

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE PUBLIC MEETING MINUTES
PLANNING DEPARTMENT
<https://us02web.zoom.us/j/88167820277>
February 6, 2025

STAFF:

Rebecca Ward, Planning Director; Virgil Lund, Planner II; E. Roman, Administrative Assistant.

PUBLIC:

Kathryn Leach (Virtual).

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~~The Planning Director called the meeting to order at 12:01 PM.~~

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

2700 Deer Valley Drive – Extension of Approval – PL-25-06385 – Requesting 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.

Planner Virgil Lund explained that the Extension being requested was to give the applicant enough time to collect all required owner's signatures on the Mylar.

At 12:02 PM, the Planning Director opened a public hearing. There was no public input.

At 12:02, the Planning Director closed the public hearing.

MOTION: The Planning Director **APPROVED** the Extension in accordance with the 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.
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.
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 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.

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.

The Park City Administrative Public meeting adjourned at 12:03 PM.

Approved by Planning Director:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned below the text "Approved by Planning Director:". The signature is written on a white background with faint horizontal lines.