

**Ordinance No. 10-09**

**AN ORDINANCE APPROVING THE CONDOMINIUM PLAT FOR THE SNOW CREEK COTTAGES CONDOMINIUMS, 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 Condominium Plat for the Snow Creek Cottages Condominiums; 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 Condominium Plat for the Snow Creek Cottages Condominiums; 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 Condominium Plat for the Snow Creek Cottages Condominiums; and

**WHEREAS**, it is in the best interest of Park City, Utah to approve the Condominium Plat for the Snow Creek Cottages Condominiums.

**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 Condominium Plat for the Snow Creek Cottages Condominiums 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 Condominium Plat for the Snow Creek Cottages Condominiums is located on the proposed lot 9b-2 of the Snow Creek Crossing Lot No. 9B Subdivision.
3. Lot No. 9b-2 is 2.3803 acres.
4. The Condominium Plat for the Snow Creek Cottages Condominiums contains thirteen (13) detached single family homes.
5. The Condominium Plat reflects the MPD approval of the Snow Creek Cottages

as approved by the Planning Commission on July 9, 2008.

6. The zone is Residential Development Medium Density (RDM).
7. The neighborhood is characterized multi-family condominium, public facilities, a bike trail, and commercial.
8. All findings within the Analysis section are incorporated herein.

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.
3. Neither the public nor any person will be materially injured by the proposed condominium plat.
4. As conditioned the condominium plat 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 condominium 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 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 and the plat will be void.
3. The applicant will record the Snow Creek Crossing Lot No.9B Subdivision prior to or at the same time as the Condominium Plat.

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

PASSED AND ADOPTED this 11<sup>th</sup> day of March 2010.


PARK CITY MUNICIPAL CORPORATION

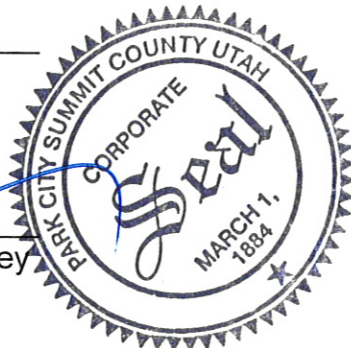
  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

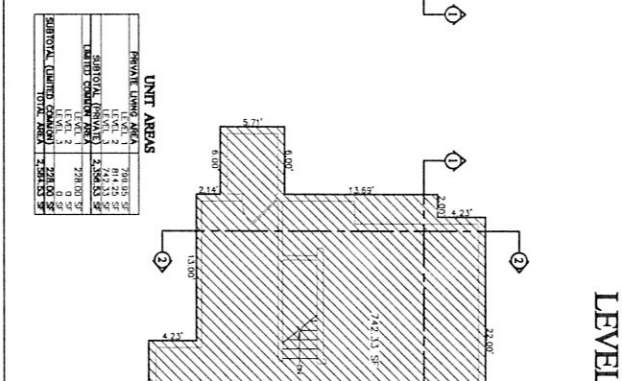
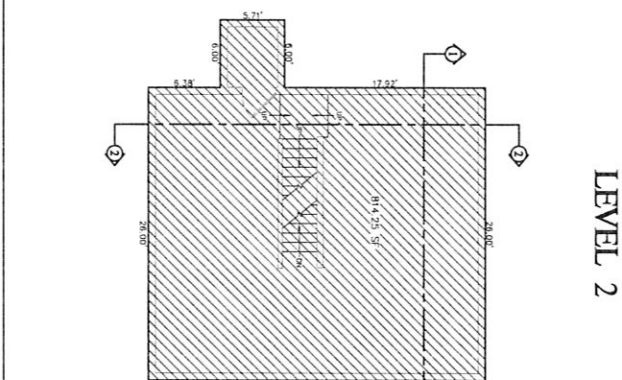
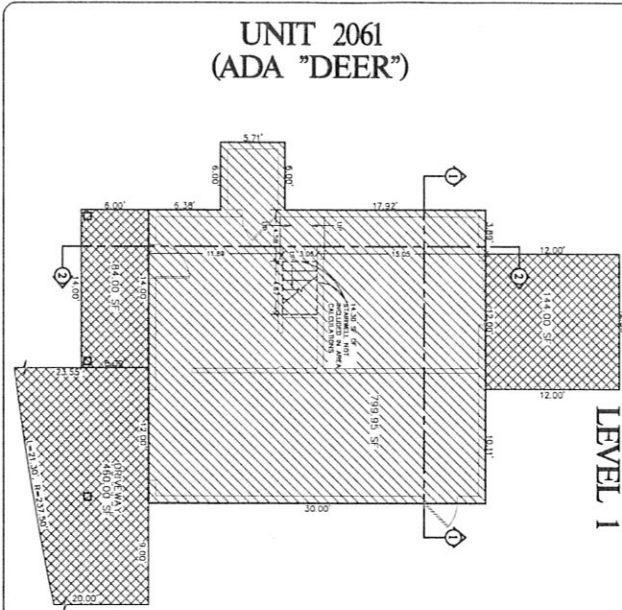
  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney







| UNIT AREAS                       |                  |
|----------------------------------|------------------|
| PRIVATE LIVING AREA              | 799.95 SF        |
| COMMON AREA                      | 31.16 SF         |
| <b>SUBTOTAL (LIMITED COMMON)</b> | <b>831.11 SF</b> |
| TOTAL AREA: 1122.11 SF           |                  |

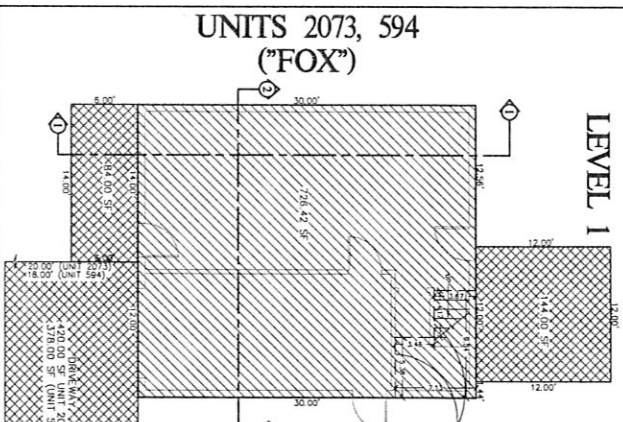
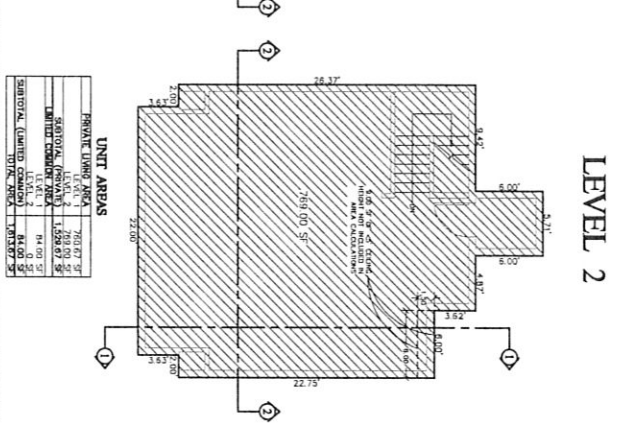
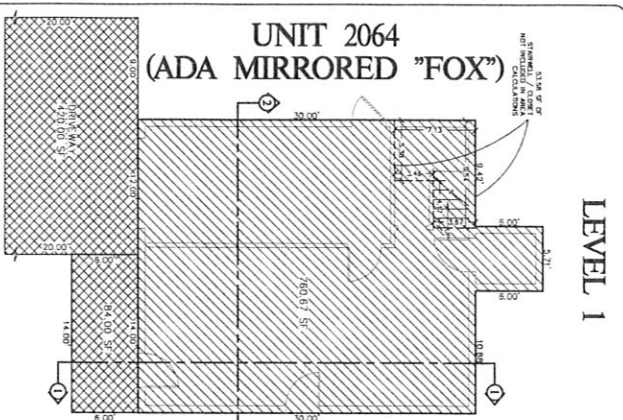
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|----------------------------------|------------------|
| PRIVATE LIVING AREA              | 914.23 SF        |
| COMMON AREA                      | 31.16 SF         |
| <b>SUBTOTAL (LIMITED COMMON)</b> | <b>945.39 SF</b> |
| TOTAL AREA: 1276.39 SF           |                  |

| UNIT AREAS                       |                  |
|----------------------------------|------------------|
| PRIVATE LIVING AREA              | 742.11 SF        |
| COMMON AREA                      | 31.16 SF         |
| <b>SUBTOTAL (LIMITED COMMON)</b> | <b>773.27 SF</b> |
| TOTAL AREA: 1004.37 SF           |                  |

| HATCHING LEGEND |                     |
|-----------------|---------------------|
|                 | PRIVATE AREA        |
|                 | LIMITED COMMON AREA |
|                 | COMMON AREA         |



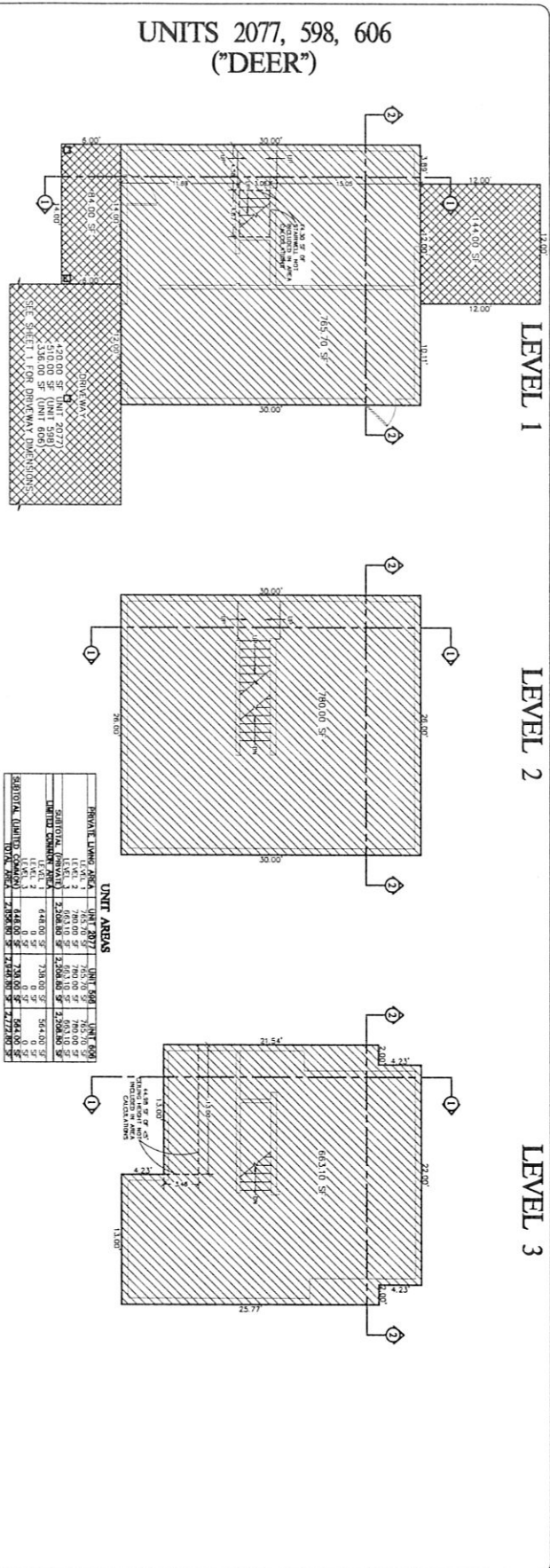
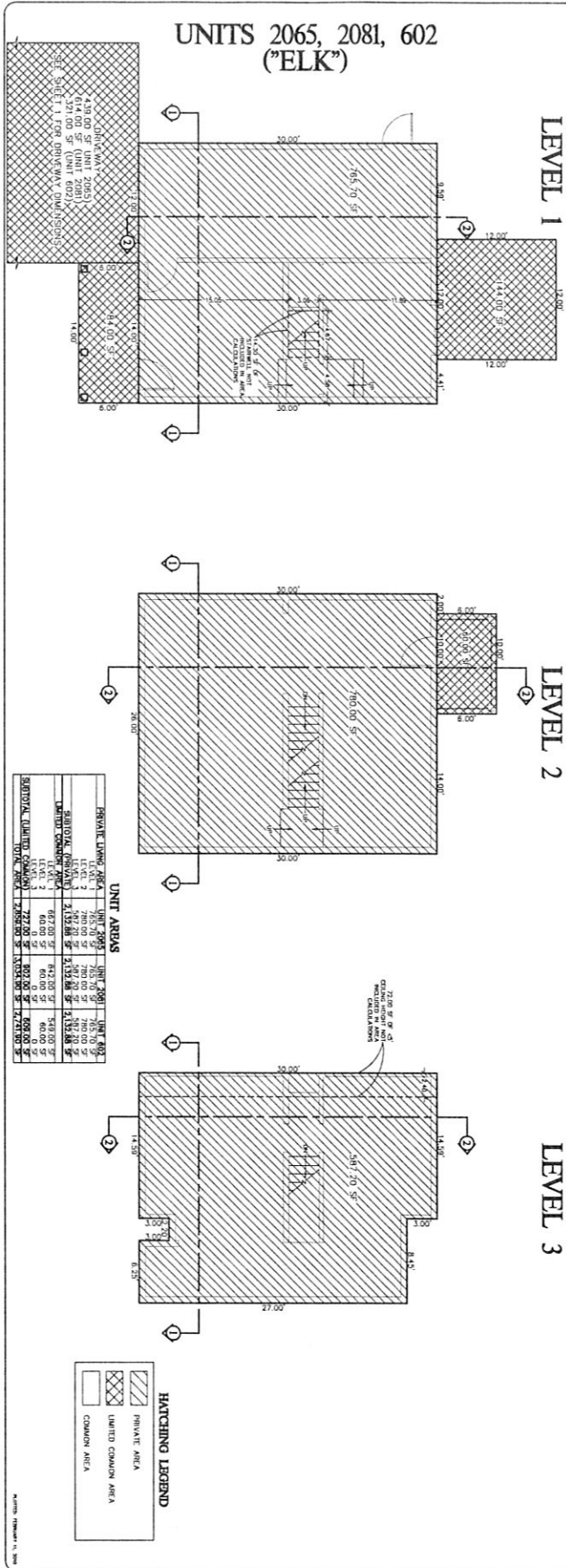
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**SNOW CREEK COTTAGES CONDOMINIUMS**  
**FLOORPLANS - "DEER" & "ELK"**  
**UNITS 598, 602, 606, 2065, 2077, 2081**

FOR: PARK CITY MUNICIPAL CORPORATION

DATE: 07/14/10

PROJECT: SC7B-FLOORPLANS

JOB NO.: 0744

DESIGNED BY:  
 ELLIOTT WORKGROUP

DRAWN BY:  
 GREG/ADVA

CHECKED BY:  
 GREG/ADVA

| REVISIONS | DATE | BY | COMMENTS |
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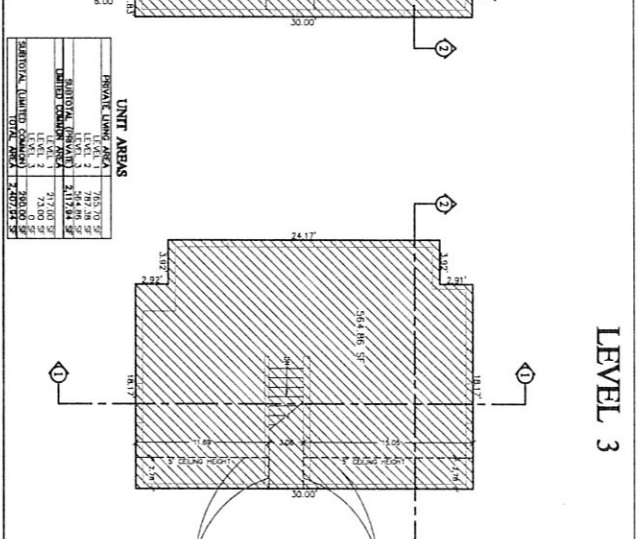
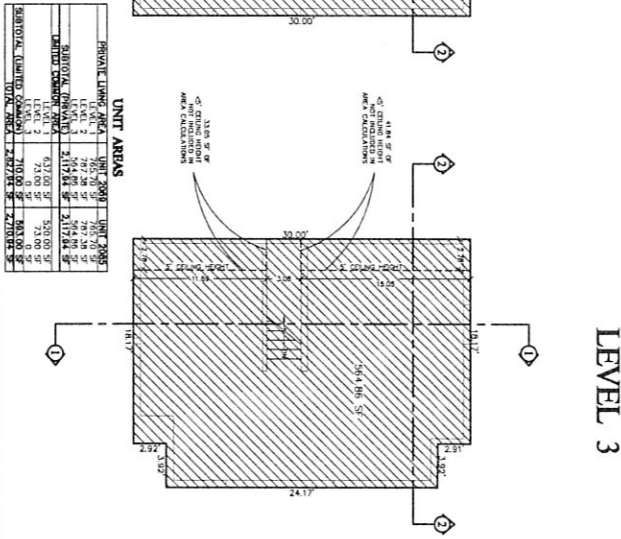
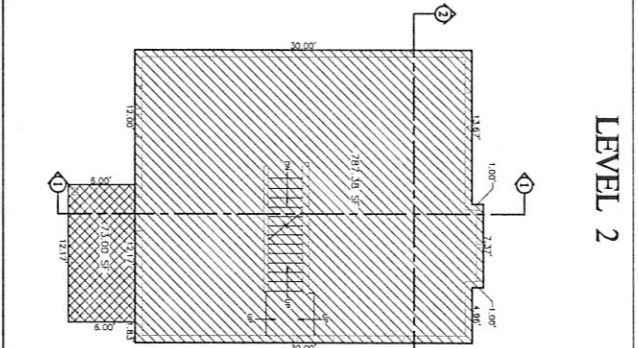
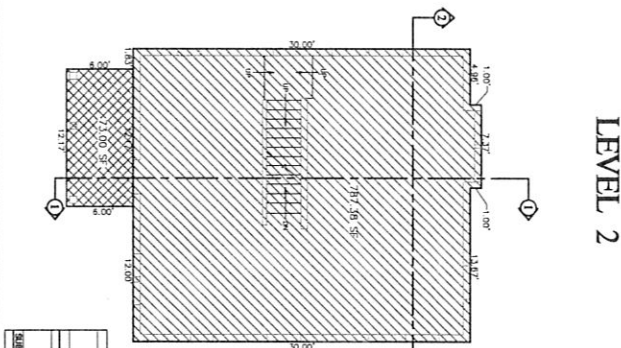
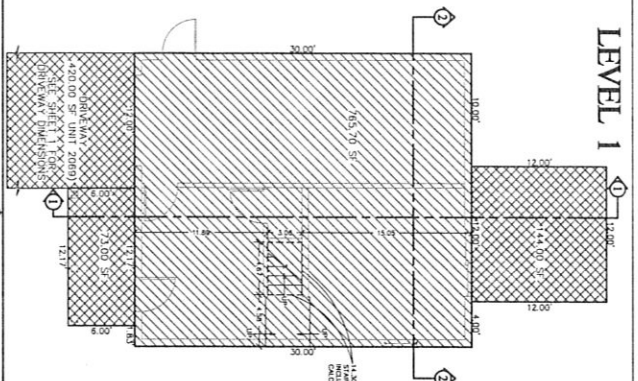
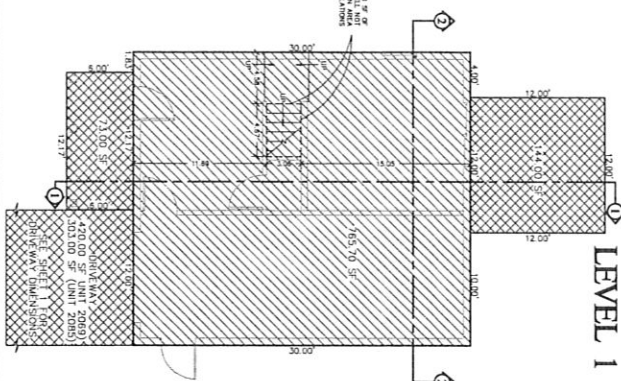
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**Evergreen Engineering, Inc.**

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 E-mail: office@evergreen-utg.com

UNITS 2069, 2085  
("MOOSE")

UNIT 2068  
("MOOSE" - MIRRORED)

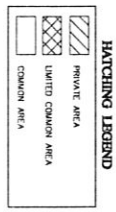


**UNIT AREAS**

| PRIVATE LIVING AREA | UNIT 2069          | UNIT 2085          |
|---------------------|--------------------|--------------------|
| PRIVATE LIVING AREA | 1,141.41 SF        | 1,141.41 SF        |
| COMMON AREA         | 2,172.84 SF        | 2,172.84 SF        |
| <b>TOTAL AREA</b>   | <b>3,314.25 SF</b> | <b>3,314.25 SF</b> |

**UNIT AREAS**

| PRIVATE LIVING AREA | UNIT 2068          |
|---------------------|--------------------|
| PRIVATE LIVING AREA | 765.76 SF          |
| COMMON AREA         | 2,172.84 SF        |
| <b>TOTAL AREA</b>   | <b>2,938.60 SF</b> |



SNOW CREEK COTTAGES CONDOMINIUMS  
FLOORPLANS - "MOOSE" & MIRRORED "MOOSE"  
UNITS 2068, 2069, 2085  
FOR PARK CITY MUNICIPAL CORPORATION SC9B-FLOORPLANS JOB NO. 0744

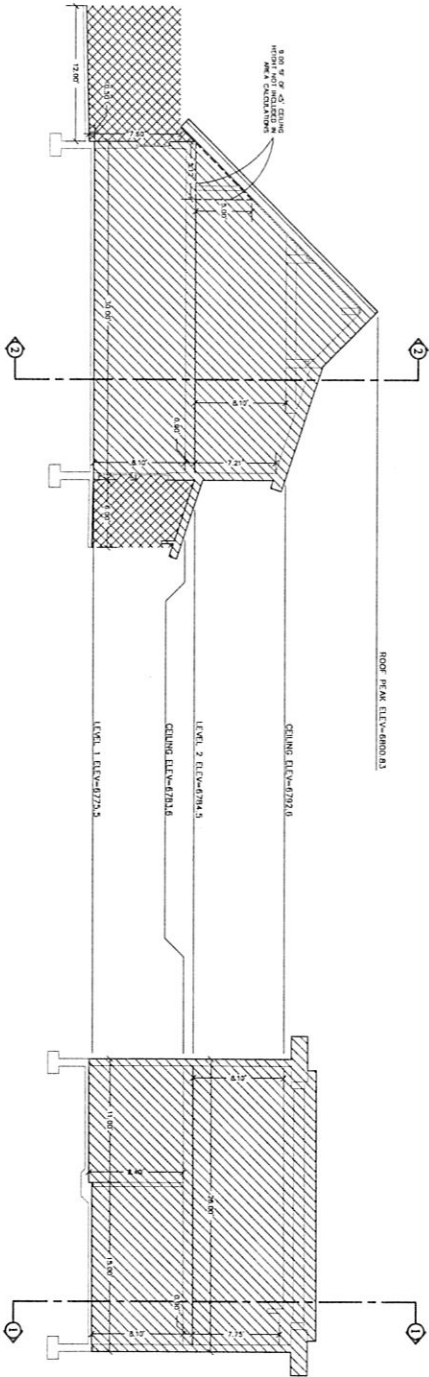
DESIGNED BY: ELIOTT W. HANCOCK GROUP  
DRAWN BY: ADVA  
CHECKED BY: GUY/ADVA  
DATE: 11/11/2010

REVISIONS

| DATE | BY | COMMENTS |
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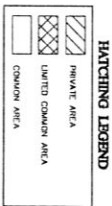
**Evergreen Engineering, Inc.**  
Civil Engineering • Land Surveying • Land Planning  
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P.O. Box 2881 • Park City • Utah • 84060  
Phone: (435) 845-4467 • Fax: (435) 849-9274  
E-mail: info@evergreeneng.com

UNIT 2064  
(FOX - MIRRORED)

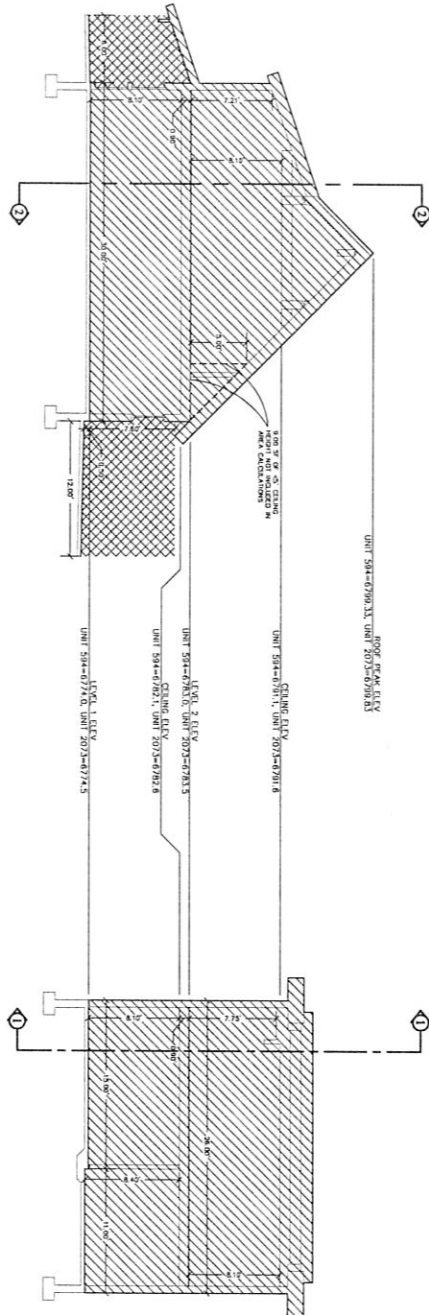


SECTION 1

SECTION 2



UNITS 594, 2073  
(FOX)



SECTION 1

SECTION 2

DATE: 11/11/2010

SNOW CREEK COTTAGES CONDOMINIUMS  
BUILDING SECTIONS - "FOX"

UNITS 594, 2064, 2073

PARK CITY MUNICIPAL CORPORATION

SECTION

0744

DESIGNED BY:  
ELIOTT WICKGROUP  
DRAWN BY:  
CHECKED BY:  
DATE: 11/11/2010



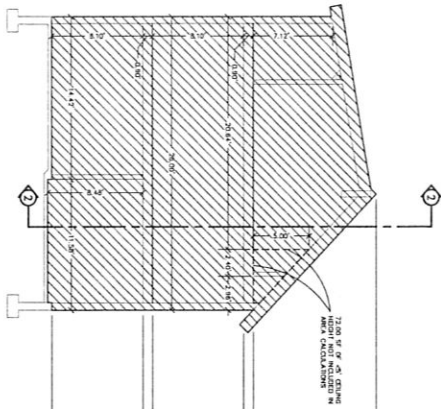
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Evergreen  
Engineering, Inc.

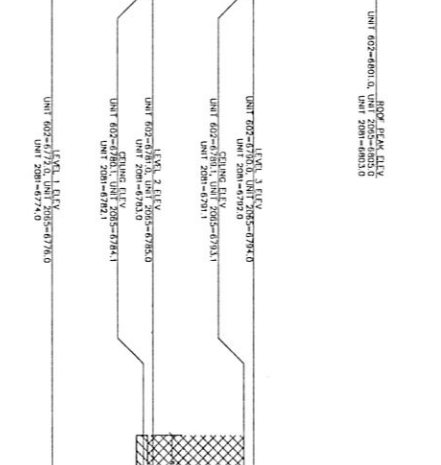
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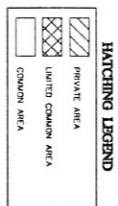
UNITS 602, 2065, 2081  
(ELK)



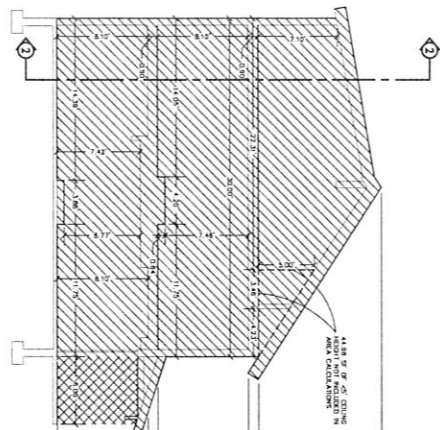
SECTION 1



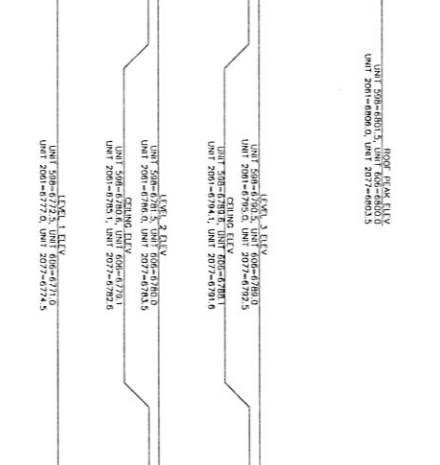
SECTION 2



UNITS 598, 606, 2061, 2077  
(DEER)



SECTION 1



SECTION 2

SNOW CREEK COTTAGES CONDOMINIUMS  
BUILDING SECTIONS - "DEER" & "ELK"  
UNITS 598, 602, 606, 2061, 2065, 2077, 2081

PARK CITY MUNICIPAL CORPORATION

DESIGNED BY:  
ELLIOTT WORKGROUP  
DRAWN BY:  
CHECKED BY:  
DATE: 07/14/09



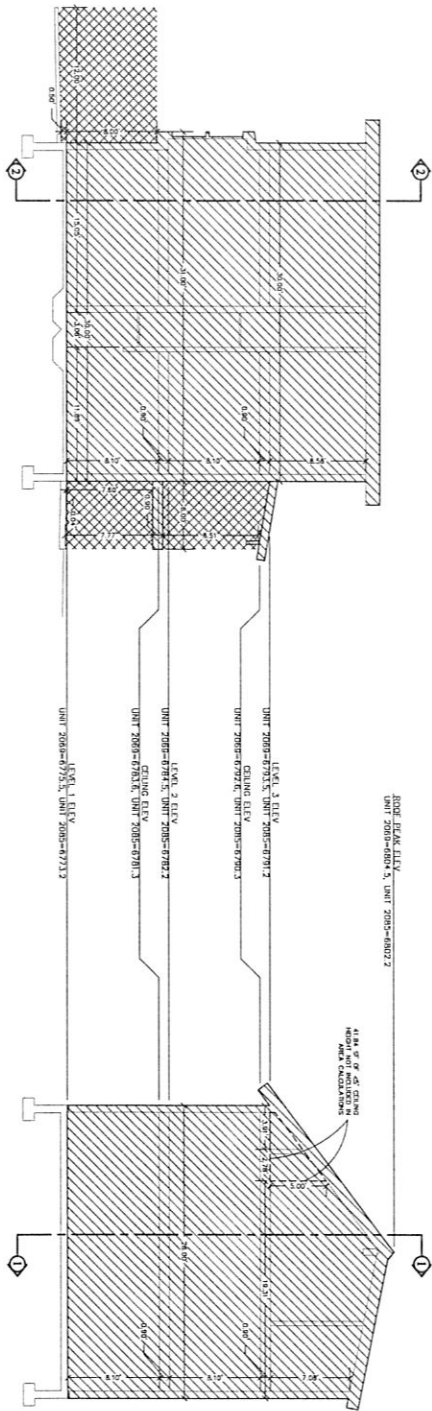
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 E-mail: office@evergreen-eng.com

DATE PLOTTED: 07/14/09

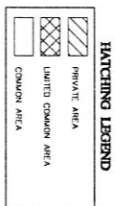


UNITS 2069, 2085  
(MOOSE)

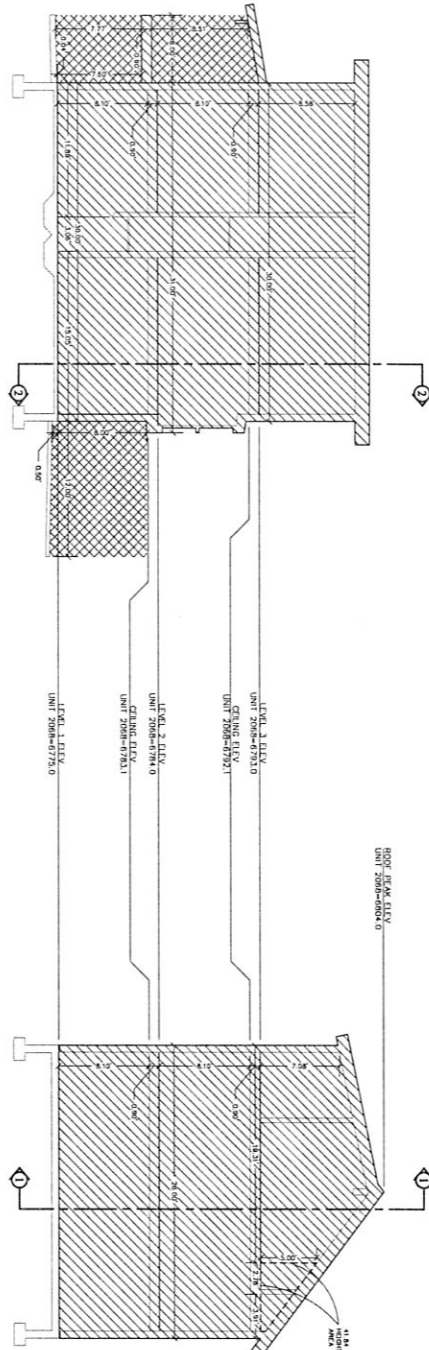


SECTION 1

SECTION 2



UNIT 2068  
(MOOSE - MIRRORED)



SECTION 1

SECTION 2

DATE: FEBRUARY 11, 2010

SNOW CREEK COTTAGES CONDOMINIUMS  
BUILDING SECTIONS - "MOOSE"  
UNITS 2068, 2069, 2085

FOR: PARK CITY MUNICIPAL CORPORATION  
PROJECT: SNOW-CREATIONS  
JOB NO.: 0744

DESIGNED BY:  
ELLIOTT WORKSGROUP  
CHECKED BY:  
CRA/ALM



| DATE | BY | REVISIONS |
|------|----|-----------|
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