

Memorandum

Date: March 14, 2019
To: Recorder's Office
From: Information Technology
Jeff Ward
GIS Specialist

RE: New Address / Change in Addresses

Could you please change the addresses for all of the units in the Goldener Hirsch Condominiums to be 7520 Royal Street East with its corresponding unit number as per the attached memorandum from Park City Engineer's office?

I have also attached a table showing the old address and the new address for each unit.

Thanks, if you have any questions, please call me at ext 3145.



ENTRY NO. 01107510

03/14/2019 11:46:38 AM B: 2500 P: 0012

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SUMMIT COUNTY, UTAH RECORDER

FEE 0.00 BY SUMMIT COUNTY GIS SPECIALIST



Serial	Old Address	New Address
GHC-211	7620 STERLING CT #211	7520 ROYAL ST E #211
GHC-212	7620 STERLING CT #212	7520 ROYAL ST E #212
GHC-213	7620 STERLING CT #213	7520 ROYAL ST E #213
GHC-214	7620 STERLING CT #214	7520 ROYAL ST E #214
GHC-221	7620 STERLING CT #221	7520 ROYAL ST E #221
GHC-222	7620 STERLING CT #222	7520 ROYAL ST E #222
GHC-223	7620 STERLING CT #223	7520 ROYAL ST E #223
GHC-224	7620 STERLING CT #224	7520 ROYAL ST E #224
GHC-311	7620 STERLING CT #311	7520 ROYAL ST E #311
GHC-312	7620 STERLING CT #312	7520 ROYAL ST E #312
GHC-313	7620 STERLING CT #313	7520 ROYAL ST E #313
GHC-314	7620 STERLING CT #314	7520 ROYAL ST E #314
GHC-321	7620 STERLING CT #321	7520 ROYAL ST E #321
GHC-322	7620 STERLING CT #322	7520 ROYAL ST E #322
GHC-323	7620 STERLING CT #323	7520 ROYAL ST E #323
GHC-324	7620 STERLING CT #324	7520 ROYAL ST E #324
GHC-325	7620 STERLING CT #325	7520 ROYAL ST E #325
GHC-326	7620 STERLING CT #326	7520 ROYAL ST E #326
GHC-411	7620 STERLING CT #411	7520 ROYAL ST E #411
GHC-412	7620 STERLING CT #412	7520 ROYAL ST E #412
GHC-413	7620 STERLING CT #413	7520 ROYAL ST E #413
GHC-414	7620 STERLING CT #414	7520 ROYAL ST E #414
GHC-421	7620 STERLING CT #421	7520 ROYAL ST E #421
GHC-422	7620 STERLING CT #422	7520 ROYAL ST E #422
GHC-423	7620 STERLING CT #423	7520 ROYAL ST E #423
GHC-424	7620 STERLING CT #424	7520 ROYAL ST E #424
GHC-425	7620 STERLING CT #425	7520 ROYAL ST E #425
GHC-426	7620 STERLING CT #426	7520 ROYAL ST E #426
GHC-511	7620 STERLING CT #511	7520 ROYAL ST E #511
GHC-512	7620 STERLING CT #512	7520 ROYAL ST E #512
GHC-513	7620 STERLING CT #513	7520 ROYAL ST E #513
GHC-514	7620 STERLING CT #514	7520 ROYAL ST E #514
GHC-520	7620 STERLING CT #520	7520 ROYAL ST E #520
GHC-521	7620 STERLING CT #521	7520 ROYAL ST E #521
GHC-522	7620 STERLING CT #522	7520 ROYAL ST E #522
GHC-523	7620 STERLING CT #523	7520 ROYAL ST E #523
GHC-524	7620 STERLING CT #524	7520 ROYAL ST E #524
GHC-525	7620 STERLING CT #525	7520 ROYAL ST E #525
GHC-526	7620 STERLING CT #526	7520 ROYAL ST E #526
GHC-1	7620 STERLING CT #1	7520 ROYAL ST E #1
GHC-2	7620 STERLING CT #2	7520 ROYAL ST E #2
GHC-3	7620 STERLING CT #3	7520 ROYAL ST E #3
GHC-4	7620 STERLING CT #4	7520 ROYAL ST E #4



February 28, 2019

TO: Jeff Ward, Summit County GIS
RE: Address Clarification for the Goldener Hirsch Condominiums

Dear Jeff:

Would you please update your system to reflect that the physical addresses for the Goldener Hirsch Condominiums should be addressed off of 7520 Royal Street East, Park City, Utah 84060. I have attached ordinance no. 2018-1 that was signed on January 4th, 2018 that confirms the Royal Street address.

Thank you so very much for your assistance.

Sincerely,

Corey Legge
Public Improvements Engineer

cc: btoone@joneswaldo.com, Bridgette Toone, Jones Waldo
Heather Wasden, Park City Municipal Corporation, Building
Ruth Mather, Park City Municipal Corporation, Building
Brenda Wilde, Park City Municipal Corporation, Water
Beth Bynan, Park City Municipal Corporation, Finance
Bryan Atwood, Snyderville Basin Water Reclamation District

Ordinance No. 2018-01

**AN ORDINANCE APPROVING THE GOLDENER HIRSCH CONDOMINIUMS PLAT
LOCATED AT 7520 ROYAL STREET EAST, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the Goldener Hirsch Condominiums, located at 7520 Royal Street, petitioned the City Council for approval of the Goldener Hirsch Condominiums plat; and

WHEREAS, on November 29th, the property was properly posted and legal notice was sent to all affected property owners; and

WHEREAS, on November 25th, proper legal notice was published in the Park Record and on the Utah Public Notice website according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on December 13, 2017, to receive input on the Goldener Hirsch Condominium plat;

WHEREAS, the Planning Commission, on December 13, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council on January 4, 2018, held a public hearing and took final action on the condominium plat; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Goldener Hirsch Condominiums plat consistent with the Twelfth Amended Deer Valley Master Planned Development Agreement and Goldener Hirsch Conditional Use Permit.

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 Goldener Hirsch Condominiums plat 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 7520 Royal Street East.
2. The Goldener Hirsch Condominiums are located in the Residential Density (RD-MPD) zoning district, subject to the Twelfth Amended Deer Valley Master Planned Development (MPD) approved by the Planning Commission on November 30, 2016.
3. On November 30, 2016, the Planning Commission approved the Goldener Hirsch Conditional Use Permit for 39 residential units and one ADA unit within one building. The MPD and the Goldener Hirsch Conditional Use Permit allow up to 68,843

square feet (sf) of private residential uses utilizing a maximum of 34.4215 unit equivalents (UE), where one UE is equivalent to 2,000 sf.

4. On December 15, 2016, the City Council approved the 2nd Amendment to a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision. The plat was recorded at Summit County on September 12, 2017.
5. On September 21, 2017, a building permit was issued for the parking structure.
6. On October 30, 2017, the City received an application for the Goldener Hirsch Condominiums plat. The application was considered complete on November 3, 2017.
7. On November 22, 2017, a building permit was issued for construction of the building. The project is being constructed in one phase with an anticipated completion by the end of 2020.
8. The proposed condominium plat memorializes the density, size and configuration of units under construction and identifies areas of private, common and limited common ownership.
9. The condominium plat identifies 39 private residential units totaling 68,843 sf, utilizing 34.4215 UE. The units range in size from 583 sf to 3,270 sf with an average unit size of 1,765.2 sf. Based on the unit sizes, a minimum of 67 parking spaces is required.
10. An underground parking structure provides 100 parking spaces, including 6 ADA spaces, as well as limited common storage areas for each unit. There is a mix of guest and public parking spaces, to be identified as limited common and managed by the HOA. A parking management plan will be reviewed and approved by the City and incorporated into the CCRs to address this mix and management of the parking.
11. The plat identifies a total of 6,882 sf of support meeting/support commercial uses, of which 5,602 sf are support meeting uses (4,508 sf meeting room and 1,094 sf meeting support kitchen) and 1,280 sf are support commercial (579 sf café/pastry shop and 701 sf spa/treatment area by the pool). The MPD allows 6,884.3 sf of support meeting/support commercial uses, which is 10% of total residential area (68,843 sf).
12. The plat is consistent with the approved Master Planned Development and the approved Conditional Use Permit in terms of density, height, uses, setbacks and parking.
13. The condominium plat allows for the sale of individual units.
14. No affordable deed restricted units are proposed or required by the Deer Valley MPD as part of this project.

Conclusions of Law:

1. There is good cause for this condominium plat.
2. The condominium plat is consistent with the Park City Land Management Code 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 Attorney and City Engineer will review and approve the final form and content of the amended 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 amended condominium plat 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 will be void, unless a request for an extension is submitted in writing and approved by the City Council.
3. Conditions of approval of the Twelfth Amended Deer Valley Master Planned Development (MPD) and the Goldener Hirsch Conditional Use Permit (CUP) apply to this plat and a note shall be added to the plat prior to recordation referencing the conditions of approval of the Twelfth Amended Deer Valley MPD and the Goldener Hirsch CUP.
4. All applicable notes, easements and requirements of the 2nd Amendment to a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision continue to apply and shall be indicated on this plat prior to recordation.
5. Because there is a mix of guest and public parking spaces, identified as limited common and managed by the Home Owners Association (HOA), a parking management plan is required to address this mix and management of the use and shall also be spelled out in the Conditions Covenants and Restrictions (CCRs), upon review and approval by the City prior to recordation.

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


PASSED AND ADOPTED this 4th day of January, 2018.

PARK CITY MUNICIPAL CORPORATION



ATTEST:


Michelle Kellogg, City Recorder


Andy Beeman, MAYOR

APPROVED AS TO FORM:


Mark Harrington, City Attorney

Exhibits
Exhibit A - Condominium plat