

Ordinance No. 2022-18

AN ORDINANCE ANNEXING APPROXIMATELY 1,200 ACRES OF PROPERTY LOCATED IN THE SOUTHEAST QUINN'S JUNCTION AREA INTO THE CORPORATE LIMITS OF PARK CITY, UTAH, AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY TO ZONE THE PROPERTY RECREATION AND OPEN SPACE WITHIN THE ENTRY CORRIDOR PROTECTION AND SENSITIVE LAND OVERLAYS

WHEREAS, on October 8, 2021, Park City Municipal Corporation filed a Notice of Intent to annex approximately 1,200 acres of property in the Southeast Quinn's Junction area ("Property") with the City Recorder and sent copies of the Notice of Intent to each affected entity;

WHEREAS, on October 13, 2021, Summit County certified they mailed a true and correct copy of the Park City Municipal Proposed Annexation Notice to each owner of real property within the area proposed to be annexed and within 300 feet of the area to be annexed;

WHEREAS, on October 15, 2021, Park City Municipal Corporation filed the Southeast Quinn's Junction Annexation Petition ("Annexation Petition") with the City Recorder to annex approximately 1,200 acres of property described in Attachment 1 in the Quinn's Junction (HWY 40 and SR 248) area in unincorporated Summit County into the corporate limits of Park City, Utah;

WHEREAS, on October 15, 2021, Park City Municipal Corporation provided copies of the Annexation Petition to the Summit County Clerk, the Snyderville Basin Planning Commission Chair, and the Park City Planning Commission Chair;

WHEREAS, the Annexation Petition includes the Richardson Flat property and City-owned Clark Ranch property;

WHEREAS, the Richardson Flat property is subject to the 1999 Flagstaff Development Agreement wherein the parties contemplated annexing the Richardson Flat property into Park City under Section 3.1;

WHEREAS, under the 1999 Flagstaff Development Agreement, the property owner must restrict uses of the Richardson Flat property to golf, equestrian, or other recreational facilities or perpetually restrict Richardson Flat to prevent further development;

WHEREAS, Park City Municipal Corporation has a 99-year lease on 30 acres of the Richardson Flat property for use of the Richardson Flat parking lot with potential future recreation facilities;

WHEREAS, the City purchased the Clark Ranch property with Resort Communities Tax open space funds with plans for a conservation easement and potential for limited non-open space uses;

WHEREAS, the Park City General Plan identifies the area proposed for annexation to be preserved primarily as open space with recreation uses;

WHEREAS, the Annexation Petition proposes Recreation and Open Space Zoning with staff recommending Entry Corridor Protection and Sensitive Land Overlays;

WHEREAS, the Annexation Petition is consistent with the Quinn's Junction Joint Planning Commission Principles outlined in the General Plan and developed in coordination with Summit County, identifying the area recreational open space with future uses compliant with the 1999 Flagstaff Development Agreement;

WHEREAS, the Planning Director determined the Annexation Petition is consistent with the Park City General Plan and recommended the City Council accept the Annexation Petition;

WHEREAS, on October 18, 2021, the City Council unanimously voted to accept the Annexation Petition for further review;

WHEREAS, on October 28, 2021, the City Recorder certified the Annexation Petition;

WHEREAS, on October 28, 2021, the City Council posted notice of the certified Annexation Petition pursuant to Utah Code Section 10-2-406 on the Utah Public Notice Website and the City's website for three consecutive weeks, mailed notice to each affected entity, and mailed notice to each residence and to each owner of real property in the area proposed for annexation and the area extending ½ mile from the annexation's boundaries;

WHEREAS, on November 16, 2021, the Park City staff review team met pursuant to Land Management Code Section 15-8-5(A) to review the Annexation Petition pursuant to Land Management Code Chapter 15-8;

WHEREAS, on November 24, 2021, Hideout Community Advancement and Development, LLC, the Town of Hideout, NB 248, LLC, and Redus Park City, LLC filed protests to the Annexation Petition;

WHEREAS, on December 9, 2021, the City Council reviewed the protests and declined to take any action, allowing the Annexation Petition to proceed;

WHEREAS, on December 23, 2021, Summit County formed a Boundary Commission to hear the Hideout Community Advancement and Development, LLC protest;

WHEREAS, on December 23, 2021, Summit County rejected the Town of Hideout, NB 248, LLC, and Redus Park City, LLC protests;

WHEREAS, on February 14, 2022, the Boundary Commission convened and unanimously denied the Hideout Community Advancement and Development, LLC protest, finding the Hideout Community Advancement and Development, LLC did not have standing to protest;

WHEREAS, on April 27, 2022, the Planning Commission conducted a work session on the Annexation Petition and Zoning Map Amendment;

WHEREAS, on May 5, 2022, the staff review team met again to finalize staff recommendations;

WHEREAS, on May 25, 2022, the Planning Commission conducted a duly noticed public hearing on the Annexation Petition and Zoning Map Amendment and unanimously forwarded a positive recommendation to the City Council;

WHEREAS, on June 16, 2022, the City Council conducted a duly noticed public hearing on the Annexation Petition and Zoning Map Amendment;

WHEREAS, on June 16, 2022, after considering that the area is already subject to the 1999 Flagstaff Development Agreement and open space acquisition restrictions, the City Council determined that the circumstances of the annexation are such that the conditions do not apply and determined that another Annexation Agreement was not necessary pursuant to Land Management Code Section 15-8-5.

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

SECTION 1. ANNEXATION APPROVAL. The Property is hereby annexed into the corporate limits of Park City, Utah, according to the Annexation Plat executed in substantially the same form as Attachment 1.

The Property so annexed shall enjoy the privileges of Park City and shall be subject to all City levies and assessments.

The Property shall be subject to all City laws, rules, and regulations upon the effective date of this Ordinance.

SECTION 2. COMPLIANCE WITH STATE LAW, THE MUNICIPAL CODE OF PARK CITY, TITLE 15 LAND MANAGEMENT CODE CHAPTER 8 ANNEXATION, AND THE

PARK CITY GENERAL PLAN. The Annexation Petition and Recreation and Open Space Zoning within the Entry Corridor Protection and Sensitive Land Overlays meet the standards for annexation set forth in Title 10, Chapter 2, Part 4 of the Utah Code, Title 15, Chapter 8 of the Land Management Code, and the Park City General Plan.

SECTION 3. OFFICIAL PARK CITY ZONING MAP AMENDMENT. The Official Park City Zoning Map is hereby amended to zone the Property Recreation and Open Space with Entry Corridor Protection and Sensitive Land Overlays, as shown in Attachment 2.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication of this Ordinance, recordation of the Annexation Plat, and compliance with state annexation filing requirements pursuant to Utah Code Section 10-2-425.

PASSED AND ADOPTED this 16th day of June 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Nann Worel
57775BCB46414F6...

Nann Worel, Mayor

Attest:



DocuSigned by:
Michelle Kellogg
E5F905BB533F431...

City Recorder

Approved as to form:

DocuSigned by:
Margaret Plane
11B5B6F4ACF34C7...

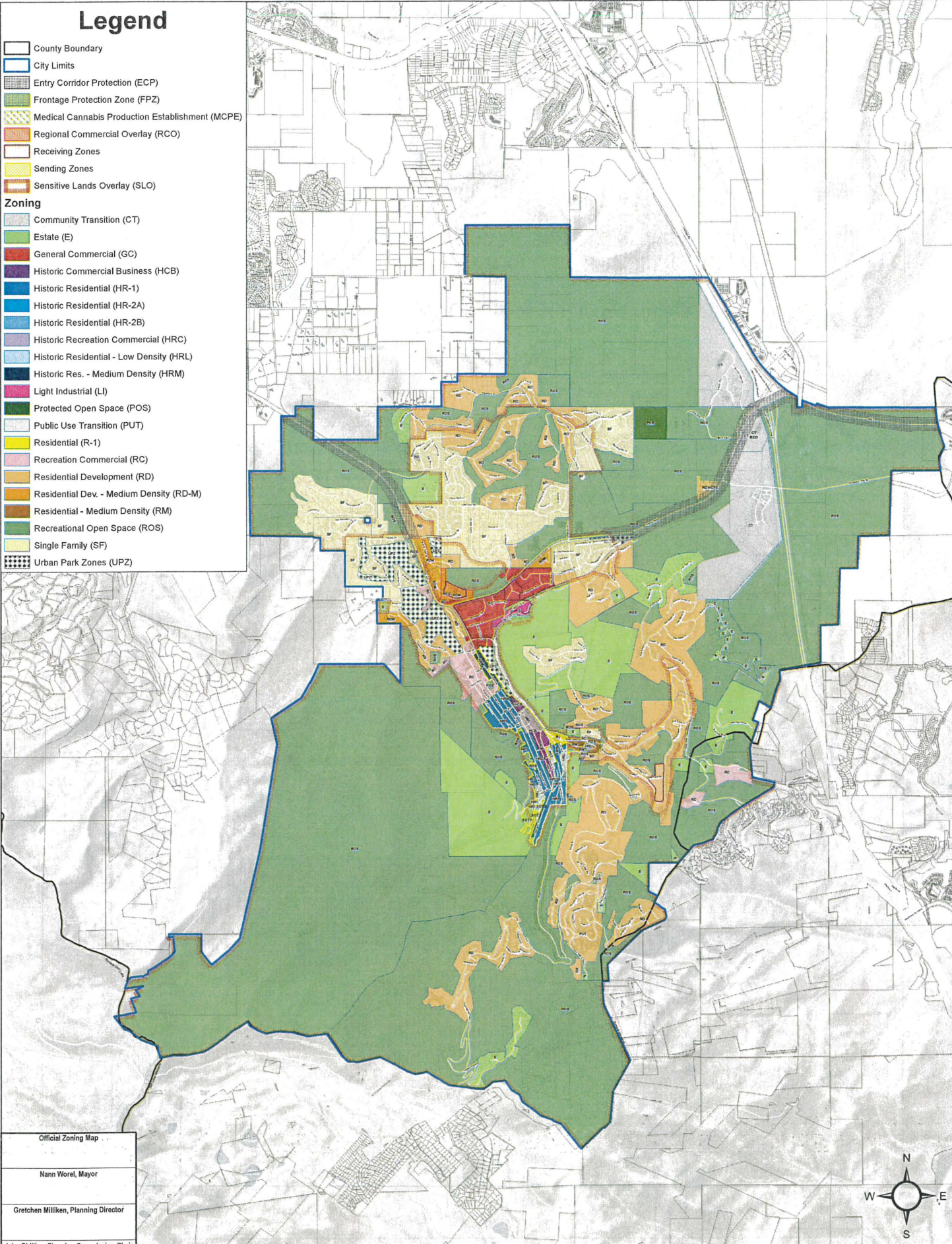
City Attorney's Office



Proposed Zoning Map

Legend

- County Boundary
 - City Limits
 - Entry Corridor Protection (ECP)
 - Frontage Protection Zone (FPZ)
 - Medical Cannabis Production Establishment (MCPE)
 - Regional Commercial Overlay (RCO)
 - Receiving Zones
 - Sending Zones
 - Sensitive Lands Overlay (SLO)
- Zoning**
- 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)
 - Urban Park Zones (UPZ)

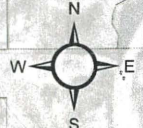


Official Zoning Map

Nann Worel, Mayor

Gretchen Milliken, Planning Director

John Phillips, Planning Commission Chair



0 0.5 1 Miles

Date: 5/4/2022

Map Projection: NAD83 Utah State Plane Central in US Feet
Document Name: Zoning_Map-05-03.docx User Name: Nann

This map is a graphic illustration of Park City's zoning districts and is not intended to be used for any other purpose. The map is governed by the provisions of the City of Park City, Utah, and the provisions of the Zoning Map are governed by the provisions of the Utah State Code. For complete information regarding the specific provisions of any of the zoning districts shown on this map, please contact the Park City Planning Department.