

ORDINANCE 2020-37

AN ORDINANCE AMENDING FOOTNOTE 2 OF LAND MANAGEMENT CODE § 15-2.1-2(B)(1) TO ESTABLISH ADDITIONAL CONDITIONAL USE PERMIT CRITERIA AND A CAP OF TWELVE NIGHTLY RENTALS IN THE WESTERN HISTORIC RESIDENTIAL – LOW DENSITY ZONING DISTRICT

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah, to promote the health, safety, and welfare of the residents, visitors, and property owners of Park City;

WHEREAS, the Land Management Code implements the goals, objectives, and policies of the Park City General Plan to maintain the quality of life and experiences for City residents and visitors;

WHEREAS, Nightly Rentals – rentals for fewer than 30 days – require a Conditional Use Permit in the western Historic Residential – Low Density Zoning District;

WHEREAS, the western Historic Residential – Low Density Zoning District includes residences along King Road, Ridge Avenue, and Sampson Avenue, which roads do not meet current engineering standards related to roadway width and in some cases steepness of the road;

WHEREAS, in inclement weather, access to these residences may require all-wheel or 4-wheel drive during the winter season;

WHEREAS, due to the narrow and steep roads, on-street parking is limited and Nightly Rental parking shall be limited to on-site parking only;

WHEREAS, the General Plan recommends Nightly Rentals in this area due to resort access and property owners shall provide Nightly Renters with information on walkability to tourist destinations and ski access to the resort;

WHEREAS, the property management information shall be prominently displayed inside the Nightly Rental property so that any issues or disturbances may be timely addressed;

WHEREAS, due to the unique topography of the western Historic Residential – Low Density Zoning District and current and potential future development in the area, the Commission has determined that no more than twelve Nightly Rental Conditional Use Permits shall be issued;

WHEREAS, the Planning Commission duly noticed and conducted a public hearing on July 8, 2020 and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing on July 30, 2020.

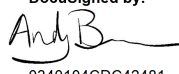
NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. FOOTNOTE 2 OF LAND MANAGEMENT CODE § 15-2.1-2(B)(1), *Historic Residential – Low Density District Uses*. The recitals above are incorporated herein as findings of fact. Section 15-2.1-2(B)(1), Footnote 2, of the Land Management Code of Park City is hereby amended as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 30th day of July, 2020

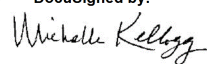
PARK CITY MUNICIPAL CORPORATION

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Andy Beerman, Mayor

Attest:

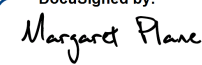
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City Recorder



Approved as to form:

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City Attorney's Office

Attachment 1

1 **15-2.1-2 Uses**

2 . . .

3 **B. CONDITIONAL USES.**

4 1. Nightly Rentals²

5 2. Lockout Unit

6 3. Accessory Apartment³

7 4. Child Care Center¹

8 5. Essential Municipal and Public Utility Use, Facility, Service and Structure

9 6. Telecommunication Antenna⁴

10 7. Satellite dish greater than thirty-nine inches (39") in diameter⁵

11 8. Residential Parking Area or Structure five (5) or more spaces

12 9. Temporary Improvement⁶

13 10. Passenger Tramway Station and Ski Base Facility⁷

14 11. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge⁶

15 12. Recreation Facility, Private

16 13. Fences greater than six feet (6') in height from Final Grade^{5,8}

17 ² No more than twelve (12) Conditional Use Permits shall be allowed only in the West
18 sub-neighborhood located south of platted 2nd Avenue, west of Upper Norfolk and Daly
19 Avenues, and east of King Road. No Nightly Rentals are allowed elsewhere in this
20 Zoning District. In addition to the Conditional Use Permit criteria in LMC § 15-1-10(E),
21 the Planning Commission shall consider whether or not the proposed Nightly Rental
22 mitigates the impacts of and addresses the following items: (a) all rental agreements for
23 Nightly Rental shall include language that limits the vehicles allowed to the number of

Attachment 1

24 on-site Parking Spaces; (b) all rental agreements shall include language indicating that
25 all-wheel or four-wheel drive vehicles are required during the winter season; (c) all
26 rental agreements shall provide Nightly Renters with information regarding walkable
27 access to skiing, to Park City's Historic Main Street, to Old Town, and to Park City's free
28 transit service; and (d) property management contact information shall be displayed in a
29 prominent location inside the Nightly Rental.