

**Ordinance No. 2023-43**

**AN ORDINANCE APPROVING THE STUDIO CROSSING SUBDIVISION PLAT AMENDMENT, COMMERCIAL LOTS AND BUILDING PODS, AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 3981 Kearns Boulevard petitioned the City Council for approval of the Studio Crossing Subdivision Plat Amendment, to create two (2) Lots of Record; and

WHEREAS, on July 26, 2023, the *Park Record* published notice for the Planning Commission public hearing; and

WHEREAS, on July 26, 2023, 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 public hearing; and

WHEREAS, on August 9, 2023, the Planning Commission reviewed the proposed Plat Amendment and held a public hearing; and

WHEREAS, on August 9, 2023, the Planning Commission forwarded a positive recommendation for City Council's consideration on September 14, 2023; and

WHEREAS, on September 14, 2023, the City Council reviewed the Plat Amendment and held a public hearing; and

WHEREAS, the Plat Amendment is consistent with the Park City Land Management Code, Annexation, Master Planned Development, and Entry Protection Overlay Zone

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

**SECTION 1. APPROVAL.** The Studio Crossing Subdivision Plat Amendment is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

**Findings of Fact**

1. The property is located at 3981 Kearns Boulevard.
2. The property's annexation into Park City was the result of extensive litigation between the original owners and Summit County for the development of the parcel, that resulted in a settlement which provided Park City with an option to consider the annexation prior to development in the County.
3. As a result, Park City approved its own Settlement Agreement and Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development (MPD) for the purpose of constructing 374,000 square feet of "a

motion picture studio and media campus,” as stated in the Settlement Agreement.

4. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO) and Entry Corridor Protection Overlay, and an MPD for a Film Studio and Media Campus.
5. The Film Studio MPD is limited to a movie studio and media campus, as outlined in Exhibit C of the Annexation Agreement and applies to Lot 1A only.
6. To date, only Phase 1 of the Film Campus has been constructed, which includes the sound stages, workshop, and production support/offices (Buildings 7, 7A and 7B), associated parking, the main entrance, landscaping, and berming. This totals 91,425 square feet of development, all of which is located on Lot 1A.
7. There are 282,575 square feet of remaining Commercial Density to be built at the Property, for uses and buildings consistent with the Annexation Agreement and Film Studio MPD.
8. On December 15, 2022, the City Council approved Ordinance 2022-47, which amended the Film Studio Annexation and Zoning Ordinance for the remainder of the property and allows for the development of the remaining Density as Studio Crossing, a mixed-use development with 60,000 square feet of commercial uses, up to 100 market-rate condominiums, and at least 185 affordable for-rent units.
9. The applicant is proposing to subdivide the existing ~20-acre Lot 1B into two (2) Lots. Lot 1 would consist of 11.87 acres and contain the condominium and townhome buildings. Lot 2 would consist of 6.47 acres and would contain the remainder of the site, including the commercial buildings and affordable housing units.
10. The proposed Plat Amendment is consistent with the Community Transition with Regional Commercial Overlay Zoning requirements, as well as the Entry Corridor Protection Overlay, and Studio Crossing MPD.
11. The proposed Plat Amendment allows for future development that complies with the Studio Crossing MPD as well as the Land Management Code.
12. The Findings in the Analysis section of the Staff Report dated September 14, 2023, are incorporated herein.

### **Conclusions of Law**

1. There is Good Cause for this Plat Amendment as the amendment complies with the Community Transition with Regional Commercial Overlay Zoning requirements, as well as the Entry Corridor Protection Overlay, and Studio Crossing MPD. Existing plat notes will continue to apply; the Plat Amendment does not preclude development that is consistent with the annexation and Film Studio MPD.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.
4. No Public Street, Right-of-Way, or easement has been vacated or amended.

### **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 shall record the plat 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 plat shall note that the Entry Corridor Protection Overlay requirements shall apply to Lot 1B and be shown on the plat.
4. The plat shall note that a shared public access easement will be dedicated by the property owner to the City for possible future access to SR-248 at the southwest corner of the property, including possible re-dedication or transfer by the City to the state of Utah. The easement location shall be determined when the access is needed, shall be right in and right out only, and shall meet fire code access requirements of 20 feet in width of hard surface.
5. Future improvements shall be designed to meet all Engineering Department requirements.
6. The property is not within the Soils Ordinance. 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.
7. The Annexation Agreement includes Architectural Design Guidelines. Lot 1A complies with these Guidelines. Future development must comply with or amend these Guidelines.
8. All future development must meet the requirements of the Park City Fire District in accordance with standards applicable to the particular application and at the time of Building Permit review.
9. In accordance with the City Sign Code, Title 12, a Master Sign Plan shall be submitted prior to the issuance of permits for any signs.
10. The Applicant shall submit a Lighting Plan for the parking area in accordance with LMC Chapter 15-3.
11. All dumpsters shall be screened by fencing.
12. Any dead or diseased trees on the Film Studio Lot shall be removed prior to the issuance of building permits for Studio Crossing, and the Film Studio site shall be landscaped in accordance with the approved MPD plans prior to the issuance of certificates of occupancy for the Studio Crossing commercial buildings.
13. All Conditions of Approval of Ordinance 2022-47 shall continue to apply.

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

PASSED AND ADOPTED this 14th Day of September 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:  
*Nann Worel*  
57775BCB46414F6...

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Nann Worel, Mayor



ATTEST:

DocuSigned by:  
*Michelle Kellogg*  
E5F905BB533F431...

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City Recorder

APPROVED AS TO FORM:

DocuSigned by:  
*Mark Harrington*  
B7478B7734C7490

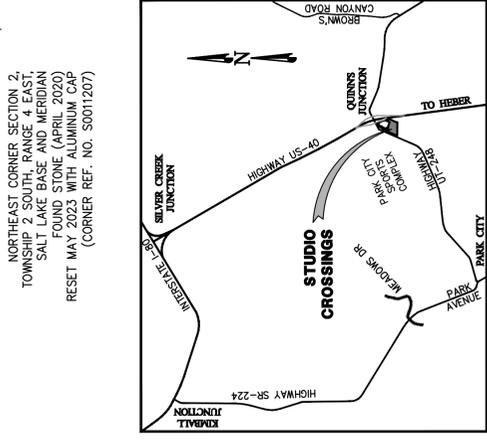
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City Attorney's Office

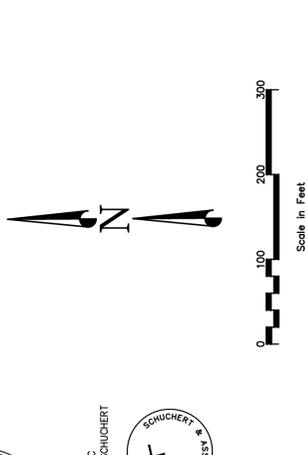
Attachment 1: Studio Crossing Subdivision

STUDIO CROSSINGS SUBDIVISION

"COMMERCIAL LOTS & BUILDINGS PODS" AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION



- NOTES: 1. This subdivision is subject to conditions of approval set forth in Park City Ordinance No. 2022-06. 2. Conditions of Approval of the May 12, 2012, Zoning and Annexation Agreement, Ordinance 2012-12, and Ordinance 2014-16 continue to apply to this subdivision. 3. Conditions of approval of the May 24, 2012, Development Agreement, Master Planned Development (MPD) continue to apply. 4. See Covenants, Conditions and Restrictions recorded 5/23/2014, Book 2241, Page 1251. 5. The Frontage Protection Overlay Zone and Entry Corridor Protection Overlay requirements shall apply to Lots 1, 2, & 6. 6. The private access road & utility easements are also for fire access, parking and utilities (water & sewer).



LEGEND: PLAT BOUNDARY LINE, LOT & BUILDING FOOT LINES, ADJACENT PROPERTY LINES, ROAD CENTERLINE, RIGHT OF WAY LINES, EASEMENT LINES (LINE TYPE VARIES), PROTECTION OVERLAY ZONE (AS NOTED), MONUMENTS FOUND (AS NOTED), MONUMENTS SET (5/8" REBAR & CAP MARKED "DOMINION ENG" UNLESS NOTED OTHERWISE), SECTION CORNER MONUMENT FOUND, MEASURED BEARING & DISTANCE, RECORD BEARING & DISTANCE.

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 56, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that I have made an accurate survey of the tract of land shown and licensed herein in accordance with Sections 17-2-1, 17-2-2, 17-2-3, 17-2-4, 17-2-5, 17-2-6, 17-2-7, 17-2-8, 17-2-9, 17-2-10, 17-2-11, 17-2-12, 17-2-13, 17-2-14, 17-2-15, 17-2-16, 17-2-17, 17-2-18, 17-2-19, 17-2-20, 17-2-21, 17-2-22, 17-2-23, 17-2-24, 17-2-25, 17-2-26, 17-2-27, 17-2-28, 17-2-29, 17-2-30, 17-2-31, 17-2-32, 17-2-33, 17-2-34, 17-2-35, 17-2-36, 17-2-37, 17-2-38, 17-2-39, 17-2-40, 17-2-41, 17-2-42, 17-2-43, 17-2-44, 17-2-45, 17-2-46, 17-2-47, 17-2-48, 17-2-49, 17-2-50, 17-2-51, 17-2-52, 17-2-53, 17-2-54, 17-2-55, 17-2-56, 17-2-57, 17-2-58, 17-2-59, 17-2-60, 17-2-61, 17-2-62, 17-2-63, 17-2-64, 17-2-65, 17-2-66, 17-2-67, 17-2-68, 17-2-69, 17-2-70, 17-2-71, 17-2-72, 17-2-73, 17-2-74, 17-2-75, 17-2-76, 17-2-77, 17-2-78, 17-2-79, 17-2-80, 17-2-81, 17-2-82, 17-2-83, 17-2-84, 17-2-85, 17-2-86, 17-2-87, 17-2-88, 17-2-89, 17-2-90, 17-2-91, 17-2-92, 17-2-93, 17-2-94, 17-2-95, 17-2-96, 17-2-97, 17-2-98, 17-2-99, 17-2-100.

BOUNDARY DESCRIPTION

All of Lot 1B, Park City Film Studios First Amended Subdivision, recorded September 20, 2022 as Entry No. 1195353 in the Office of the Summit County Recorder, being more particularly described as follows: Beginning on the Easterly line of State Highway 248 at a point which is South 89°53'00" East 1557.19 feet along the Section line (Basis of Bearings) and South 07°00'00" East 1834.09 feet from an aluminum pipe monument at the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian from which Section corner the GLO Stone Monument at the Northeast corner of said Section 2 bears South 89°53'00" East 5320.73 feet; and running thence North 22°00'40" East 730.93 feet to a point of curvature with a 50.00 foot radius to the right; thence northeasterly 78.00 feet along the arc of said curve through a central angle of 89°22'48" (chord bears North 66°42'04" East 70.33 feet); thence South 68°36'32" East 123.42 feet; thence North 21°23'28" East 106.09 feet; thence North 64°32'32" West 124.95 feet to a point of curvature with a 50.00 foot radius to the right; thence northerly 75.53 feet along the arc of said curve through a central angle of 86°35'12" (chord bears North 21°15'56" West 68.55 feet); thence North 22°00'40" East 59.40 feet; thence North 34°07'00" East 344.70 feet to a point of central angle of 30°24'18" (chord bears North 49°20'26" East 334.87 feet); thence North 64°25'25" East 14.39 feet; thence South 25°33'14" East 184.37 feet; thence North 68°07'00" West 171.43 feet; thence South 70°33'00" West 63.66 feet; thence South 22°00'00" West 143.52 feet; thence South 68°00'00" East 18.64 feet; thence South 39°24'00" West 63.89 feet to a point of curvature with a 198.00 foot radius to the right; thence southeasterly 60.13 feet along the arc of said curve through a central angle of 17°24'00" (chord bears South 30°42'00" West 59.90 feet); thence South 39°24'00" West 63.89 feet to a point of curvature with a 202.00 foot radius to the left; thence southeasterly 60.64 feet along the arc of said curve through a central angle of 17°12'00" (chord bears South 30°48'00" West 60.41 feet); thence South 22°12'00" West 286.31 feet; thence South 67°15'00" East 107.26 feet; thence North 01°01'45" East 103.31 feet; thence North 88°58'15" East 89.25 feet; thence South 01°01'45" East 11.23 feet; thence North 88°58'15" East 37.45 feet to a point of curvature with a 190.00 foot radius to the right; thence easterly 76.51 feet along the arc of said curve through a central angle of 23°04'24" (chord bears South 79°29'33" East 76.00 feet); thence South 67°57'20" East 257.59 feet; thence North 22°10'00" East 358.07 feet to a point on a 2664.79 foot radius non-tangent curve to the right; thence southerly 37.06 feet along the arc of said curve through a central angle of 0°47'48" (chord bears South 14°24'06" East 37.06 feet); thence South 23°49'09" East 243.42 feet; thence South 07°02'43" East 58.38 feet; thence South 25°20'00" West 568.97 feet; thence South 00°30'48" West 109.93 feet; thence North 89°53'00" West 1087.39 feet to the POINT OF BEGINNING.

ACKNOWLEDGMENT

In witness whereof, I have hereunto set my/our hand this \_\_\_\_\_ day of \_\_\_\_\_ 2023. STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ On this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ACKNOWLEDGMENT

In witness whereof, I have hereunto set my/our hand this \_\_\_\_\_ day of \_\_\_\_\_ 2023. STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ On this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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PROFESSIONAL LAND SURVEYOR

No. 171546 JAMES DALE PITKIN UTAH PROFESSIONAL LAND SURVEYOR

DATE

September 11, 2023

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the tracts of land described above, having caused the same to be subdivided into lots and building pods to be hereafter known as

STUDIO CROSSINGS SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. hereby consent and give approval to the recording of this plat.

ACKNOWLEDGMENT

In witness whereof, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2023. Quinn Capital Partners, LLC, a Utah limited liability company

ACKNOWLEDGMENT

By: Gary Crandall, Manager

ACKNOWLEDGMENT

In witness whereof, I have hereunto set my/our hand this \_\_\_\_\_ day of \_\_\_\_\_ 2023. STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ On this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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ACKNOWLEDGMENT

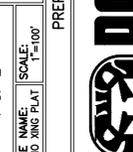
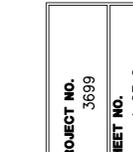
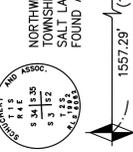
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ACKNOWLEDGMENT

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PROJECT NO. 3699 SHEET NO. 1 OF 2

FILE NAME: STUDIO\_XING\_PLAT SCALE: 1"=100'

PREPARED BY: DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000

CITY ENGINEER: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

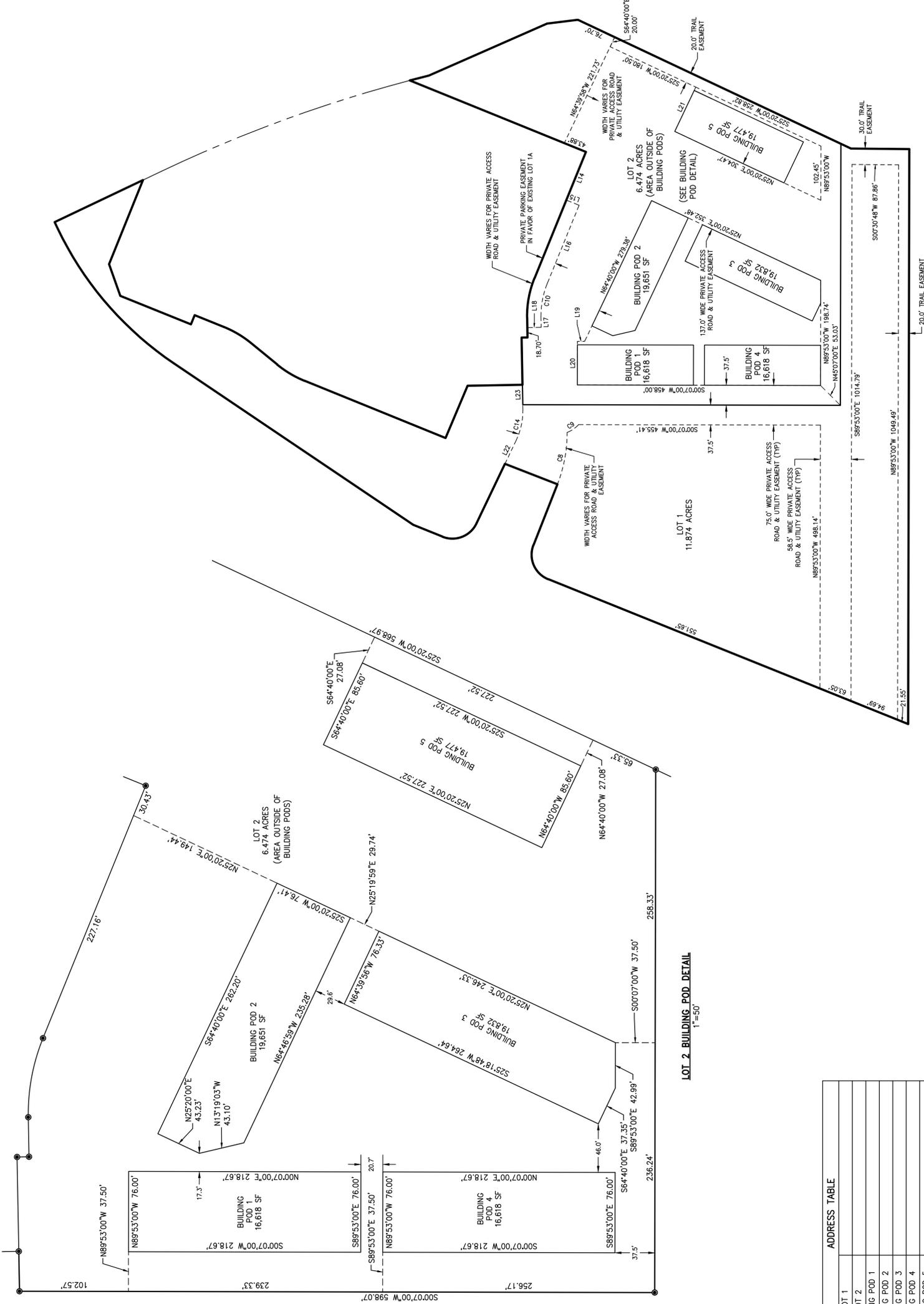
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023

# STUDIO CROSSINGS SUBDIVISION

"COMMERCIAL LOTS & BUILDINGS PODS"  
 AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION  
 LOCATED IN THE NORTH HALF OF SECTION 2,  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN  
 PARK CITY, SUMMIT COUNTY, UTAH

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	50.00'	78.00'	89°22'48"	N 66°42'04" E 70.33'	70.33'	48.46'
C2	50.00'	75.53'	86°33'12"	N 21°15'56" W 68.55'	68.55'	47.08'
C3	638.50'	338.83'	30°24'18"	N 49°20'26" E 334.87'	334.87'	173.51'
C4	198.00'	60.13'	17°24'00"	S 30°42'00" W 59.90'	59.90'	30.30'
C5	202.00'	60.64'	17°12'00"	S 30°48'00" W 60.41'	60.41'	30.55'
C6	190.00'	76.51'	23°04'24"	S 79°29'33" E 76.00'	76.00'	38.78'
C7	2684.79'	37.06'	0°47'48"	S 14°24'06" E 37.06'	37.06'	16.53'
C8	265.00'	100.37'	21°42'02"	S 79°27'33" E 99.77'	99.77'	50.79'
C9	56.00'	26.40'	27°00'27"	S 34°20'24" E 26.15'	26.15'	13.45'
C10	164.00'	66.04'	23°04'24"	N 79°29'33" W 65.60'	65.60'	33.48'
C11	2684.79'	498.14'	10°42'38"	N 20°09'19" W 497.42'	497.42'	249.80'
C14	130.00'	60.10'	26°29'13"	S 77°47'08" E 59.56'	59.56'	30.60'

LINE	BEARING	LENGTH
L1	S 70°33'00" W	63.66
L2	S 22°00'00" W	143.52
L3	S 68°00'00" E	18.64
L4	S 22°00'00" W	58.86
L5	S 39°24'00" W	63.89
L6	S 67°15'00" E	107.26
L7	S 01°01'45" E	103.31
L8	N 88°58'15" E	89.25
L9	S 01°01'45" E	11.23
L10	N 88°58'15" E	37.45
L11	S 07°02'43" E	58.38
L12	S 00°30'48" W	109.93
L13	N 88°58'15" E	37.71
L14	N 67°57'20" W	98.40
L15	S 22°02'40" W	26.00
L16	N 67°57'20" W	159.19
L17	S 88°58'15" W	18.74
L18	S 01°01'45" E	26.00
L19	N 00°07'00" E	13.63
L20	S 89°53'00" E	82.45
L21	S 64°40'00" E	92.69
L22	S 64°32'32" E	49.11
L23	N 88°58'15" E	37.71



LOT 2 BUILDING POD DETAIL  
 1"=50'

ADDRESS TABLE
LOT 1
LOT 2
BUILDING POD 1
BUILDING POD 2
BUILDING POD 3
BUILDING POD 4
BUILDING POD 5

PRIVATE ACCESS, ROAD & PARKING  
 EASEMENT DETAIL  
 1"=100'

PREPARED BY

**Dominion**  
 Engineering Associates, L.C.  
 5684 South Green Street  
 Murray, Utah 84123 801-713-3000

PROJECT NO.	3699
SHEET NO.	2 OF 2
FILE NAME:	SCALE: Varies
STUDIO XING PLAT	Varies