

Ordinance No. 2022-14

AN ORDINANCE APPROVING THE MOUNTAIN CENTER SUBDIVISION, LOCATED AT 1431 LOWELL AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 1431 Lowell Avenue petitioned the City Council for approval of the Mountain Center Subdivision to create a 0.47-acre Lot for the National Ability Center's Mountain Center operations building; and

WHEREAS, on April 13, 2022, the *Park Record* published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on April 13, 2022, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on April 27, 2022, the Planning Commission reviewed the proposed Mountain Center Subdivision and held a public hearing; and

WHEREAS, on April 27, 2022, the Planning Commission forwarded a positive recommendation for City Council's consideration on May 26, 2022; and

WHEREAS, on May 26, 2022, the City Council reviewed the Mountain Center Subdivision and held a public hearing; and

WHEREAS, the Mountain Center Subdivision is consistent with the Park City Land Management Code, including Chapters 15-2.7, and Sections 15-7.3-2 and 15-7.3-3.

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

SECTION 1. APPROVAL. The Mountain Center Subdivision is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. Applicant proposes to create one Lot of Record for the National Ability Center's Mountain Center operations building at the base of Park City Mountain Resort.
2. The Lot is located in the [Recreation and Open Space](#) (ROS) Zone and the Sensitive Land Overlay.
3. The Lot will continue to be owned by VR CPC Holdings, and will be leased to the Nation Ability Center.

4. The Lot is not a development parcel subject to the 1998 Park City Mountain Development Agreement (DA) and this Subdivision does not amend the DA or have any bearing on other applications under the DA.
5. The existing NAC trailer located on PCMR property is approximately 1,800 square feet and has reached the end of its useful life.
6. The new building is 9,410 square feet and will include ADA accessible restrooms, a fit room for program participants, storage for specialized equipment, and facilities for administration, training, and education.
7. The proposed Subdivision complies with the purposes of the Recreation and Open Space Zoning District, and Sensitive Land Overlay.
8. There is no Minimum Lot Size in the ROS Zoning District. The proposed lot is 20,457 square feet (.47 acres).
9. The proposed Subdivision complies with Land Management Code Section 15-7.3-2, as outlined in the staff report, and conditioned below.
10. The proposed Subdivision complies with Land Management Code Section 15-7.3-3, as outlined in the staff report, and conditioned below.

Conclusions of Law

1. There is Good Cause for this Subdivision because it will allow for the construction of the NAC's Mountain Center operations building, which serves a need in the community.
2. The Subdivision complies with Land Management Code Chapters 15-2.7, and 15-2.21, as well as Sections 15-7.3-2 and 15-7.3-3.
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 Planning Director, 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 shall record the Subdivision at the County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval will be void, unless the Applicant submits a request for an extension in writing prior to the expiration date and an extension is granted by the City Council.
3. The City Engineer shall review and approve all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. Final utility and access shall be reviewed and approved by the Park City Fire District, City Engineer and City Attorney as a condition precedent to plat recordation.

5. The property is not located within the Soils Ordinance and therefore it is not regulated by the City for mine-related impacts. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
6. The proposed structure must meet the City's Architectural Design Guidelines.
7. Interior and exterior fire sprinkler systems may be required by the Park City Fire District at the time of Building Permit review.
8. A Plat Note shall indicate the Mountain Center Subdivision has no underlying density. Use of the lot is limited to the Ski-Related Accessory Building Use as approved in the Conditional Use Permit by the Planning Commission on 4/27/22. This COA shall be noted on the plat.
9. A Plat Note shall indicate the Subdivision is subject to Ordinance No. 2022-14.

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

PASSED AND ADOPTED this 26th day of May, 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:

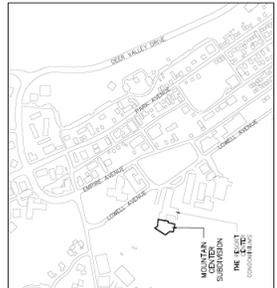
DocuSigned by:

Mark Harrington

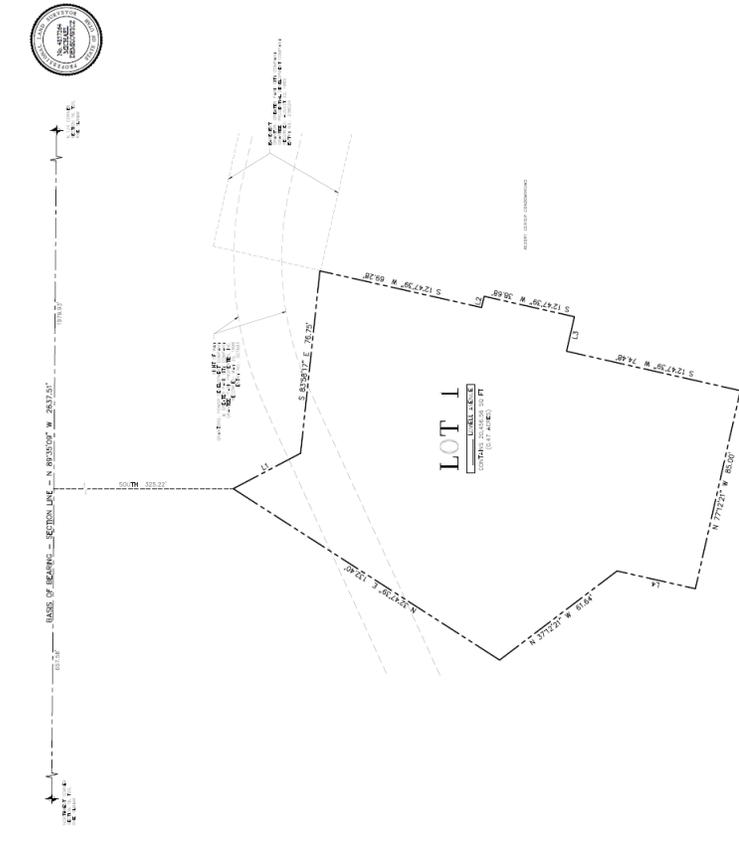
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City Attorney's Office

Attachment A: Mountain Center Subdivision



VICINITY MAP



LOT 1
0.24 ACRES

PLANNING COMMISSION
RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2022

ENGINEER'S CERTIFICATE
I, THE ENGINEER, DO HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE UTAH ZONING ORDINANCES. THIS CERTIFICATE IS VALID FOR THE PERIOD OF _____ MONTHS FROM THE DATE OF ISSUANCE.

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AS TO FORM THIS _____ DAY OF _____, 2022

CERTIFICATE OF ATTEST
I, THE CLERK OF THE CITY, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE CITY. THIS CERTIFICATE IS VALID FOR THE PERIOD OF _____ MONTHS FROM THE DATE OF ISSUANCE.

APPROVAL AS TO FORM
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OWNER'S DEDICATION AND CONSENT TO RECORD

I, the undersigned, do hereby dedicate and consent to the recording of this plat for the purposes stated herein.

By: _____

By: _____

ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge the contents of this plat and the accuracy of the information contained herein.

By: _____

By: _____

NOTES

1. This subdivision plat is subject to the conditions of approval in subdivision 2022-____.

2. The project is located in the _____ area, designated to be zoned _____ and is in _____.

BOUNDARY DESCRIPTION

A portion of the northwest quarter of the northeast quarter of Section 16, Township 2 North, Range 4 East, Salt Lake Meridian, is divided into four (4) lots, to-wit: Lot 1, Lot 2, Lot 3, and Lot 4. The boundaries of the lots are as follows: Lot 1, 107.50' North, 107.50' West, 82.00' South, 82.00' East; Lot 2, 107.50' North, 107.50' West, 82.00' South, 82.00' East; Lot 3, 107.50' North, 107.50' West, 82.00' South, 82.00' East; Lot 4, 107.50' North, 107.50' West, 82.00' South, 82.00' East.

SURVYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I am a Professional Land Surveyor and that I have surveyed the above described land and that the same has been correctly surveyed and measured as shown on this plat.

By: _____

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MOUNTAIN CENTER SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH