

Ordinance No. 2022-09

AN ORDINANCE APPROVING THE KINGS CROWN RE-SUBDIVISION THIRD AMENDED LOT COMBINATION PLAT, LOCATED AT 1281 ROTHWELL ROAD, PARK CITY, UTAH

WHEREAS, the owners of the property located at 1281 Rothwell Road petitioned the City Council for approval of the Kings Crown Re-Subdivision Third Amended Lot Combination Plat; and

WHEREAS, on February 23, 2022, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on February 22, 2022, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on February 22, 2022, courtesy notice was mailed to property owners within 300 feet of 1281 Rothwell Road; and

WHEREAS, on March 23, 2022, the Planning Commission reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, on March 23, 2022, the Planning Commission forwarded a positive recommendation for City Council's consideration on April 28, 2022; and

WHEREAS, on April 28, 2022, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management Code, including §15-7.1-3(B), § 15-12-15(B)(9), and Chapter 15-2.16.

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

SECTION 1. APPROVAL. The Kings Crown Re-Subdivision Third Amended Lot Combination Plat at 1281 Rothwell Road, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background:

1. The properties are located at 1275 & 1281 Rothwell Road.
2. The properties are listed with Summit County as:
 - a. 1275 Rothwell Road – Lot 24, Kings Crown Re-Subdivision; Parcel number KCRS-24; and
 - b. 1281 Rothwell Road – Lot 23, Kings Crown Re-Subdivision; Parcel number

KCRS-23.

3. The properties are in the Recreation Commercial (RC) Zoning District.
4. The properties are part of the Kings Crown Master Planned Development.
5. On January 12, 2022, the Planning Department received a complete Plat Amendment application.
6. The proposed Plat Amendment combines Lots 23 and 24 to create one Lot-of-Record.
7. No easement is vacated or amended as a result of the Plat Amendment.
8. Lot and Site Requirements for Single-Family Dwellings in the RC Zoning District are regulated per LMC §15-2.16-5.
9. A Single-Family Dwelling is an allowed Use in the RC Zoning District and requires a minimum lot size of 1,875 square feet. The proposed combined Lot size is 6,369 square feet.
10. The minimum Lot width in the RC Zoning District is 25 feet. The proposed combined Lot is 70 feet.
11. The combined Lot depth is 94 feet.
12. The required Front Setback for the combined Lots is 12 feet.
13. The required Rear Setback for the combined Lots is 12 feet.
14. The required Side Setback for the combined Lots is 5 feet each side.
15. The Maximum Building Footprint in the RC Zoning District = $(\text{Lot Area}/2) \times 0.9^{\text{Lot Area}/1875}$. The maximum Building Footprint for the combined Lots is 2,226 square feet.

Conclusions of Law

1. There is Good Clause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.16 Recreation Commercial (RC) Zoning District and LMC § 15-7.1-6 Final Subdivision Plat.
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 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.
2. The applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) year, the approval for this Plat Amendment 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. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
4. A non-exclusive ten foot (10') public snow storage easement on Rothwell Road shall be dedicated on the plat.

5. Any new construction shall comply with the Land Management Code at the time of Application submittal.
6. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
7. The Applicant shall complete the Historic District Design Review process and gain approval before applying for a building permit, pursuant to the King's Crown Master Planned Development.
8. The Applicant shall include a Plat note stating the maximum building footprint is 2,226 square feet.
9. The Applicant shall abandon the sewer and water laterals at the main line. The sealing of the laterals must be supervised by the service provider.
10. The Applicant understands that the unit density if forfeited by the Lot combination and may not be used or transferred to a different part of the Subdivision.

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

PASSED AND ADOPTED this 28th Day of April 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

 57775BCB46414F6...

Nann Worel, MAYOR



ATTEST:

DocuSigned by:

 E5F905BB533F431...

City Recorder

APPROVED AS TO FORM:

DocuSigned by:

 B7478B7734C7490...

City Attorney

Attachment 1 – Kings Crown Re-Subdivision Third Amended Lot Combination Plat

