



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING  
SUMMIT COUNTY, UTAH  
February 6, 2025**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

Zoom Link: <https://us02web.zoom.us/j/88167820277>

**1. REGULAR AGENDA - 12:00PM**

- 1.A. **2700 Deer Valley Drive – Extension of Approval** – The Applicant Requests a One-Year Extension of the Approved Sixth Amended Courchevel Condominiums Plat to Convert 305 Square Feet of Existing Common Area Attic Space to Private Area for Units C101 and C102. PL-25-06385  
(A) Public Hearing; (B) Action

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or [planning@parkcity.org](mailto:planning@parkcity.org) at least 24 hours prior to the meeting.

**\*Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

# Planning Department Staff Report



**Subject:** 2700 Deer Valley Drive  
**Application:** PL-25-06385  
**Author:** Virgil Lund, Planner II  
**Date:** February 6, 2025  
**Type of Item:** Extension of Plat Amendment

## Recommendation

(I) Review the proposed Courchevel Condominium Plat Amendment Extension, (II) conduct a public hearing, and (III) consider approving the Extension for one year based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

## Description

**Applicant:** Kathryn Leach  
**Location:** 2700 Deer Valley Drive, Courchevel Condominiums  
**Zoning District:** Residential Development  
**Adjacent Land Uses:** Multi-Family Residential, Resort Open Space  
**Reason for Review:** The Planning Director may consider an extension of a Plat Amendment.<sup>1</sup>

LMC Land Management Code

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).*

## Background

On November 29, 2023, the Planning Commission approved the Sixth Amended Courchevel Condominium Plat Amendment to convert 305 square feet of existing common area attic space to private area for Units C101 and C102 (Exhibit B).

Condition of Approval 2 from the Final Action Letter states: "The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this 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 Planning Director."

On November 22, 2024, the Applicant requested an extension to their Plat Amendment in writing, prior to the November 29, 2024, expiration date (Exhibit C).

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<sup>1</sup> LMC [§ 15-7.1-6\(C\)\(4\)](#)

### **Analysis**

LMC [§ 15-7.1-6\(C\)\(4\)](#) states, “Applicants may request time extensions of the Planning Commission approval by submitting a request in writing to the Planning Department prior to expiration of the approval. The Planning Director may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the requirements for a Final Plat in Section 15-1-12.”

There has been no change in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.

The Applicant requests a one-year extension to get all required owner signatures on the mylar and for final recordation at the County. The Applicant proposes no changes to the original approval.

### **Department Review**

The Planning Department reviewed this report.

### **Notice**

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on January 23, 2025. Staff mailed courtesy notice to property owners within 300 feet on January 23, 2025.<sup>2</sup>

### **Public Input**

Staff did not receive any public input at the time this report was published.

### **Alternatives**

- The Planning Director may approve the Extension of approval for the Sixth Amended Courchevel Condominiums Plat;
- The Planning Director may deny the Extension of approval for the Sixth Amended Courchevel Condominiums Plat and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

### **Exhibits**

Exhibit A: Draft Final Action Letter

Attachment 1 – Proposed Plat

Exhibit B: Sixth Amended Courchevel Condominiums Plat Final Action Letter

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<sup>2</sup> LMC [§ 15-1-21](#)

## Exhibit C: Applicant's Extension Request



## Planning Department

February 6, 2025

Kathryn Leach  
2700 Deer Valley Drive East

CC: Courchevel Homeowners Association

### NOTICE OF PLANNING DEPARTMENT ACTION

#### Description

|                       |                                                                                                                      |
|-----------------------|----------------------------------------------------------------------------------------------------------------------|
| Address:              | 2700 Deer Valley Drive East                                                                                          |
| Zoning District:      | Residential Development                                                                                              |
| Application:          | Extension of Approval                                                                                                |
| Project Number:       | PL-25-06385                                                                                                          |
| Action:               | APPROVED WITH CONDITIONS (See Below)                                                                                 |
| Date of Final Action: | February 6, 2025                                                                                                     |
| Project Summary:      | The Applicant Requests an Extension of the Courchevel Condominiums Sixth Amended Plat Approved on November 29, 2023. |

#### Action Taken

On February 6, 2025, the Planning Director conducted a public hearing and approved the extension of approval for the Sixth Amended Courchevel Condominiums Plat according to the following findings of fact, conclusions of law, and conditions of approval:

#### Findings of Fact

1. The property is located at 2700 Deer Valley Drive East in the Residential Development (RD) Zoning District.
2. The Courchevel Condominiums at Deer Valley Condominium Plat was approved by the City Council on December 27, 1984, and recorded at the County on December 31, 1984.



## Planning Department

3. The Courchevel Condominiums at Deer Valley established 40 residential condominium units of 759 square feet each with 60 Off-Street Parking Spaces in a shared underground parking garage.
4. There are two access driveways from the garage to Deer Valley Drive East.
5. In November 1989, the City Council approved an amended Plat increasing the number of residential condominium units to 41.
6. Two of the three approved Courchevel buildings (Buildings B and C) were constructed beginning in 1984 and completed in 1988. Building A was not built and removed from the Plat.
7. As a result, the Courchevel Condominiums includes 27 condominium units and 31 Off-Street Parking spaces.
8. On November 4, 2010, the City Council adopted Ordinance No. 10-37 approving the second amendment to the Courchevel Condominiums Plat. In February 2012, the Plat was recorded. This amendment converted 608 square feet of Common Area attic space above Units B301 and B303 to Private Area, for a total of 1,367 square feet each.
9. On June 28, 2012, the City Council adopted Ordinance No. 12-19 approving the Courchevel at Deer Valley Third Amended Plat. In December 2012, the Plat was recorded. This amendment converted 470 square feet of Common Area attic space to Private Area for Unit B202, for a total of 1,229 square feet.
10. On July 12, 2012, the City Council adopted Ordinance No. 12-20 approving the Courchevel at Deer Valley Fourth Amended Plat. The plat was recorded in January 2013. This amendment converted 608 square feet of Common Area attic space to Private Area for Unit B304, for a total of 1,367 square feet.
11. On December 12, 2013, the City Council adopted Ordinance No. 13-50 approving the Courchevel at Deer Valley Fifth Amended Plat. The plat was recorded in September 2014. The amendment converted 139 square feet of Common Area attic space to Private Area for Unit C301 for total of 898 square feet.
12. On July 27, 2023 the Applicant submitted a Plat Amendment application to convert 305 square feet of existing common area attic space to private area for Units C101 and C102.
13. On November 29, 2023, the Planning Commission approved the Sixth Amended Courchevel Condominium Plat Amendment to convert 305 square feet of existing common area attic space to private area for Units C101 and C102.



## Planning Department

14. The Planning Commission found Good Cause for the Plat Amendment because of the precedent set by the previous five amendments to the original Courchevel Condominiums Plat, and the Plat Amendment does not change the footprint or mass of the existing Structure, will have no negative impacts to the public, and does not create any non-conformities.
15. The proposed Sixth amendment is consistent with the purposes of the RD Zoning District.
16. No changes are proposed to the exterior of the Structure and the purpose of clustering of residential natural Open Space and minimization of Site disturbance and impacts of Development is maintained.
17. The property is subject to the requirements and restrictions of the Deer Valley Master Planned Development (MPD). The MPD originally allowed up to 20.5 Unit Equivalents (UEs) for the Courchevel parcel. The MPD was amended in 2001 to transfer seven UEs or 14,000 square feet to the Silver Baron condominium project, adjacent to the north, leaving 13.5 UEs for the Courchevel property. At 2,000 square feet per UE, the total allowable residential area is 27,000 square feet.
18. The existing UEs for the Courchevel Condominiums is 11.46 or 22,926 square feet.
19. The proposed UEs for the Courchevel Condominiums is 11.77 or 23,536 square feet, below the allowable residential area of 27,000 square feet.
20. Units C101 and C102 will be 1,064 square feet in area each.
21. When the plat was originally approved, the 1984 LMC required two Parking Spaces per one-bedroom apartment not exceeding 1,000 square feet.
22. Under the existing LMC Off-Street Parking requirements, the proposed amendment requires 30 Off-Street parking spaces. There are 31 Off-Street parking spaces in a shared underground parking structure for the Courchevel Condominiums.
23. On November 22, 2024, the Applicant requested an extension to their Plat Amendment in writing, prior to the November 29, 2024, expiration date.
24. LMC § 15-7.1-6(C)(4) states, "Applicants may request time extensions of the Planning Commission approval by submitting a request in writing to the Planning Department prior to expiration of the approval. The Planning Director may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land



## **Planning Department**

Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the requirements for a Final Plat in Section 15-1-12."

25. There has been no change in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.
26. The Applicant requests a one-year extension to get all required signatures on the mylar and for recordation at the County. The Applicant proposes no changes to the original approval.
27. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 23, 2025.
28. Staff mailed courtesy notice to property owners within 300 feet on January 23, 2025.

### **Conclusions of Law**

1. The Plat Amendment Extension is consistent with LMC § 15-7.1-3(B), § 15-7.1-6, and Chapter 15-2.13 Residential Development Zoning District.
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 below, does not adversely affect the health, safety, and welfare of the citizens of Park City.
4. The Applicant demonstrated that the proposal was the same as the sixth amended plat approved by the Planning Commission November 29, 2023 and that there was no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plat or the Land Management Code, pursuant to LMC § 15-7.1-6(C)(4).

### **Conditions of Approval**

1. All Conditions of Approval of the Deer Valley MPD and the amended Courchevel Condominiums at Deer Valley Plats shall continue to apply.
2. The Applicant shall record the plat at the County within one year from Planning Director approval of extension. If recordation is not complete, this approval will be void.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email [virgil.lund@parkcity.org](mailto:virgil.lund@parkcity.org)



**Planning Department**

Sincerely,

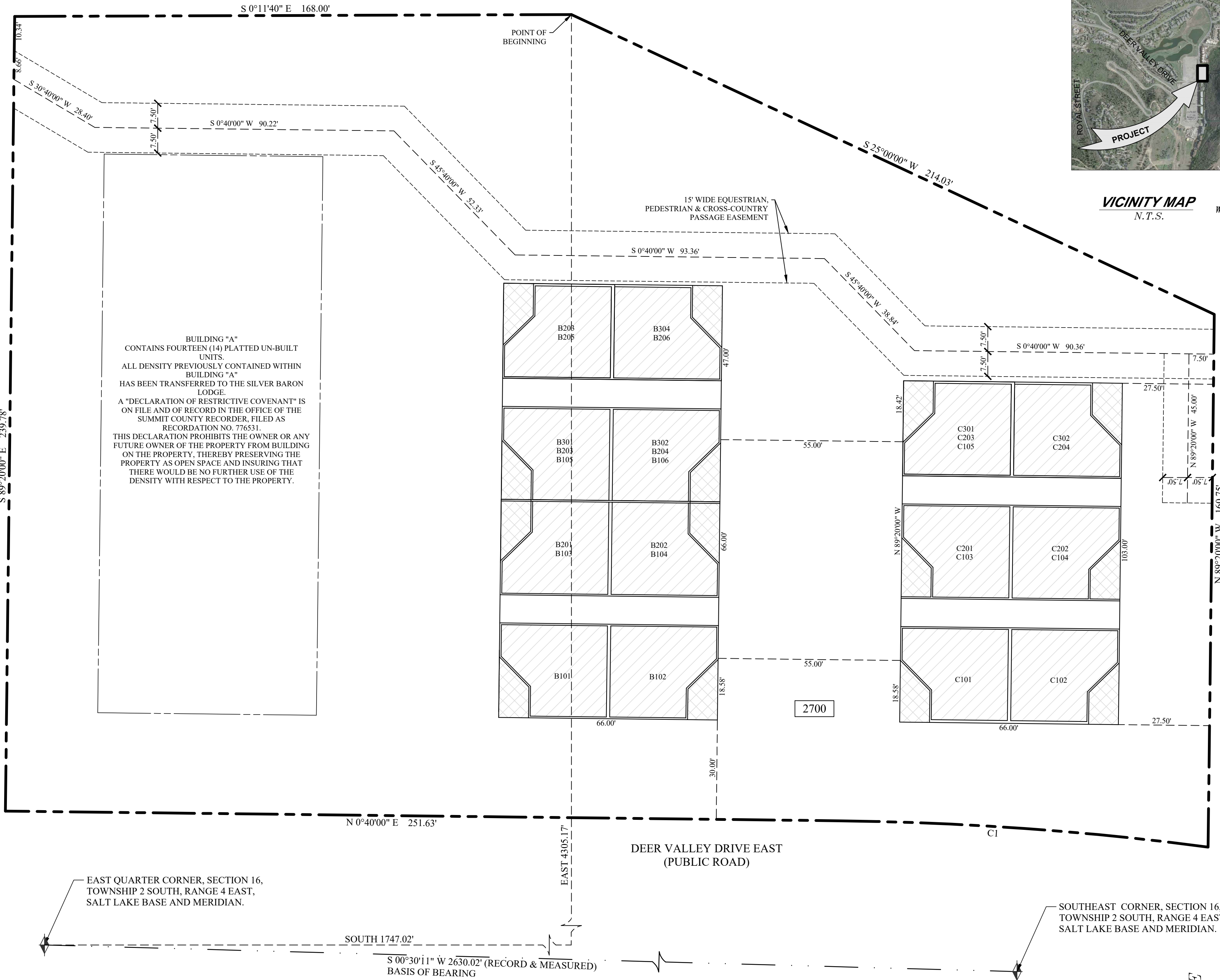
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Rebecca Ward  
Planning Director

CC: Virgil Lund

# COURCHEVEL CONDOMINIUMS AT DEER VALLEY SIXTH AMENDED

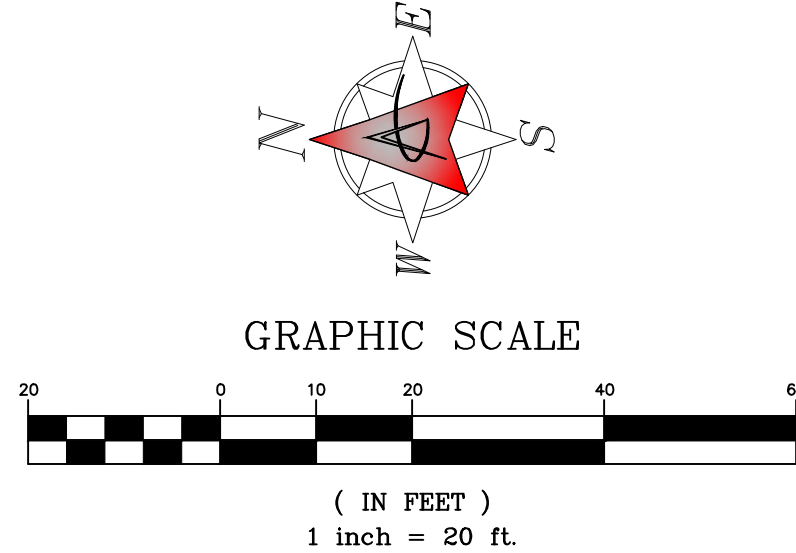
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2  
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.  
PARK CITY, SUMMIT COUNTY, UTAH



| HATCH LEGEND        |  |
|---------------------|--|
| COMMON AREA         |  |
| LIMITED COMMON AREA |  |
| PRIVATE AREA        |  |

| AREA TABULATIONS                                             |              |
|--------------------------------------------------------------|--------------|
| 2700 DEER VALLEY DRIVE, UNIT C101,<br>PARK CITY, UTAH, 84060 |              |
| PRIVATE AREA                                                 | 1,064 SQ.FT. |
| LIMITED COMMON AREA                                          | 125 SQ.FT.   |
| 2700 DEER VALLEY DRIVE, UNIT C102,<br>PARK CITY, UTAH, 84060 |              |
| PRIVATE AREA                                                 | 1,064 SQ.FT. |
| LIMITED COMMON AREA                                          | 125 SQ.FT.   |

| Curve Table |         |         |          |            |        |
|-------------|---------|---------|----------|------------|--------|
| Curve #     | Length  | Radius  | Delta    | Bearing    | Chord  |
| C1          | 111.630 | 938.160 | 6°49'03" | N4°04'32"E | 111.56 |



SHEET 1 OF 2

## OWNER'S CONSENT TO RECORD - H.O.A.

KNOWN ALL BY THESE PRESENTS THAT COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION (THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEASE A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, 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.

COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION,  
A UTAH NON-PROFIT CORPORATION

BY: \_\_\_\_\_, PRESIDENT

## SURVEYOR'S NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF THE CLIENT FOR THE PURPOSE OF AMENDING THE BOUNDARIES OF UNITS C101 & C102.

AN INTERIOR 3D SCAN (RECORD OF SURVEY) OF THE INTERIORS OF UNITS C101 & C102 WAS PREPARED PRIOR TO PREPARING THIS AMENDED PLAT.

SAID RECORD OF SURVEY IS FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON \_\_\_\_\_ AS FILE NO. \_\_\_\_\_

## OWNERS CONSENT TO RECORD - UNIT C101

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT C-101 AT COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: \_\_\_\_\_, NAME OF UNIT OWNER

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO BEING BY

ME DULY SWORN DID SAY THAT HE/SHE IS THE \_\_\_\_\_ AND DULY ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO SIGN THE HEREON OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN \_\_\_\_\_ COUNTY,

## OWNERS CONSENT TO RECORD - UNIT C102

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT C-102 AT COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: \_\_\_\_\_, NAME OF UNIT OWNER

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO BEING BY

ME DULY SWORN DID SAY THAT HE/SHE IS THE \_\_\_\_\_ AND DULY ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO SIGN THE HEREON OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN \_\_\_\_\_ COUNTY,

## SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ WITH WARD ENGINEERING GROUP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE AMENDED SAID CONDO UNITS C-101 & C-102 AS SHOWN HEREON.

## COURCHEVEL CONDOMINIUMS AT DEER VALLEY, SIXTH AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



SATTAR N. TABRIZ  
UTAH PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 155100

## LEGAL DESCRIPTION OF COURCHEVEL CONDOMINIUMS AT DEER VALLEY

ALL UNITS, COURCHEVEL CONDOMINIUMS AT DEER VALLEY, A UTAH CONDOMINIUM PROJECT, AS IDENTIFIED AND ESTABLISHED IN THE RECORD OF SURVEY MAP RECORDED DECEMBER 31, 1984 AS ENTRY NO. 229039 OF OFFICIAL RECORDS; AND THE FIRST AMENDMENT TO RECORD OF SURVEY MAP OF COURCHEVEL CONDOMINIUM, RECORDED NOVEMBER 19, 1989 AS ENTRY NO. 315605 OF OFFICIAL RECORDS; AND THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY SECOND AMENDED, RECORDED FEBRUARY 22, 2012 AS ENTRY NO. 939912 OF OFFICIAL RECORDS; AND COURCHEVEL CONDOMINIUMS AT DEER VALLEY THIRD AMENDMENT, RECORDED DECEMBER 21, 2012 AS ENTRY NO. 95842 OF OFFICIAL RECORDS; AND COURCHEVEL CONDOMINIUMS AT DEER VALLEY FOURTH AMENDED, RECORDED JANUARY 14, 2013 AS ENTRY NO. 961550 OF OFFICIAL RECORDS; AND COURCHEVEL CONDOMINIUMS AT DEER VALLEY FIFTH AMENDED, RECORDED SEPTEMBER 4, 2014 AS ENTRY NO. 1002100 OF OFFICIAL RECORDS; AND IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 31, 1984 AS ENTRY NO. 229040 IN BOOK 326 AT PAGE 680 OF THE OFFICIAL RECORDS; AND THE AMENDED RECORD OF SURVEY MAP RECORDED NOVEMBER 9, 1989 AS ENTRY NO. 315605 AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 9, 1989 AS ENTRY NO. 315606 IN BOOK 542 AT PAGE 125, AND CORRECTED SECOND AMENDMENT TO DECLARATION RECORDED MAY 6, 1991 AS ENTRY NO. 337361 IN BOOK 598 AT PAGE 207, AND THIRD AMENDMENT TO DECLARATION RECORDED FEBRUARY 19, 1992 AS ENTRY NO. 354281 IN BOOK 646 AT PAGE 396 OF OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

TOGETHER WITH THE APPURTENANT UNDIVIDED OWNERSHIP INTEREST IN AND TO SAID PROJECT'S COMMON AREAS AND FACILITIES, AS SET FORTH AND SHOWN IN SAID CONDOMINIUM PLATS AND SAID DECLARATION, ALLOWING FOR PERIODIC ALTERATION IN BOTH THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF

\_\_\_\_\_ A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN \_\_\_\_\_ COUNTY,

## GENERAL NOTES

- THIS PLAT REPRESENTS AN AMENDMENT OF UNITS C101 AND C102, 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY', ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, RECORDED NUMBER 229039. THIS AMENDMENT CONVERTS EXISTING LOFT SPACE, ORIGINALLY SHOWN AND PLATTED AS COMMON AREA, INTO PRIVATE AREA FOR UNITS C101 AND C102. THE EXISTING LOFT SPACE IS ON LEVEL 3, AS NOTED AND SHOWN HEREON. ALSO EXISTING VAULTED CEILINGS WITHIN UNITS C101 AND C102, NOT PREVIOUSLY SHOWN ON ORIGINAL PLAT, ARE HEREBY CONVERTED TO PRIVATE AREAS/SPACE FOR SAID UNITS C101 AND C102.
- ADDITIONAL UNITS ARE SHOWN HEREON FOR REFERENCE ONLY AND ARE NOT CHANGED WITH THIS DOCUMENT. FOR INFORMATION ON ANY UNIT OTHER THAN UNITS C101 AND C102, REFER TO 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY' WITH RECORDED NUMBER 229039, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, AMENDED', WITH RECORDED NUMBER 315605, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, SECOND AMENDED', WITH RECORDED NUMBER 939912, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, THIRD AMENDMENT', WITH RECORDED NUMBER 95842, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, FOURTH AMENDED', WITH RECORDED NUMBER 961550, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, FIFTH AMENDED', WITH RECORDED NUMBER 1002100, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
- COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
- ALL CONDITIONS OF APPROVAL OF THE DEER VALLEY RESORT 10TH AMENDED AND RESTATED LARGE SCALE MPD AND THE SECOND AMENDED COURCHEVEL CONDOMINIUMS AT DEER VALLEY SHALL CONTINUE TO APPLY.
- THIS CONDOMINIUM PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN THE FINAL ACTION LETTER DATED NOVEMBER 29, 2023, ON FILE WITH THE PLANNING DEPARTMENT. (PL-23-05773)
- THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION, AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.

# COURCHEVEL CONDOMINIUMS AT DEER VALLEY, SIXTH AMENDED

## - A UTAH CONDOMINIUM PROJECT -

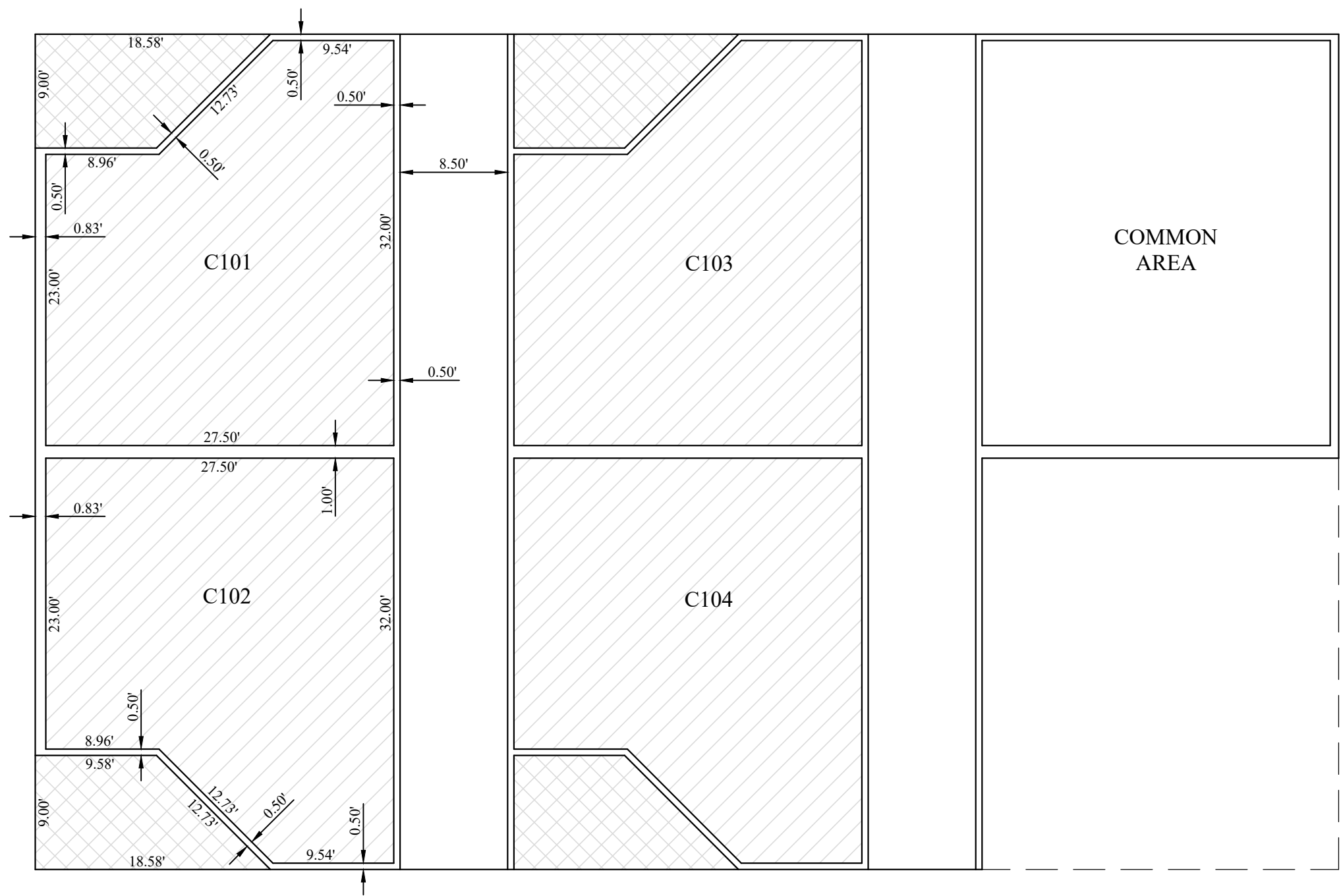
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.  
PARK CITY, SUMMIT COUNTY, UTAH

## SUMMIT COUNTY RECORDER

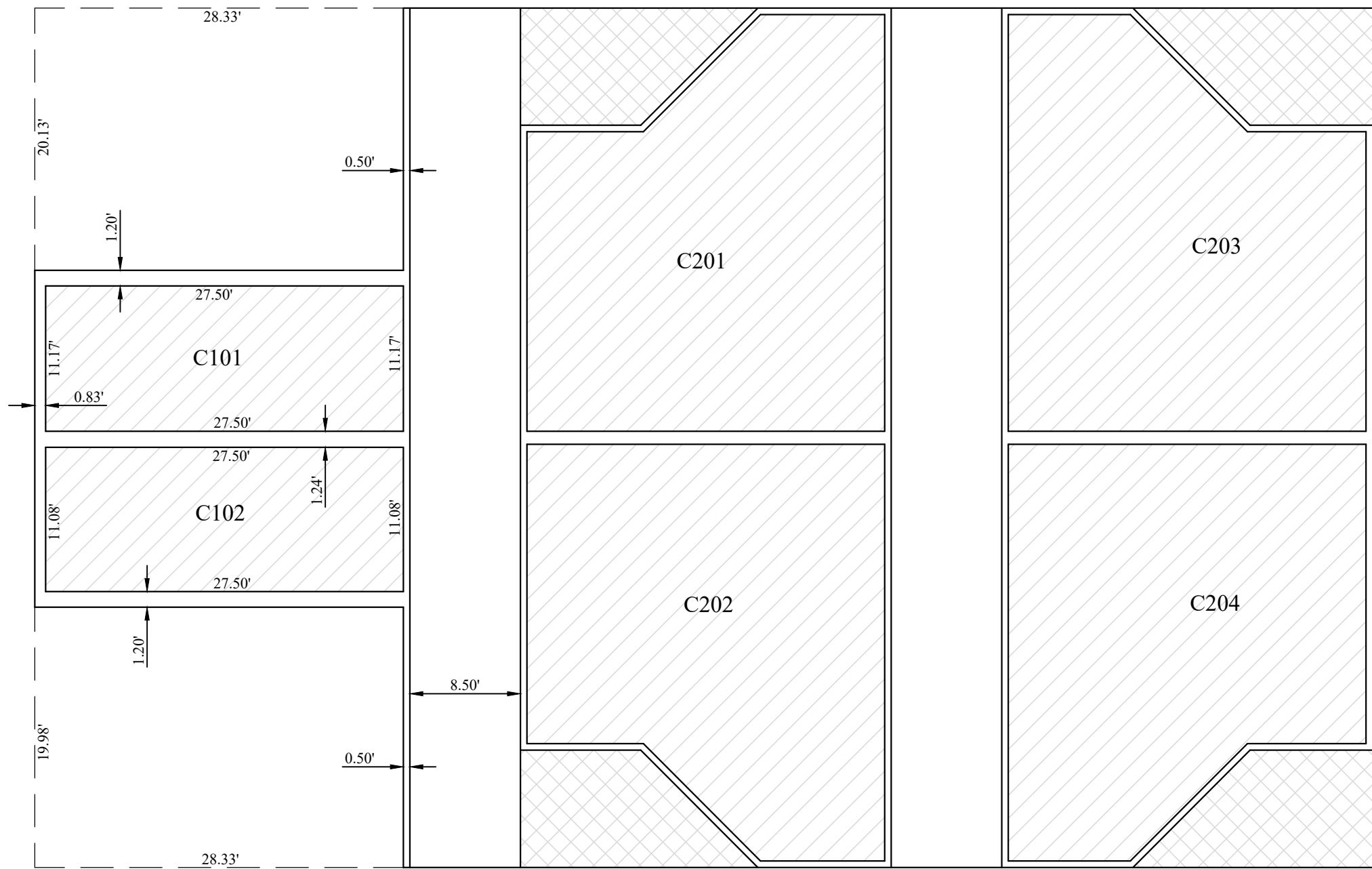
RECORD NO. \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEES \_\_\_\_\_ PRINTED NAME OF COUNTY RECORDER \_\_\_\_\_

COURCHEVEL CONDOMINIUMS AT DEER VALLEY SIXTH AMENDED

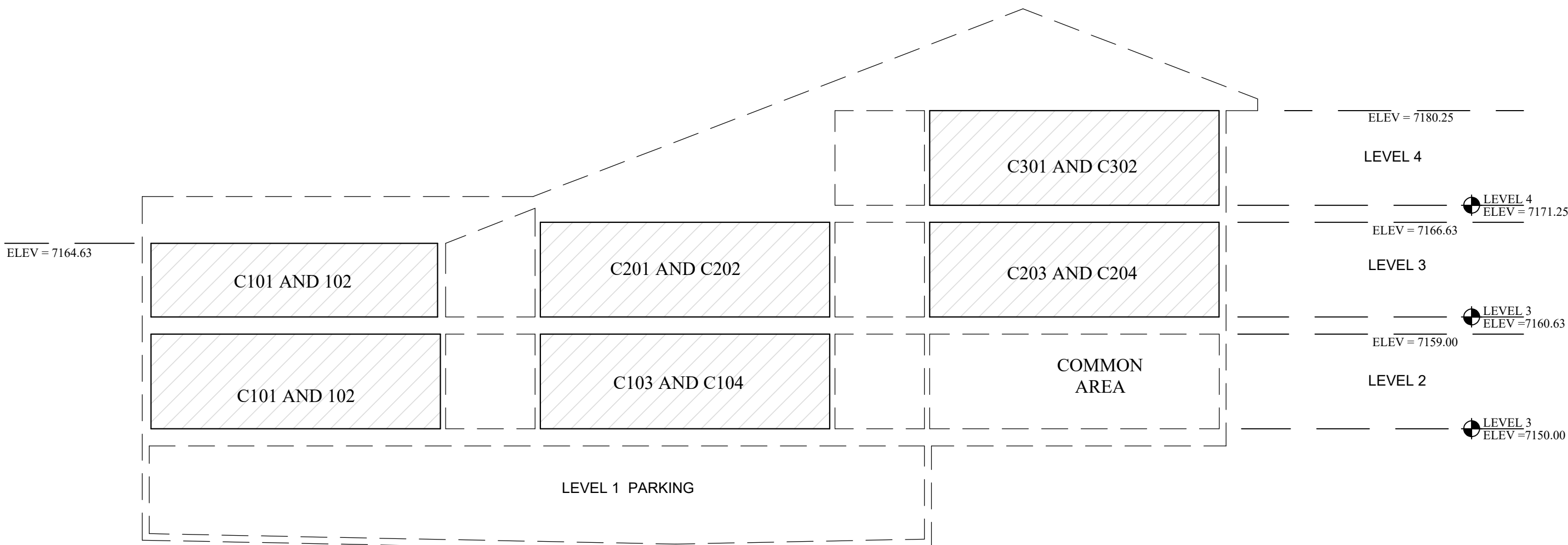
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PARK CITY, SUMMIT COUNTY, UTAH



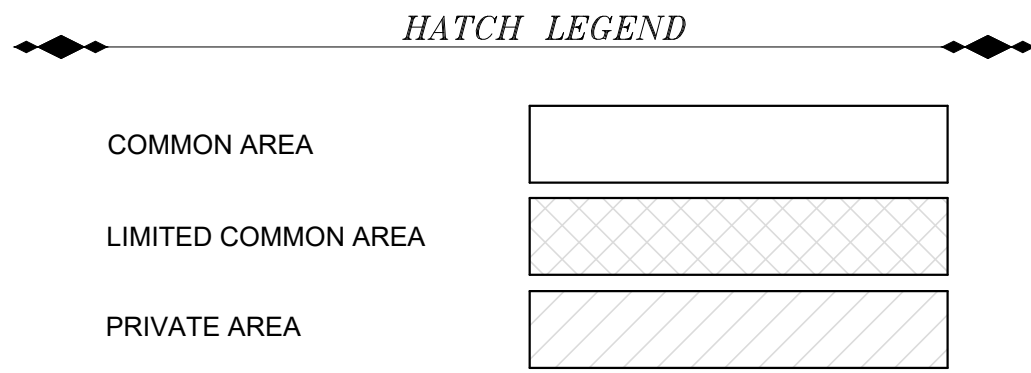
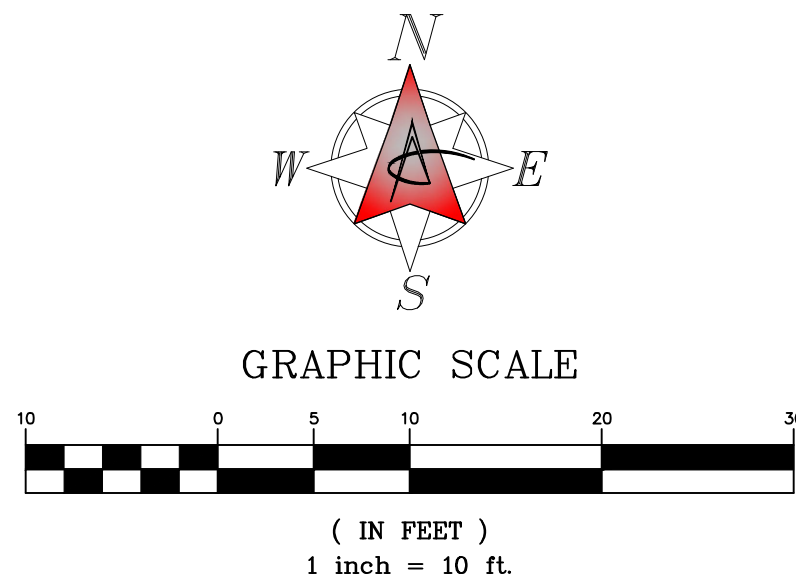
BUILDING C FLOOR PLAN-LEVEL 2  
UNIT C101 AND C102



BUILDING C FLOOR PLAN-LEVEL 3  
UNIT C101 AND C102

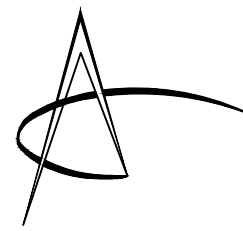


BUILDING 'C' CROSS SECTION



**COURCHEVEL CONDOMINIUMS  
AT DEER VALLEY  
SIXTH AMENDED**  
**- A UTAH CONDOMINIUM PROJECT -**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION  
15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT  
LAKE BASE AND MERIDIAN.  
PARK CITY, SUMMIT COUNTY, UTAH

SUMMIT COUNTY RECORDER



tel (801) 487-8040 231 West 800 South  
fax (801) 487-8668 Salt Lake City, Utah 84101  
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STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEES \_\_\_\_\_ PRINTED NAME OF COUNTY RECORDER \_\_\_\_\_



## Planning Department

November 29, 2023

Courchevel Condominium HOA  
PO Box 680876  
Park City, UT 84068

CC: Camri Shelley

### NOTICE OF PLANNING COMMISSION ACTION

#### Description

Address: 2700 Deer Valley Drive East

Zoning District: Residential Development

Application: Plat Amendment

Project Number: PL-23-05773

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 29, 2023

Project Summary: The Courchevel Homeowners Association (Applicant) proposes to amend the existing Courchevel Condominiums at Deer Valley Plat for Unit C101 and Unit C102. The amendment will convert 305 square feet of existing Common Area attic space into private area for each unit. Each unit will increase from 759 square feet to 1,064 square feet.

#### Action Taken

On November 29, 2023, the Planning Commission conducted a public hearing and approved the Courchevel Condominiums at Deer Valley Sixth Amended Plat according to the following findings of fact, conclusions of law, and conditions of approval:

#### Findings of Fact

1. The property is located at 2700 Deer Valley Drive East in the Residential Development (RD) Zoning District.

2. The Courchevel Condominiums at Deer Valley Plat was approved by the City Council on December 27, 1984, and recorded at the County on December 31, 1984.
3. The Courchevel Condominiums at Deer Valley Plat established 40 residential condominium units of 759 square feet each with 60 Off-Street parking space in a shared underground parking garage.
4. There are two access driveways from the garage to Deer Valley Drive East.
5. In November 1989, the City approved an amended Plat increasing the number of residential condominium units to 41.
6. Two of the three approved Courchevel buildings (Buildings B and C) were constructed beginning in 1984 and completed in 1988. Building A was not built and removed from the Plat.
7. As a result, the Courchevel Condominiums includes 27 condominium units and 31 Off-Street Parking spaces.
8. Each existing condominium unit contains 759 square feet, except for Units B202, B301, B303, B305, and C301.
9. On November 4, 2010, the City Council adopted Ordinance No. 10-37 approving the second amendment to the Courchevel Condominiums Plat. In February 2012, the Plat was recorded. This amendment converted 608 square feet of Common Area attic space above Units B301 and B303 to Private Area, for a total of 1,367 square feet each.
10. On June 28, 2012, the City Council adopted Ordinance No. 12-19 approving the Courchevel at Deer Valley Third Amended Plat. In December 2012, the Plat was recorded. This amendment converted 470 square feet of Common Area attic space to Private Area for Unit B202, for a total of 1,229 square feet.
11. On July 12, 2012, the City Council adopted Ordinance No. 12-20 approving the Courchevel at Deer Valley Fourth Amended Plat. The plat was recorded in January 2013. This amendment converted 608 square feet of Common Area attic space to Private Area for Unit B304, for a total of 1,367 square feet.
12. On December 12, 2013, the City Council adopted Ordinance No. 13-50 approving the Courchevel at Deer Valley Fifth Amended Plat. The plat was recorded in September 2014. The amendment converted 139 square feet of Common Area attic space to Private Area for Unit C301 for total of 898 square feet.
13. On July 27, 2023, the Applicant submitted to the Planning Department an application to amend the Courchevel Condominiums at Deer Valley Plat to convert 305 square feet of existing Common Area attic space into private area for Units C101 and C102.
14. On October 11, 2023, staff determined the application was complete.

15. The proposed amendment is consistent with the purposes of the RD Zoning District.
16. The Use as a multi-unit, residential condominium remains unchanged, and the proposed additional floor area for Unit C101 and Unit C102 is within the existing Structure.
17. No changes are proposed to the exterior of the Structure and the purpose of clustering of residential natural Open Space and minimize Site disturbance and impacts of Development is maintained.
18. The property is subject to requirements and restrictions of the Deer Valley Master Planned Development (MPD). The MPD originally allowed up to 20.5 Unit Equivalents (UEs) for the Courchevel parcel. The MPD was amended in 2001 to transfer seven UEs or 14,000 square feet to the Silver Baron condominium project, adjacent to the north, leaving 13.5 UEs for the Courchevel property. At 2,000 square feet per UE, the total allowable residential area is 27,000 square feet.
19. The existing UEs for the Courchevel Condominiums is 11.46 or 22,926 square feet.
20. The proposed UEs for the Courchevel Condominiums is 11.77 or 23,536 square feet, below the allowable residential area of 27,000 square feet.
21. Units C101 and C102 will be 1,064 square feet in area each.
22. When the plat was originally approved, the 1984 LMC required two spaces per one-bedroom apartment not exceeding 1,000 square feet.
23. Under the existing LMC Off-Street Parking requirements, the proposed amendment requires 30 Off-Street parking spaces. There are 31 Off-Street parking spaces in a shared underground parking structure for the Courchevel Condominiums.
24. The Development Review Committee met on October 17, 2023, and finds the proposal meets development requirements.
25. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 15, 2023.
26. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023.
27. The *Park Record* published courtesy notice on November 15, 2023.

### **Conclusions of Law**

1. There is Good Cause for this Plat Amendment because of the precedent set by the previous five amendments to the original Courchevel Condominiums Plat, and the Plat Amendment does not change the footprint or mass of the existing Structure, will have no negative impacts to the public, and does not create any non-conformities.

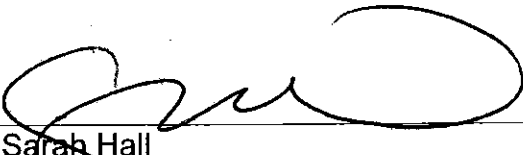
2. The Plat Amendment is consistent with LMC § 15-7.1-3(B), § 15-7.1-6, and Chapter 15-2.13 Residential Development Zoning District.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions below, does 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, the Conditions of Approval, and the amended CC&Rs, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this 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 Planning Director.
3. All Conditions of Approval of the Deer Valley MPD and the amended Courchevel Condominiums at Deer Valley Plats shall continue to apply.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email [spencer.cawley@parkcity.org](mailto:spencer.cawley@parkcity.org).

Sincerely,



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Sarah Hall  
Planning Commission Chair

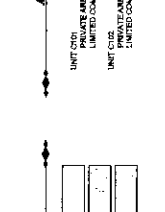
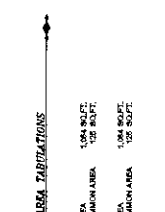
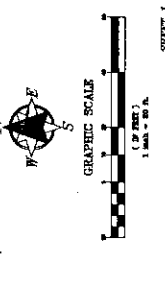
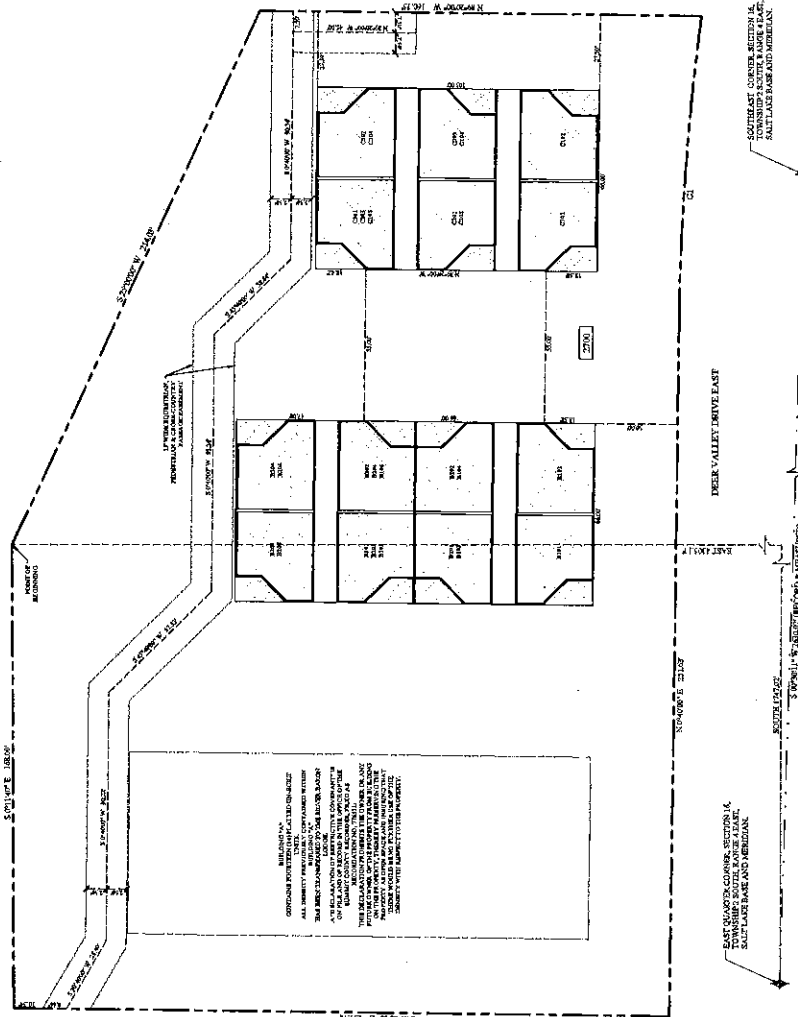
CC: Spencer Cawley, Project Planner

**ATTACHMENT**

Attachment 1: Proposed Plat

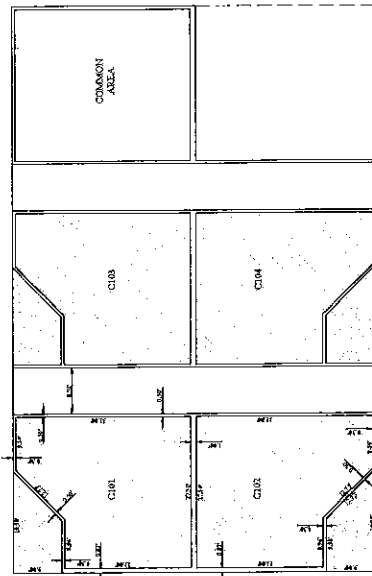
# COURCHEVEL CONDOMINIUMS AT DEER VALLEY SIXTH AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

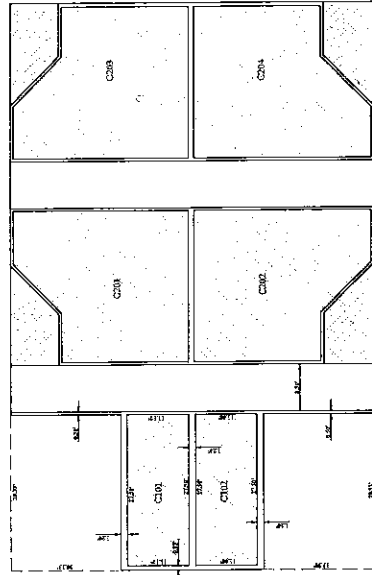


# COURCHEVEL CONDOMINIUMS AT DEER VALLEY SIXTH AMENDED

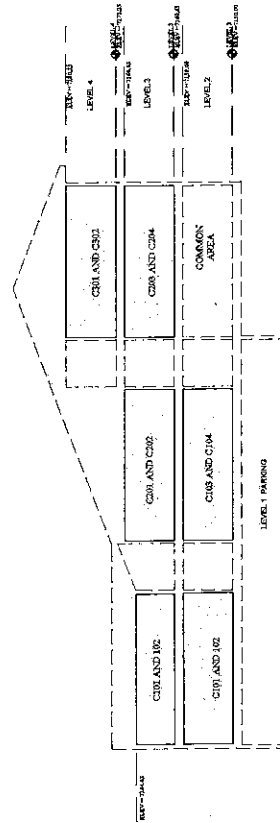
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.  
PARK CITY, SUMMIT COUNTY, UTAH



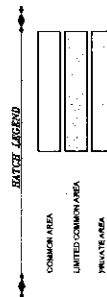
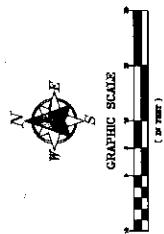
BUILDING C FLOOR PLAN - LEVEL 2  
UNIT C101 AND C102



BUILDING C FLOOR PLAN - LEVEL 3  
UNIT C101 AND C102



BUILDING C CROSS SECTION



SHEET 2 OF 2

## COURCHEVEL CONDOMINIUMS AT DEER VALLEY SIXTH AMENDED

- A UTAH CONDOMINIUM PROJECT -  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION  
15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT  
LAKE BASE AND MERIDIAN.  
PARK CITY, SUMMIT COUNTY, UTAH

SUMMIT COUNTY RECORDER

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE  
DEEDS OFFICE, ON \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_, PAGE \_\_\_\_\_  
BY \_\_\_\_\_

Ward Engineering Group  
Professional Engineer  
Summit, UT

November 21, 2024

**Virgil Lund**

*Planner II*

Park City Municipal Corporation  
445 Marsac Avenue, PO Box 1480  
Park City, UT 84060  
385.481.2036

RE: Address: 2700 Deer Valley Drive, C101  
Zoning District: Residencial Development  
Application: Plat Development  
Project Number: PL-23-05773  
Final Date of Action: November 29, 2024  
Re: Completing Final Approval per Conditions

Dear Virgil,

I am writing to ask for an extension until February 28, 2025 to complete the final Plat Approval per the Conditions based on your letter sent to me via email on November 20<sup>th</sup>.

Thank you for your consideration,

Lachele Kawala

Cc: David Kawala  
Kathryn Leach  
Kristin Price