

Ordinance No. 2019-10

AN ORDINANCE APPROVING THE KINGS CROWN WORKFORCE HOUSING CONDOMINIUMS, LOCATED AT 1293 LOWELL AVENUE, PARK CITY, UTAH

WHEREAS, the property owners of the property located at 1293 Lowell Avenue have petitioned the City Council for approval of the Condominium Plat; and

WHEREAS, on December 22, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on December 26, 2018, 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 January 9, 2019, to receive input on the Condominium Plat; and

WHEREAS, the Planning Commission on January 9, 2019, forwarded a positive recommendation to the City Council; and,

WHEREAS, on February 14, 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 Workforce Housing Condominiums Plat, located at 1293 Lowell Avenue.

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

SECTION 1. APPROVAL. The Kings Crown Workforce Housing 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 1293 Lowell Avenue, Lot 1 of the Kings Crown Re-Subdivision.
2. The site is located within the Recreation Commercial District.
3. On January 10, 2018 the Park City Planning Commission approved the Kings Crown Master Planned Development and a Conditional Use Permit for Multi-Unit Dwellings throughout the development for market rate and affordable housing units.
4. The approved Master Plan included Building A – Affordable Housing which included 15 deed-restricted affordable housing units totaling 16,520 square feet within a Multi-Unit Dwelling.

5. On February 1, 2018 the Park City Council approved the Kings Crown Re-Subdivision Plat per Ordinance No. 2018-05.
6. On June 13, 2018 the Park City Planning Commission ratified the Development Agreement required by the approved Master Planned Development.
7. On June 14, 2018 Summit County recorded the Development Agreement -entry no. 01093392.
8. On May 16, 2018 Summit County recorded the Kings Crown Re-Subdivision Plat – entry no. 1091847.
9. On August 30, 2018 the Park City Housing Authority approved the Kings Crown Affordable Housing Mitigation Plan.
10. On November 8, 2018 the Park City Building Department issues a building permit for the Affordable Housing Building A.
11. The Affordable Housing Building A building permit was found in compliance with the approved Master Plan, Conditional Use Permit, Re-Subdivision Plat, and Affordable Housing Mitigation Plan.
12. On November 5, 2018 the Park City Planning Department received a complete Condominium Plat application for Building A – Affordable Housing.
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 fifteen (15) deed-restricted affordable/attainable units within the Kings Crown Building A, to be platted as Kings Crown Workforce Housing Condominiums.
15. The unit boundaries of each private unit would be set forth on the recorded plat.
16. The size of the private units within the multi-unit dwelling ranges from 662 – 1,377 square feet.
17. Common areas include an underground parking garage, internal circulation, exterior walls and internal bearing walls/columns, exterior spaces and patios, owner's storage and mechanical space, footing and foundation, roof, etc.
18. Limited common areas include eight (8) front elevation and two (2) rear elevation decks.
19. The approved Master Plan and Housing Mitigation Plan included 8.55 affordable unit equivalents in the form of seven (7) deed-restricted units; furthermore the applicant included an additional 9.07 affordable unit equivalents in the form of eight (8) deed-restricted attainable units as approved in the Affordable Housing Mitigation Plan.
20. The proposed Condominium Plat is consistent with the approved Master Plan Development and Affordable Housing Plan as it provides the seven (7) deed-restricted units equating to 8.57 affordable unit equivalents.
21. The recordation of this Condominium Plat would allow the applicant to sell each unit.
22. There is Good Cause for this Condominium Plat as it reflects compliance with the approved Master Plan, Conditional Use Permit, Re-Subdivision Plat, Affordable Housing Mitigation Plan, and issued Building Permit.

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.

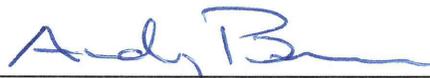
Conditions of Approval:

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. All conditions of approval of the Master Planned Development, Conditional Use Permit, Kings Crown Re-Subdivision Plat Ordinance No. 2018-05, and approved Housing Mitigation Plan shall continue to apply.

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

PASSED AND ADOPTED this 14th day of February, 2019.

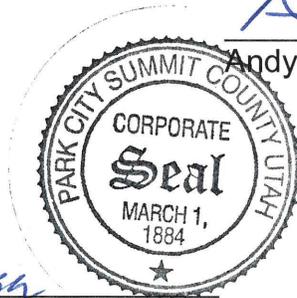
PARK CITY MUNICIPAL CORPORATION



Andy Beerman, MAYOR

ATTEST:


Michelle Kellogg, City Recorder



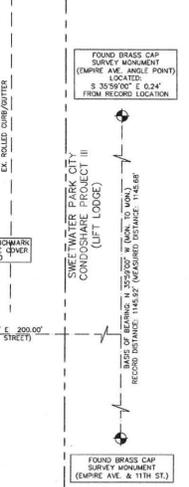
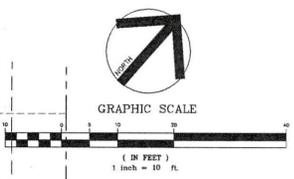
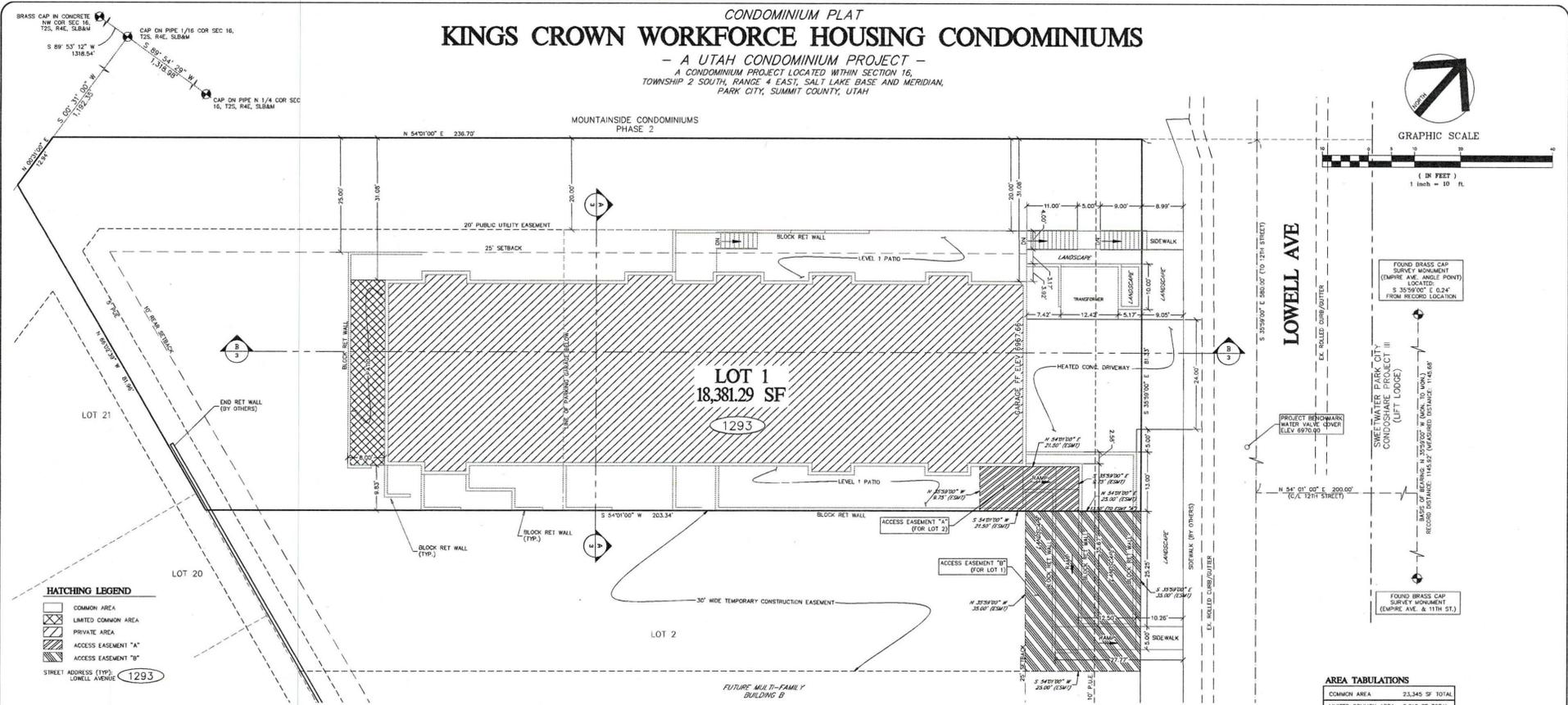
APPROVED AS TO FORM:


Mark Harrington, City Attorney

Attachment 1 – Proposed Condominium Plat

CONDOMINIUM PLAT KINGS CROWN WORKFORCE HOUSING CONDOMINIUMS

— 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



AREA TABULATIONS

COMMON AREA	23,345 SF TOTAL
LIMITED COMMON AREA	2,018 SF TOTAL
• UNIT 101	0 SF
• UNIT 102	0 SF
• UNIT 201	245 SF
• UNIT 202	245 SF
• UNIT 203	245 SF
• UNIT 301	0 SF
• UNIT 302	0 SF
• UNIT 303	0 SF
• UNIT 304	181 SF
• UNIT 401	79 SF
• UNIT 402	152 SF
• UNIT 403	152 SF
• UNIT 404	152 SF
• UNIT 501	448 SF
• UNIT 502	388 SF
PRIVATE AREA (UNITS)	15,939 SF TOTAL
• UNIT 101	1,340 SF
• UNIT 102	1,000 SF
• UNIT 201	1,000 SF
• UNIT 202	1,000 SF
• UNIT 203	1,377 SF
• UNIT 301	972 SF
• UNIT 302	1,000 SF
• UNIT 303	993 SF
• UNIT 304	1,200 SF
• UNIT 401	663 SF
• UNIT 402	1,179 SF
• UNIT 403	1,162 SF
• UNIT 404	1,179 SF
• UNIT 501	1,162 SF
• UNIT 502	1,179 SF

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
P.O. Box 9901 • Park City • Utah • 84050
Phone: 435.648.4667 • Fax: 435.648.9219
E-mail: office@evergreen-eng.com

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. 2018.

CITY ENGINEER _____

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2018.

BY: _____
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ A.D. 2018.

CHAIR _____

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 2018.

CITY ATTORNEY _____

COUNCIL APPROVAL & ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2018.

MAYOR _____

CERTIFICATE OF ATTEST

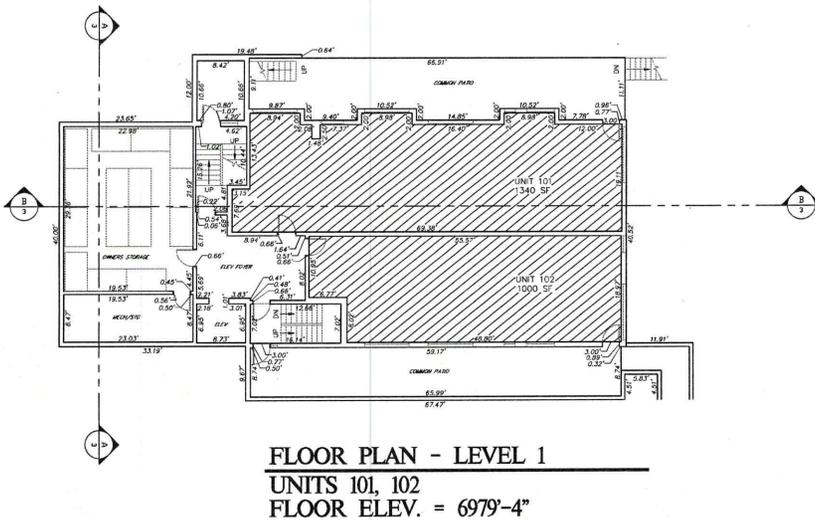
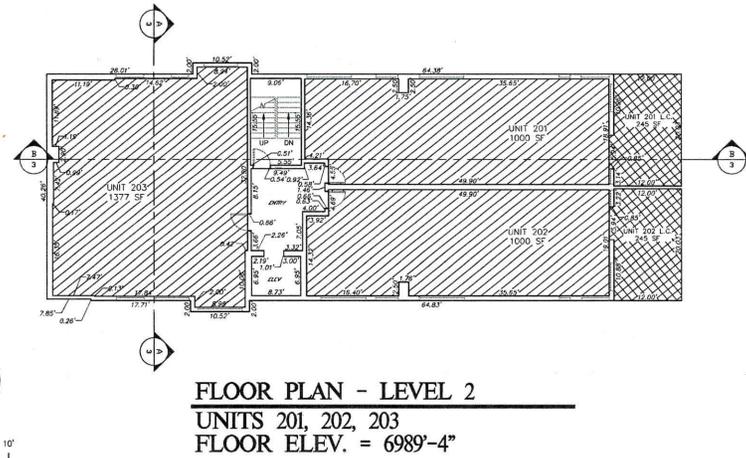
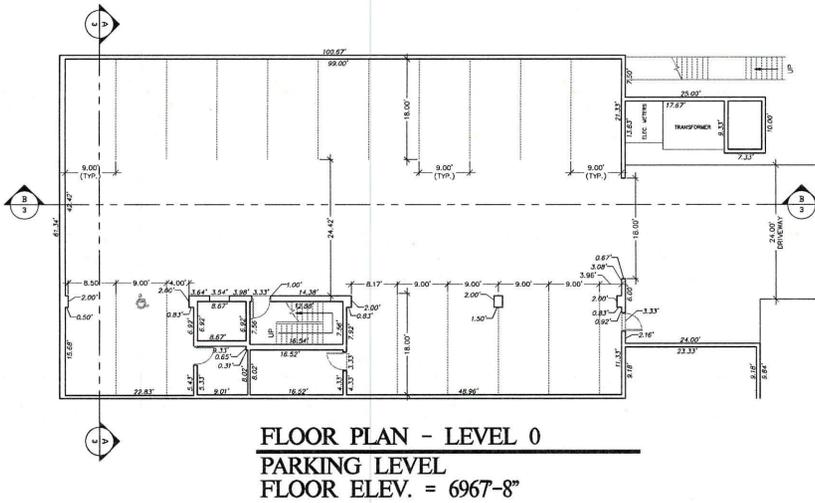
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2018.

CITY RECORDER _____

RECORDED

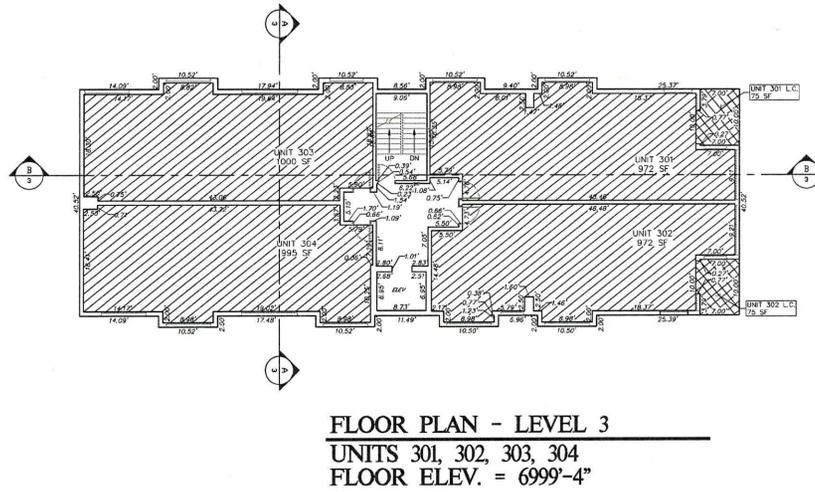
Nº. _____
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF: _____
COUNTY RECORDER _____

Attachment 1 – Proposed Condominium Plat



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 1000 • Everett, WA 98201 • USA • 4000
 E-mail: evergreen@evergreen-eng.com

REVISIONS	COMMENTS
DATE	BY

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STATE OF WASHINGTON
 GREGORY B. WOLFE
 NO. 187788
 PROFESSIONAL LAND SURVEYOR

DESIGNED BY: _____
 DRAWN BY: ADM
 CHECKED BY: ADM

KINGS CROWN
WORKFORCE HOUSING CONDOMINIUMS
FLOOR PLANS - LEVELS 0, 1, 2 & 3

PROJECT: CREI PARTNERS DATE: NOVEMBER 5, 2016 SHEET NO. 1606 PROJECT: KC-APP-PLAT

SHEET 2 OF 3

