

Ordinance No. 10-10

**AN ORDINANCE APPROVING THE SNOW CREEK CROSSING LOT NO. 9B
SUBDIVISION TWO LOT SUBDIVISION LOCATED WITHIN SECTIONS 8 & 9,
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY UTAH**

WHEREAS, the owner of the properties known as Snow Creek Crossing Lot No. 9B Subdivision, has petitioned the City Council for approval of a plat amendment for the existing Lot 9B, Snow Creek Crossing Lot No. 9 Subdivision; 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; and

WHEREAS, the Planning Commission held a public hearing on March 10, 2010, to receive input on the Snow Creek Crossing Lot No. 9B Subdivision; and

WHEREAS, the Planning Commission, on March 10, 2010, forwarded a positive recommendation to the City Council; and

WHEREAS, on March 11, 2010, the City Council approved the Snow Creek Crossing Lot No. 9B Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Snow Creek Crossing Lot No. 9B Subdivision.

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 Snow Creek Crossing Lot No. 9B Subdivision 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 property is located at 2060 Park Avenue.
2. The lot area of lot 9b of the Snow Creek Crossing Lot No. 9 is 7.84 acres in area.
3. The plat amendment creates two lots of record from lot 9B of the Snow Creek Crossing Lot No. 9.
4. The plat amendment creates Lot 9b-1 (Police Station) which will be 5.43 acres and Lot 9b-2 (Snow Creek Cottages) which will be 2.38 acres.
5. The Park City Police station exists on Lot 9b-1.
6. The Snow Creek Cottages are being built on Lot 9B-2.

7. The zone is Residential Development Medium Density (RDM).
8. The two proposed lots and the existing buildings on the lots comply with the lot and site requirements for development in the RMD zone as explained within the analysis section of this report.
9. The neighborhood is characterized multi-family condominium, public facilities, a bike trail, and commercial.
10. All findings within the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. As conditioned the subdivision is consistent with the Park City General Plan.

Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. The applicant will record the subdivision 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 and the plat will be void.

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

PASSED AND ADOPTED this 11th day of March 2010

PARK CITY MUNICIPAL CORPORATION



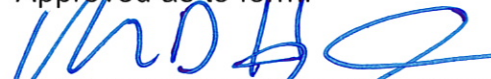
Mayor Dana Williams

Attest:



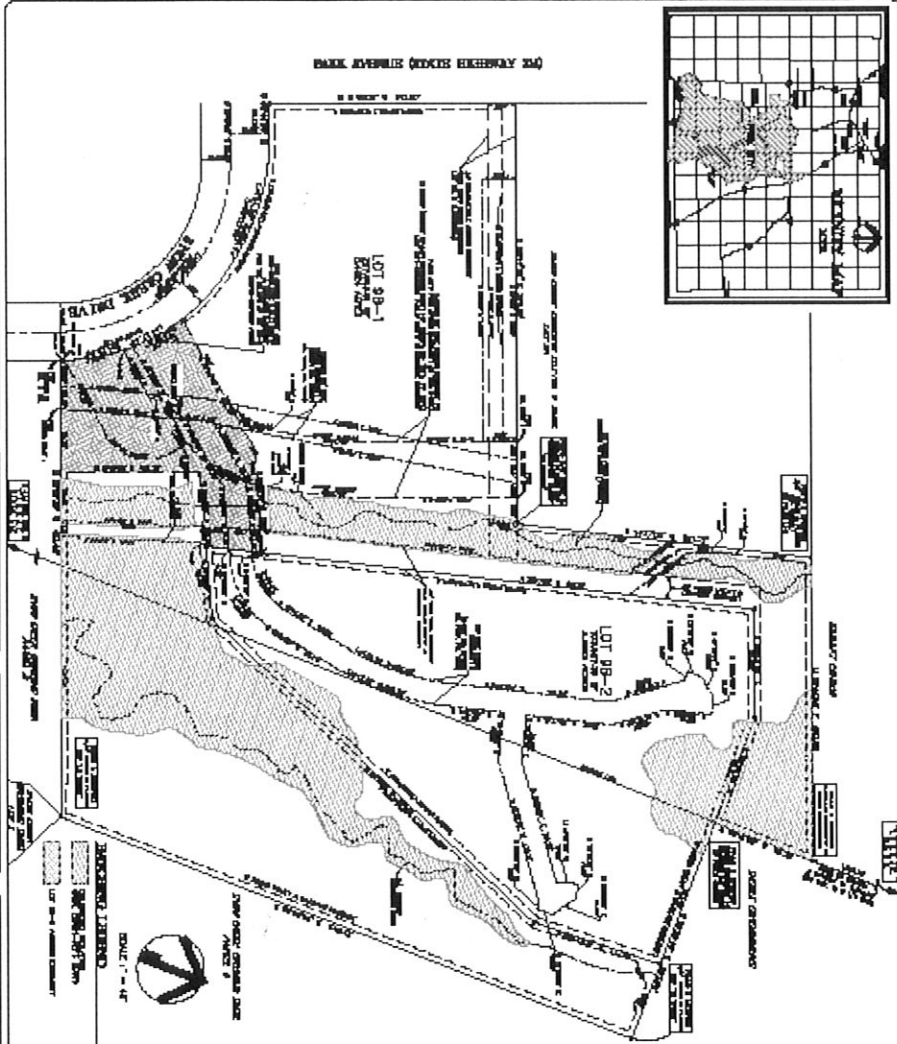
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney





City Planning Commission
 APPROVED AND RECOMMENDED BY THE PLANNING COMMISSION ON _____ 2015

CITY ENGINEER
 THE PLANNING COMMISSION HAS REVIEWED THE PLANS AND RECOMMENDS THEM FOR THE CITY ENGINEER'S REVIEW ON _____ 2015

CITY COUNCIL APPROVAL
 THE CITY ENGINEER HAS REVIEWED THE PLANS AND RECOMMENDS THEM FOR THE CITY COUNCIL'S REVIEW ON _____ 2015

APPROVAL AS TO FORM
 THE CITY ENGINEER HAS REVIEWED THE PLANS AND RECOMMENDS THEM FOR THE CITY COUNCIL'S REVIEW ON _____ 2015

STADENVILLE BARR M.S.D.
 THE STADENVILLE BARR M.S.D. HAS REVIEWED THE PLANS AND RECOMMENDS THEM FOR THE CITY COUNCIL'S REVIEW ON _____ 2015

RECORDED
 THE CITY ENGINEER HAS REVIEWED THE PLANS AND RECOMMENDS THEM FOR THE CITY COUNCIL'S REVIEW ON _____ 2015

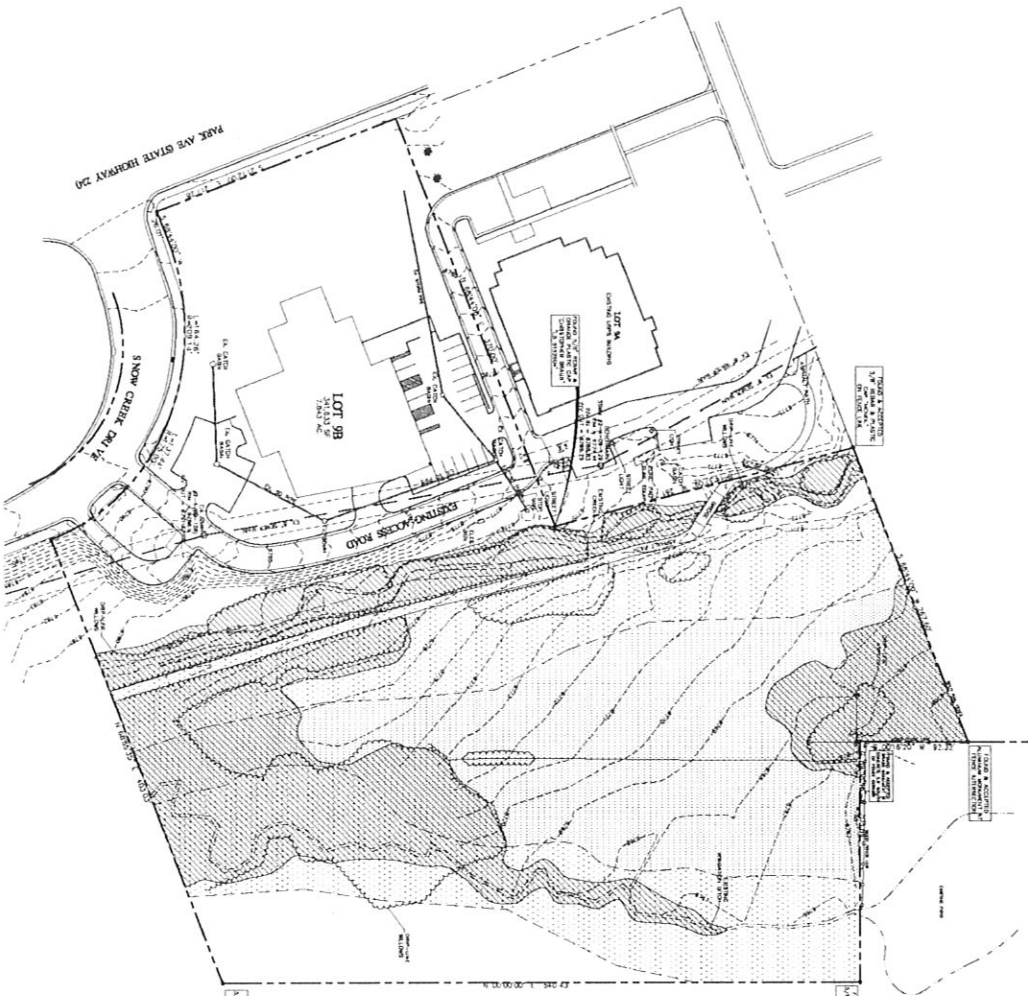
**SNOW CREEK CROSSING
 LOT NO. 9B SUBDIVISION**
 A TWO LOT SUBDIVISION - PARCELS 4 & 5
 LOCATED IN THE CITY OF SNOW CREEK, MI
 COUNTY OF SHELBY, MI

PRELIMINARY ENGINEERING
 THE ENGINEER HAS REVIEWED THE PLANS AND RECOMMENDS THEM FOR THE CITY COUNCIL'S REVIEW ON _____ 2015

CONSTRUCTION SPECIFICATIONS
 THE ENGINEER HAS REVIEWED THE PLANS AND RECOMMENDS THEM FOR THE CITY COUNCIL'S REVIEW ON _____ 2015

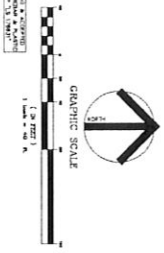
GENERAL NOTES
 THE ENGINEER HAS REVIEWED THE PLANS AND RECOMMENDS THEM FOR THE CITY COUNCIL'S REVIEW ON _____ 2015

PLANNING COMMISSION
 THE ENGINEER HAS REVIEWED THE PLANS AND RECOMMENDS THEM FOR THE CITY COUNCIL'S REVIEW ON _____ 2015



HATCHING LEGEND

[Diagonal Hatching]	IMPROVED SURFACE (PAVEMENT)
[Dotted Hatching]	1:000' SCALE, 1" = 100' (FROM 1998 MAP)
[Horizontal Hatching]	1:500' SCALE, 1" = 50' (FROM 1998 MAP)
[Vertical Hatching]	1:1000' SCALE, 1" = 100' (FROM 1998 MAP)



SURVEYORS CERTIFICATE

THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS IN THIS RESPECT. I AM A LICENSED SURVEYOR IN THE STATE OF UTAH AND MY LICENSE NUMBER IS 12345.



LEGAL DESCRIPTION

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NARRATIVE

1. THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS IN THIS RESPECT. I AM A LICENSED SURVEYOR IN THE STATE OF UTAH AND MY LICENSE NUMBER IS 12345.



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ARCHITECTURE

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SNOW CREEK COTTAGES
2081 Park Avenue
Park City, Utah 84308

EXISTING CONDITIONS PLAN

C-103

CONTRACT NO. ELLIOTT-2010-0001