

Ordinance No. 11-28

**AN ORDINANCE APPROVING THE FIFTH AMENDMENT TO THE STAG LODGE
PHASE III CONDOMINIUMS FOR UNITS 47 AND 48, LOCATED AT
8200 ROYAL STREET EAST, PARK CITY, UTAH**

WHEREAS, owners of the property known as the Stag Lodge Phase III condominium Units 47 and 48, have petitioned the City Council for approval of a request for amendments to the record of survey plat to designate additional basement areas as private area; 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, on November 9, 2011, held a public hearing to receive input on the amended record of survey plat;

WHEREAS, the Planning Commission, on November 9, 2011, forwarded a positive recommendation to the City Council; and,

WHEREAS, on December 1, 2011, the City Council held a public hearing on the amended record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Fifth Amended Stag Lodge Phase III record of survey plat for Units 47 and 48 to reflect as-built conditions and allow the owners to utilize basement area as private living area without increasing the building footprint or parking requirements, consistent with provisions of the Deer Valley MPD, as amended (11th Amended MPD).

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 Fifth Amended Stag Lodge Phase III condominium record of survey plat for Units 47 and 48, as shown in Exhibit 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 8200 Royal Street East, Units 47 and 48.
2. The property is located within the Estate (E) zone and is subject to the Eleventh Amended Deer Valley MPD (DVMPD).
3. Within the DVMPD, a project can utilize either the City's Unit Equivalent (UE) formula of 2,000 square feet per UE or develop the allowed number of units without a stipulated unit size.
4. The Deer Valley MPD allowed 50 units to be built at the Stag Lodge parcel in addition to the 2 units that existed prior to the Deer Valley MPD. A total of 52 units are allowed per the Eleventh Amended Deer Valley MPD and 52 units exist within

the Stag Lodge parcel. The Stag Lodge parcels are all included in the 11th Amended Deer Valley Master plan and are not developed using the LMC unit equivalent formula.

5. Stag Lodge Phase III plat was approved by City Council on December 7, 1989 and recorded at Summit County on March 1, 1990. Stag Lodge Phase III plat, consisting of Units 36-43 and Unit 47, was first amended on November 29, 1990 and recorded at the County on December 3, 1990. The first amendment added private area to Units 36-43 and added Unit 48 to Phase III. Unit 47 was already part of the Phase III plat.
6. The Stag Lodge Phase III second amendment was approved on December 5, 1991 and recorded at the County on January 6, 1992. The second amendment increased the private area of Unit 43 to be equal to Units 40-42 at 4,595 sf.
7. A third amendment to the Stag Lodge Phase III plat approved on June 6, 2002 and recorded at the County on January 17, 2003. The third amendment added private area to units 36-39 to make all of the units the same size at 4453.4 sf.
8. A subsequent fourth amendment correctly identified a portion of the upper floor area as private for Units 36-39 and designated a small deck area as private. The total floor area of these units remained at 4453.4. This amendment was approved on July 1, 2004 and recorded on May 25, 2005.
9. The private area of Units 47 and 48 was not previously amended by the various plat amendments. Unit 48 was added to the Phase III plat during the first amendment to the Stag Lodge Phase III plat.
10. On September 30, 2011, a complete application was submitted to the Planning Department for amendments to the Stag Lodge Phase III record of survey plat for Units 47 and 48.
11. The plat amendment identifies additional basement areas for Units 47 and 48 as private area for these units. The areas are currently considered common area because they are not designated as either private or limited common on the plats.
12. The additional basement area is located within the existing building footprints and crawl space area and there is no increase in the footprint for these buildings.
13. Units 47 and 48 contain 3,367.49 sf of private area. If approved, the private area of Units 47 and 48 increases by 1,082.2 sf and 1,553.6 sf, respectively. Approval of the basement area as private area would increase Unit 47 to 4449.69 sf and Unit 48 to 4,921.09 sf
14. As detached units, the parking requirements are 2 spaces per unit. Each unit has an attached two car garage. The plat amendment does not increase the parking requirements for these units.
15. Unit 47 was constructed in 1989 and Unit 48 was constructed in 1990. Building permits were issued by the Building Department for the work. At the time of initial construction, the subject basement areas were partially excavated, unfinished crawl space, with unpaved floors.
16. In 2004 a building permit was issued for the creation of basement areas from the existing unfinished crawl space area for Unit 48. Similar work was permitted in 2010 for Unit 4.
17. On October 19, 2011, building permits were issued for both units for tenant improvement of the basement areas, including the new windows and doors, with conditions that certificates of occupancy for the finished basement areas will not be issued until the amended plat is recorded at Summit County.
18. The findings in the analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this amendment to the record of survey.
2. The amended record of survey plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The amended record of survey plat is consistent with the 11th Amended and Restated Deer Valley Master Planned Development.
4. Neither the public nor any person will be materially injured by the proposed record of survey amendment.
5. Approval of the record of survey amendment, subject to the conditions of approval, will not adversely affect the health, safety and welfare of the citizens of Park City.

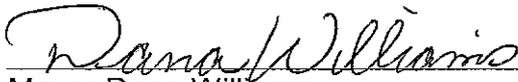
Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the amended record of survey plat for compliance with State law, the Land Management Code, the recorded plats, and the conditions of approval, prior to recordation of the amended 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 amendment 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. All conditions of approval of the Stag Lodge Condominium record of survey plats as amended shall continue to apply.
4. The plat shall be recorded at Summit County as a condition precedent to issuance of certificates of occupancy for the interior basement finish work, as permitted by the Building Department on October 19, 2011.

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

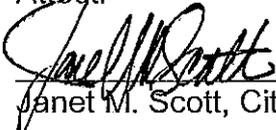
PASSED AND ADOPTED this 1st day of December, 2011.

PARK CITY MUNICIPAL CORPORATION



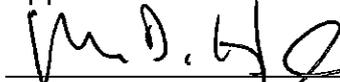
Mayor Dana Williams

Attest:

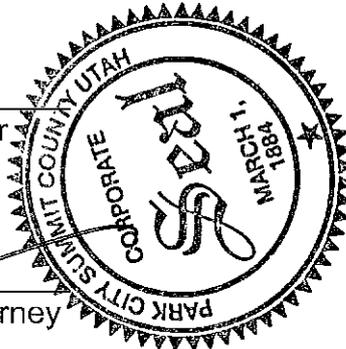


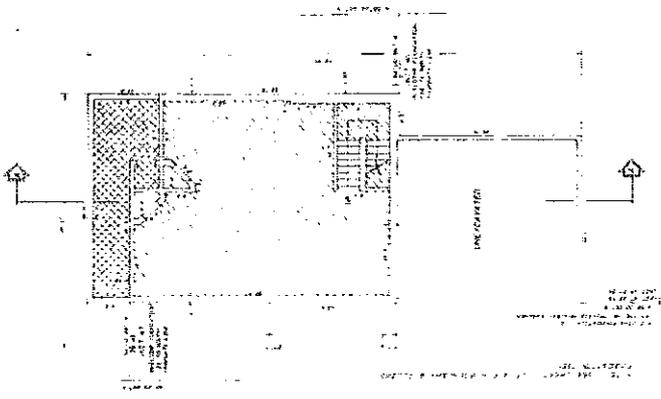
Janet M. Scott, City Recorder

Approved as to form:

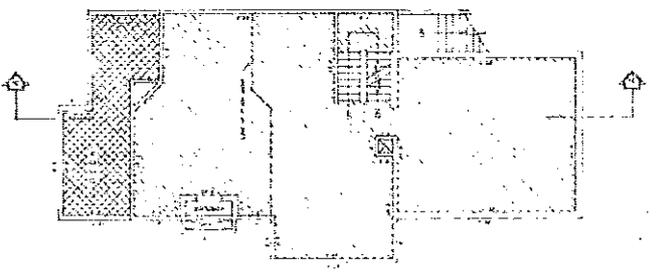


Mark D. Harrington, City Attorney

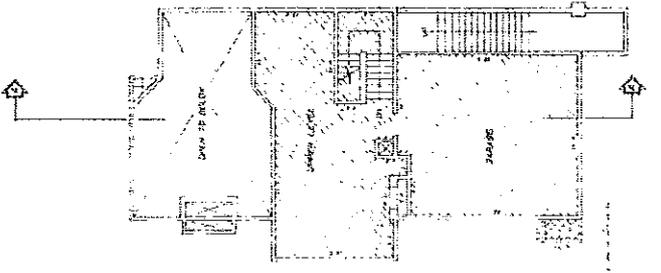




LOWER LEVEL



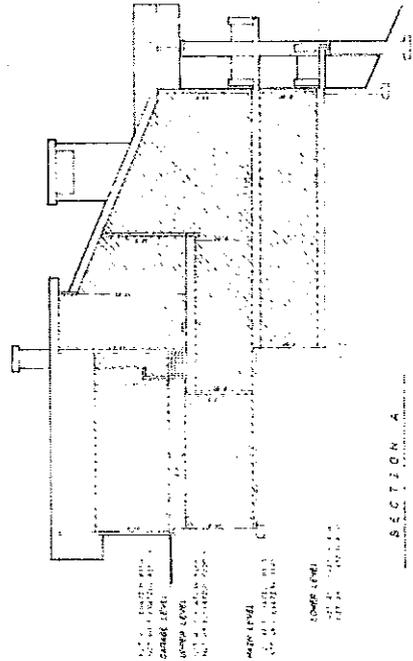
MAIN LEVEL



UPPER LEVEL

- NOTES:
1. Check and dimension shown on this plan with existing floor elevations and compare with drawings for existing site and floor elevations with 1953.
 2. Location dimensions shown are to finished surfaces.
 3. All work to be done as indicated on common areas.
 4. All work to be done as indicated on common areas.
 5. Check for location of construction for existing building of existing.
 6. Reference to Sheet 1 of 2 for location and elevation.

UNITS 47 & 48	
UPPER LEVEL	2,000 SQ. FT.
MAIN LEVEL	2,000 SQ. FT.
LOWER LEVEL	2,000 SQ. FT.
TOTAL	6,000 SQ. FT.

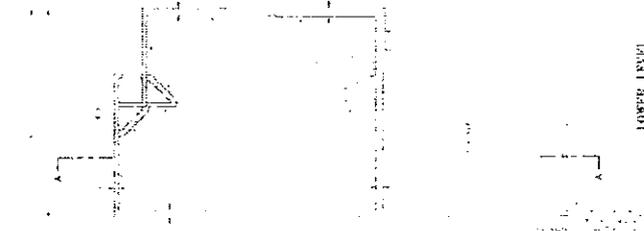


SECTION A

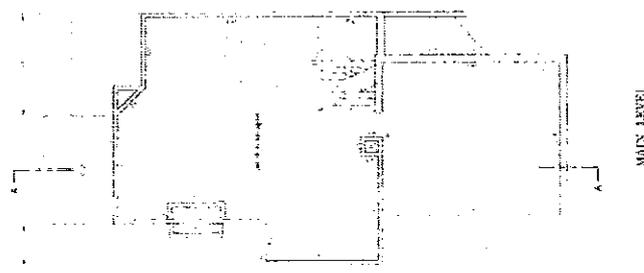
UNITS 47 & 48

FIRST AMENDED
STAG LODGE PHASE III

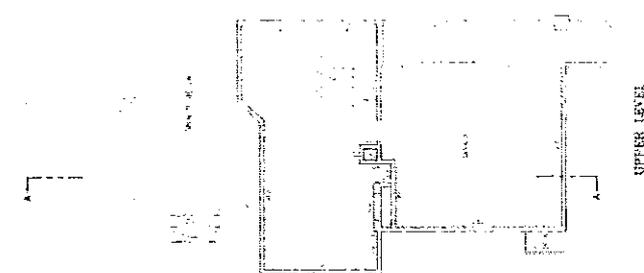
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LOWER LEVEL



MAIN LEVEL



MEZZ LEVEL

UNITS 47 & 48

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- LEGEND
- 1. WALL
 - 2. DOOR
 - 3. WINDOW
 - 4. STAIR
 - 5. ELEVATOR
 - 6. MECHANICAL ROOM
 - 7. ELECTRICAL ROOM
 - 8. PLUMBING ROOM
 - 9. TELEPHONE ROOM
 - 10. JANITORY ROOM
 - 11. STORAGE ROOM
 - 12. OFFICE
 - 13. CONFERENCE ROOM
 - 14. RECEPTION AREA
 - 15. LOBBY
 - 16. CORRIDOR
 - 17. RESTROOM
 - 18. BREAK ROOM
 - 19. STORAGE AREA
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 - 416. OFFICE EQUIPMENT
 - 417. CONFERENCE EQUIPMENT
 - 418. RECEPTION EQUIPMENT
 - 419. LOBBY EQUIPMENT
 - 420. RESTROOM EQUIPMENT
 - 421. BREAK EQUIPMENT
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 - 425. PLUMBING EQUIPMENT
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 - 499. BREAK EQUIPMENT
 - 500. STORAGE EQUIPMENT

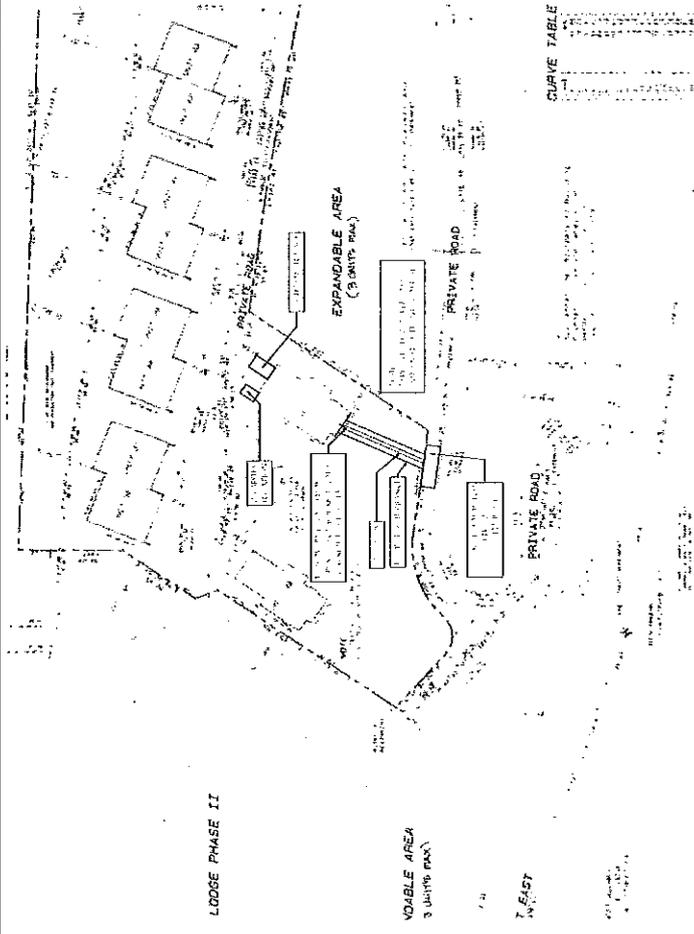
STAG LODGE PHASE III

REVISIONS

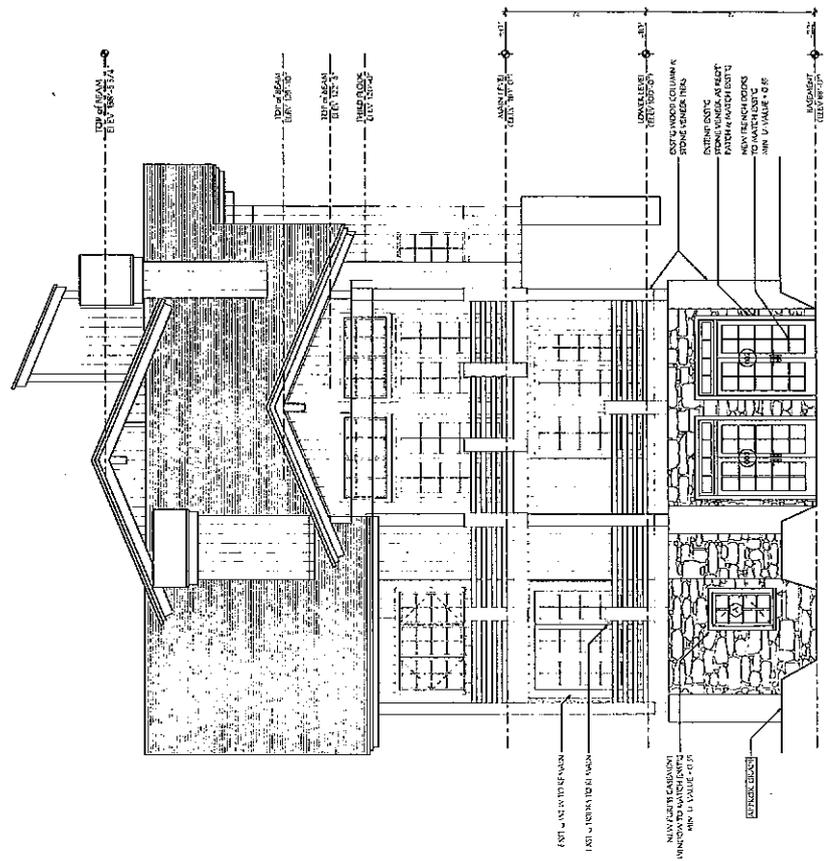
RECORDED

PAGE 4 OF 4

SECTION A



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. FINISH GRADE IS TO BE SHOWN BY DASHED LINES.
4. EXISTING GRADE IS TO BE SHOWN BY SOLID LINES.
5. PROPOSED GRADE IS TO BE SHOWN BY DOTTED LINES.
6. ALL UTILITIES TO BE SHOWN BY DASHED LINES WITH APPROPRIATE SYMBOLS.
7. ALL UTILITIES TO BE DELETED BY DOTTED LINES WITH APPROPRIATE SYMBOLS.
8. ALL UTILITIES TO BE MAINTAINED BY SOLID LINES WITH APPROPRIATE SYMBOLS.
9. ALL UTILITIES TO BE NEW BY DOTTED LINES WITH APPROPRIATE SYMBOLS.
10. ALL UTILITIES TO BE RELOCATED BY DOTTED LINES WITH APPROPRIATE SYMBOLS.

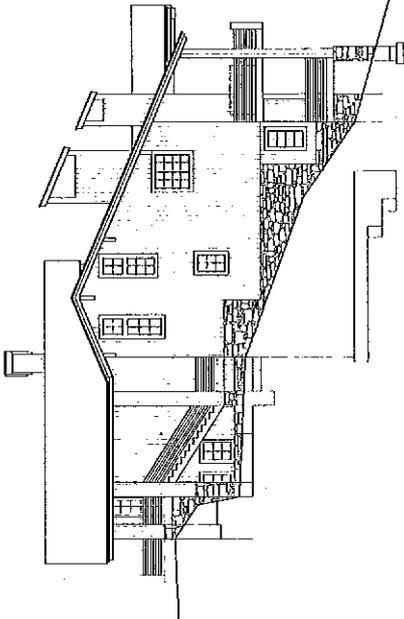


WEST ELEVATION
SCALE 1/4" = 1'-0"

ISSUED FOR PERMIT 10-07-11
Interior Elevations to be
DUNN RESIDENCE
STAG II - Unit 47
8200 Royal Street East
Park City, UT

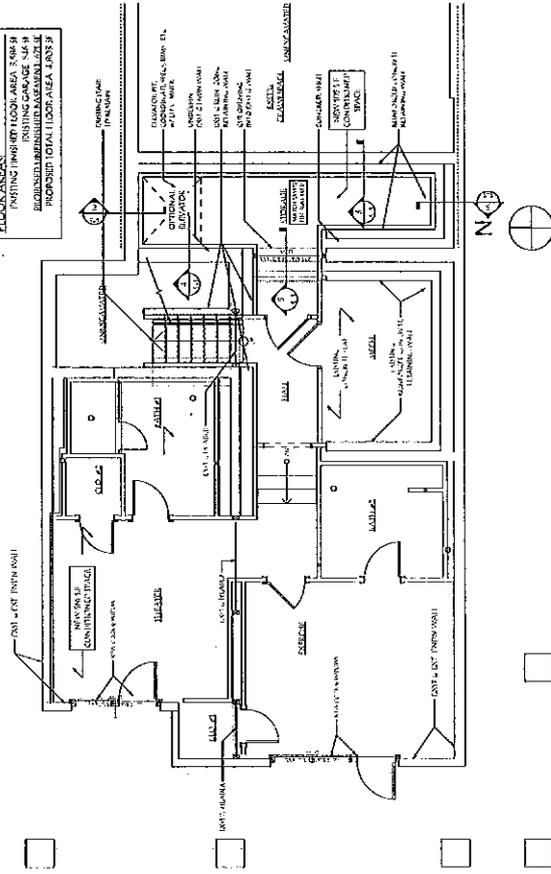
HUESTIS TUCKER
ARCHITECTS
1000 W. 1000 S. SUITE 100
SALT LAKE CITY, UT 84119

TITLE SITE PLAN
WEST ELEVATION
SCALE AS NOTED
DATE 10-07-11
SCALE A-0



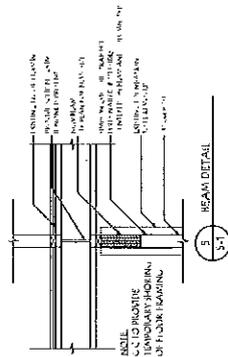
WEST ELEVATION
SCALE 1/4" = 1'-0"

FLOOR AREAS
 EXISTING FLOOR AREAS 3,469 SF
 EXISTING GARAGE 546 SF
 PROPOSED FINISHED FLOOR AREA 1,455 SF
 PROPOSED TOTAL FLOOR AREA 4,470 SF

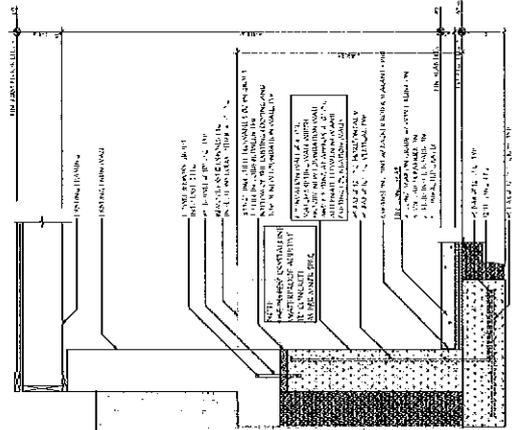


1 FOUNDATION & FRAMING PLAN w/ TENDONION
 SCALE 1/4" = 1'-0"

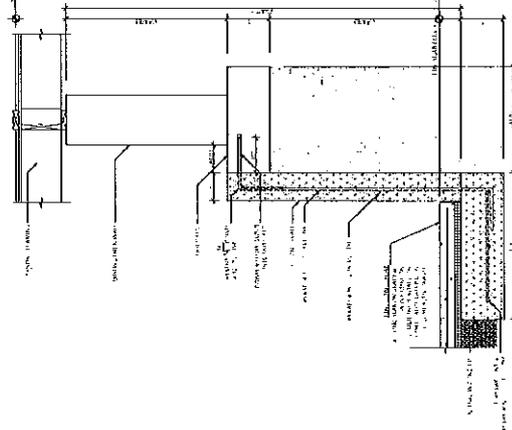
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. THESE HAD BUILDING PERMITS CONCERNING TYPICAL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM FINISH OF 5,000 PSI PER SEC 4402.2.
3. THE ROCK STEP SPACES AT BOTTOM FLOOR SHALL BE CONCRETE AND A DRIP GUTTER SHALL BE INSTALLED AT ANY OTHER LOCATION. PROVIDE PASSAGE FOR HANDS - INC. SEC. II.



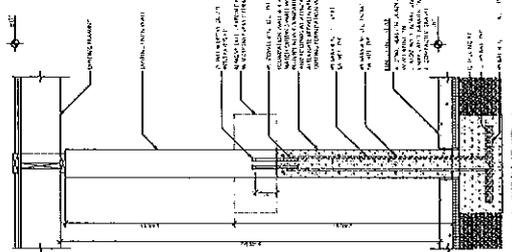
2 REBAR DETAIL
 SCALE 1/2" = 1'-0"



1 UNIFORM A
 SCALE 1/2" = 1'-0"



3 UNIFORM C
 SCALE 1/2" = 1'-0"



4 UNIFORM B
 SCALE 1/2" = 1'-0"

UPDATED BLDG PERMIT APPL 09-29-11
 BLDG PERMIT APPL 09-07-11
 Interior Renovations to the
SHAW RESIDENCE
 STAG II - UNIT 404
 8200 Royal Street East
 PHX CIVIL UT
 JULES T. ... ELECTRICAL
 TITLE
 FOUNDATION & FRAMING
 PLAN & DETAILS
 SCALE AS NOTED
 DATE 5-1

