

**Ordinance No. 2021-43**

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR ONE (1) TRACT OF LAND ZONED ESTATE (E) TO PUBLIC USE TRANSITION (PUT) INCLUDING ALL OF PCA-1200-4-X LOCATED AT 7805 ROYAL STREET, PARK CITY, UTAH**

WHEREAS, the Tract of Land is owned by the Park City Fire Service District and will expand the current Use to accommodate the increased need for this public service; and

WHEREAS, the owner of the property located at 7805 Royal Street petitioned the City Council for approval of one (1) Lot 7805 Royal Street Zoning Map Amendment; and

WHEREAS, on September 29, 2021, the property was posted, and notice was mailed to according to the requirements of the Land Management Code; and

WHEREAS, legal notice was published in the Park Record on September 29, 2021 according to the requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on October 13, 2021, to receive input on the Zoning Map Amendment; and

WHEREAS, on October 13, 2021, the Planning Commission forwarded a positive recommendation to the City Council; and

WHEREAS, on October 28, 2021, the City Council held a public hearing to receive input on the Zoning Map Amendment; and

WHEREAS, the proposed zoning map amendment is consistent with the following purposes of the Utah Municipal Land use, Development, and Management Act (LUDMA) section 10-9a-102. Purposes – General land use authority.

- 1) The purposes of this chapter are to:
  - a. provide for the health, safety, and welfare;
  - b. promote the prosperity;
  - c. improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
  - d. protect the tax base;
  - e. secure economy in government expenditures;
  - f. foster the state's agricultural and other industries;
  - g. protect both urban and nonurban development;
  - h. protect and ensure access to sunlight for solar energy devices;
  - i. provide fundamental fairness in land use regulation;
  - j. facilitate orderly growth and allow growth in a variety of housing types; and
  - k. protect property values.

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

**SECTION 1. APPROVAL.** The Zoning Map Amendment from Estate (E) District to Public Use Transition (PUT), as shown in Attachment, 1 is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

**Findings of Fact:**

1. The property contains 0.17 acres and is currently zoned Estate (E).
2. The Parcel is identified by Summit County as PCA-1200-4-X.
3. The Applicant proposes to rezone the Parcel from the Estate Zone to Public Use Transition Zone to accommodate planned expansion of the current Use and ensure compatibility with future Public Use.
4. The Parcel is located in the Sensitive Lands Overlay and will comply with the regulations of Land Management Code Chapter 15-2.21.
5. Under the Land Management Code, expansion of essential municipal public facilities and structures in the Estate Zone are Conditional Uses which require review by the Planning Commission.
6. The Applicant's proposed Zone Change to Public Use Transition will allow the expansion of these public services as a Permitted Use.

**Conclusions of Law:**

1. There is Good Cause for this Zoning Map Amendment.
2. The Zoning Map Amendment request is consistent with the Park City General Plan and the Park City Land Management Code, including Section 15-1-7(2).
3. The Zoning Map Amendment is consistent with applicable state law.
4. The Zoning Map Amendment furthers the purposes of UCA § 10-9a-102(1).

**Conditions of Approval:**

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Zoning Map Amendment for compliance with State Law, the Land Management Code, and the Conditions of Approval.
2. Park City Fire District shall request the Board of Adjustment to modify the 2002 Variance approval if the proposed plan does not meet the approved Setbacks.
3. The building height will comply with the Public Use Transition zoning district and will not exceed the height of surrounding structures.
4. Prior to submitting a building permit application to construct a new Fire Station within the Public Use Transition Zoning District, the Applicant must submit the materials outlined in Land Management Code Section 15-2.10-6, *Sensitive Lands Review*, subject to Planning Director Approval.
5. Prior to completing any upgrades to the existing structure, the Applicant shall complete a Plat Amendment to create one Lot of Record for parcel PCA-1200-4-X.

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

PASSED AND ADOPTED this 28<sup>th</sup> day of October 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:  
  
0340104CDC42481...

Andy Beerman, MAYOR

ATTEST:



DocuSigned by:

*Michelle Kellogg*

E5F905BB533F431...

---

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

DocuSigned by:

*Mark Harrington*

B7478B7734C7490...

---

Mark Harrington, City Attorney

**Attachment 1: Rezoning Identification Map**



Adler Ln

Silver Blinn Dr

Stein Way

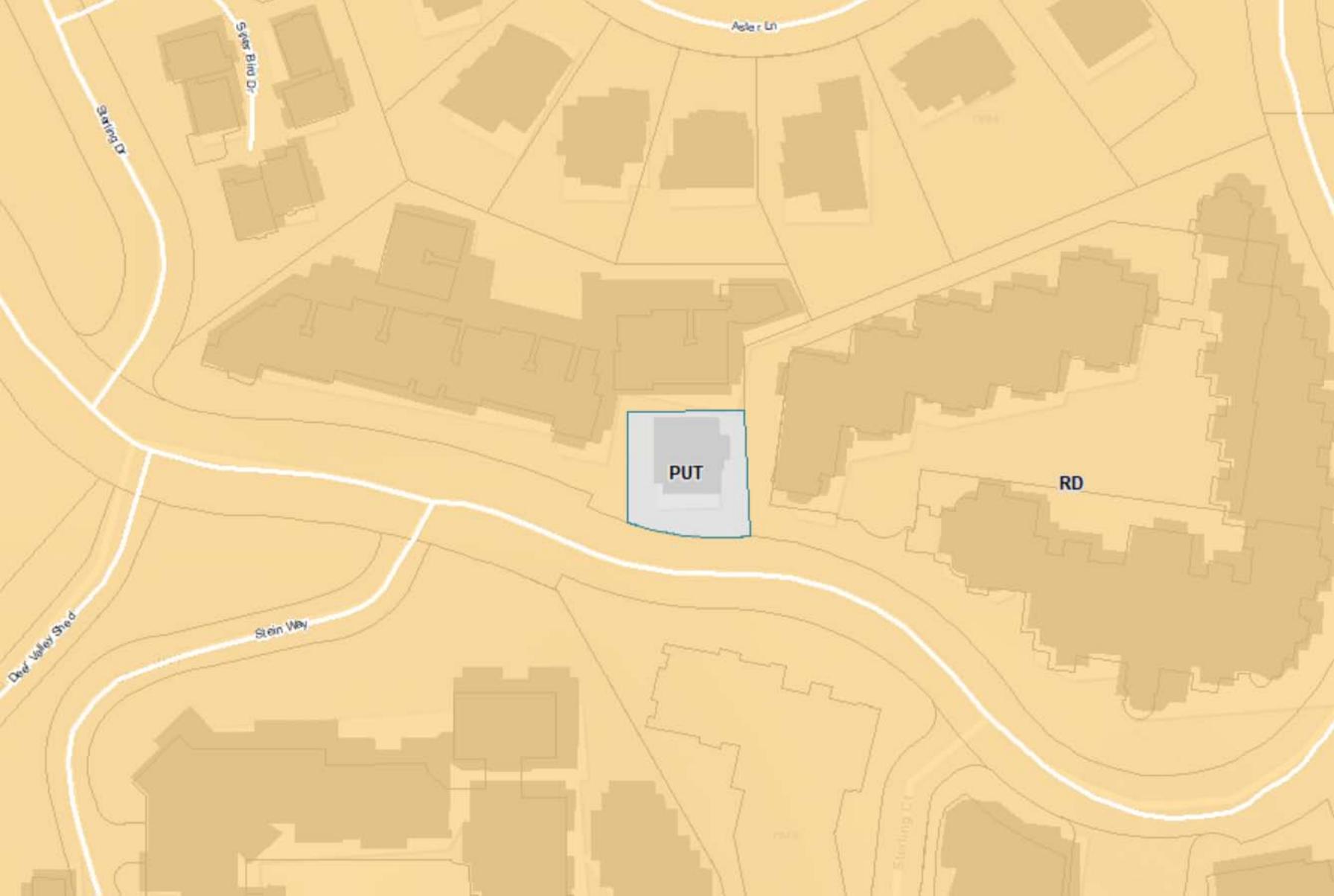
E

RD

Dev Valley Street

Stein Way

Stein Way



Aster Ln

Starling Dr

Starling Dr

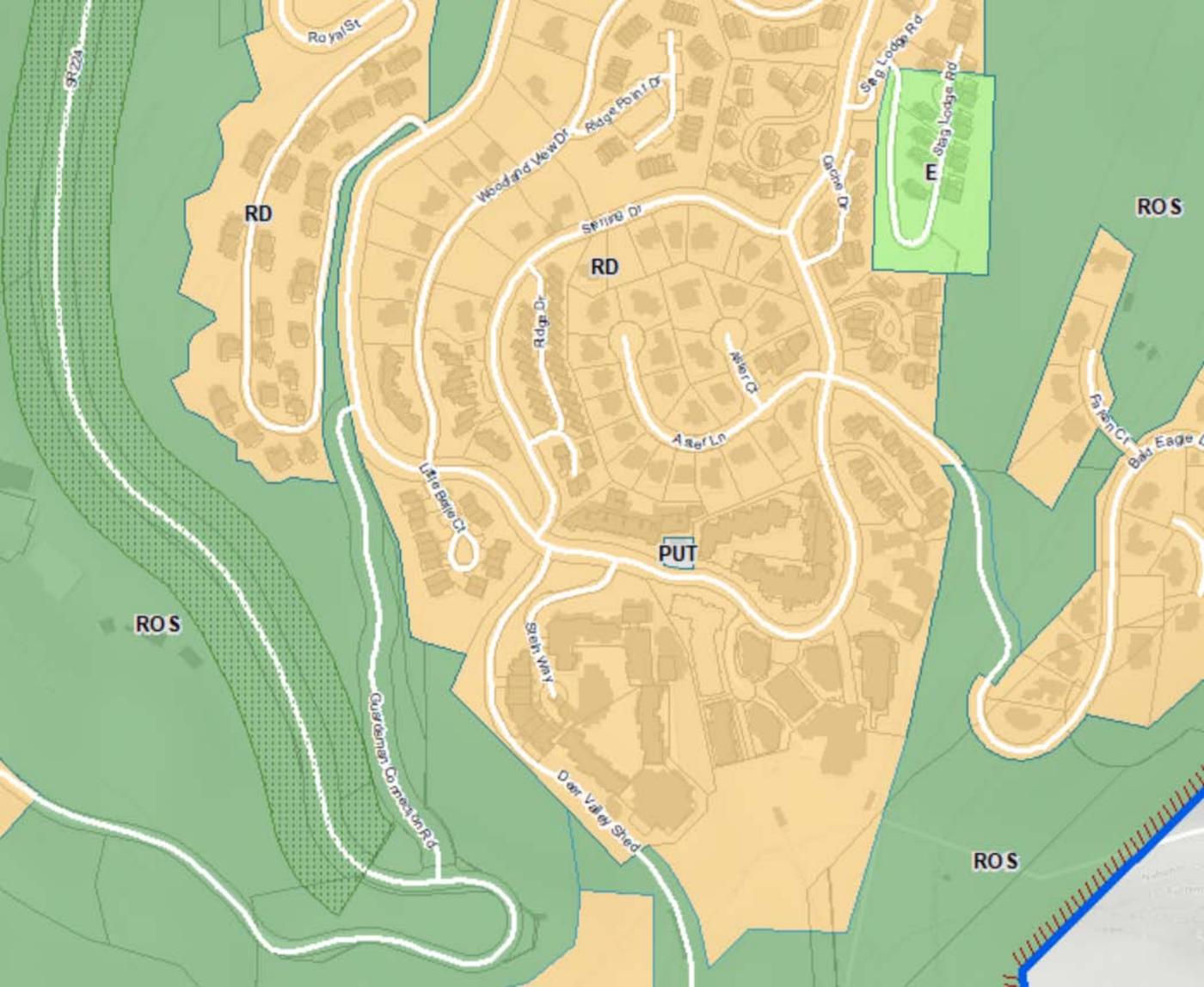
PUT

RD

Stein Way

Deer Valley Blvd

Sterling Ct



SR 224

Royal St

RD

Woodland View Dr

Ridge Point Dr

Seagrass Lodge Rd

E

ROS

RD

Seagrass Dr

Game Dr

Ridge Dr

Alder Ct

PUT

Alder Ln

Little Eagle Ct

ROS

Seagrass Way

Deer Valley Shred

Quail Valley Corner Ct Rd

Seagrass Ct

Oak Eagle Ct

ROS