

**AN ORDINANCE APPROVING THE 692 MAIN STREET CONDOMINIUMS PLAT LOCATED AT 692 MAIN STREET, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the 692 Main Street Condominiums, located at 692 Main Street, have petitioned the City Council for approval of the 692 Main Street Condominiums plat; a Utah Condominium project; 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 according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on August 13, 2014, to receive input on the proposed amended condominium plat;

WHEREAS, on August 13, 2014, the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 4, 2014, the City Council held a public hearing on the proposed amended condominium plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 692 Main Street Condominiums plat; a Utah Condominium project.

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 692 Main Street 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 692 Main Street within the Historic Residential Commercial (HRC) District and is subject to the 1994 Amended Marriott Summit Watch/Town Lift Master Planned Development (MPD), as amended on July 14, 2010.
2. The Town Lift Site, Phase A Subdivision plat was approved by City Council on October 1, 1992 and recorded at Summit County on June 1, 1993. Town Lift Site, Phase A first amended plat was approved on November 30, 1995 and recorded at the County on March 19, 1997.
3. On April 21, 2014, the applicants submitted an application for a condominium plat amendment. The application was deemed complete on May 8, 2014.
4. The total square footage of the new units is proposed to be Commercial: 3,942 square feet; Unit A: 1,892 square feet; Unit B: 774 square feet; Unit C: 1,892 square feet; Unit D: 774 square feet; and the Penthouse: 2,099 square feet.

5. The existing commercial units and additional residential units are located within the existing building footprint and there is no increase in the footprint for this building except for the addition to the balcony and the enclosure under the deck facing Main Street, which were both proposed as part of the MPD Amendment and approved under the HDDR application.
6. 3.448 UEs of Commercial and 3.715 UEs of Residential are proposed which combined totals 7.163 UEs and is less than the allowed 7.2 UEs as per the Amended MPD. The UEs are calculated at 2,000 square feet per residential unit and 1,000 square feet per commercial unit.
7. The plat amendment does not increase the parking requirements for these units, 23 spaces were recorded as an easement within the greater Summit Watch project.
8. As conditioned, this condominium plat is consistent with the conditions of approval of the Town Lift Site, Phase A First Amended Subdivision plat as per the findings in the Analysis section.
9. The findings in the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this condominium plat amendment.
2. The amended condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The amended condominium plat is consistent with the 1994 Amended Marriott Summit Watch/Town Lift Master Planned Development (MPD) as amended by the Planning Commission on July 14, 2010.
4. Neither the public nor any person will be materially injured by the proposed condominium plat amendment.
5. Approval of the condominium 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 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 condominium 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 condominium plat 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 July 14, 2010 Amended Marriott Summit Watch/Town Lift MPD continue to apply.
4. A timeshare instrument shall be recorded prior to sale of any units as a timeshare.

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

PASSED AND ADOPTED this 4th day of September, 2014.

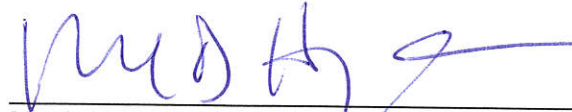
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Jack Thomas, MAYOR

ATTEST:

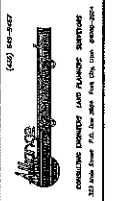
  
\_\_\_\_\_  
Marci Heil, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Mark Harrington, City Attorney







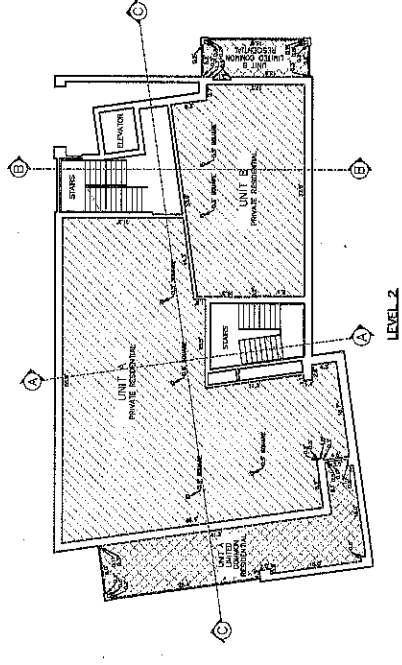
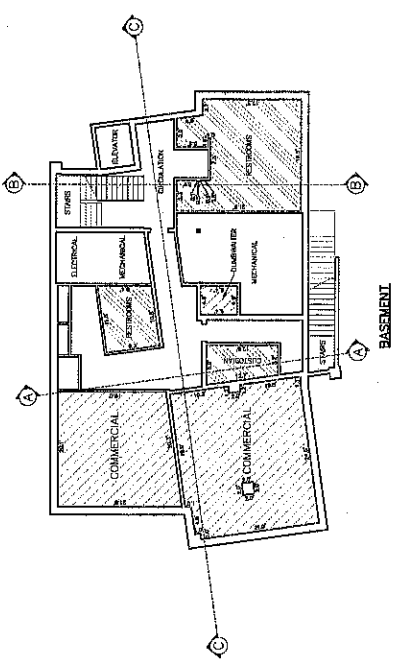
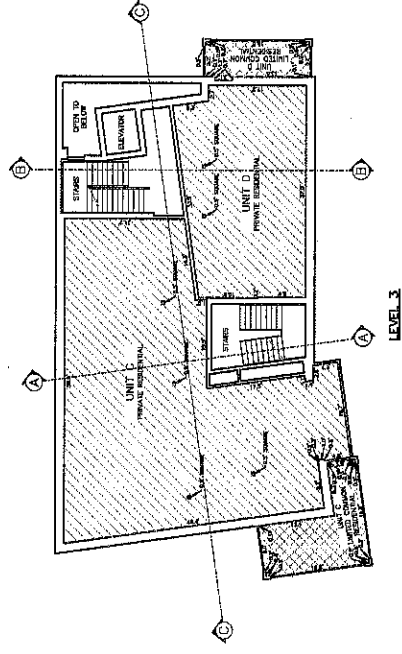
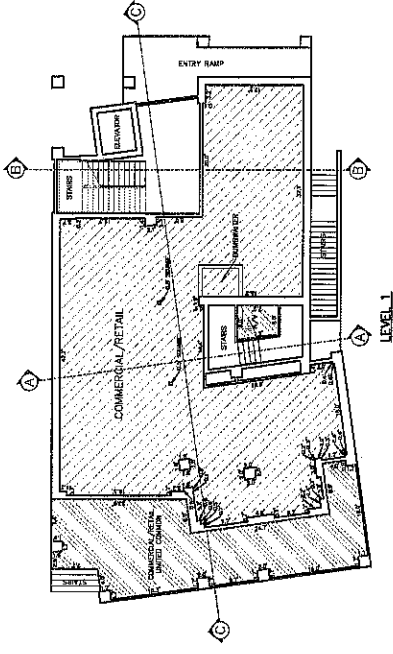
# 692 MAIN STREET CONDOMINIUMS

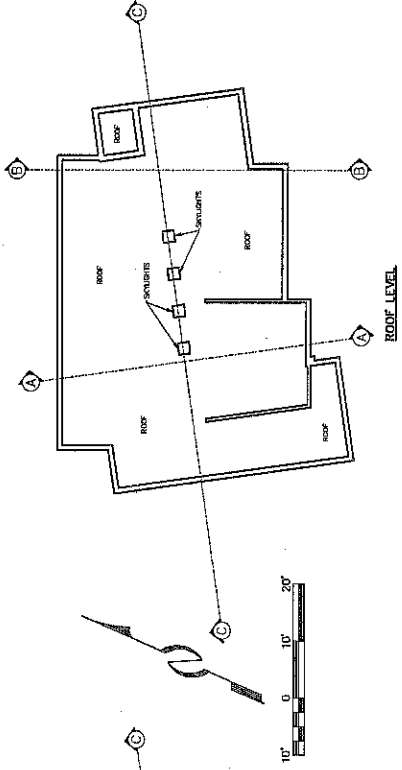
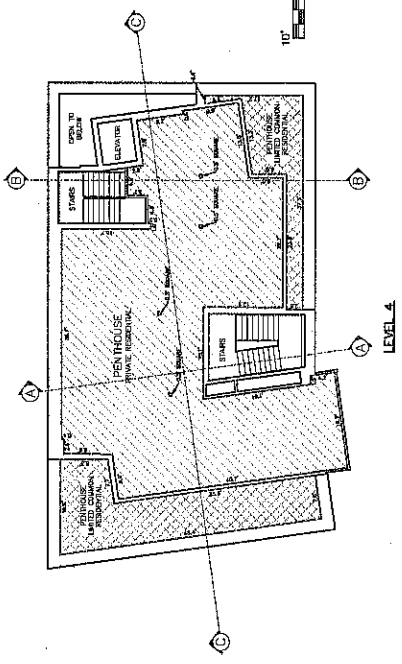
**UNIT AREA TABLE**

UNIT	PRIVATE OWNERSHIP	COMMON AREA	TOTAL AREA
UNIT A	1,828 SQ. FT.	1,828 SQ. FT.	3,656 SQ. FT.
UNIT B	774 SQ. FT.	774 SQ. FT.	1,548 SQ. FT.
UNIT C	774 SQ. FT.	774 SQ. FT.	1,548 SQ. FT.
UNIT D	774 SQ. FT.	774 SQ. FT.	1,548 SQ. FT.
PERKINSEE	2,709 SQ. FT.	2,709 SQ. FT.	5,418 SQ. FT.

**OWNERSHIP DESIGNATIONS**

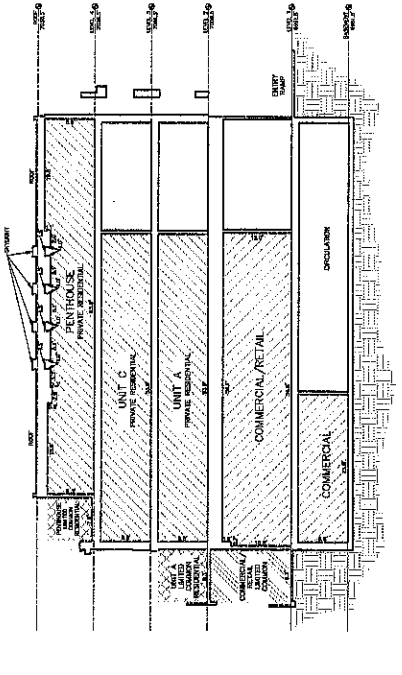
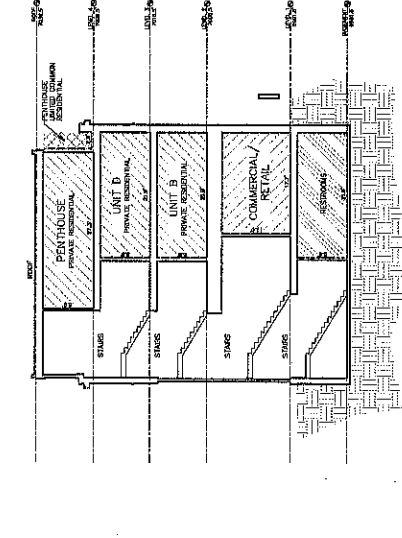
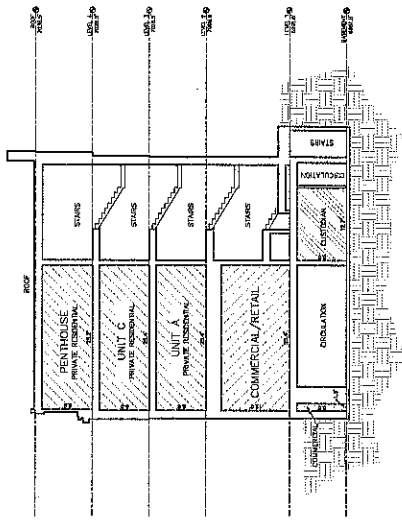
	COMMON AREA
	PRIVATE RESIDENTIAL
	LIMITED COMMON RESIDENTIAL
	PRIVATE COMMERCIAL
	LIMITED COMMON COMMERCIAL





UNIT AREA TABLE

UNIT	PRIVATE OWNERSHIP AREA
COMMERCIAL	3,448 SQ. FT.
UNIT A	1,872 SQ. FT.
UNIT B	1,872 SQ. FT.
UNIT C	1,872 SQ. FT.
UNIT D	774 SQ. FT.
PENTHOUSE	2,089 SQ. FT.



OWNERSHIP DESIGNATIONS

[White box]	COMMON AREA
[Diagonal lines /]	PRIVATE RESIDENTIAL
[Diagonal lines \]	LIMITED COMMON RESIDENTIAL
[Cross-hatch]	PRIVATE COMMERCIAL
[Stippled]	LIMITED COMMON COMMERCIAL

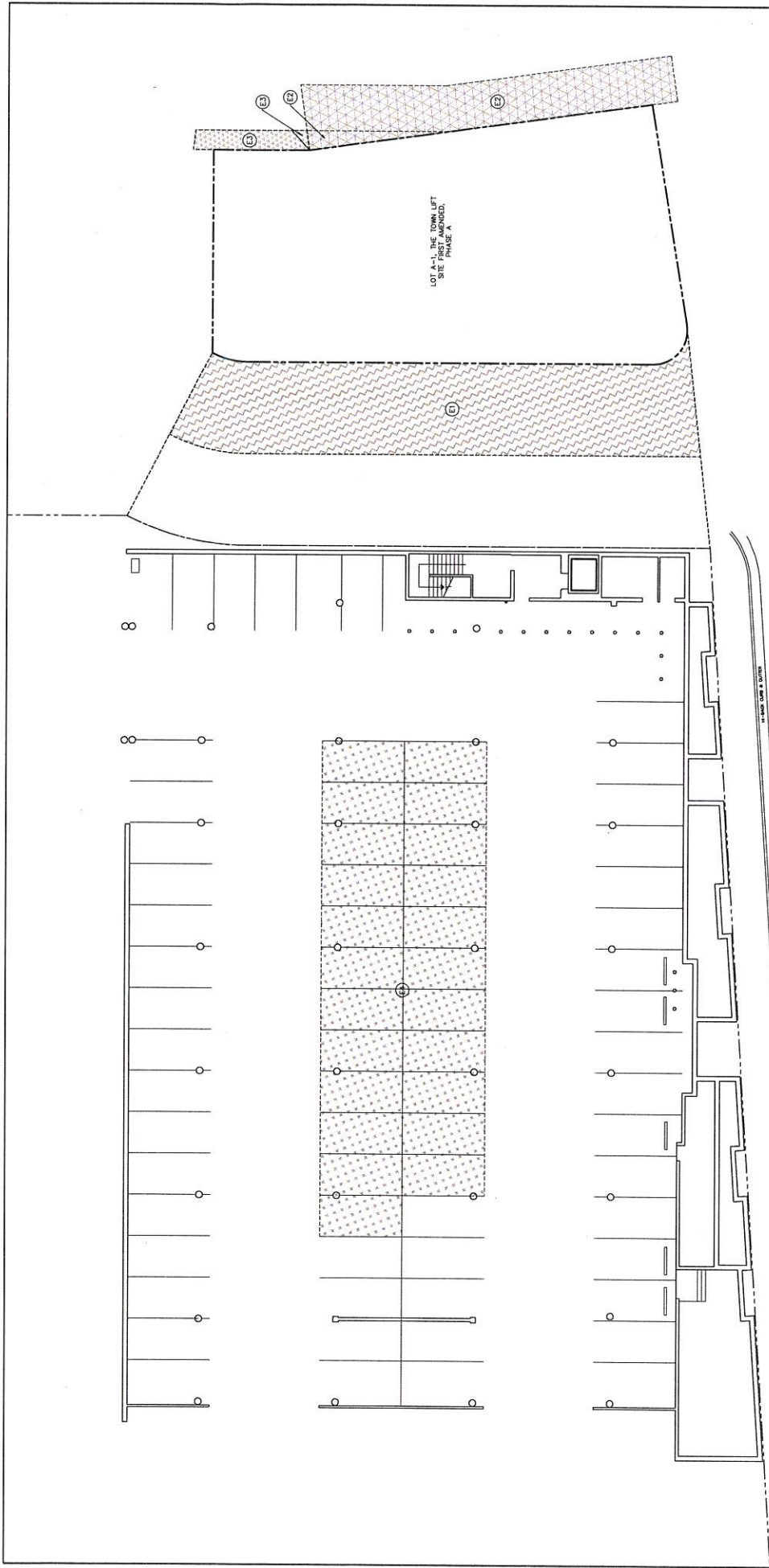
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# MAIN STREET CONDOMINIUMS

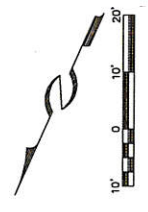
SHEET 3 OF 4  
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RECORDED  
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
 AT THE REQUEST OF \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_  
 ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_ RECORDER \_\_\_\_\_



# OFFSITE EASEMENTS APPURTENANT TO 692 MAIN STREET CONDOMINIUMS



- LEGEND**
- (B) SHED OF ROOF: SHED OF ROOF WITH CONDOMINIUM OWNER ASSOCIATION. DATE: 1988. BOOK: 198. PAGE: 202.
  - (D) SHED OF ROOF: SHED OF ROOF WITH CONDOMINIUM OWNER ASSOCIATION. DATE: 1988. BOOK: 198. PAGE: 202.
  - (E) SHED OF ROOF: SHED OF ROOF WITH CONDOMINIUM OWNER ASSOCIATION. DATE: 1988. BOOK: 198. PAGE: 202.
  - (F) SHED OF ROOF: SHED OF ROOF WITH CONDOMINIUM OWNER ASSOCIATION. DATE: 1988. BOOK: 198. PAGE: 202.

SB NO. 3-2-14 FILE: S:\Snyder\468104\Map\692 Main\692 Main\692 Main.dwg  
7/29/21  
RECORDED  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_  
ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_ RECORDER \_\_\_\_\_

(435) 443-3427  
**Allynce**  
CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS  
373 South Street, P.O. Box 2884, Park City, Utah 84002-2884