

Ordinance No. 16-09

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM HISTORIC RESIDENTIAL (HR-1) DISTRICT TO RESIDENTIAL (R-1) DISTRICT AT 408/410/412 DEER VALLEY LOOP, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 408/410/412 Deer Valley Loop has petitioned the City Council for approval of a Zoning Map 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 February 10, 2016, to receive input on Zoning Map Amendment; and

WHEREAS, the Planning Commission, on February 10, 2016, forwarded a recommendation to the City Council; and,

WHEREAS, on March 3, 2016, the City Council held a public hearing to receive input on the Zoning Map Amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve Amend the Zoning Map.

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

SECTION 1. APPROVAL. Zoning Map Amendment from Historic Residential (HR-1) District to Residential (R-1) District as shown in Attachment 1 is approved subject to the following Findings of Facts, and Conclusions of Law.

Findings of Fact:

1. The property is located at 408/410/412 Deer Valley Loop.
2. The property is in the Historic Residential-1 District.
3. The subject property consists of Lots 1, 2, and 3, of the Gateway Estates Replat Subdivision Amended.
4. Lot 1 and 2 are currently vacant.
5. Lot 3 contains a single-family dwelling.
6. The site is adjacent to the R-1 District to the north and northeast.
7. The site is adjacent to the HR-1 to the south and southwest.
8. The site is completely disconnected from Old Town.
9. The access to the site is off Deer Valley Drive then to Deer Valley Loop.
10. The area from the Marsac Avenue/ Deer Valley Drive roundabout is in the R-1

District towards the end of the subject property towards the east as it then transitions to the Residential-Medium Density (RM) District.

11. The HR-1 District requires Historic District Design Reviews and Steep Slope Conditional Use Permit applications.
12. Historic District Design Reviews are reviewed by the Planning Department. Steep Slope Conditional Use Permits are reviewed by the Planning Commission.
13. The R-1 District does not require the review of Historic District Design Reviews and Steep Slope Conditional Use Permit applications.
14. The subject site does not contribute to preserving present land uses and character of the historic residential areas of Park City as its access is surrounded by the R-1 and RM District.
15. The surround sites do not contribute to the character and scale of the Historic District.
16. The subject site provides a transition in use and scale between the Historic District and the Deer Valley Resort.
17. The allowed/conditional use difference lies within duplex dwellings, triplex dwellings, secondary living quarters, accessory apartments, minor hotels, residential parking areas or structures with five (5) or more spaces, ski facilities, ski facility amenities, outdoor events, MPDs, and private recreation facilities.
18. The HR-1 District lists duplex dwellings, secondary living quarters, and accessory apartments as conditional uses.
19. The R-1 District lists duplex dwellings, secondary living quarters, and accessory apartments as allowed uses.
20. The HR-1 District does not allow triplex dwellings.
21. The R-1 District lists triplex dwellings as a conditional use.
22. The HR-1 District lists minor hotels, residential parking area or structure with five (5) or more spaces, and passenger tramway station/ski base facilities as conditional uses.
23. The R-1 District does not allow minor hotels, residential parking area or structure with five (5) or more spaces, and passenger tramway station/ski base facilities.
24. The R-1 lists ski tow rope/ski lift/ski run/ski bridge, outdoor events, MPDs, and private recreation facilities as conditional uses.
25. The HR-1 District does not allow ski tow rope/ski lift/ski run/ski bridge, outdoor events, MPDs, and private recreation facilities.
26. The requested Zoning Map Amendment from HR-1 to R-1 is appropriate.
27. The subject site completely disconnected from the rest of the HR-1.
28. A resident and/or visitor, does not have to go through any historic neighborhood to get to this site.
29. This part of town, the Deer Valley Loop sub-neighborhood, is often associated as the Deer Valley entry.
30. All properties in the immediate area are in the R-1 District.
31. The requested Zoning Map Amendment removes the Historic District Design Review and Steep Slope Conditional Use Permit.
32. It also removes specific building height parameters of the HR-1 District outlined in the Plat Amendment section of this report: final grade (+/- 4 around the periphery), internal height (35' max.), 10' step-back at downhill façade, required

- roof pitch (7:12 - 12:12).
33. The regulations in the HR-1 not found in the R-1 District are alleviated by the specific conditions of approval regarding Building Footprint limitation and duplex/triplex restriction in conjunction with the Plat Amendment which removes the one (1) unit of density.
 34. The existing character of this sub-neighborhood is passive to the HR-1 Building Height requirements such as the 10' step-back at downhill façade, required roof pitch, etc.
 35. The existing character of this sub-neighborhood does not reflect character defining features represented in the compliance of the Design Guidelines for Historic Districts.
 36. The proposed Zoning Map Amendment directs complimentary development into an existing neighborhood.
 37. The subject site, based on its proximity, does not assist in maintaining the integrity of historic resources within Park City as there are no sites designated on the Park City Historic Sites Inventory and its two National Register Historic Districts that can be affected by the Zone Change.
 38. The proposed Zone Change does not affect the character, context and scale of the local historic district.
 39. The proposed Zone Changes does not affect the "*heart*" of the City, Main Street.

Conclusions of Law:

1. There is Good Cause for this Amendment to the Official Zoning Map for Park City.
2. The Zoning Map Amendment request is consistent with the Park City General Plan and the Park City Land Management Code.
3. The Zoning Map Amendment is consistent with applicable State law.
4. Neither the public nor any person will be materially injured by the proposed Zoning Map Amendment.
5. Approval of the Zoning Map Amendment does not adversely affect the health, safety and welfare of the citizens of Park City.

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

PASSED AND ADOPTED this 3rd day of March, 2016.

PARK CITY MUNICIPAL CORPORATION


Jack Thomas, MAYOR

ATTEST:



Michelle Kellogg, City Recorder



APPROVED AS TO FORM:

































Mark Harrington, City Attorney

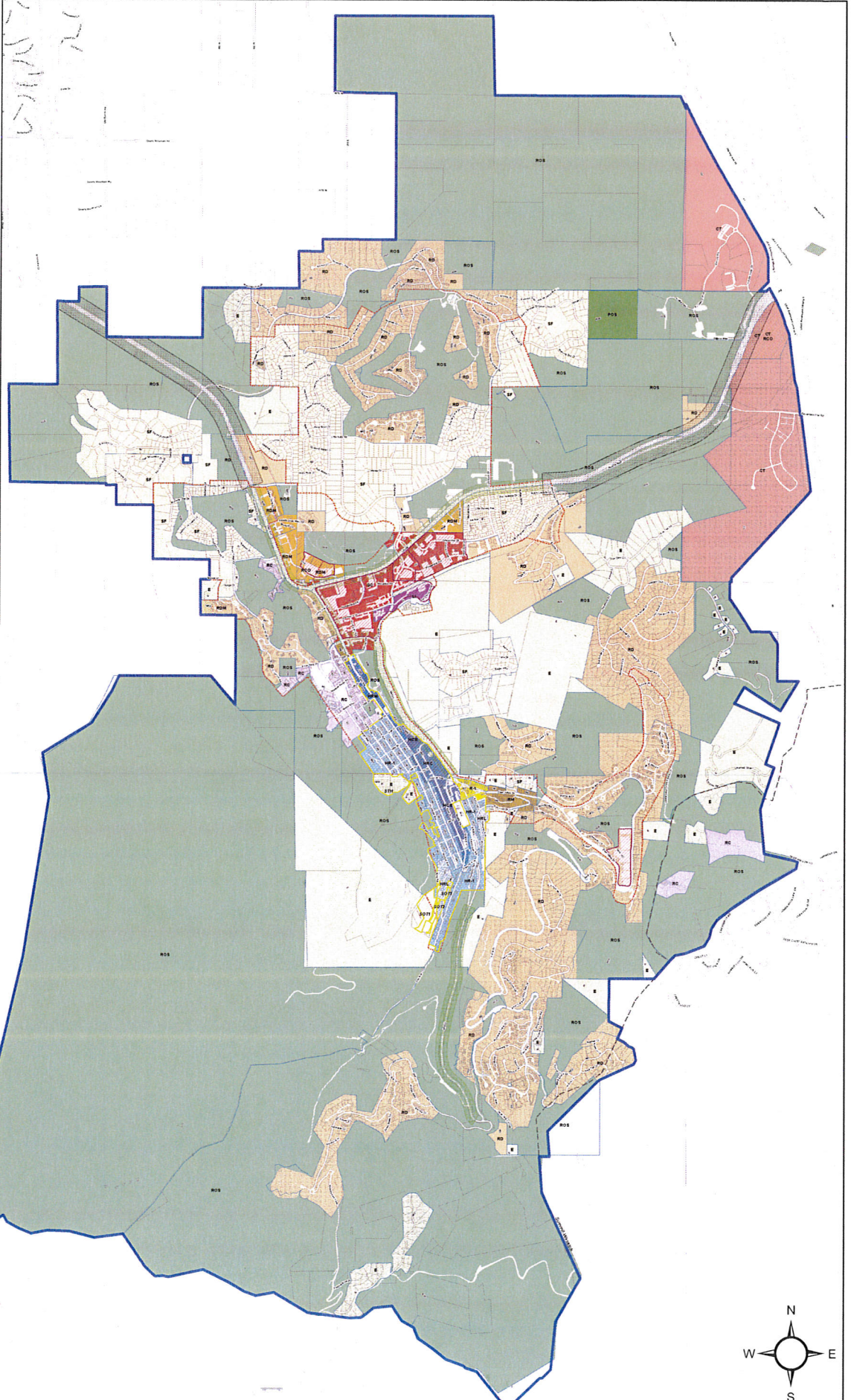
Attachment 1 – Official Zoning Map for Park City with Amendment
Attachment 2 – Proposed Zoning Map Amendment (Blown Up to Show Detail)

Zoning Map

March, 2016

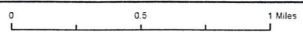
Legend

-  Park City Limits
-  County Boundaries
-  Sending Zones
-  Receiving Zones
-  Sensitive Lands (SLO)
-  Frontage Protection Zone (FPZ)
-  Entry Corridor Protection (ECP)
-  Master Planned Development (MPD)
-  Regional Commercial (RCO)
-  Community Transition (CT)
-  Estate (E)
-  General Commercial (GC)
-  Historic Commercial Business (HCB)
-  Historic Residential (HR-1)
-  Historic Residential (HR-2A)
-  Historic Residential (HR-2B)
-  Historic Recreation Commercial (HRC)
-  Historic Residential - Low Density (HRL)
-  Historic Res. - Medium Density (HRM)
-  Light Industrial (LI)
-  Protected Open Space (POS)
-  Public Use Transition (PUT)
-  Residential (R-1)
-  Recreation Commercial (RC)
-  Residential Development (RD)
-  Residential Dev. - Medium Density (RD-M)
-  Residential - Medium Density (RM)
-  Recreational Open Space (ROS)
-  Single Family (SF)
-  Parcels






























Official Zoning Map
Jack Thomas, Mayor
Bruce Erickson, Planning Director
Adam Strachan, Planning Commission Chair

This map is a graphic illustration of Park City's zoning districts and is not intended to establish precise boundaries and/or survey points for each zone. Interpretation of the zoning map is governed by the Ordinance of the City of Park City, Utah, and is subject to change without notice. For more information regarding the zoning map, please contact the Park City Planning Department.



Legend

-  Road Edges
 -  408_410_412_Zo1
 -  Building Outline
 -  Parcels
 -  Streets
- Zoning District**
-  HRL
 -  HR-1
 -  HR-2A
 -  HR-2B
 -  HRM
 -  HRC
 -  HCB
 -  ROS
 -  POS
 -  E
 -  SF
 -  R-1
 -  RD
 -  RDM
 -  RM
 -  RC
 -  GC
 -  LI
 -  PUT
 -  CT
 -  RCO
 -  MPD

**Attachment 2 – Proposed Zoning Map Amendment
(Blown Up to Show Detail)
408+410+412 Deer Valley Drive**

