

Ordinance No. 2021-03

AN ORDINANCE APPROVING THE KING'S CROWN RE-SUBDIVISION SECOND AMENDED LOT LINE ADJUSTMENT PLAT, AMENDING LOTS 27, 28, AND 29, LOCATED IN PARK CITY, SUMMIT COUNTY, UTAH

WHEREAS, the owners of the property located at 1241, 1249, and 1257 Rothwell Road petitioned the City Council for approval of the King's Crown Re-Subdivision Second Amended Lot Line Adjustment Plat combining Lots 27, 28, and 29 of the King's Crown Re-Subdivision into two Single-Family Dwelling Lots;

WHEREAS, on November 23, 2020, the *Park Record* published public notice;

WHEREAS, on November 24, 2020, staff mailed courtesy notice to property owners within 300 feet, posted notice to the property, and published notice on the City's website and the Utah Public Notice website;

WHEREAS, on December 9, 2020, the Planning Commission reviewed the proposed plat amendment to combine Lots 27, 28, and 29 into two Single-Family Dwelling Lots, held a public hearing, and forwarded a positive recommendation to the City Council, subject to a Condition of Approval limiting the gross floor area of each Single-Family Dwelling to 3,900 square feet;

WHEREAS, on January 7, 2021, the City Council reviewed the proposed plat amendment and held a public hearing;

WHEREAS, the plat amendment is consistent with the King's Crown Development Agreement, Master Planned Development/Conditional Use Permit approval, Recreation Commercial Zoning District requirements, the King's Crown Re-Subdivision Plat, and the Land Management Code;

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

SECTION 1. APPROVAL. The King's Crown Re-Subdivision Second Amended Lot Line Adjustment Plat, amending Lots 27, 28, and 29 to combine three Single-Family Lots into two Single-Family Lots is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On January 10, 2018, the Planning Commission approved the King's Crown Master Planned Development and Conditional Use Permit.
2. On February 1, 2018, the City Council approved Ordinance No. 2018-05, the King's Crown Re-Subdivision Plat (Summit County Recorder Entry No. 1091847).

3. On June 13, 2018, the Planning Commission ratified the King's Crown Development Agreement (Summit County Recorder Entry No. 1093392).
4. On May 22, 2019, the Planning Commission modified the King's Crown Master Planned Development and Conditional Use Permit.
5. On October 10, 2019, the City Council approved Ordinance No. 2019-51, amending Lots 30 and 32 of the King's Crown Re-Subdivision to accommodate Setback requirements for the Ski Amenity Building (Summit County Recorder Entry No. 1141429).
6. The King's Crown Master Planned Development is a 32-Lot subdivision in the Recreation Commercial Zoning District that includes 27 Single-Family Lots, seven townhomes on Lot 30, and four Condominium Buildings on Lots 1 and 2. Over 11 acres are preserved as Open Space on Lot 32.
7. Lots 27, 28, and 29 are for Single-Family Dwelling development and are accessed by Rothwell Road, a private road.
8. The King's Crown Development Agreement allows up to 27 market rate Single-Family Lots. The Applicant proposes reducing the Single-Family Lots from 27 to 26.
9. The Developer was required to provide 9.75 Affordable Unit Equivalent (AUEs) for the King's Crown MPD pursuant to Housing Resolution 03-2017. However, the Developer exceeded this requirement and provided 12.91 AUEs. The Lot combination reducing 27 Single-Family Lots to 26 Single-Family Lots does not impact the Developer's AUE obligations. No amendment to the King's Crown Housing Mitigation Plan is proposed and no AUE obligations will be reduced through this approval.
10. The Recreation Commercial Zoning District requires a minimum Lot Area of 1,875 square feet. Lot 27 is 3,529.95 square feet. Lot 28 is 3,525.85 square feet.
11. The Recreation Commercial Zoning District requires a minimum Lot width of 25 feet, measured 15 feet from the Front Lot Line. The Lot 27 width is 44.55 feet. The Lot 28 width is 43 feet.
12. The Recreation Commercial Zoning District Building Footprint for Single-Family Dwellings is calculated by this formula: $\text{Maximum Footprint} = (\text{Lot Area}/2) \times 0.9^{\text{LOT AREA}/1875}$.
13. The existing Building Footprint is 1,037 square feet for Lot 27, 1,027 square feet for Lot 28, and 1,027 square feet for Lot 29. The amended maximum Building Footprint is 1,447 square feet for Lot 27, and 1,446 square feet for Lot 28. The plat amendment reduces the Single-Family Footprints by 190 square feet.
14. The Recreation Commercial Zoning District Side Setbacks for Lot widths up to 50 feet are five feet. Both Lot 27 and Lot 28 meet this Side Setback requirement.
15. The Recreation Commercial Zoning District Front and Rear Setbacks must be at least 12 feet and together must total at least 25 feet. The Front Setbacks for both

Lots 27 and 28 are 12 feet; the Rear Setbacks for both Lots 27 and 28 are 13 feet.

16. The Recreation Commercial Zoning District Building Height cannot exceed 27 feet and Final Grade must be within four vertical feet of Existing Grade around the periphery of the Structure.
17. Single-Family Dwellings in the Recreation Commercial Zoning District within two blocks of the Historic Residential-1 Zoning District must comply with the Design Guidelines for Historic Districts and Sites.

Conclusions of Law

1. There is Good Cause for this plat amendment because the plat amendment reduces the overall King's Crown Master Planned Development density and Single-Family Dwelling density accessed by a private road.
2. The plat amendment is consistent with the Land Management Code.
3. Neither the public nor any person will be materially injured by this 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 Applicant is responsible for compliance with all conditions of approval.
2. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with state law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
3. 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 year, 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.
4. The final recorded plat shall include the following notes:
 - a. The maximum Building Footprint for Lot 27 is 1,447 square feet. The maximum Building Footprint for Lot 28 is 1,446 square feet.
 - b. The Site plans and Building designs shall resolve snow release issues to the satisfaction of the Chief Building Official.
 - c. The Single-Family Dwellings on Lot 27 and Lot 28 shall comply with the Design Guidelines for Historic Districts and Sites.
 - d. Dry utility infrastructure must be located on the Lot and shown on the building plans prior to building permit issuance to ensure that utility

- companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
- e. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of building permit submittal.
 - f. Development on each Lot is limited to one (1) Single-Family Dwelling and the removed Lot and Density unit is eliminated and may not be re-allocated.
 - g. Due to the proximity of water services to the water transmission line and the resulting potential for associated water pressure fluctuations, individual pressure surge tanks may be required for buildings on each Lot.
 - h. The gross floor area for each Single-Family Dwelling shall be 3,900 square feet.
5. The *Grant of Easement and Access Easement for Construction and Maintenance of Wastewater Collection and Transportation Pipelines and Appurtenances* (Summit County Recorder Entry No. 1088815) shall be shown on the plat.
 6. The extra lateral stub needs to be abandoned. This must be accomplished by exposing the lateral connection at the main line (in the road) and disconnecting the lateral, installing a cap or push-in plug at the HDPE connection tee, and installing a cap in the upstream abandoned line. This work will not be required before Snyderville Basin Water Reclamation District (SBWRD) signs the plat, but must be completed before SBWRD grants the project Final Project Approval.

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

PASSED AND ADOPTED this 7th day of January, 2021.

PARK CITY MUNICIPAL CORPORATION

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Andy Beerman, MAYOR

ATTEST:

DocuSigned by:

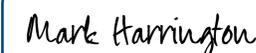

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City Recorder



APPROVED AS TO FORM:

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Mark Harrington, City Attorney

