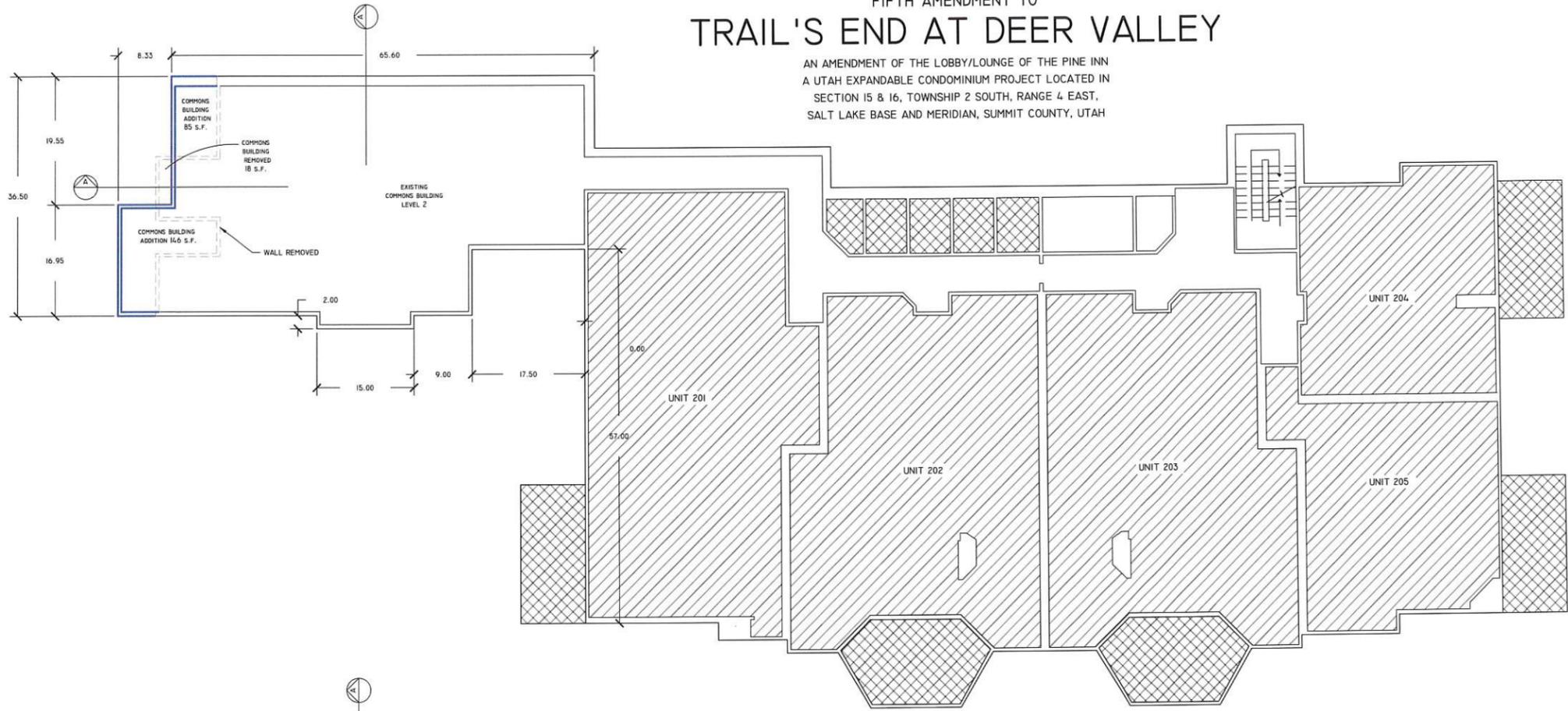
PROJECT NO. 23-01-026

SHEET 2 OF 5

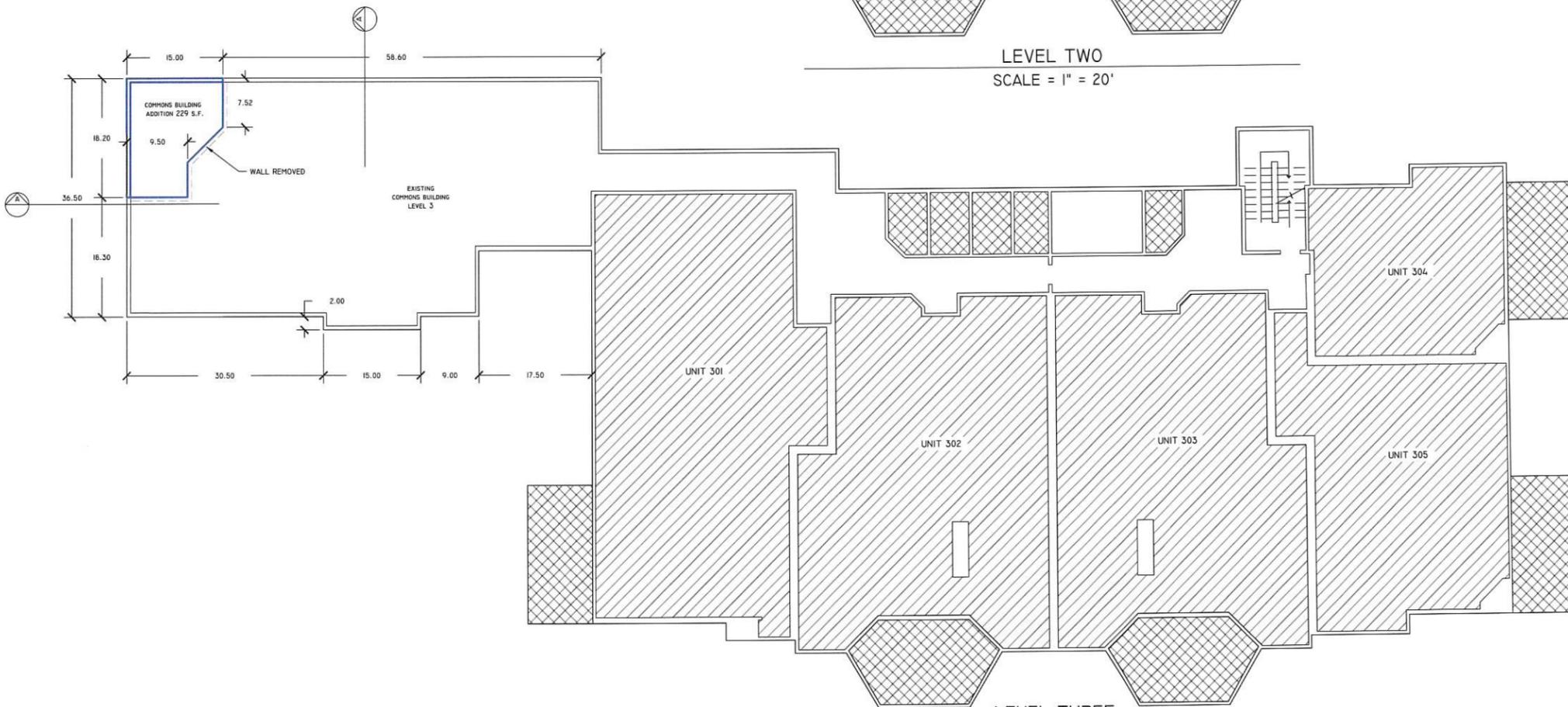
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SYMBOL LEGEND	
	DEED LINE
	BOUNDARY
	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP
	COMMON OWNERSHIP



LEVEL TWO
SCALE = 1" = 20'



LEVEL THREE
SCALE = 1" = 20'



ELEMENT
LAND SURVEYING
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CONDO PLAT AMENDMENT

SUMMIT COUNTY
IN SEC 15 & 16, T2S, R4E, SLB&M

TRAIL'S END AT DEER VALLEY

LODGE COMMON AREA
AMENDMENT

PREPARED FOR:

23-01-026

PROJECT:

3 OF 5

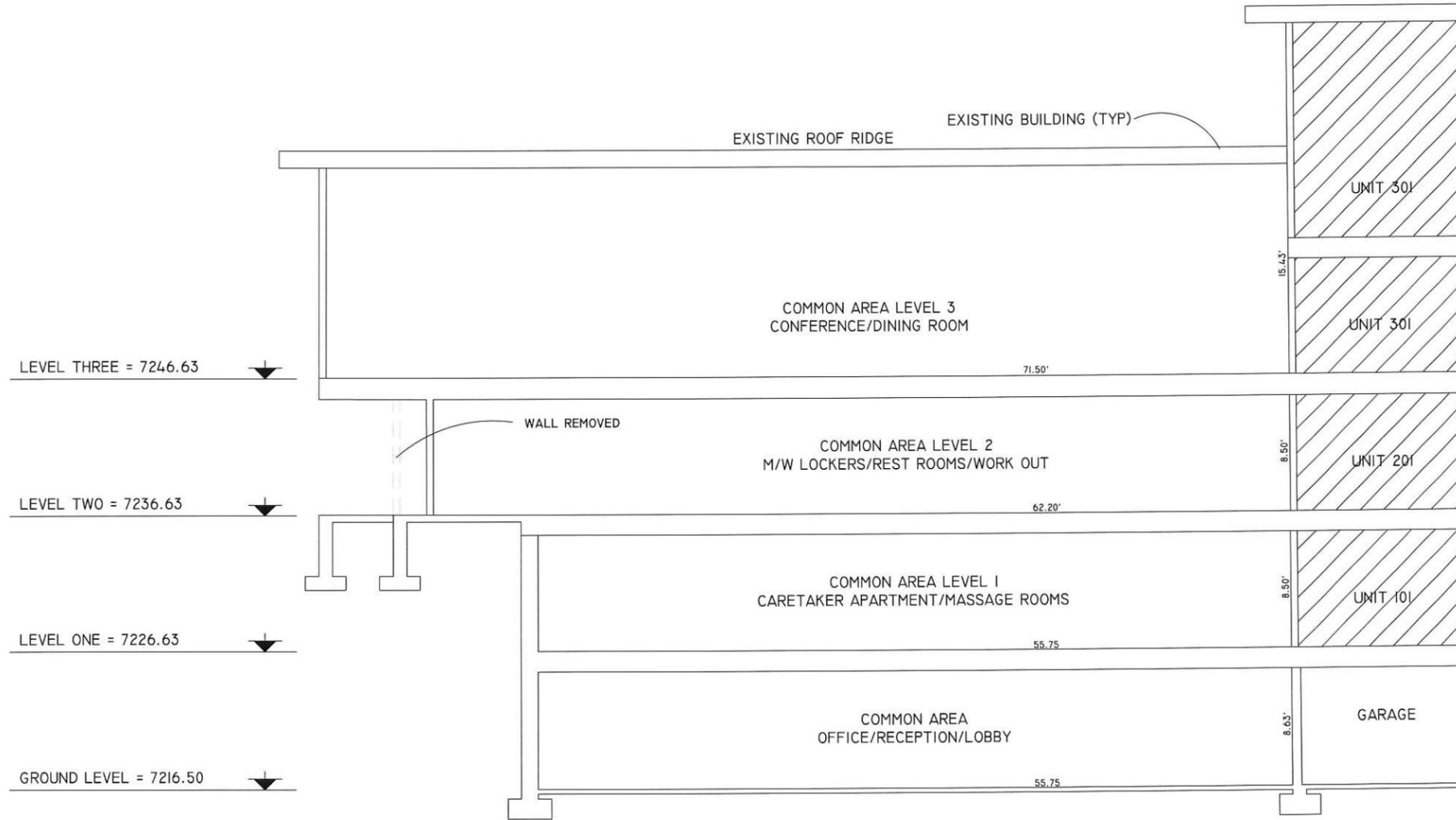
PROJECT NO.

SHEET

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SYMBOL LEGEND	
	DEED LINE
	BOUNDARY
	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP
	COMMON OWNERSHIP



SECTION A
SCALE = 1" = 5'

ELEMENT
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CONDO PLAT AMENDMENT

SUMMIT COUNTY
IN SEC 15 & 16, T2S, R4E, SLB&M

TRAIL'S END AT DEER VALLEY

LODGE COMMON AREA
AMENDMENT

PREPARED FOR:

PROJECT NO.
23-01-026

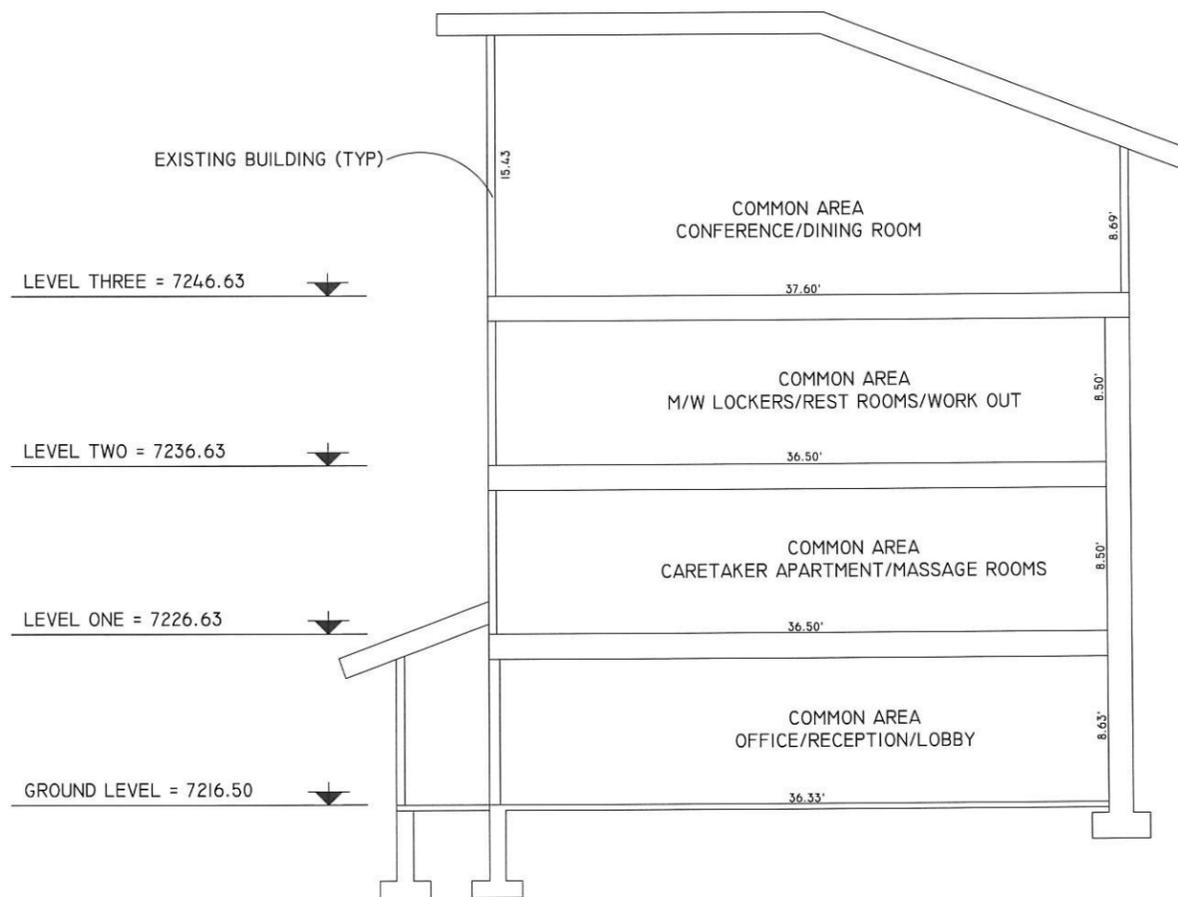
PROJECT:

SHEET
4 OF 5

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SYMBOL LEGEND	
	DEED LINE
	BOUNDARY
	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP
	COMMON OWNERSHIP



SECTION B
SCALE = 1" = 5'

ELEMENT
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CONDO PLAT AMENDMENT

SUMMIT COUNTY
IN SEC 15 & 16, T2S, R4E, SLB6M

TRAIL'S END AT DEER VALLEY

LODGE COMMON AREA
AMENDMENT

PROJECT NO.
23-01-026

SHEET
5 OF 5