

**AN ORDINANCE APPROVING THE TWO-LOT SILVER RAIL SUBDIVISION
LOCATED AT 2080 GOLD DUST LANE AND 2211 SIDEWINDER DRIVE,
PARK CITY, UTAH**

WHEREAS, the owner of the property located at 2080 Gold Dust Lane and 2211 Sidewinder Drive petitioned the City Council for approval of the two-lot Silver Rail Subdivision; and

WHEREAS, on November 26, 2019, the property was posted and notice was mailed according to the requirements of the Land Management Code; and

WHEREAS, legal notice was published in the Park Record on November 23, 2019, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a Public Hearing on December 11, 2019, to receive input on the Silver Rail Subdivision Plat; and

WHEREAS, the Planning Commission forwarded a positive recommendation to City Council; and

WHEREAS, on January 9, 2020, the City Council held a public hearing to receive input on the Subdivision Plat; and

WHEREAS there is good cause and it is in the best interest of Park City Utah, to approve the Subdivision Plat.

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

SECTION 1. APPROVAL. The Subdivision Plat 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. Summit County Parcels No. PCA-3-3002-1, PCA-3-3002-1-A and PCA-3-3002-1, make up a 2.93-acre site located at 2080 Gold Dust Lane and 2211 Sidewinder Drive.
2. 2080 Gold Dust Lane is improved with a Commercial Recreational Facility.
3. 2211 Sidewinder Drive contains 26 parking stalls for the Silver Mountain Sports Club.
4. 2080 Gold Dust Lane received two (2) Conditional Use Permits over the years as they made improvements to the Club including in 1996 to add an Outdoor Swimming

Pool and hot tub; and in 2000 to increase the floor area by 7,636 square feet, to construct a new swimming pool with seasonal cover and to add 23 net new parking spaces. The Sports Club met the parking requirement in effect at the time with 78 parking stalls.

5. On October 15, 2019, the applicant submitted a complete application to subdivide the 2.93-acre site into two (2) lots.
6. No plans for the development of Lot 2 have been submitted to the City to date.
7. Any development on Lot 2 will need to meet the requirements of the Land Management Code.
8. The applicant has been encouraged to work with the City's Planning and Engineering Divisions as plans develop for Lot 2 and to replace existing Silver Mountain Sports Club Parking on Lot 2 within the new development. A parking study for the Sports Club will be required for the development of Lot 2.
9. The Planning Department notes both Lot 1 and Lot 2 are located within the Soils Ordinance Boundary and future development of Lot 2 must comply with LMC 11-15.

Conclusions of Law:

1. There is Good Cause for the Silver Rail Subdivision. The proposed Lot 1 would continue to operate as a health club and Lot 2 would create a legal lot of record from two parcels.
2. The Silver Rail Subdivision is consistent with the 2014 Park City General Plan and the Park City Land Management Code including Sections 15-7.1-3(C) and 15-12-15(B)(4) and (9) and applicable State Law regarding Subdivisions.
3. Neither the public nor any person will be materially injured by the proposed Subdivision.
4. Approval of the Subdivision 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 Subdivision 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 date and an extension is granted by the City Council.
3. Lots 1 and 2 of the Silver Rail Subdivision shall not be further subdivided in the future.
4. Both Lot 1 and Lot 2 are located within the Soils Ordinance Boundary and future development of Lot 2 must comply with LMC 11-15.
5. Any future development of Lot 2 shall include parking to replace the 26 surface stalls that currently exist on Lot 2 for the Sports Club unless a Parking Study is submitted that justifies a reduction to the existing parking.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication and when the revised Official Zoning Map is signed by the Planning Director upon final review by the City Attorney.

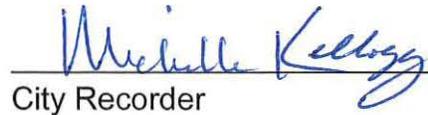
PASSED AND ADOPTED this 9th day of January, 2020.

PARK CITY MUNICIPAL CORPORATION



MAYOR, Andy Beerman

ATTEST:



City Recorder

APPROVED AS TO FORM:



City Attorney, Mark Harrington

