

Ordinance No. 2019-52

**AN ORDINANCE APPROVING THE KINGS CROWN TOWNHOME CONDOMINIUMS,
LOCATED AT 1217 ROTHWELL ROAD, PARK CITY, UTAH.**

WHEREAS, the property owners of the property located at 1217 Rothwell Road have petitioned the City Council for approval of the Condominium Plat; and

WHEREAS, on August 28, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on August 28, 2019, the site was properly noticed and posted according to the requirements of the Land Management Code; and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on September 11, 2019, to receive input on the Condominium Plat; and

WHEREAS, the Planning Commission on September 11, 2019, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 10, 2019, the City Council held a public hearing to receive input on the Condominium Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Kings Crown Townhome Condominiums Plat, located at 1217 Rothwell Road.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Kings Crown Townhome Condominiums Plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The site is located at 1217 Rothwell Road, Lot 30 of the Kings Crown Re-Subdivision.
2. The site is located within the Recreation Commercial (RC) District.
3. On January 10, 2018 the Park City Planning Commission approved the Kings Crown Master Planned Development (MPD) and a Conditional Use Permit for Multi-Unit Dwellings throughout the development for market rate and affordable housing units.
4. On February 1, 2018 the Park City Council approved the Kings Crown Re-Subdivision Plat, per Ordinance No. 2018-05.
5. On June 13, 2018 the Park City Planning Commission ratified the Development Agreement required by the approved Master Planned Development.

6. On June 14, 2018 Summit County recorded the Development Agreement -entry no. 01093392.
7. On May 16, 2018 Summit County recorded the Kings Crown Re-Subdivision Plat – entry no. 1091847.
8. On August 30, 2018 the Park City Housing Authority approved the Kings Crown Affordable Housing Mitigation Plan.
9. On June 17, 2019 the Park City Planning Department received a complete Condominium Plat for the Kings Crown Townhome Condominiums.
10. On May 22, 2019 the Planning Commission amended the MPD and CUP.
11. On September 11, 2019, the Planning Commission reviewed the Kings Crown Resubdivision First Amended Plat and forwarded a positive recommendation to City Council.
12. The City Council reviewed and approved the Kings Crown Resubdivision First Amended Plat on October 10, 2019.
13. The proposed Condominium Plat memorializes common, limited common, and private areas that would that allows the units to be sold individually.
14. The proposed Condominium Plat consists of seven (7) market rate units within the Kings Crown Master Planned Development, to be platted as Kings Crown Townhome Condominiums.
15. The unit boundaries of each private unit would be set forth on the recorded plat.
16. The size of the private units ranges from 4,037 – 4,138 square feet.
17. Common areas include exterior walls and internal bearing walls/columns, footing and foundation, roof, etc.
18. Limited common areas include several exterior decks as well as elevators for each unit.
19. The recordation of this Condominium Plat would allow the applicant to sell each unit individually.
20. There is Good Cause for this Condominium Plat as it reflects compliance with the amended Master Plan Development and Conditional Use Permit, approved Re-Subdivision Plat, and amended Affordable Housing Mitigation Plan.

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 Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat and CCRs for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this

approval for the plat 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 City Council.

3. The Kings Crown Townhome Condominiums Plat shall not be recorded until the Kings Crown Resubdivision First Amended Plat is approved and recorded, correcting the property lines between Lot 30 and Lot 32.
4. A plat note shall state that all conditions of approval of the amended Master Planned Development, Conditional Use Permit, Kings Crown Re-Subdivision First Amended Plat, and amended Housing Mitigation Plan shall continue to apply.

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

PASSED AND ADOPTED this 10th day of October, 2019.

PARK CITY MUNICIPAL CORPORATION





Andy Beerman, MAYOR

ATTEST:



Michelle Kellogg, City Recorder

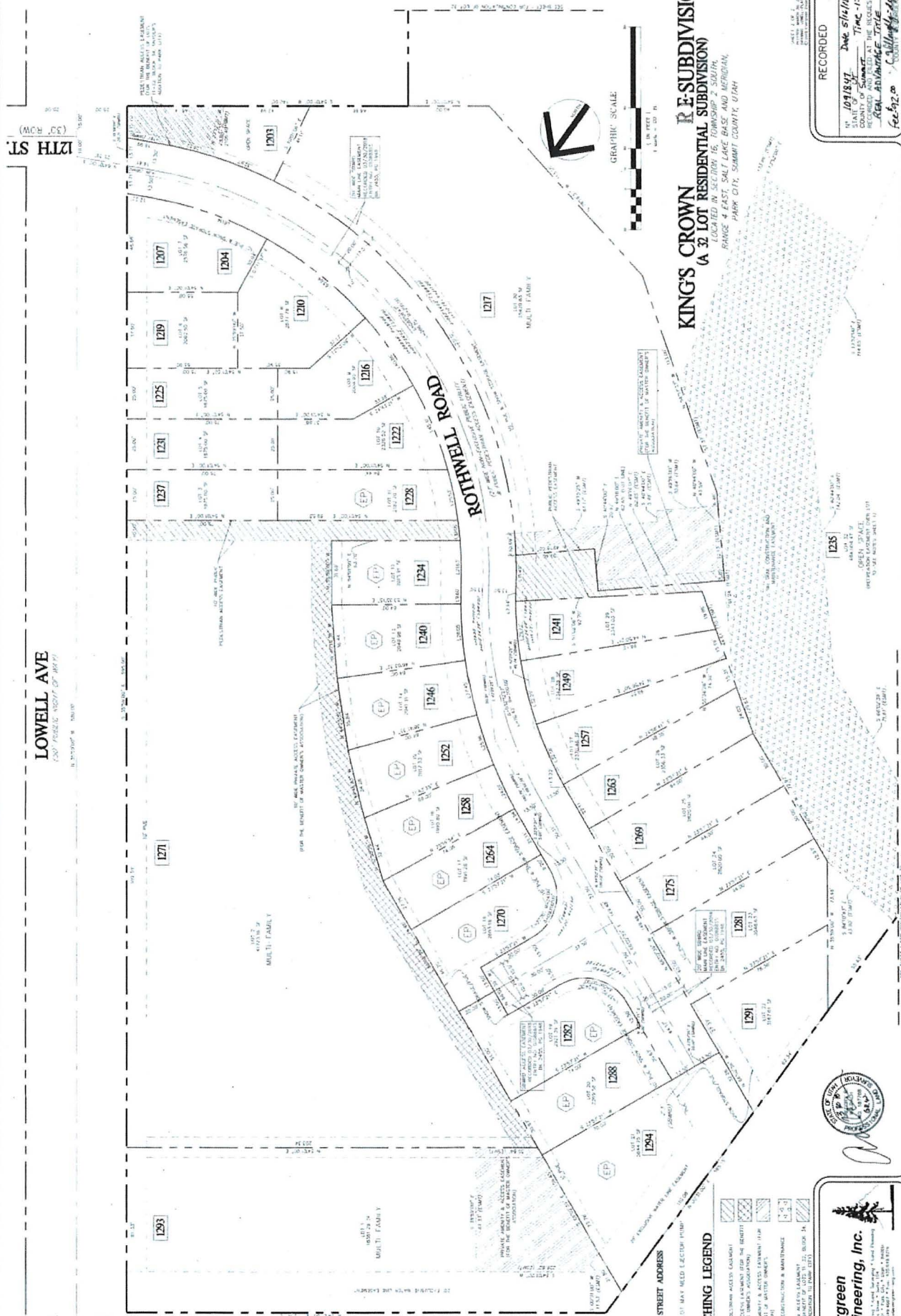
APPROVED AS TO FORM:



Mark Harrington, City Attorney

127H ST

LOWELL AVE



KING'S CROWN R E SUBDIVISION
 (A 32 LOT RESIDENTIAL SUBDIVISION)
 LOCATED IN SECTION 16, TOWNSHIP 7 SOUTH,
 RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH

RECORDED
 BY 1091817 Date 5/16/18
 COUNTY OF SUMMIT TAC-116004
 DEED ADVANCE TITLE
 Fee: \$2.00
 C:\Projects\1091817

1279 STREET ADDRESS
 (LOT MAY HOLD ELECTION PUMP)
HATCHING LEGEND

- WATER EASEMENT (FOR THE BENEFIT OF WATER COMPANY'S ACQUISITION)
- SEWER EASEMENT (FOR THE BENEFIT OF WASTE COMPANY'S ACQUISITION)
- GAS EASEMENT (FOR THE BENEFIT OF WASTE COMPANY'S ACQUISITION)
- UTILITY EASEMENT (FOR THE BENEFIT OF WASTE COMPANY'S ACQUISITION)
- OTHER EASEMENT (FOR THE BENEFIT OF WASTE COMPANY'S ACQUISITION)



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KING'S CROWN RE SUBDIVISION