

Ordinance No. 11-26

AN ORDINANCE APPROVING THE SNOWCREST CONDOMINIUM PLAT AMENDMENT LOCATED AT 1530 EMPIRE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the Snowcrest Homeowners Association (Applicant), owners of the property located at 1530 Empire Avenue have petitioned the City Council for approval of the Snowcrest Condominium Plat Amendment; 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 October 26, 2011, to receive input on the Snowcrest Condominium Plat; and

WHEREAS, on the aforementioned date, the Planning Commission voted unanimously to send a positive recommendation to the City Council to approve the plat amendment as proposed; and

WHEREAS; the City Council, held a public hearing on November 17, 2011; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Snowcrest Condominium Plat Amendment.

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 Snowcrest Condominium Plat Amendment 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 1530 Empire Avenue within the Residential Commercial (RC) zoning district.
2. There are no proposed changes to the building footprint or any of the existing units within the building, including the exterior elevation, parking, amenities, or otherwise.
3. The applicants proposed to drop the name "Hotel" from the recorded name of the condominium plat.
4. Per Section 15-2.16-2(A)(7), Chapter 2.16 Recreational Commercial District of Title 15 of the LMC, nightly rentals are permitted, and would be permitted regardless if the name of the condominiums changes or stays the same.
5. There are no known nonconformities associated with the existing building or the uses therein.

6. Multi-family dwellings are a conditional use within the RC Zone District.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the 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 plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment 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 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. The owner of unit 317 shall work with the building department to the building department's satisfaction to mitigate the issues related to the opening of the fire-wall between the loft areas prior to plat recordation.

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


PASSED AND ADOPTED this 17 day of November, 2011.

PARK CITY MUNICIPAL CORPORATION



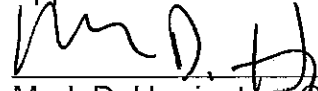
Mayor Dana Williams

Attest:

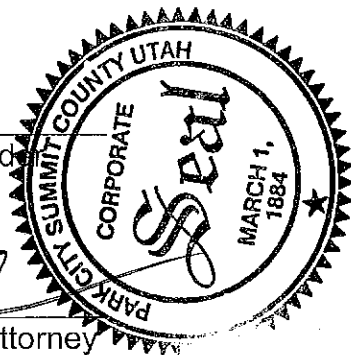


Janet M. Scott, City Recorder

Approved as to form:



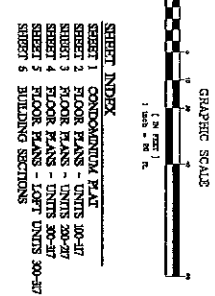
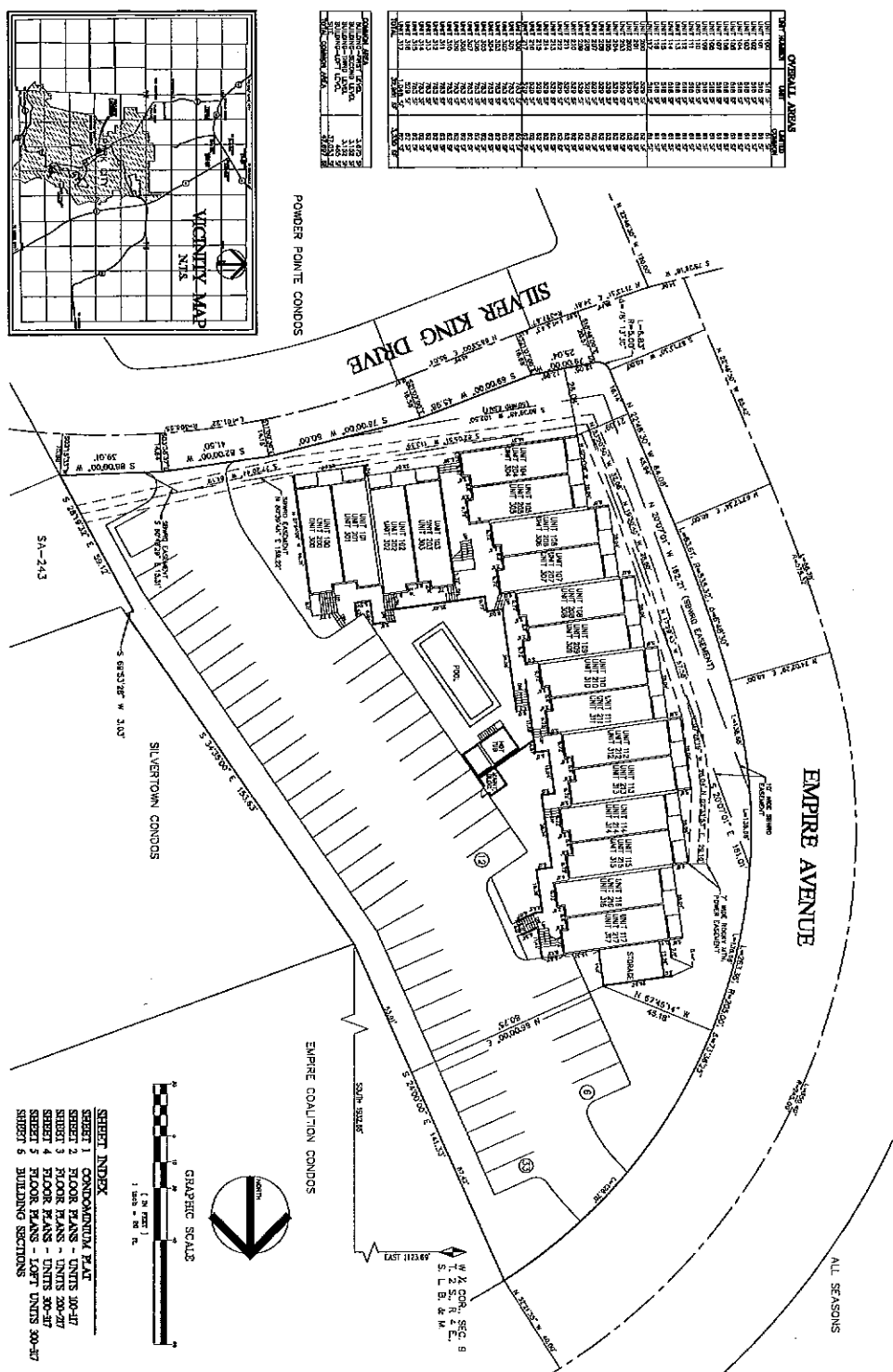
Mark D. Harrington, City Attorney



CONDOMINIUM PLAN
SNOWCREST CONDOMINIUMS
 — A 54 UNIT CONDOMINIUM PROJECT —
 A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 9
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH

LEGAL DESCRIPTION:
 A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

UNIT NO.	UNIT AREA (SQ. FT.)	UNIT PRICE
UNIT 101	1,100	\$110,000
UNIT 102	1,100	\$110,000
UNIT 103	1,100	\$110,000
UNIT 104	1,100	\$110,000
UNIT 105	1,100	\$110,000
UNIT 106	1,100	\$110,000
UNIT 107	1,100	\$110,000
UNIT 108	1,100	\$110,000
UNIT 109	1,100	\$110,000
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UNIT 247	1,100	\$110,000
UNIT 248	1,100	\$110,000
UNIT 249	1,100	\$110,000
UNIT 250	1,100	\$110,000



SHEET INDEX
 SHEET 1 CONDOMINIUM PLAN
 SHEET 2 FLOOR PLANS - UNITS 101-117
 SHEET 3 FLOOR PLANS - UNITS 201-217
 SHEET 4 FLOOR PLANS - UNITS 301-317
 SHEET 5 FLOOR PLANS - UNITS 401-417
 SHEET 6 BUILDING SECTIONS

Evergreen Engineering, Inc.
 1450 W. 2100th St., Suite 200, Park City, UT 84302
 Phone: (435) 768-1111
 Fax: (435) 768-1112
 Website: www.evergreeneng.com

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 2011.

CHAIRMAN _____

THIS PLAN IS IN CONFORMANCE WITH INSULATION CODES AND STANDARDS OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 2011.

CITY ENGINEER _____

PRESENTED TO THE BOARD OF _____ CITY COUNCIL THIS _____ DAY OF _____ A.D. 2011, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

CITY RECORDER _____

APPROVED AS TO FORM _____ DAY OF _____ A.D. 2011.

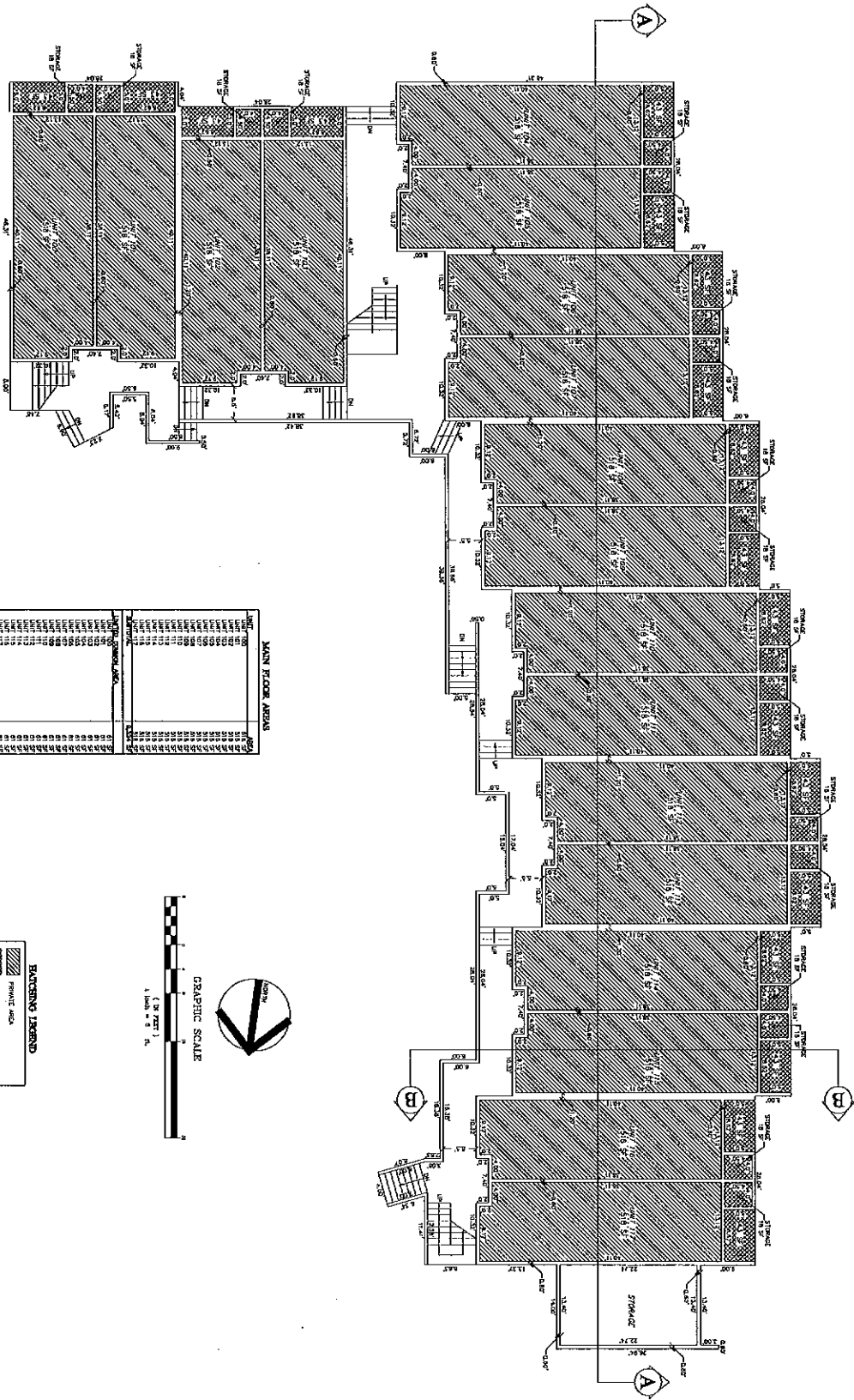
CITY ATTORNEY _____

REQUIRED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY _____ A.D. 2011.

BY: _____ SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

STATE OF _____ COUNTY OF _____

RECORDED _____ COUNTY RECORDER _____

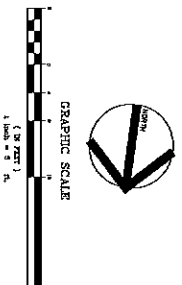


MAIN FLOOR FINISH

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100	1/2" x 3/4" x 12' S.P. JOIST	100	EA	100

EXHAUSTING LEGEND

[Symbol]	PRIVATE AREA
[Symbol]	LIMITED COMMON AREA
[Symbol]	COMMON AREA



DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 REVISIONS: _____
 RECORDED
 COUNTY: _____

**SNOWCREST CONDOMINIUMS
 FIRST FLOOR**

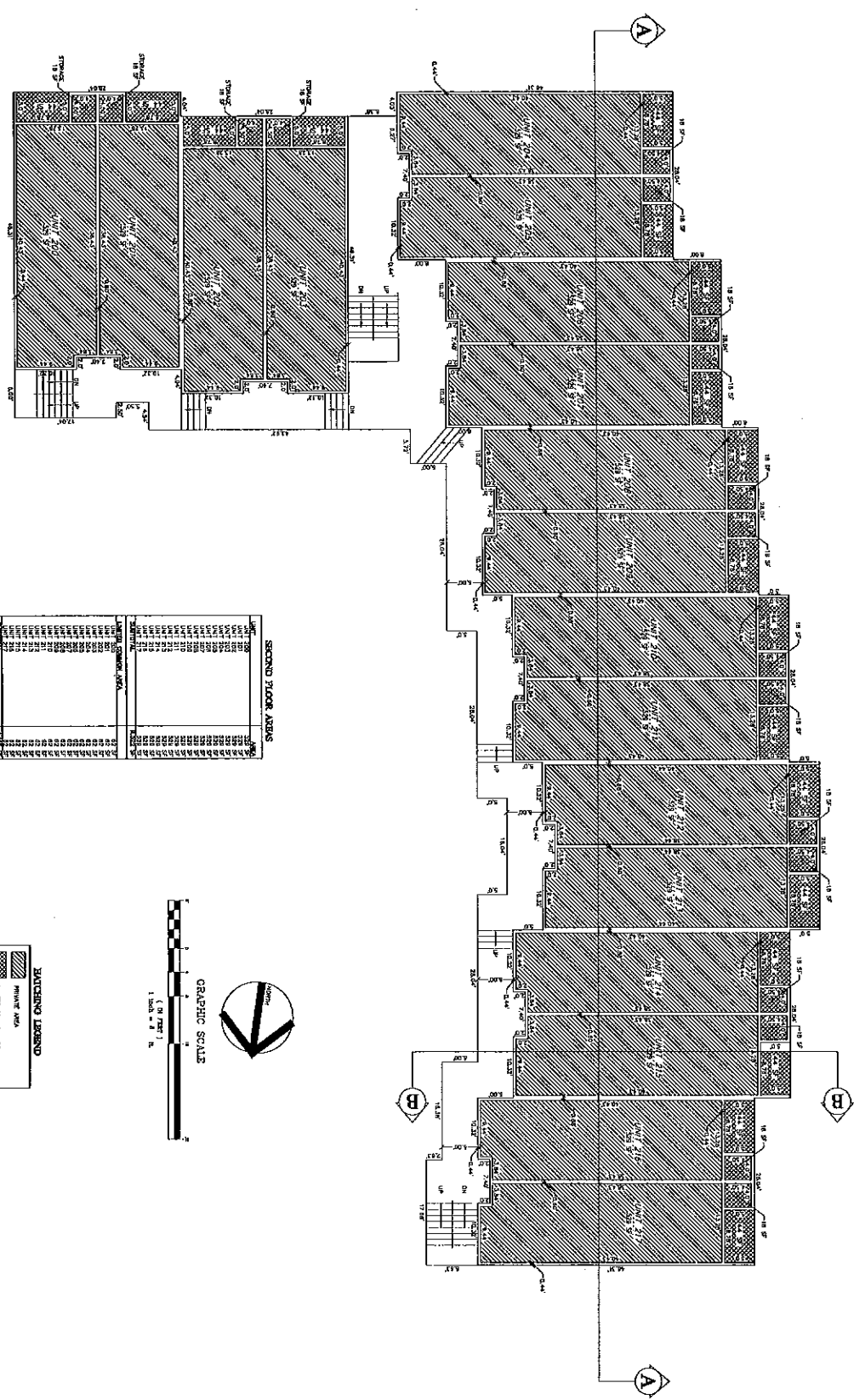
SNOWCREST HOA SNOWCREST FLOOR PLANS 1020

ISSUED BY: ADL
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

DATE	BY	COMMENTS

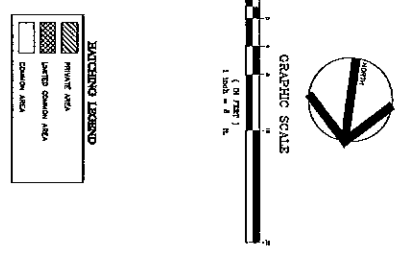
Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning
 1570 Somerset Drive • Suite 104
 P.O. Box 2001 • Park City • Utah • 84060
 Phone: (435) 848-1647 • Fax: (435) 847-9219
 e-mail: info@evergreen-eng.com



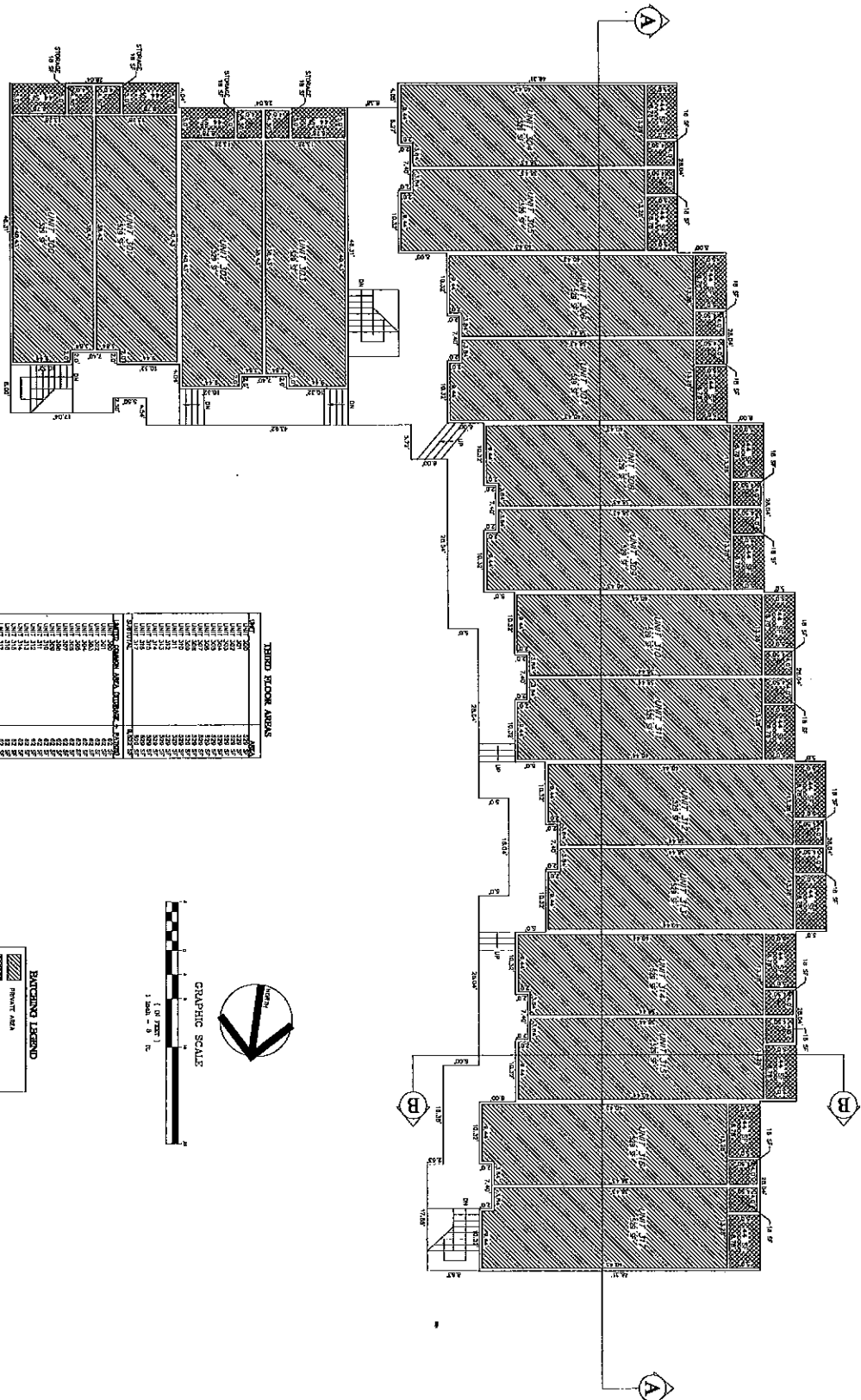
SECOND FLOOR AREAS

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	UNIT 201	1,100	1,100
2	UNIT 202	1,100	2,200
3	UNIT 203	1,100	3,300
4	UNIT 204	1,100	4,400
5	UNIT 205	1,100	5,500
6	UNIT 206	1,100	6,600
7	UNIT 207	1,100	7,700
8	UNIT 208	1,100	8,800
9	UNIT 209	1,100	9,900
10	UNIT 210	1,100	11,000
11	UNIT 211	1,100	12,100
12	UNIT 212	1,100	13,200
13	UNIT 213	1,100	14,300
14	UNIT 214	1,100	15,400
15	UNIT 215	1,100	16,500
16	UNIT 216	1,100	17,600
17	UNIT 217	1,100	18,700
18	UNIT 218	1,100	19,800
19	UNIT 219	1,100	20,900
20	UNIT 220	1,100	22,000
21	UNIT 221	1,100	23,100
22	UNIT 222	1,100	24,200
23	UNIT 223	1,100	25,300
24	UNIT 224	1,100	26,400
25	UNIT 225	1,100	27,500
26	UNIT 226	1,100	28,600
27	UNIT 227	1,100	29,700
28	UNIT 228	1,100	30,800
29	UNIT 229	1,100	31,900
30	UNIT 230	1,100	33,000
31	UNIT 231	1,100	34,100
32	UNIT 232	1,100	35,200
33	UNIT 233	1,100	36,300
34	UNIT 234	1,100	37,400
35	UNIT 235	1,100	38,500
36	UNIT 236	1,100	39,600
37	UNIT 237	1,100	40,700
38	UNIT 238	1,100	41,800
39	UNIT 239	1,100	42,900
40	UNIT 240	1,100	44,000
41	UNIT 241	1,100	45,100
42	UNIT 242	1,100	46,200
43	UNIT 243	1,100	47,300
44	UNIT 244	1,100	48,400
45	UNIT 245	1,100	49,500
46	UNIT 246	1,100	50,600
47	UNIT 247	1,100	51,700
48	UNIT 248	1,100	52,800
49	UNIT 249	1,100	53,900
50	UNIT 250	1,100	55,000
51	UNIT 251	1,100	56,100
52	UNIT 252	1,100	57,200
53	UNIT 253	1,100	58,300
54	UNIT 254	1,100	59,400
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62	UNIT 262	1,100	68,200
63	UNIT 263	1,100	69,300
64	UNIT 264	1,100	70,400
65	UNIT 265	1,100	71,500
66	UNIT 266	1,100	72,600
67	UNIT 267	1,100	73,700
68	UNIT 268	1,100	74,800
69	UNIT 269	1,100	75,900
70	UNIT 270	1,100	77,000
71	UNIT 271	1,100	78,100
72	UNIT 272	1,100	79,200
73	UNIT 273	1,100	80,300
74	UNIT 274	1,100	81,400
75	UNIT 275	1,100	82,500
76	UNIT 276	1,100	83,600
77	UNIT 277	1,100	84,700
78	UNIT 278	1,100	85,800
79	UNIT 279	1,100	86,900
80	UNIT 280	1,100	88,000
81	UNIT 281	1,100	89,100
82	UNIT 282	1,100	90,200
83	UNIT 283	1,100	91,300
84	UNIT 284	1,100	92,400
85	UNIT 285	1,100	93,500
86	UNIT 286	1,100	94,600
87	UNIT 287	1,100	95,700
88	UNIT 288	1,100	96,800
89	UNIT 289	1,100	97,900
90	UNIT 290	1,100	99,000
91	UNIT 291	1,100	100,100
92	UNIT 292	1,100	101,200
93	UNIT 293	1,100	102,300
94	UNIT 294	1,100	103,400
95	UNIT 295	1,100	104,500
96	UNIT 296	1,100	105,600
97	UNIT 297	1,100	106,700
98	UNIT 298	1,100	107,800
99	UNIT 299	1,100	108,900
100	UNIT 300	1,100	110,000



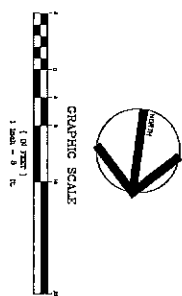
NO. _____ RECORDED
 DATE _____
 DRAWN BY _____
 CHECKED BY _____
 APPROVED BY _____
 TITLE _____

5/24/21 3 of 3 SNOWCREST HOA SNOWCREST FLOOR PLANS 10/21/20	REVISED NO. / DATE BY FOR	DESIGNER EVERGREEN ENGINEERING, INC.	Evergreen Engineering, Inc. Civil Engineering • Land Surveying • Land Planning 1170 Commerce Center • Suite 104 P.O. Box 7360 • Park City • Utah • 84092 Phone: (435) 831-4411 • Fax: (435) 644-9218 E-mail: info@evergreen-engineering.com
		DATE BY FOR	



THIRD FLOOR AREAS

NO.	DESCRIPTION	AREA	TOTAL
1	UNIT 301	1,100.00	1,100.00
2	UNIT 302	1,100.00	2,200.00
3	UNIT 303	1,100.00	3,300.00
4	UNIT 304	1,100.00	4,400.00
5	UNIT 305	1,100.00	5,500.00
6	UNIT 306	1,100.00	6,600.00
7	UNIT 307	1,100.00	7,700.00
8	UNIT 308	1,100.00	8,800.00
9	UNIT 309	1,100.00	9,900.00
10	UNIT 310	1,100.00	11,000.00
11	UNIT 311	1,100.00	12,100.00
12	UNIT 312	1,100.00	13,200.00
13	UNIT 313	1,100.00	14,300.00
14	UNIT 314	1,100.00	15,400.00
15	UNIT 315	1,100.00	16,500.00
16	UNIT 316	1,100.00	17,600.00
17	UNIT 317	1,100.00	18,700.00
18	UNIT 318	1,100.00	19,800.00
19	UNIT 319	1,100.00	20,900.00
20	UNIT 320	1,100.00	22,000.00
21	UNIT 321	1,100.00	23,100.00
22	UNIT 322	1,100.00	24,200.00
23	UNIT 323	1,100.00	25,300.00
24	UNIT 324	1,100.00	26,400.00
25	UNIT 325	1,100.00	27,500.00
26	UNIT 326	1,100.00	28,600.00
27	UNIT 327	1,100.00	29,700.00
28	UNIT 328	1,100.00	30,800.00
29	UNIT 329	1,100.00	31,900.00
30	UNIT 330	1,100.00	33,000.00
31	UNIT 331	1,100.00	34,100.00
32	UNIT 332	1,100.00	35,200.00
33	UNIT 333	1,100.00	36,300.00
34	UNIT 334	1,100.00	37,400.00
35	UNIT 335	1,100.00	38,500.00
36	UNIT 336	1,100.00	39,600.00
37	UNIT 337	1,100.00	40,700.00
38	UNIT 338	1,100.00	41,800.00
39	UNIT 339	1,100.00	42,900.00
40	UNIT 340	1,100.00	44,000.00
41	UNIT 341	1,100.00	45,100.00
42	UNIT 342	1,100.00	46,200.00
43	UNIT 343	1,100.00	47,300.00
44	UNIT 344	1,100.00	48,400.00
45	UNIT 345	1,100.00	49,500.00
46	UNIT 346	1,100.00	50,600.00
47	UNIT 347	1,100.00	51,700.00
48	UNIT 348	1,100.00	52,800.00
49	UNIT 349	1,100.00	53,900.00
50	UNIT 350	1,100.00	55,000.00
51	UNIT 351	1,100.00	56,100.00
52	UNIT 352	1,100.00	57,200.00
53	UNIT 353	1,100.00	58,300.00
54	UNIT 354	1,100.00	59,400.00
55	UNIT 355	1,100.00	60,500.00
56	UNIT 356	1,100.00	61,600.00
57	UNIT 357	1,100.00	62,700.00
58	UNIT 358	1,100.00	63,800.00
59	UNIT 359	1,100.00	64,900.00
60	UNIT 360	1,100.00	66,000.00
61	UNIT 361	1,100.00	67,100.00
62	UNIT 362	1,100.00	68,200.00
63	UNIT 363	1,100.00	69,300.00
64	UNIT 364	1,100.00	70,400.00
65	UNIT 365	1,100.00	71,500.00
66	UNIT 366	1,100.00	72,600.00
67	UNIT 367	1,100.00	73,700.00
68	UNIT 368	1,100.00	74,800.00
69	UNIT 369	1,100.00	75,900.00
70	UNIT 370	1,100.00	77,000.00
71	UNIT 371	1,100.00	78,100.00
72	UNIT 372	1,100.00	79,200.00
73	UNIT 373	1,100.00	80,300.00
74	UNIT 374	1,100.00	81,400.00
75	UNIT 375	1,100.00	82,500.00
76	UNIT 376	1,100.00	83,600.00
77	UNIT 377	1,100.00	84,700.00
78	UNIT 378	1,100.00	85,800.00
79	UNIT 379	1,100.00	86,900.00
80	UNIT 380	1,100.00	88,000.00
81	UNIT 381	1,100.00	89,100.00
82	UNIT 382	1,100.00	90,200.00
83	UNIT 383	1,100.00	91,300.00
84	UNIT 384	1,100.00	92,400.00
85	UNIT 385	1,100.00	93,500.00
86	UNIT 386	1,100.00	94,600.00
87	UNIT 387	1,100.00	95,700.00
88	UNIT 388	1,100.00	96,800.00
89	UNIT 389	1,100.00	97,900.00
90	UNIT 390	1,100.00	99,000.00
91	UNIT 391	1,100.00	100,100.00
92	UNIT 392	1,100.00	101,200.00
93	UNIT 393	1,100.00	102,300.00
94	UNIT 394	1,100.00	103,400.00
95	UNIT 395	1,100.00	104,500.00
96	UNIT 396	1,100.00	105,600.00
97	UNIT 397	1,100.00	106,700.00
98	UNIT 398	1,100.00	107,800.00
99	UNIT 399	1,100.00	108,900.00
100	UNIT 400	1,100.00	110,000.00



NO. _____ RECORDED
DATE OF RECORDING _____
AT THE REQUEST OF _____ COUNTY RECORDS
FILE # _____

SHEET # OF #

**SNOWCREST CONDOMINIUMS
THIRD FLOOR**

FOR: SNOWCREST HOA PLAN: SNOWCRESTFLOORPLANS FOR THE: K20

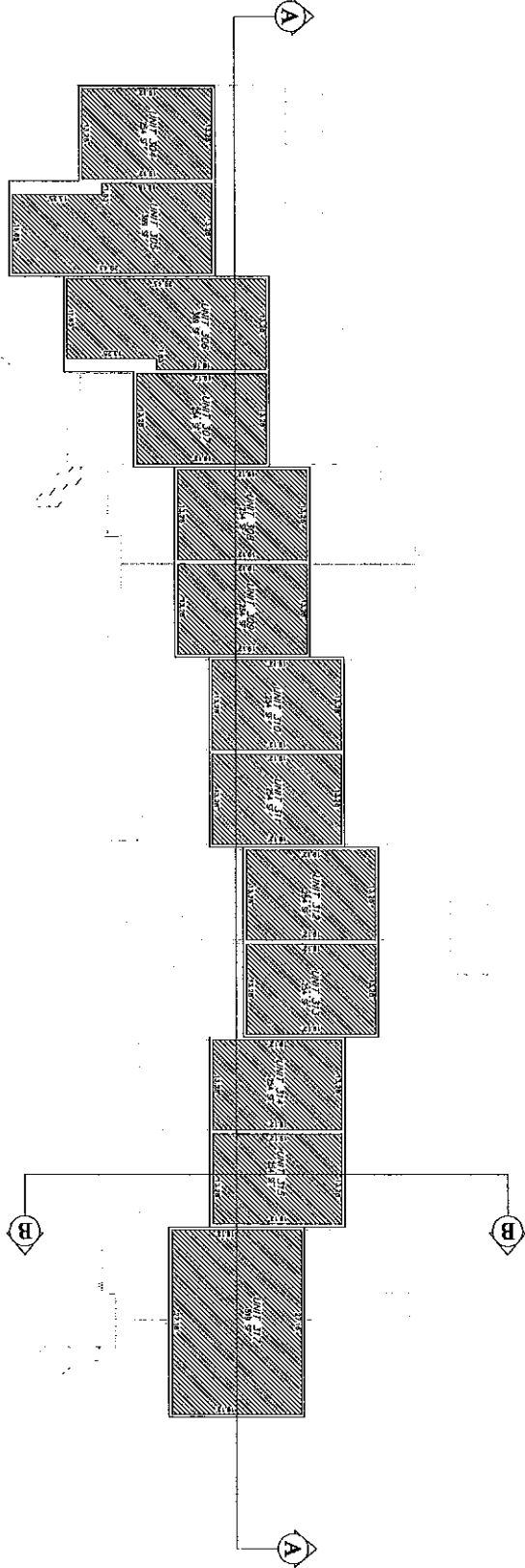
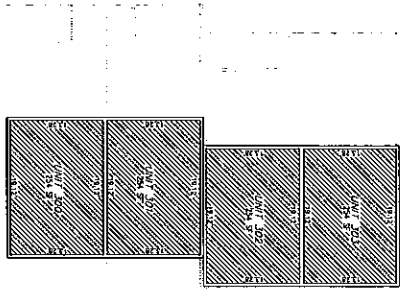
DESIGNED BY: ADVA
DRAWN BY: ADVA
CHECKED BY: ADVA
DATE: 05/15/00

REVISIONS

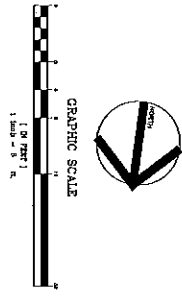
DATE	BY	COMMENTS

Evergreen Engineering, Inc.

208 Engineering & Land Surveying & Land Planning
1875 Bonanza Drive, Suite 104
P.O. Box 2083 • Park City • Utah • 84060
Phone: (435) 619-1687 • Fax: (435) 619-9118
E-mail: info@evergreen-eng.com



LOFT AREAS	
UNIT	SQ. FT.
301	700
302	700
303	700
304	700
305	700
306	700
307	700
308	700
309	700
310	700
311	700
312	700
313	700
314	700
315	700
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400	700



NO. _____ RECORDED
 DATE OF _____
 COUNTY OF _____
 REQUESTED AT THE REQUEST OF _____
 ENGINEER _____

SNOWCREST CONDOMINIUMS THIRD FLOOR	SNOWCREST HOA	SNOWCREST FLOOR PLANS	000	EVERGREEN ENGINEERING, INC. 1818 BROADWAY DRIVE, SUITE 130 FORT COCKS, FLORIDA 32935 PHONE: (407) 848-0887 FAX: (407) 848-9218 E-MAIL: info@evergreen-eg.com
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