

**Ordinance No. 2023-22**

**AN ORDINANCE APPROVING THE KINGS CROWN CONDOMINIUMS, SECOND AMENDED COMBINING UNITS B302 & B401, LOCATED AT 1271 LOWELL AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property known as 1271 Lowell Avenue have petitioned the City Council to amend the Kings Crown Condominiums, First Amended within the Residential Commercial Zoning District; and

WHEREAS, on February 22, 2023, staff posted notice to the property according to the requirements of the Land Management Code; and

WHEREAS, staff mailed courtesy notice to all affected property owners on February 22, 2023, and legal notice was published in the Park Record and on the Park City and Utah Public Notice websites; and

WHEREAS, the Planning Commission held a public hearing on March 8, 2023;

WHEREAS, on March 8, 2023, the Planning Commission forwarded a Positive recommendation to the City Council; and

WHEREAS, on April 27, 2023, the City Council held a public hearing; and

WHEREAS, it is in the best interest of Park City, Utah, to approve the Kings Crown Condominiums, Second Amended Combining Units B302 and B401; and

WHEREAS, the Kings Crown Condominiums, Second Amended Combining units B302 and B401 will not cause undue harm to adjacent property owners.

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 Kings Crown Condominiums Second Amended Combining Units B302 & B401, 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 Applicant proposes combining Units B302 & B401 within the King's Crown Condominiums in the Recreation Commercial Zoning District.
2. On January 10, 2018, the Planning Commission approved the King's Crown Master Planned Development (MPD) and Conditional Use Permit (CUP). The MPD and CUP approval included the following:
  - 27 Single-Family Lots
  - Seven townhomes on Lot 30

- King's Crown Workforce Condominiums A on Lot 1
  - King's Crown Condominiums B | C | D on Lot 2
  - Over 11 acres of Open Space on Lots 31 and 32
3. On February 1, 2018, City Council approved the King's Crown Re-Subdivision Plat, creating Open Space Parcels and Single-Family Dwelling and Multi-Family Dwelling Lots for the development of the Master Planned Developments, shown below. (Units B302 and B401 were proposed to be in Building B/C on Lot 2 with 12 residential units.)
  4. On May 22, 2019, the Planning Commission approved a modification to the MPD/CUP, reallocating square footage and increasing the number of units within Buildings B/C from 12 to 14.
  5. On June 20, 2019, the City Council adopted Ordinance No. 2019-34, approving the King's Crown Condominium Plat for Buildings B | C | D on Lot 2. This Ordinance increased the total units within Buildings B/C from 14 to 15. However, this plat amendment was not recorded and the Applicant proposed additional changes.
  6. On November 21, 2019, the City Council enacted Ordinance No. 2019-56, approving the King's Crown Condominium Plat, establishing 15 residential units within Buildings B/C.
  7. On February 10, 2021, the Planning Commission amended the King's Crown Master Planned Development regarding Building D. On February 25, 2021, the City Council enacted Ordinance No. 2021-11 approving the First Amendment to the King's Crown Condominium plat.
  8. Since the approval of the MPD/CUP, residential units have been combined:
    - On January 7, 2021, the City Council approved Ordinance No. 2021-03, combining Lots 27, 28, and 29 into two Lots, reducing the Single-Family Dwellings for the MPD from 27 to 26.
    - On April 28, 2022, the City Council approved Ordinance No. 2022-09, combining Lots 23 and 24 into one Lot, reducing the Single-Family Dwellings for the MPD from 26 to 25.
  9. On October 19, 2022, the Applicant submitted a complete Plat Amendment application to combine Units B302 and B401 within Building B on Lot 2.

**Conclusions of Law:**

1. Neither the public nor any person will be materially injured by the proposed plat amendment.
2. Approval of the plat amendment, subject to the conditions of approval, will not adversely affect the health, safety and welfare of the citizens of Park City.
3. The proposed Plat Amendment complies with Recreation Commercial (RC) Zoning District requirements outlined in LMC Chapter 15-2.16.
4. The proposal, as conditioned, complies with LMC § 15-3-6, Parking Ratio Requirements.
5. The proposal to combine these two units complies with the Subdivision Procedures outlined in LMC Chapter 15-7.1.
6. There is Good Cause for this Plat Amendment because it reduces the number of residential units within the King's Crown MPD/CUP without increasing square

footage or density. Additionally, the unit combination does not modify affordable housing obligations because Affordable Unit Equivalents are based on Residential Unit Equivalents (total square footage) and no changes to project square footage are proposed.

**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, and the Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one year, 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. There will be no external changes or expansion of the existing building footprint.
4. Two parking stalls shall remain assigned to the combined Unit B401 and the parking required under the MPD remains unchanged.
5. No additional density unit is available by virtue of this combination and no adjustment are being made to affordable housing plan as part of this plat.

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

PASSED AND ADOPTED this 27<sup>th</sup> day of April 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:  
*Nann Worel*

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Nann Worel, MAYOR



ATTEST:

DocuSigned by:  
*Michelle Kellogg*

E5F905BB533F431...

City Recorder

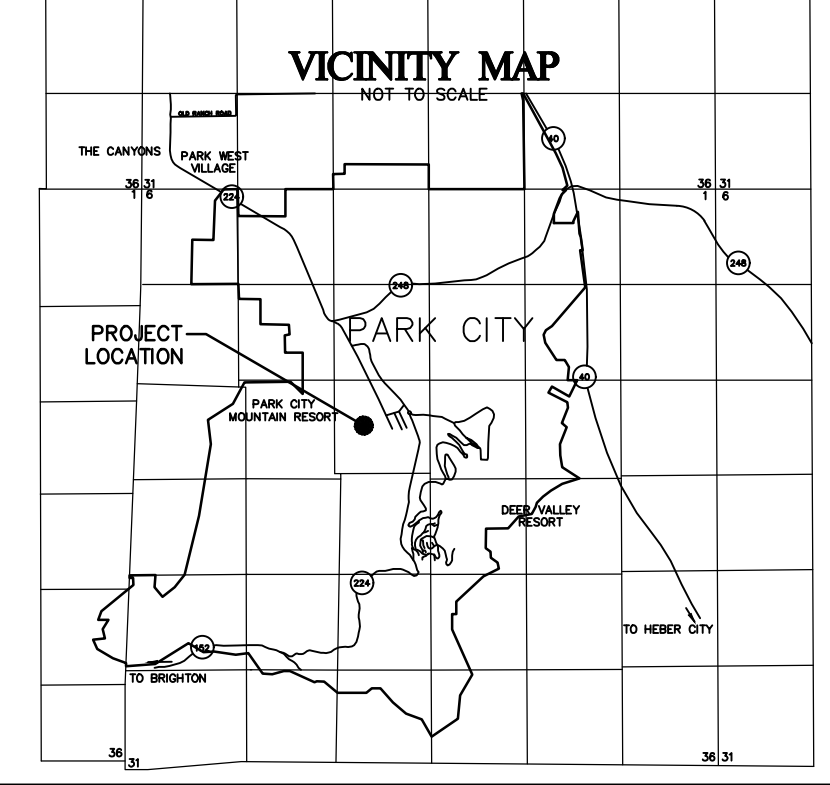
APPROVED AS TO FORM:

DocuSigned by:  
*[Signature]*

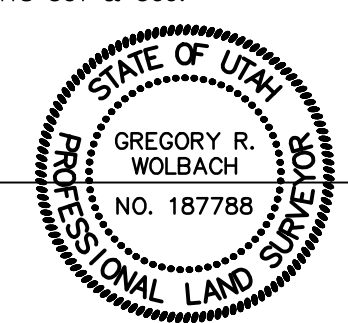
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City Attorney's Office

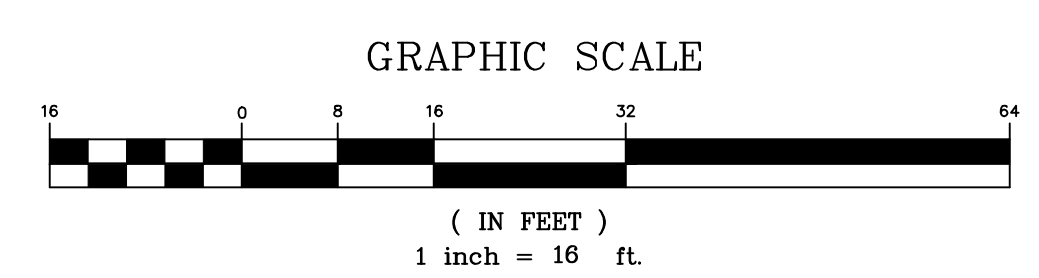
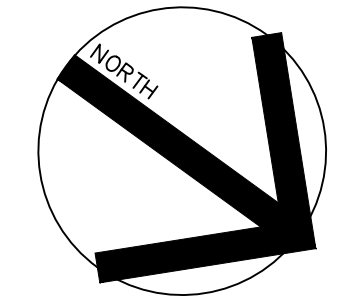
# CONDOMINIUM PLAT KING'S CROWN CONDOMINIUMS SECOND AMENDED COMBINING UNITS B302 & B401 - A UTAH CONDOMINIUM PROJECT - A CONDOMINIUM PROJECT LOCATED WITHIN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



**SURVEYORS CERTIFICATE**  
I, GREGORY R. WOLBACH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 187788 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS AMENDED CONDOMINIUM PLAT, IN ACCORDANCE WITH SECTION 57-8-13, HEREAFTER TO BE KNOWN AS ROYAL PLAZA FOURTH AMENDED COMBINING UNITS 301 & 309.



GREGORY R. WOLBACH, PLS NO. 187788 DATE: \_\_\_\_\_



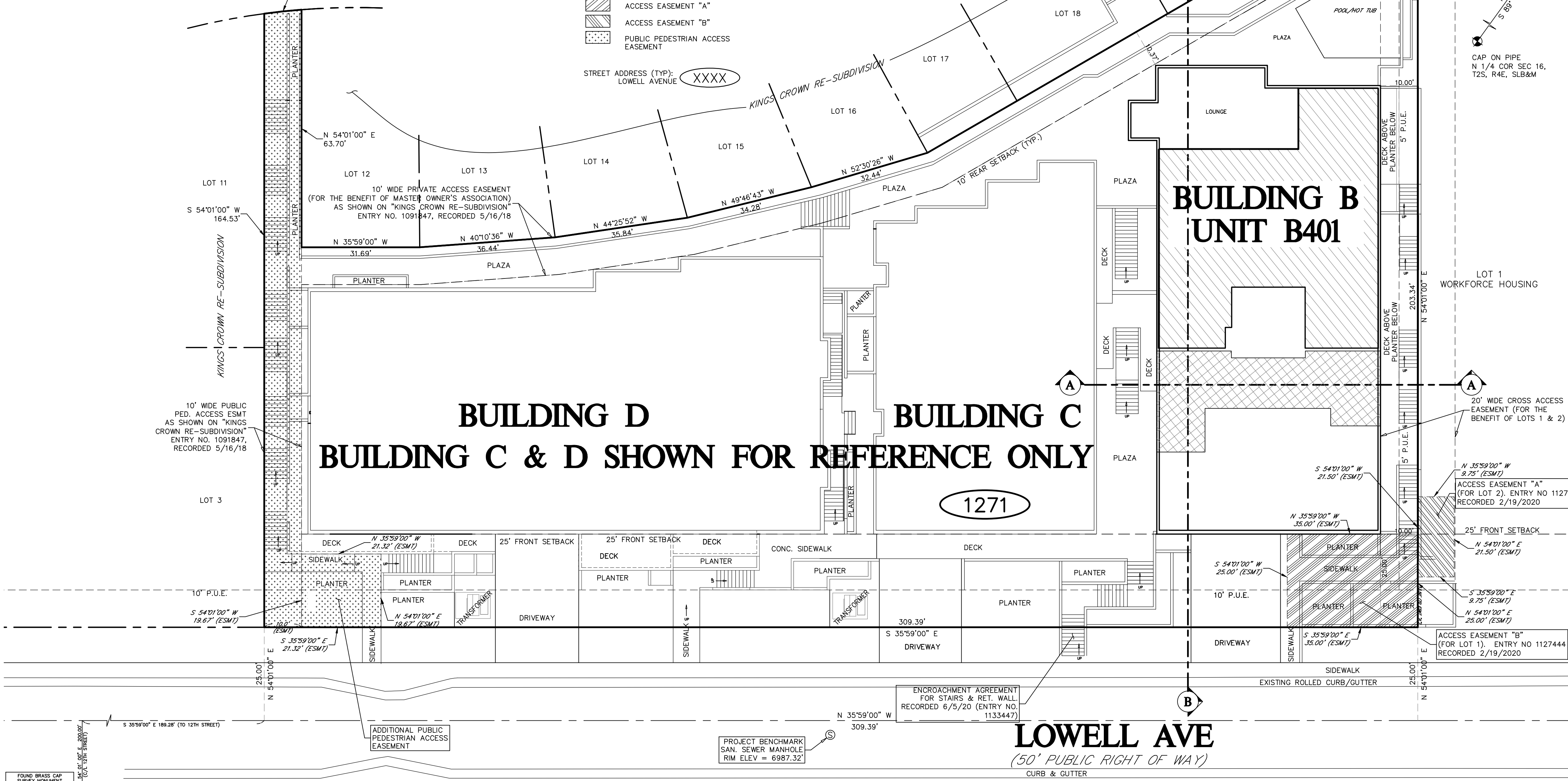
**HATCHING LEGEND**

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA
- ACCESS EASEMENT "A"
- ACCESS EASEMENT "B"
- PUBLIC PEDESTRIAN ACCESS EASEMENT

**AREA TABULATIONS**

LEVEL	UNIT	PRIVATE	LIMITED COMMON
LEVEL 4	UNIT B401	1796 SF	410 SF
LEVEL 5	UNIT B401	3065 SF	1100 SF
TOTAL		4861 SF	1510 SF

L=10.06', R=186.50'  
Δ=003°05'23"  
CHORD N 42°01'36" W 10.06'



**LEGAL DESCRIPTION**  
UNIT B302 AND UNIT B401, IN BUILDING B, CONTAINED WITHIN THE KING'S CROWN CONDOMINIUMS, FIRST AMENDED, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SUMMIT COUNTY, UTAH, AS ENTRY NO. 1123377 AND FIRST AMENDED SURVEY MAP RECORDED AS ENTRY NO. 1161493, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND BYLAWS OF THE KING'S CROWN AT PARK CITY, RECORDED IN SUMMIT COUNTY, UTAH, ON MAY 16, 2018, AS ENTRY NO. 1091848, IN BOOK 2462, AT PAGE 1532, OF THE OFFICIAL RECORDS, AND ALL AMENDMENTS THERETO.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT; AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

- NOTES:**
1. BASIS OF BEARING: NORTH 35°59'00" WEST BETWEEN FOUND AND ACCEPTED EMPIRE AVENUE SURVEY MONUMENTS, AS SHOWN HEREON.
  2. PROJECT BENCHMARK ELEVATION = 6987.32'. SANITARY SEWER MANHOLE RIM IN LOWELL AVENUE, AS SHOWN HEREON.
  3. THE PURPOSE OF THIS PLAT IS TO COMBINE UNITS B302 AND B401 OF "KING'S CROWN CONDOMINIUMS, FIRST AMENDED", ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, ENTRY NO. 1161493.
  4. THE UNITS OF THIS CONDOMINIUM PLAT ARE SERVED BY PRIVATE LATERAL WASTEWATER LINES THAT CROSS THROUGH IN SAID COMMON AREA. "THE KING'S CROWN CONDOMINIUM OWNERS ASSOCIATION" SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION AND MAINTENANCE OF THE PRIVATE LATERAL WASTEWATER LINES WITHIN THE COMMON AREA.
  5. COMMON AREAS WITHIN THE PLAT ARE DEDICATED FOR PRIVATE UTILITIES, INCLUDING PRIVATE LATERAL WASTEWATER LINES.
  6. BUILDING DEPARTMENT APPROVAL OF A FIRE SPRINKLER PLAN IS REQUIRED.
  7. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 2021-11.
  8. ALL CONDITIONS OF APPROVAL OF THE AMENDED MASTER PLANNED DEVELOPMENT, CONDITIONAL USE PERMIT, KING'S CROWN RE-SUBDIVISION PLAT ORDINANCE NO. 2018-05, AND ORDINANCE NO. 2019-51, AND AMENDED HOUSING MITIGATION PLAN SHALL CONTINUE TO APPLY.
  9. UNIT MEASUREMENTS SHOWN HEREON ARE FINISHED SURFACE OF INSIDE WALL TO FINISHED SURFACE OF INSIDE WALL (ON SHEET 2).
  10. THE SIDE SETBACK FOR THE SOUTHERN BOUNDARY OF LOT 2 SHALL EXCEED THE CODE-REQUIRED SETBACK OF 10' AND SHALL RETAIN A 12' SIDE SETBACK.
  11. NOTES SHOWN ON KING'S CROWN RE-SUBDIVISION PLAT ARE NOT VACATED PER THIS CONDOMINIUM PLAT.
  12. KING'S CROWN HOA SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND MAINTENANCE OF STAIRS ALONG SOUTHERN PROPERTY LINE FROM LOWELL AVENUE TO ROTHWELL ROAD.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT BY THE VIRTUE OF A CORPORATE RESOLUTION, BRASO V, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, TO BE KNOWN HEREAFTER AS THE "KING'S CROWN CONDOMINIUMS SECOND AMENDED COMBINING UNITS B302 & B401", DOES HEREBY CERTIFY THAT HE HAS CAUSED THIS PLAT TO BE PREPARED, AND DOES HEREBY CONSENT TO THE RECORDED OF THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BRASO V, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: \_\_\_\_\_  
XX, MANAGER

**CORPORATE ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ ) ss  
COUNTY OF \_\_\_\_\_ )  
PERSONALLY APPEARED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE FOLLOWING: XX, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS MANAGER OF BRASO V, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
RESIDING IN \_\_\_\_\_

**OWNERS DEDICATION AND CONSENT TO RECORD - HOA.**

KNOW ALL MEN BY THESE PRESENTS THAT THE KING'S CROWN CONDOMINIUMS OWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION (THE "ASSOCIATION"), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF KING'S CROWN, CERTIFIES THAT IT HAS CAUSED THIS SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT PREPARED. THE ASSOCIATION, ON BEHALF OF ALL OF THE UNIT OWNERS, DOES HEREBY CONSENT TO THE RECORDED OF THIS AMENDED CONDOMINIUM PLAT, HEREAFTER TO BE KNOWN AS "KING'S CROWN CONDOMINIUMS SECOND AMENDED COMBINING UNITS B302 & B401".

KING'S CROWN CONDOMINIUMS OWNERS ASSOCIATION, INC.  
A UTAH NON-PROFIT CORPORATION  
BY: \_\_\_\_\_  
RORY MURPHY, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ ) RORY MURPHY, PRESIDENT  
COUNTY OF \_\_\_\_\_ ) KING'S CROWN CONDOMINIUMS OWNERS ASSOCIATION, INC.  
A UTAH NON-PROFIT CORPORATION

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (or proven on the basis of satisfactory evidence) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS PRESIDENT OF KING'S CROWN CONDOMINIUMS OWNERS ASSOCIATION, INC., AND THAT SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS (OR RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY, STATE \_\_\_\_\_

**Evergreen Engineering, Inc.**  
Civil Engineering • Land Surveying • Land Planning  
1678 Sidewinder Drive, Unit C  
P.O. Box 2861 • Park City • Utah • 84060  
Phone: 801.557.5482  
E-mail: amoran@evergreen-eng.com

**PUBLIC SAFETY ANSWERING POINT APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
JEFF WARD,  
GIS COORDINATOR/ADDRESSING AUTHORITY

**CITY ENGINEER**  
THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
CITY ENGINEER \_\_\_\_\_

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**  
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
BY: \_\_\_\_\_  
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

**CITY PLANNING COMMISSION**  
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS \_\_\_\_\_ 10TH DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
CHAIR \_\_\_\_\_

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
CITY ATTORNEY \_\_\_\_\_

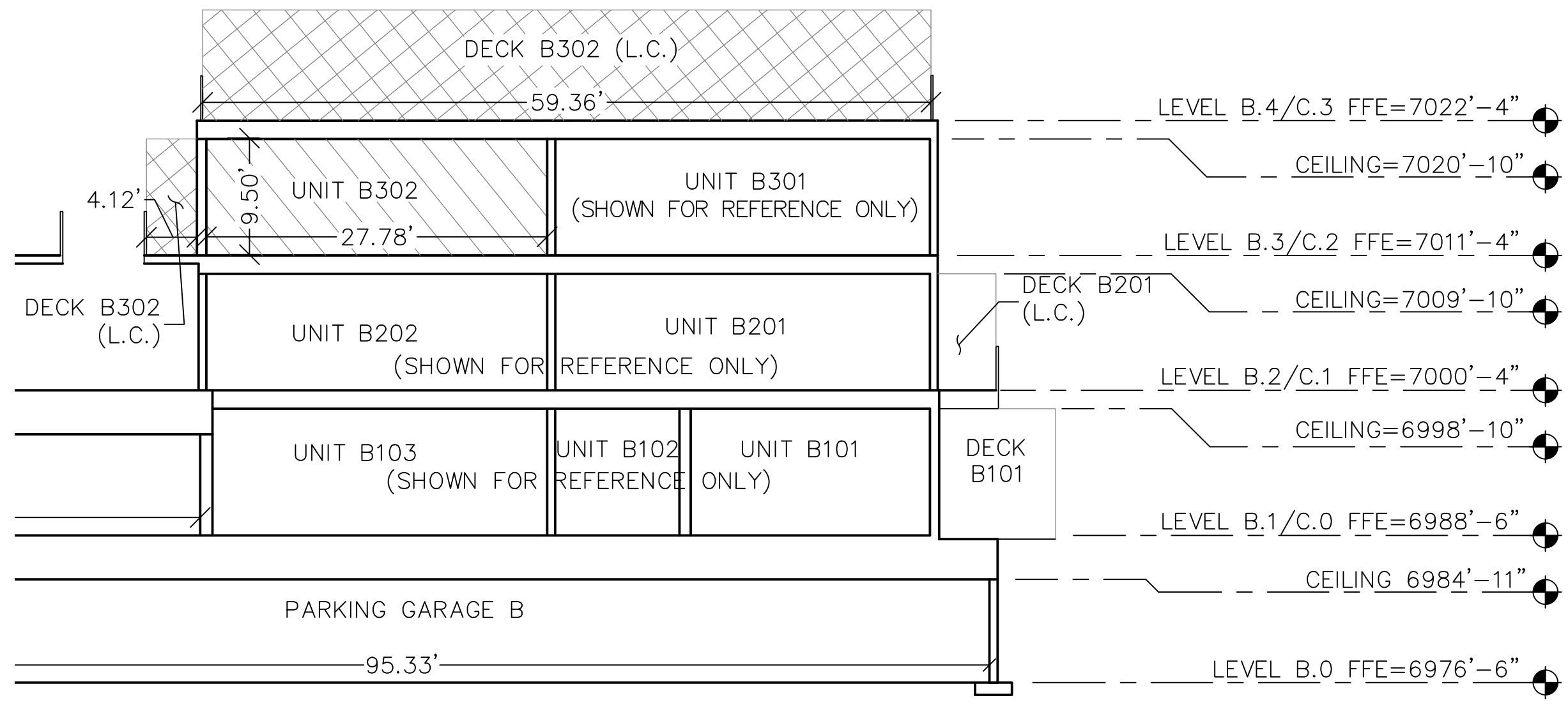
**COUNCIL APPROVAL & ACCEPTANCE**  
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
MAYOR \_\_\_\_\_

**CERTIFICATE OF ATTEST**  
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
CITY RECORDER \_\_\_\_\_

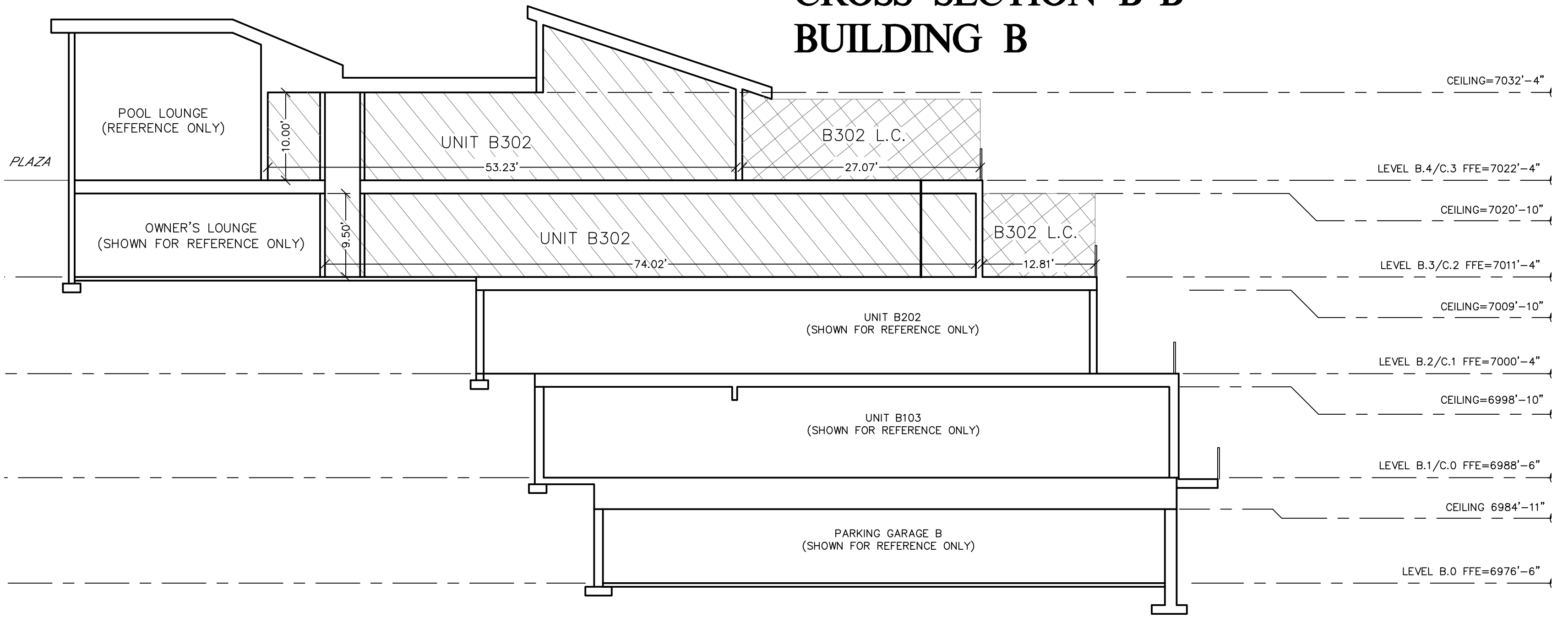
**RECORDED**  
Nº. \_\_\_\_\_  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_



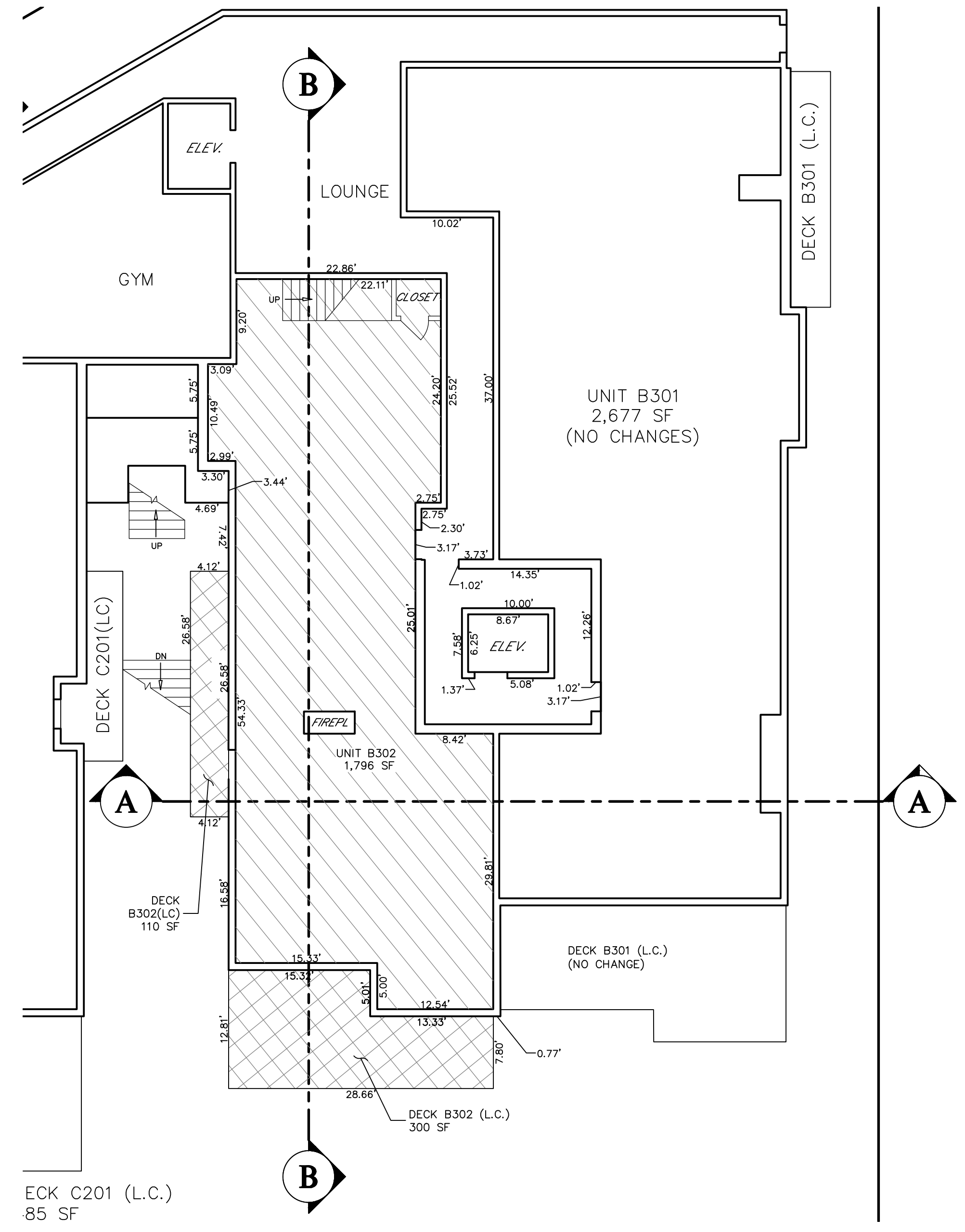
### CROSS SECTION A-A BUILDING B



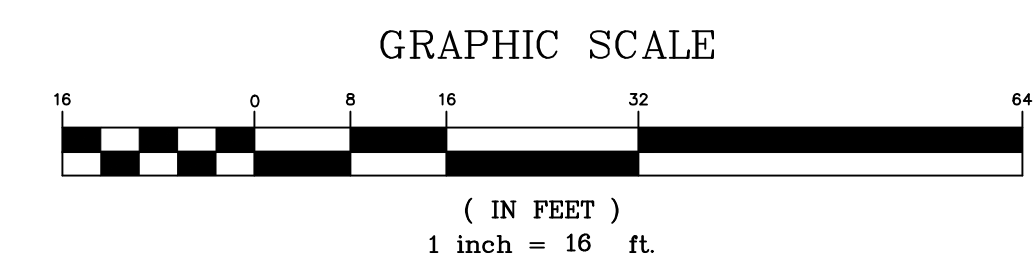
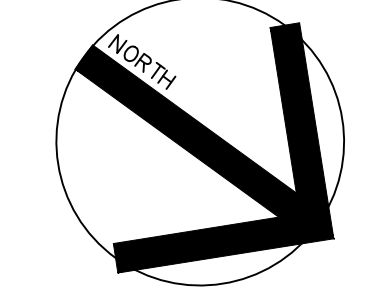
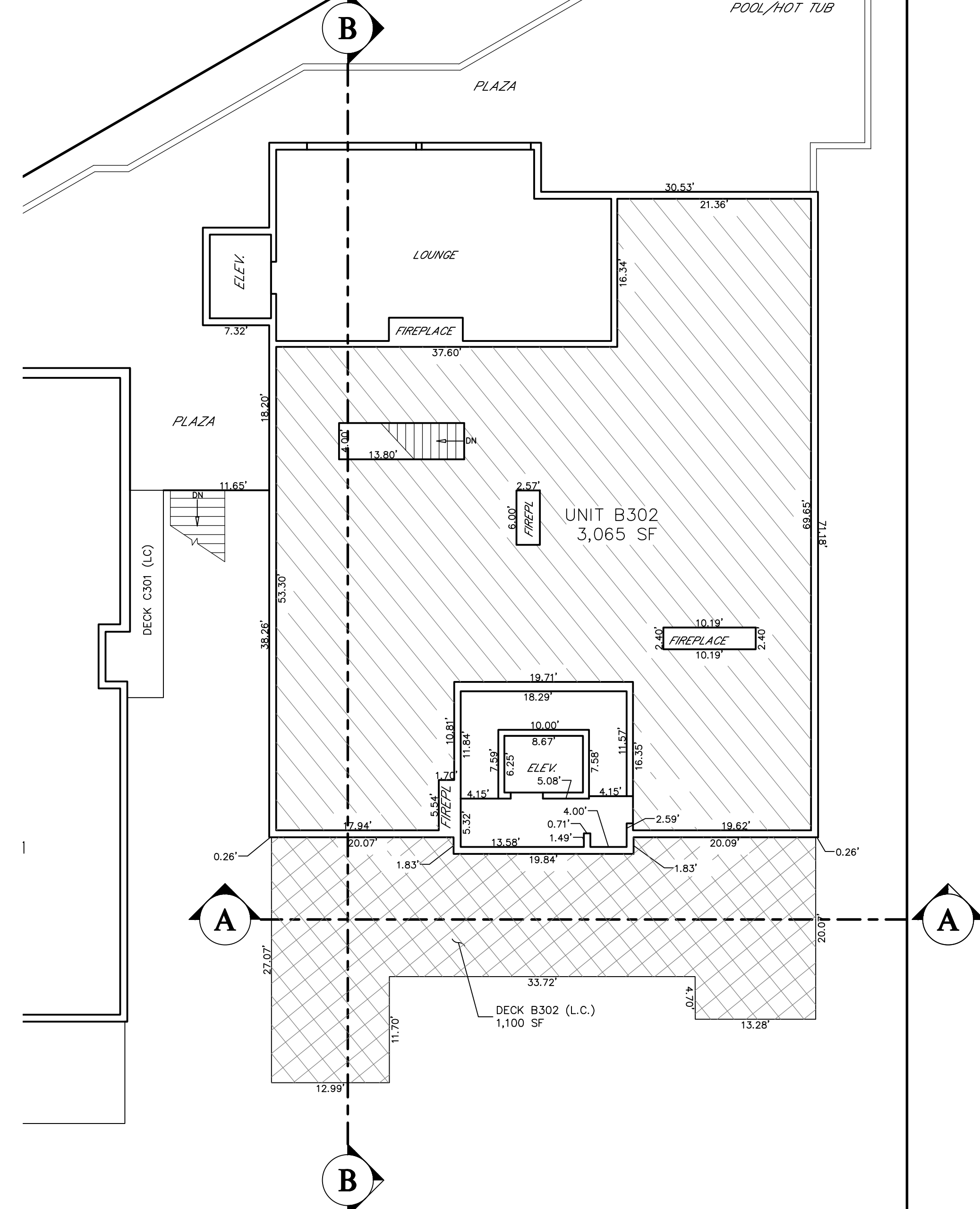
### CROSS SECTION B-B BUILDING B



### LEVEL 4 - UNIT B401



### LEVEL 5 - UNIT B401



#### HATCHING LEGEND

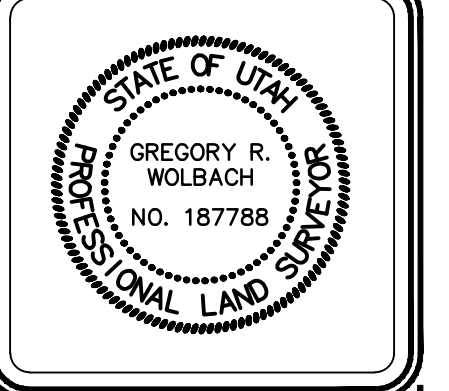
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

NO. \_\_\_\_\_ RECORDED  
 DATE \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 CITY OF \_\_\_\_\_  
 RECORDED AT THE REQUEST OF \_\_\_\_\_

FEES \_\_\_\_\_ CITY RECORDER

**Evergreen Engineering, Inc.**  
 Civil Engineering • Land Surveying • Land Planning  
 P.O. Box 2861 • Park City • Utah • 84060  
 Phone: 801-557-5462  
 E-mail: amr@evergreen-eng.com

DATE	BY	COMMENTS



DESIGNED BY: WOW  
 DRAWN BY: ADM  
 CHECKED BY: ADM

**KING'S CROWN CONDOMINIUMS SECOND AMENDED  
 COMBINING UNITS B302 & B401  
 FLOOR PLANS & BUILDING SECTION**

FOR: **CRG PARTNERS**

JOB NO. **1626**