

Ordinance No. 2019-34

**AN ORDINANCE APPROVING THE KINGS CROWN CONDOMINIUM PLAT,
LOCATED AT 1271 LOWELL AVENUE, PARK CITY, UTAH**

WHEREAS, the property owners of the property located at 1271 Lowell Avenue have petitioned the City Council for approval of the Condominium Plat; and

WHEREAS, on May 4, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on May 8, 2019, 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 May 22, 2019, to receive input on the Condominium Plat; and

WHEREAS, the Planning Commission on May 22, 2019, forwarded a recommendation to the City Council; and,

WHEREAS, on June 20, 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 1271 Lowell Avenue.

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

SECTION 1. APPROVAL. The Kings Crown 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 1271 Lowell Avenue, Lot 2 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. On February 1, 2018 the Park City Council approved the Kings Crown Re-Subdivision Plat per Ordinance No. 2018-05.
5. On June 13, 2018 the Park City Planning Commission ratified the Development Agreement required by the approved Master Planned Development.

6. On June 14, 2018 Summit County recorded the Development Agreement -entry no. 01093392.
7. On May 16, 2018 Summit County recorded the Kings Crown Re-Subdivision Plat – entry no. 1091847.
8. On August 30, 2018 the Park City Housing Authority approved the Kings Crown Affordable Housing Mitigation Plan.
9. On March 19, 2019 the Park City Planning Department received a complete Condominium Plat.
10. On May 22, 2019 the Planning Commission amended the MPD and CUP.
11. The proposed Condominium Plat memorializes common, limited common, and private areas that would that allows the units to be sold individually.
12. The proposed Condominium Plat consists of twenty-five (25) market rate units within the Kings Crown Building B, C, and D, to be platted as Kings Crown Condominiums.
13. The unit boundaries of each private unit would be set forth on the recorded plat.
14. The size of the private units within the multi-unit dwelling ranges from 1,160 – 4,869 square feet.
15. Common areas include mechanical spaces, internal circulation, parking garage and circulation, swimming pool, spa, gym area, entertainment area, exterior walls and internal bearing walls/columns, footing and foundation, roof, etc.
16. Limited common areas include several exterior decks throughout the three (3) buildings.
17. The recordation of this Condominium Plat would allow the applicant to sell each unit.
18. There is Good Cause for this Condominium Plat as it reflects compliance with the amended Master Plan Development and Conditional Use Permit, approved Re-Subdivision Plat, and amended Affordable Housing Mitigation Plan.

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. A plat note shall state that all conditions of approval of the amended Master Planned Development, Conditional Use Permit, Kings Crown Re-Subdivision Plat Ordinance No. 2018-05, and amended Housing Mitigation Plan shall continue to apply.

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

PASSED AND ADOPTED this 20th day of June, 2019.

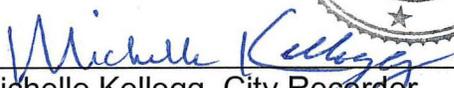
PARK CITY MUNICIPAL CORPORATION





Andy Beerman, MAYOR

ATTEST:



Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

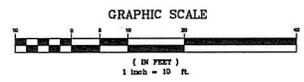
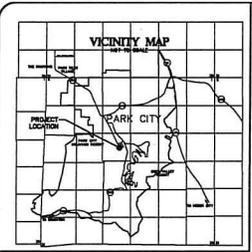


Mark Harrington, City Attorney

Attachment 1 – Proposed Condominium Plat

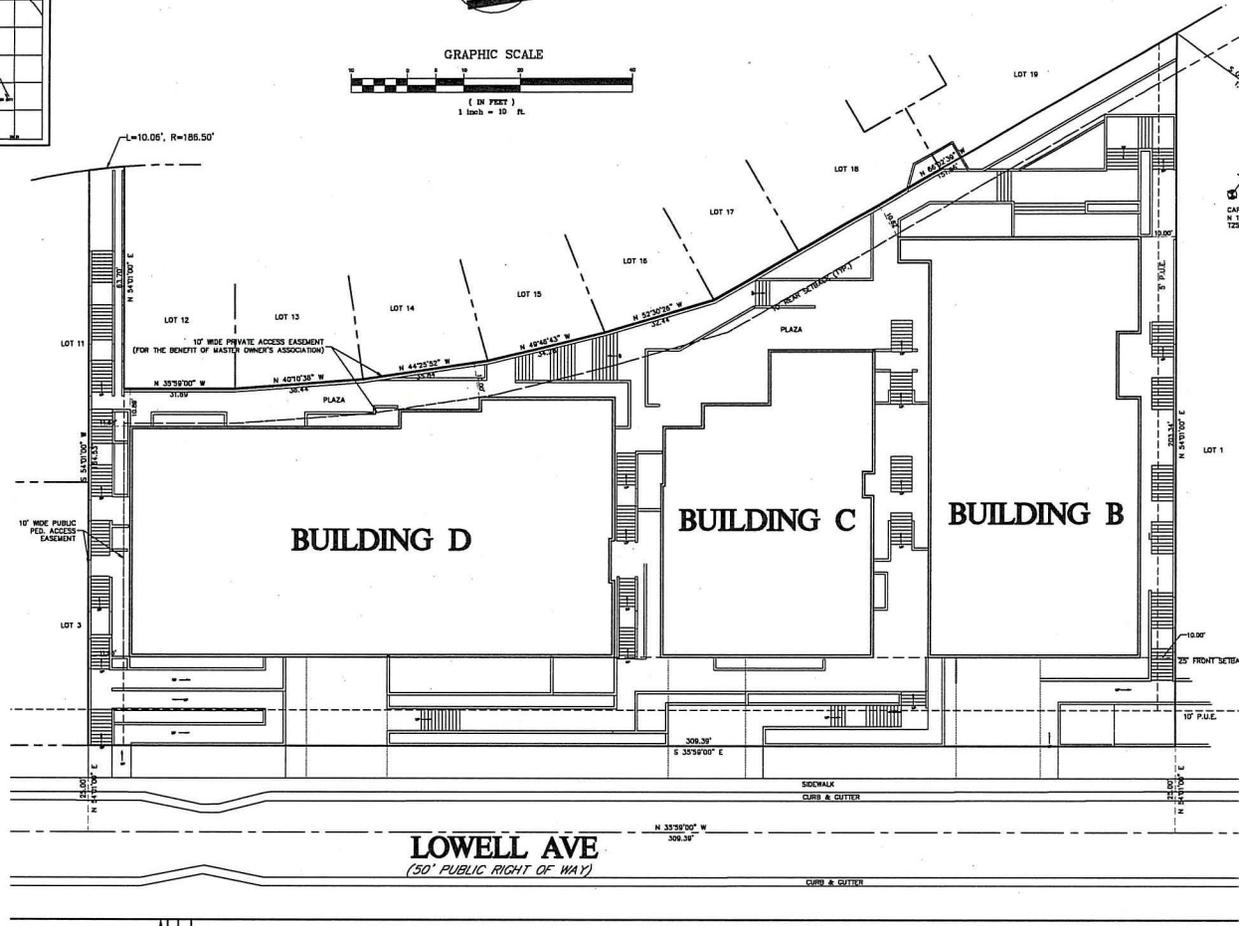
CONDOMINIUM PLAT KINGS CROWN CONDOMINIUMS

— 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	
UNIT B102	313 SF
UNIT B103	177 SF
UNIT B201	239 SF
UNIT B202	218 SF
UNIT B301	330 SF
UNIT B302	300 SF
UNIT C101	409 SF
UNIT C102	427 SF
UNIT C201	488 SF
UNIT C202	488 SF
UNIT C301	271 SF
UNIT C302	252 SF
UNIT C401	410 SF
UNIT C402	331 SF
UNIT D101	70 SF
UNIT D102	70 SF
UNIT D103	70 SF
UNIT D104	70 SF
UNIT D201	310 SF
UNIT D202	240 SF
UNIT D301	290 SF
UNIT D302	441 SF
UNIT D303	400 SF
UNIT D304	738 SF
UNIT D401	1278 SF
PRIVATE AREA (UNITS)	51,468 SF TOTAL
UNIT B102	1860 SF
UNIT B103	1820 SF
UNIT B201	1948 SF
UNIT B202	1881 SF
UNIT B301	2705 SF
UNIT B302	1794 SF
UNIT C101	1859 SF
UNIT C102	1914 SF
UNIT C201	1844 SF
UNIT C202	1844 SF
UNIT C301	1081 SF
UNIT C302	1081 SF
UNIT C401	1881 SF
UNIT C402	2308 SF
UNIT D101	1275 SF
UNIT D102	1286 SF
UNIT D103	1275 SF
UNIT D104	1275 SF
UNIT D201	2162 SF
UNIT D202	1629 SF
UNIT D301	2330 SF
UNIT D302	2031 SF
UNIT D303	1349 SF
UNIT D304	1827 SF
UNIT D401	4289 SF



LEGAL DESCRIPTION
ALL OF LOT 2, KINGS CROWN RESUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (ENTRY NUMBER 1091847), CONTAINS 18,381.29 SQUARE FEET (0.4220 ACRES) MORE OR LESS.

- NOTES**
1. BASIS OF BEARING: NORTH 35°39'00" WEST BETWEEN FOUND AND ACCEPTED EMPIRE AVENUE SURVEY MONUMENTS, AS SHOWN HEREON.
 2. PROJECT BENCHMARK ELEVATION = 3301.70', TOP CENTER OF STREET MONUMENT IN PARK AVENUE, AS SHOWN HEREON.
 3. THIS PLAT REPRESENTS A CONDOMINIUM CONVERSION OF LOT 2, "KINGS CROWN RESUBDIVISION", ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, ENTRY NUMBER 1091847, AND TO BE KNOWN HEREAFTER AS THE "KINGS CROWN CONDOMINIUMS". DOES HEREBY CERTIFY THAT HE HAS CAUSED THIS PLAT TO BE PREPARED, AND HEREBY CERTIFIES TO THE RECORDATION OF THIS PLAT.
 4. CONVEYS, CONVEYORS, RESTRICTIONS, RECOVERMENTS, EASEMENTS, OR ANY ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS CONDOMINIUM CONVERSION ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
 5. THE UNITS OF THIS CONDOMINIUM PLAT ARE SERVED BY PRIVATE LATERAL WASTEWATER LINES THAT CROSS THE COMMON AREA. THE KINGS CROWN CONDOMINIUM OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION AND MAINTENANCE OF THE PRIVATE LATERAL WASTEWATER LINES WITHIN THE COMMON AREA.
 6. COMMON AREAS WITHIN THE PLAT ARE DEDICATED FOR PRIVATE UTILITIES, INCLUDING PRIVATE LATERAL WASTEWATER LINES.
 7. BUILDING EQUIPMENT APPROVAL OF A FIRE SPRINKLER PLAN IS REQUIRED.
 8. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE.
 9. UNIT MEASUREMENTS SHOWN HEREON ARE FINISHED SURFACE OF INSIDE WALL TO FINISHED SURFACE OF INSIDE WALL (ON SHEETS 2-4).

OWNERS DEDICATION AND CONSENT TO RECORD
I, _____, KNOW ALL MEN BY THESE PRESENTS THAT BY THE VIRTUE OF A CORPORATE RESOLUTION, CIRC DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND THAT I HAVE HEREAFTER AS THE "KINGS CROWN CONDOMINIUMS", DOES HEREBY CERTIFY THAT HE HAS CAUSED THIS PLAT TO BE PREPARED, AND HEREBY CERTIFIES TO THE RECORDATION OF THIS PLAT. ALSO, THE OWNERS OR HIS/HER REPRESENTATIVES, HEREBY CERTIFY THAT THE BUILDINGS CONTAINING UNITS SHOWN ON THIS PLAT UNDER CONSTRUCTION AT THE TIME THIS PLAT IS RECORDED, WILL, WHEN COMPLETED, BE AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND THIS _____ DAY OF _____, 20____.

BOBBI MURPHY, MANAGER
CIRC DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SUMMIT
PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2019, THE FOLLOWING:
BOBBI MURPHY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS MANAGER OF CIRC DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNERS 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 _____

SURVEYORS CERTIFICATE
I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 18778, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.
I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 37-18-13 OF CHAPTER 6, CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 57, REAL ESTATE.



GREGORY R. WOLBACH DATE: _____

SHEET 1 OF 4
PLAT DATE: MAY 16, 2019
DRAWING NO.: CONDOMINIUM-19-001
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Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
P.O. Box 20181 • Park City • Utah • 84060
Phone: 801.537.8462
E-mail: emanager@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 _____ A.D. 2019.
DAY OF _____

CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2019.
BY: _____
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 2019.
CHAIR

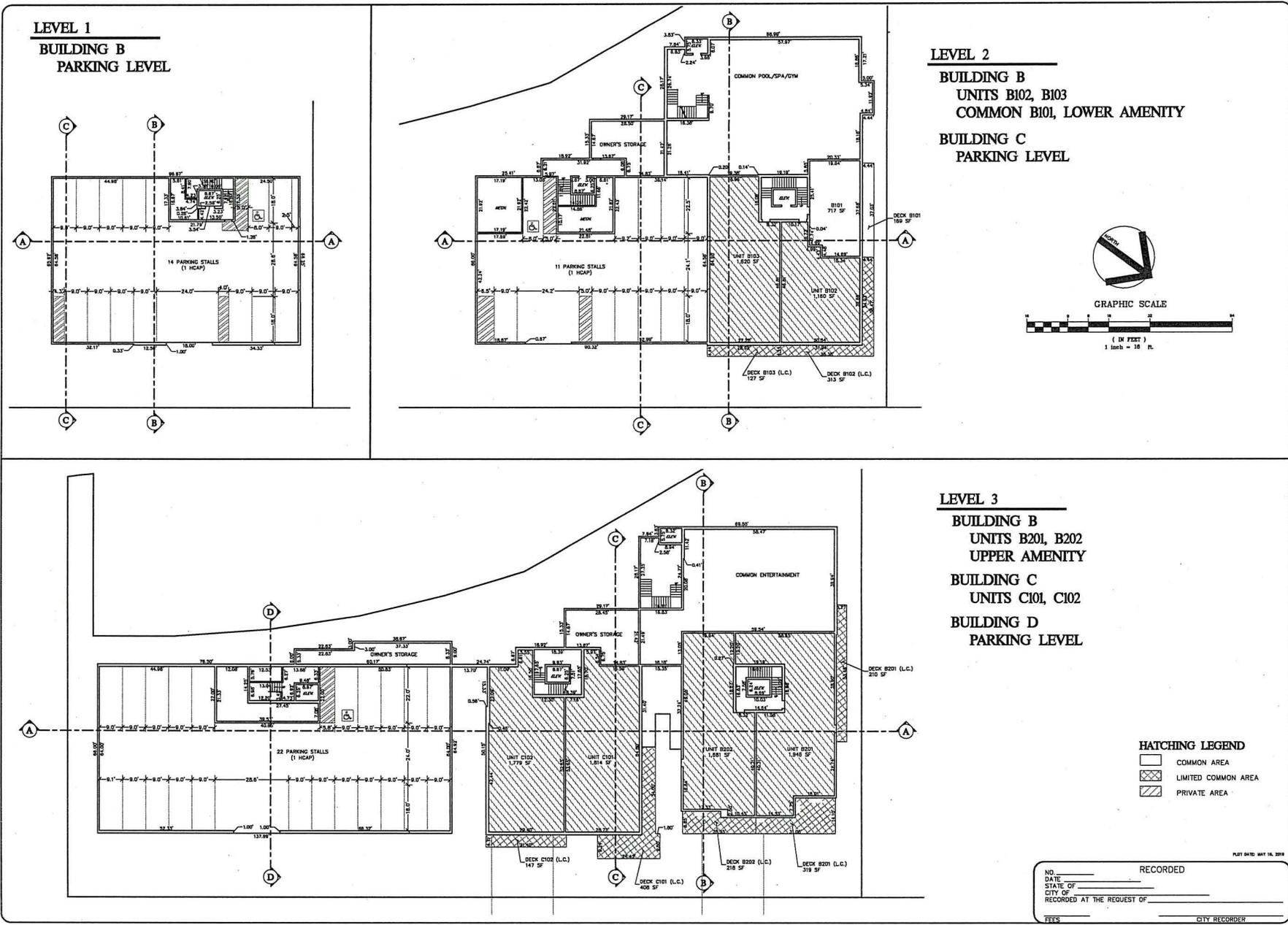
APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 2019.
CITY ATTORNEY

COUNCIL APPROVAL & ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2019.
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2019.
CITY RECORDER

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

Attachment 1 – Proposed Condominium Plat



Evergreen Engineering, Inc.
P.O. Box 20601, Fort Worth, TX 76101
E-mail: info@evergreen-ee.com

REVISIONS

DATE BY COMMENTS

STATE OF TEXAS
COUNTY OF TARRANT
GREGORY R. WOLBACH
NO. 187708
PROFESSIONAL LAND SURVEYOR

DESIGNED BY: WDW
DRAWN BY: ADM
CHECKED BY: ADM

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

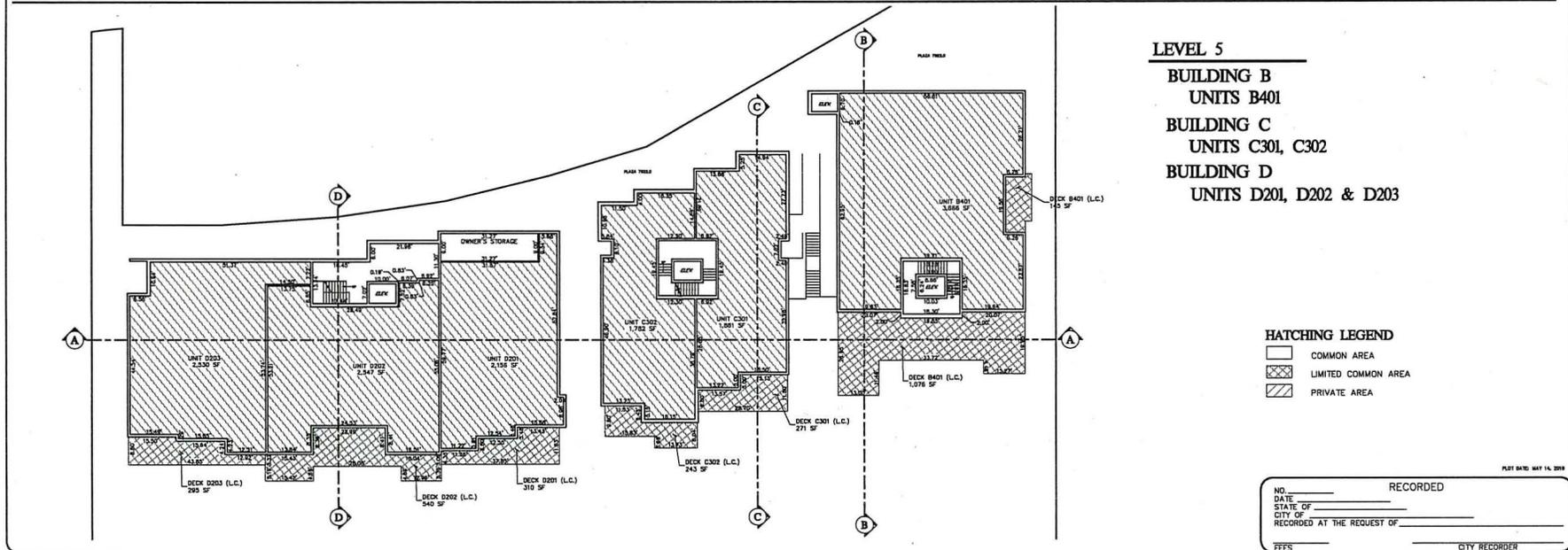
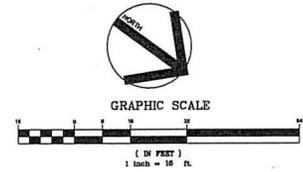
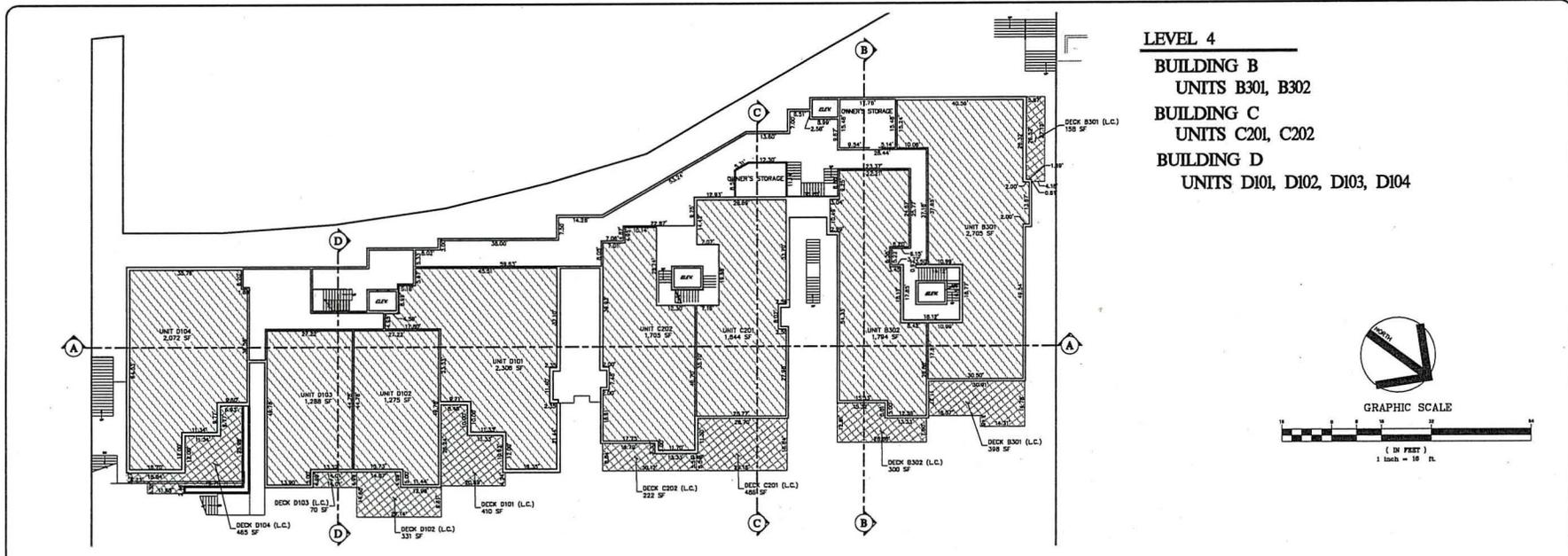
REC-L017-CONDO-PP

DATE: 05/16/11

BY: CRG PARTNERS

SHEET 2 OF 4

Attachment 1 – Proposed Condominium Plat



HATCHING LEGEND
 [White Box] COMMON AREA
 [Diagonal Lines] LIMITED COMMON AREA
 [Cross-hatch] PRIVATE AREA

PLAT DATED MAY 14, 2008

NO. _____ RECORDED
 DATE _____
 STATE OF _____
 CITY OF _____
 RECORDED AT THE REQUEST OF _____

FEES _____ CITY RECORDER

Evergreen Engineering, Inc.
 P.O. Box 28011 • Irving, TX 75016 • 972.416.1600
 E-mail: evergreen@evergreen-eng.com

REVISIONS	COMMENTS
DATE	BY



DESIGNED BY: WCH
 DRAWN BY: ADM
 CHECKED BY: ADM

KINGS CROWN CONDOMINIUMS
FLOOR PLANS - LEVELS 4 & 5

FOR CRG PARTNERS

PLAT NO. 1626
 REC-L0TT-CONDO-FP

SHEET 3 OF 4