

Ordinance No. 2022-41

**AN ORDINANCE APPROVING THE PARK CITY FIRE STATION SUBDIVISION,
LOCATED AT 7805 ROYAL STREET, PARK CITY, UTAH**

WHEREAS, the owner of the property located at 7805 Royal Street petitioned the City Council for approval of the Park City Fire Station Subdivision; and

WHEREAS, on August 10, 2022, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on August 8, 2022, courtesy notice was mailed to property owners within 300 feet of 7805 Royal Street; and

WHEREAS, on August 24, 2022, the Planning Commission reviewed the application and held a public hearing; and

WHEREAS, on August 24, 2022, the Planning Commission forwarded a positive recommendation for City Council's consideration on October 6, 2022; and

WHEREAS, on October 6, 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(A), § 15-7.1-6, § 15-12-15(B)(9), Chapter 15-2.22, and Chapter 15-7.

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

SECTION 1. APPROVAL. The Park City Fire Station #34 Subdivision, located at 7805 Royal Street, 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 property is located at 7805 Royal Street.
2. The Parcel is listed with Summit County as PCA-1200-4-X.
3. The property is in the Public Use Transition (PUT) Zoning District and the Sensitive Land Overlay.
4. Park City Fire District will maintain ownership of the proposed Lot.
5. No easement is vacated or amended as a result of the subdivision.
6. The LMC regulates Public Use Transition (PUT) Lot and Site Requirements per LMC Chapter 15-2.22
7. There is no minimum Lot size in the PUT Zoning District, however the proposed Lot is 7,564 square feet (0.174 acres).

8. In the PUT Zoning District, Lots abutting a residential zone shall meet the required minimum Setback of that zone. In this instance the abutting residential zone is the Residential Development (RD) Zoning District.
9. The required Front Setback is 10 feet.
10. The required Rear Setback is 15 feet.
11. The required Side Setback is 12 feet.
12. The Maximum Building Height in the PUT Zoning District is 45 feet measured from Existing Grade. 30 feet at Front Lot line measured above the average Natural Grade, then proceeds at a 45-degree angle toward the rear of the Property until it intersects with a point 45 feet above the Natural Grade and connects with the rear portion of the bulk plane.
13. Due to the topography of the site, the highest point of the Fire Station is 38 feet at the front and 32 feet at the rear.

Conclusions of Law

1. The Subdivision is consistent with the Park City Land Management Code, including LMC Chapter 15-2.22, *Public Use Transition (PUT)*, and LMC § 15-7.1-6, *Final Subdivision Plat*.
2. Neither the public nor any person will be materially injured by the proposed Subdivision.
3. Approval of the Subdivision, 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's Office, and City Engineer will review and approve the final form and content of the Subdivision for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the Subdivision.
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) years' time, this Subdivision approval 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, to be approved by the Chief Building Official.
4. A non-exclusive ten foot (10') public snow storage easement on Royal Street shall be dedicated on the Plat.
5. City Engineer review and approval for Lot grading, utility installation, public improvement, and drainage plans is required for compliance with City standards prior to issuance of any building permits.
6. Park City Fire District shall update their parking agreement with The Chateau/Deer Valley prior to recordation of the final Plat.

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

PASSED AND ADOPTED this 6th day of October, 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:

[Signature]

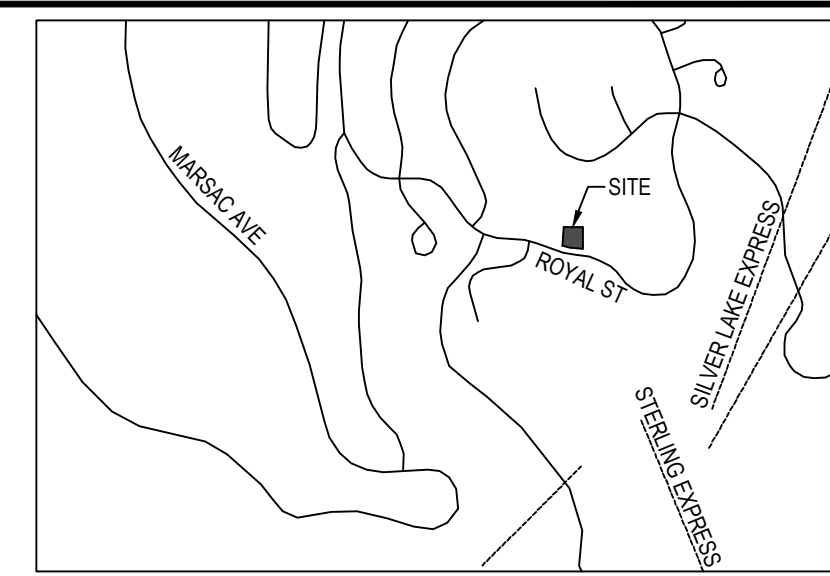
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City Attorney's Office

Attachment 1 – Proposed Plat

PARK CITY FIRE STATION SUBDIVISION PLAT

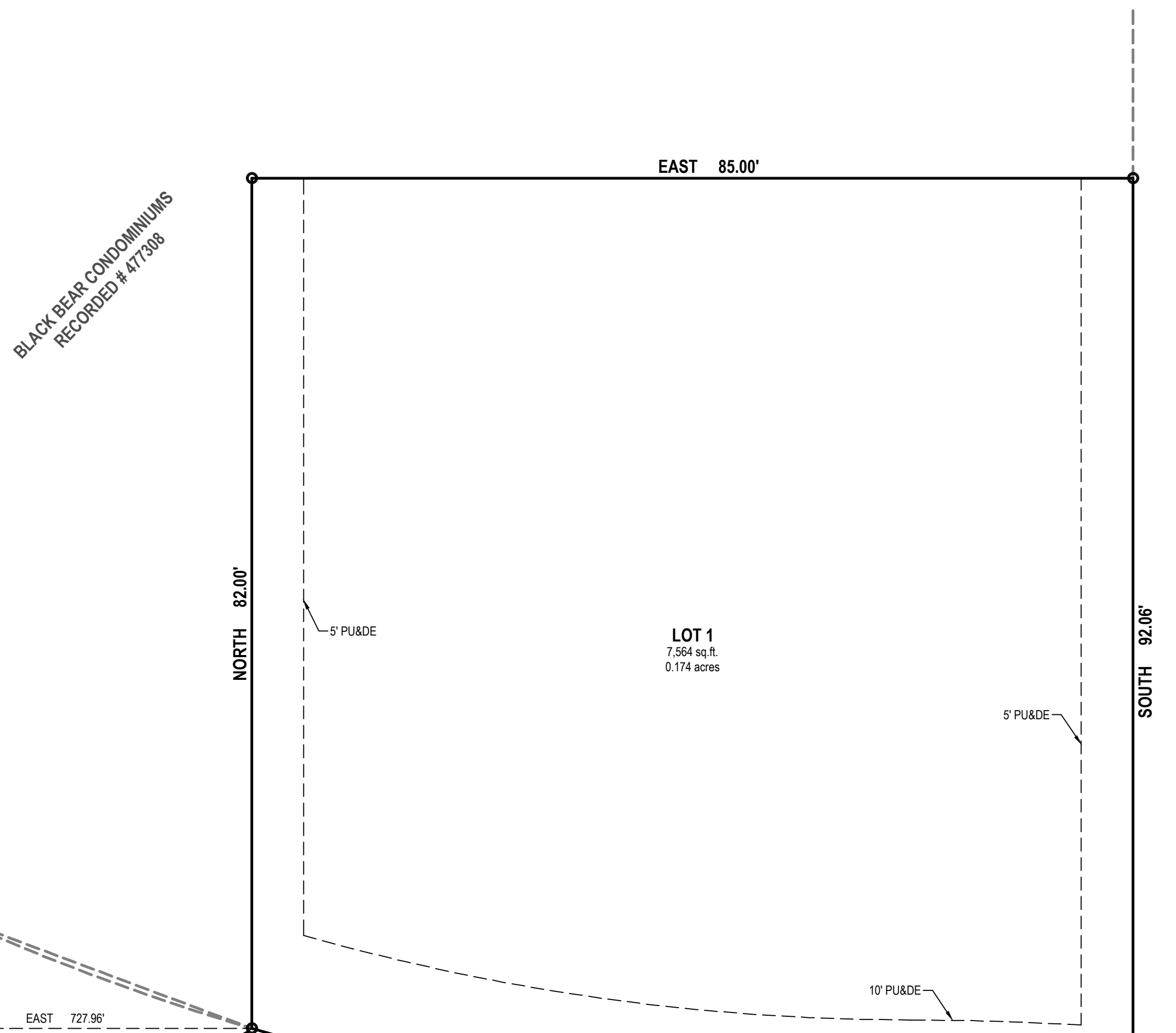
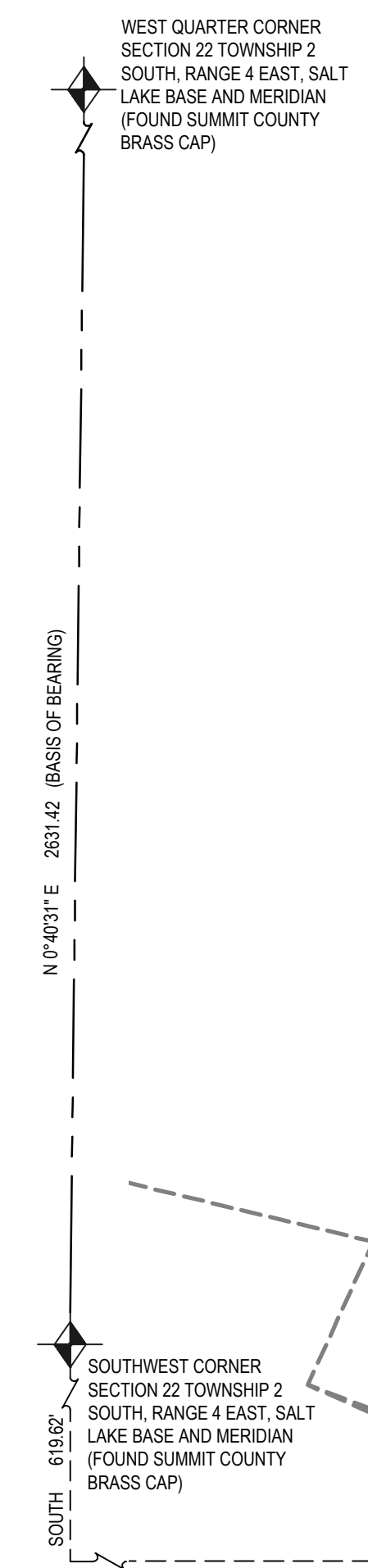
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

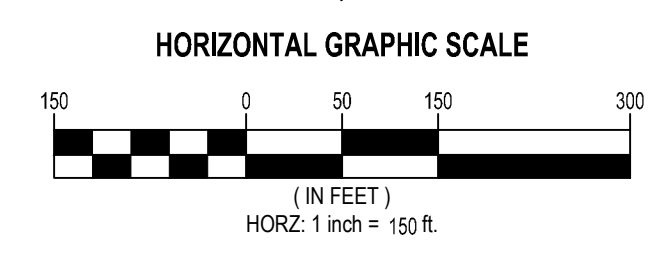
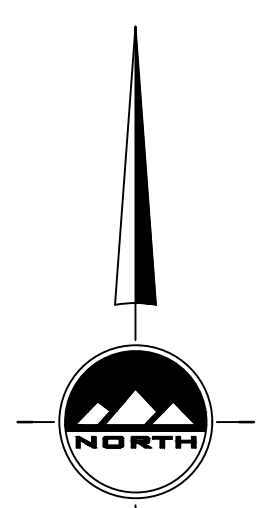
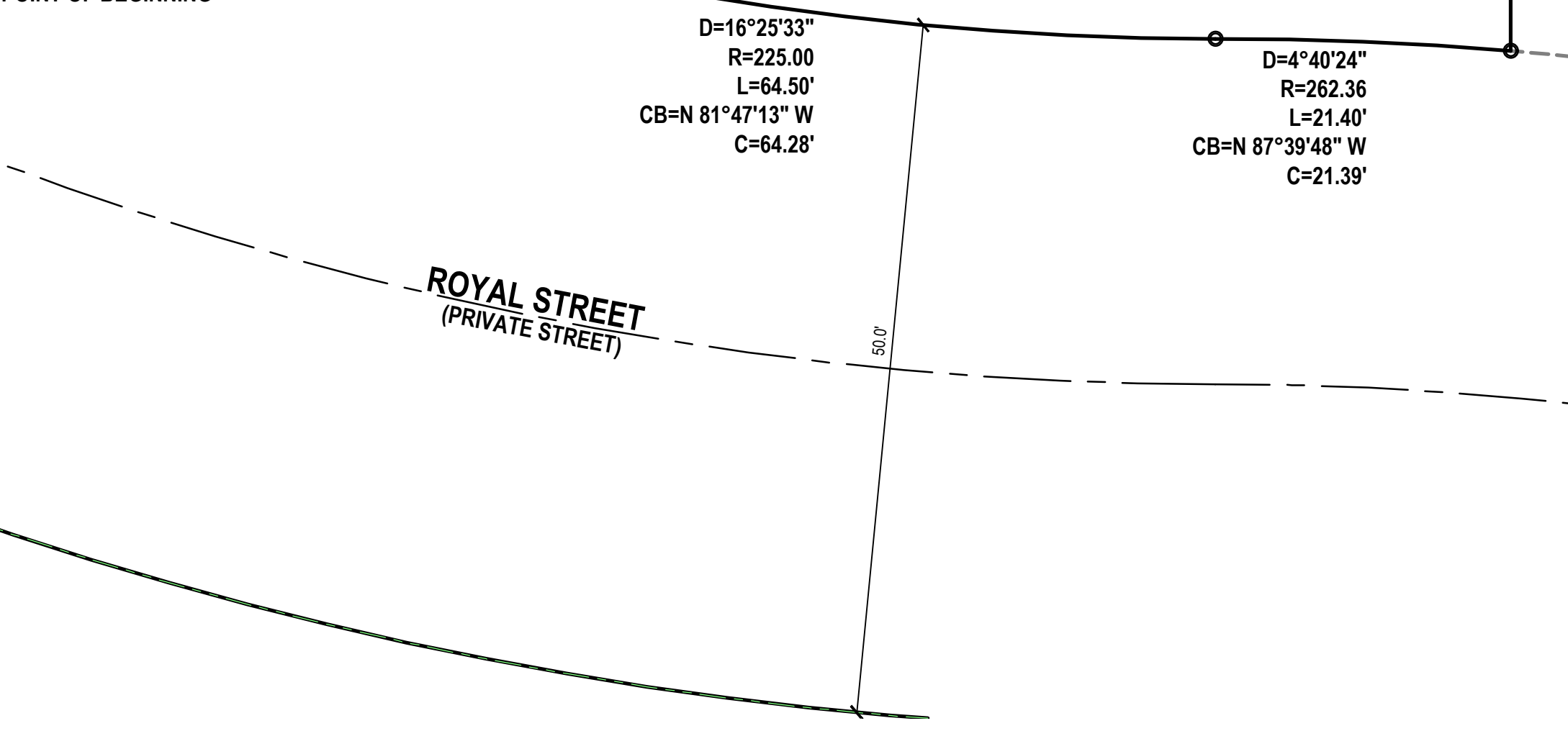
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as PARK CITY FIRE STATION SUBDIVISION PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

- ### LEGEND
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - PU&DE - PUBLIC UTILITY & DRAINAGE EASEMENT
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE



THE CHATEAUX AT SILVER LAKE - AMENDED
RECORDED # 552115

STEIN ERIKSEN LODGE
MANAGEMENT CORP



- ### PLAT NOTES
- Lots are subject to the Summit Research Park Development Agreement, dated December 10, 2008, therefore all lot owners hereby acknowledges and agrees not to obstruct the further subdivision of Lots as the Park City Tech Center Subdivision and for the uses outlined in the development agreement. Notwithstanding the consent assumed in this note, all future development and subdivisions must comply with the requirements of Utah Code Ann. Section 17-27a-601 et. seq. as well as Chapter 10 of the Summit County Code.
 - Nothing in this subdivision plat shall prohibit future lot line adjustments and/or further subdivision of any parcel, in each case in compliance with applicable ordinances and the development agreement.
 - Wastewater service to the PARK CITY FIRE STATION SUBDIVISION PLAT shall be provided by the Snyderville Basin Water Reclamation District. A Line Extension Agreement with the District may be required for each lot created by the Plat. It shall be the responsibility of the Owner of each lot to extend the public wastewater system as necessary within the parcel being developed according to the requirements of the Line Extension Agreement.
 - Private Road - are permanent easements for Public Utility & Private Access
 - No specific development projects are approved by the recording of this plat. Subject to development agreement, all developments are subject to codes, ordinances, etc.
 - CC&Rs will be recorded with this subdivision plat that will further define the covenants, conditions, and restrictions associated with the development on this property.
 - Each platted lot may use public utilities easements even if they cross other lots, subject to CC&Rs
 - Open space to be owned and maintained by the HOA

UTILITY NOTES:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

Dominion Energy Utah - Note: Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements, however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

DEVELOPER
THINK ARCHITECTURE
7927 HIGHPOINT PARKWAY, SUITE 300
SANDY, UTAH 84094
801.269.0055

PUBLIC SAFETY ANSWERING POINT ACCEPTANCE	DOMINION ENERGY	ROCKY MOUNTAIN POWER
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.	APPROVED THIS _____ DAY OF _____, 20____, BY DOMINION ENERGY.	APPROVED THIS _____ DAY OF _____, 20____, BY ROCKY MOUNTAIN POWER.
PUBLIC SAFETY ANSWERING POINT	DOMINION ENERGY	ROCKY MOUNTAIN POWER

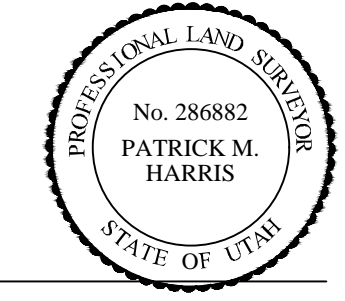
BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section 27, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel of land being more particularly described as follows:

Beginning at a point on the North line of Royal Street and the Southeast Corner of Black Bear Condominiums, Recorded # 477308, said point being South 619.62 feet and East 727.96 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running:

thence along the Easterly Boundary line of said Black Bear Condominiums the following two (2) courses:
(1) North 82.00 feet;
(2) East 85.00 feet to the Westerly Boundary line of The Chateaux at Silver Lake - Amended, Recorded # 552115;
thence South 92.06 feet along said Westerly Boundary line to the North line of Royal Street;
thence along said North line of Royal Street the following two (2) courses:
(1) Northwestwesterly 21.40 feet along the arc of a 262.36 feet radius non-tangent curve to the left (center bears South 4°40'24" West and the long chord bears North 87°39'48" West 21.39 feet through a central angle of 4°40'24");
(2) Northwestwesterly 64.50 feet along the arc of a 225.00 feet radius reverse curve to the right (center bears North and the long chord bears North 81°47'13" West 64.28 feet through a central angle of 16°25'33") to the point of beginning.

Contains 7,564 square feet. 0.174 acres.



DATE _____ PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

PARK CITY FIRE STATION SUBDIVISION PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. The undersigned owner(s) also hereby convey to any and all public utility companies, including Snyderville Basin Water Reclamation District, providing service to the heron described tract a perpetual, non-exclusive easement over the public streets and public utility easements shown on this plat, the same to be used for drainage and the installation and maintenance and operation of public utility service lines and facilities.

In witness whereof I / we have herunto set our hand (s) this _____ day of _____, A.D., 20____.

By: _____ By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of Summit

On the _____ day of _____, A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

PARK CITY FIRE STATION SUBDIVISION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

ENSGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TUCULE
Phone: 435.843.3980
CEDAR CITY
Phone: 435.861.1463
RICHFIELD
Phone: 435.899.2983

COUNTY ASSESSOR
REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS _____ DAY OF _____, 20____.

COUNTY ASSESSOR

SUMMIT WATER DISTRIBUTION COMPANY APPROVAL
WE ARE THE SUMMIT WATER DISTRIBUTION COMPANY. REVIEW FOR CONFORMANCE TO SUMMIT WATER DISTRIBUTION STANDARDS AND ACCEPTED THIS DAY OF _____, 20____.

GENERAL MANAGER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS _____ DAY OF _____, 20____.

BY: _____

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.

DISTRICT ADMINISTRATOR

PARK CITY FIRE PROTECTION DISTRICT APPROVAL
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.

FIRE MARSHAL

GOVERNING BODY APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED ON BEHALF OF THE SUMMIT COUNTY COUNCIL, THIS _____ DAY OF _____, 20____.

SNYDERVILLE BASIN PLANNING COMMISSION, CHAIR

COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ COUNTY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

COUNTY ATTORNEY

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ SUMMIT COUNTY RECORDER