

Ordinance No. 2019-08

AN ORDINANCE APPROVING THE PARK CITY GOLF COURSE BACK NINE SUBDIVISION LOCATED AT 1884 THREE KINGS DRIVE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1884 Three Kings Drive has petitioned the City Council for approval of the Subdivision; and

WHEREAS, on October 6, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 10, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on October 24, 2018, to receive input on Park City Back Nine Subdivision; and

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 29, 2019, the City Council held a public hearing to receive input on the Park City Back Nine Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Park City Back Nine Subdivision located at 1884 Three Kings Drive.

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

SECTION 1. APPROVAL. The Park City Back Nine Subdivision, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The site is located at 1884 Three Kings Drive.
2. The site is located in the Recreation and Open Space (ROS) zoning district.
3. There is a concurrent application for an MPD-CUP for a water treatment facility which is an essential municipal public utility use.
4. An exception to the Building Height up to 45 feet from Existing Grade is requested as a part of the MPD.
5. The existing Spiro water treatment plant needs to be replaced in order for water treatment related to the Spiro Tunnel to comply with state regulations.
6. The proposed site is 67.89 acres in size.

7. The proposed site is owned entirely by Park City Municipal Corporation and used as the Park City Golf Course and a water treatment facility.
8. The proposed subdivision creates 1 lot of record.
9. A legal lot of record is required for construction of a new water treatment plant on a portion of the existing site where the current Spiro facility exists.
10. On August 16, 2018, the City received a complete application for the Park City Back Nine Subdivision.
11. On July 16, 2018, the applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility at this location.
12. A concurrent application for a Master Planned Development and Conditional Use Permit has been submitted for the reconstruction of the existing water treatment plant on this lot (see PL-18-3941).
13. No portion of this plat is within the Park City Soils Ordinance boundary.
14. The use of the property will remain the same.
15. The property is accessed from Three Kings Drive in the immediate vicinity of the existing Spiro facility with a secondary emergency access proposed to the north of the new 3Kings facility.
16. The subdivision plat complies with the Land Management Code regarding final subdivision plats.
17. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.
18. The property within proximity of the existing and proposed water treatment plant is not within a flood zone. Areas surrounding the two ponds are located within FEMA flood zone A.
19. Utilities will be routed within the access road, along and across the PCGC fairways, within and parallel to Three Kings Drive, and within Silver Star Drive.
20. The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project.
21. The proposed buildings will connect to the existing sanitary lateral that extends east to the Park City Hotel Cottages.
22. The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements.
23. Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site.
24. The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.
25. Water will be provided to the Project by the Park City Water District.
26. A water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10

- and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main.
27. Green roofs are proposed on structures to the south of the site.
 28. Energy efficient design for the water treatment process is also proposed in order to meet net zero goals.
 29. The findings in the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this Subdivision.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed Subdivision.
4. 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.

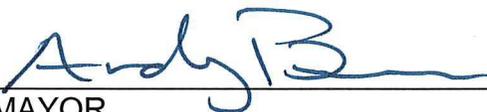
Conditions of Approval:

1. The City Planner, City Attorney, 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 will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
3. Fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. Conditions of approval of the 3Kings Water Treatment Plant Master Planned Development and Conditional Use Permit shall apply and shall be noted on the plat.
5. All required public utility, access, drainage, and snow storage easements shall be dedicated on the plat prior to recordation.

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

PASSED AND ADOPTED this 29th day of January, 2019.

PARK CITY MUNICIPAL CORPORATION


MAYOR

ATTEST:



Michelle Kellogg

City Recorder

APPROVED AS TO FORM:

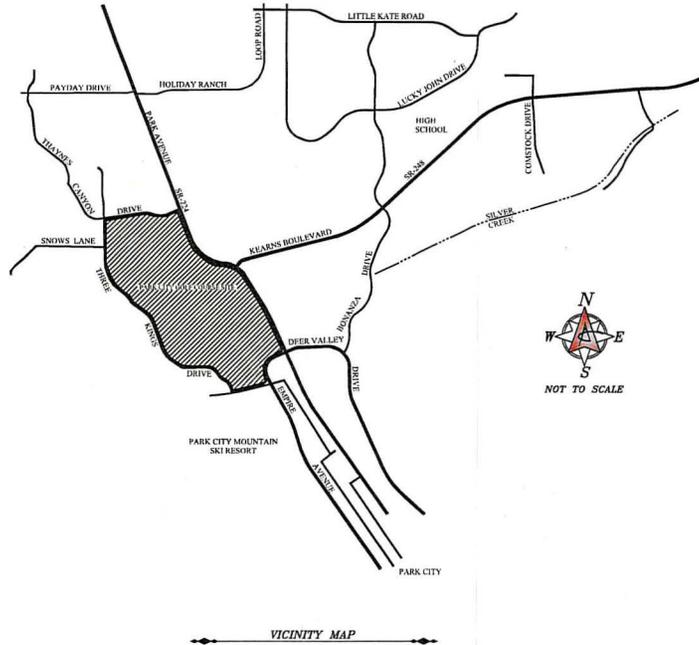
[Signature]

City Attorney

Attachment 1 – Proposed Plat

Exhibit A - Proposed Plat

PARK CITY BACK NINE SUBDIVISION
 LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREETS, TO BE HEREAFTER KNOWN AS:

PARK CITY BACK NINE SUBDIVISION

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____ SATTAR N. TABRIZ
 LICENSE NO. 155100

LEGAL DESCRIPTION
 SEE SHEET 2 OF 3

OWNER'S DEDICATION
 KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO 1 LOT AND ROADS TO BE HEREAFTER BE KNOWN AS:

PARK CITY BACK NINE SUBDIVISION

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PORTIONS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

NAME: _____

ACKNOWLEDGEMENT
 STATE OF _____ } S.S.
 COUNTY OF _____

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE IS THE _____ OF _____, A CORPORATION, AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____
 RESIDING IN _____ COUNTY, _____

GENERAL NOTES
 1. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 0°20'00" WEST, 2540.83 FEET ALONG THE EAST SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 8, FROM THE FOUND BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER, TO THE FOUND BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, (AS SHOWN HEREON).
 2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
 3. THIS MAP WAS PREPARED AT THE REQUEST OF PARK CITY, UTAH FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO 1 LOT AS SHOWN HEREON.

EASEMENT & RIGHT OF WAY NOTES
 1. PARK CITY MUNICIPAL CORPORATION AND PARK CITY WATER SERVICE DISTRICT INFRASTRUCTURE: A PERMANENT, EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED TO PARK CITY MUNICIPAL CORPORATION AND THE PARK CITY WATER SERVICE DISTRICT ACROSS AND THROUGH THE LOTS AS SHOWN HEREON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING, OWNING, OPERATING, INSPECTING, MAINTAINING, REPAIRING, ALTERING, REPLACING, PROTECTING, AND REMOVING UTILITIES, INCLUDING WATER TREATMENT PLANTS AND FACILITIES, STORM DRAINAGE, FIBER OPTIC LINES AND VAULTS, UNDERGROUND PIPELINES AND APPURTENANCES GRANTED HEREBY FOR THE CONVEYANCE, TREATMENT, TRANSMISSION AND DISTRIBUTION OF WATER, AND OTHER UTILITIES AS ASSOCIATED WITH PARK CITY MUNICIPAL CORPORATION OR THE PARK CITY WATER SERVICE DISTRICT.
 2. FIRE AND PUBLIC SAFETY ACCESS: PUBLIC SAFETY ACCESS EASEMENTS ARE HEREBY DEDICATED FOR ALL PUBLIC AND PRIVATE ROADWAYS AND EMERGENCY ACCESS ROUTES.
 3. EASEMENT ENTRY NO. 269127, IS HEREBY VACATED AND ABANDONED PER THIS PLAT.
 4. PARCEL 'A' AS SHOWN HEREON IS HEREBY DEDICATED AS A PUBLIC RIGHT OF WAY FOR THE BENEFIT OF PARK CITY.

PARK CITY BACK NINE SUBDIVISION

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

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Ward Engineering Group
 Planning #Engineering #Surveying
 231 West 800 South
 Salt Lake City, Utah, 84101
 Phone: (801)487-8040 Fax: (801)487-8668

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	SUMMIT COUNTY RECORDER
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2018. BY: _____ S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2018. BY: _____ CHAIRMAN	THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS ____ DAY OF _____, 2018. BY: _____ CITY ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF _____, 2018. BY: _____ CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2018. BY: _____ MAYOR	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2018. BY: _____ PARK CITY RECORDER	RECORDED NO. _____ STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT _____ THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEES _____ SUMMIT COUNTY RECORDER

PARK CITY BACK NINE SUBDIVISION

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SHERMAN COUNTY, UTAH. SEE PLAT FOR COMPLETE DESCRIPTION. 1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

Curve #	Length	Radius	Delta	Chord
C1	36.24	105.12	7.6406°	35.74
C2	18.75	56.25	3.4371°	18.50
C3	18.75	56.25	3.4371°	18.50
C4	18.75	56.25	3.4371°	18.50
C5	18.75	56.25	3.4371°	18.50
C6	18.75	56.25	3.4371°	18.50
C7	18.75	56.25	3.4371°	18.50
C8	18.75	56.25	3.4371°	18.50
C9	18.75	56.25	3.4371°	18.50
C10	18.75	56.25	3.4371°	18.50
C11	18.75	56.25	3.4371°	18.50
C12	18.75	56.25	3.4371°	18.50
C13	18.75	56.25	3.4371°	18.50
C14	18.75	56.25	3.4371°	18.50
C15	18.75	56.25	3.4371°	18.50
C16	18.75	56.25	3.4371°	18.50
C17	18.75	56.25	3.4371°	18.50
C18	18.75	56.25	3.4371°	18.50
C19	18.75	56.25	3.4371°	18.50
C20	18.75	56.25	3.4371°	18.50

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C12	18.75	56.25	3.4371°	18.50
C13	18.75	56.25	3.4371°	18.50
C14	18.75	56.25	3.4371°	18.50
C15	18.75	56.25	3.4371°	18.50
C16	18.75	56.25	3.4371°	18.50
C17	18.75	56.25	3.4371°	18.50
C18	18.75	56.25	3.4371°	18.50
C19	18.75	56.25	3.4371°	18.50
C20	18.75	56.25	3.4371°	18.50



GRAPHIC SCALE
1 inch = 80 ft.



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COUNTY RECORDER

IN ACCORDANCE WITH COUNTY OF SHERMAN RECORDING REGULATIONS

THE REQUEST OF:

DATE: _____ TIME: _____ PAGE: _____

BOOK: _____

SHERMAN COUNTY RECORDS:

THAYNES CANYON #2 SUBDIVISION ENTRY #130671

THAYNES CANYON DRIVE (PUBLIC STREET)

MAP LEGEND

- BOUNDARY LINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- RADIAL LINE
- SECTION CORNER MONUMENT
- FOUND BRASS CAP - SEE TYPICAL
- FOUND REBAR - NOTED ON PLAN
- FOUND REBAR - NOTED WITH REDBARS AND CAP #15500