## 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 29<sup>th</sup> day of January, 2019.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

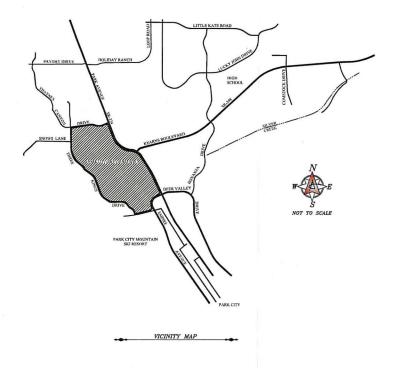
City Attorney

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



APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS

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 PRACEL OF LAND SHOWN AND DESCRIBED ON THIS MEY, I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREET, 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 GROWN AS SHOWN ON THIS PLAT.

DATE SATTAR N, TABRIZ LICENSE NO, 155100

LEGAL DESCRIPTION

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

### PARK CITY BACK NINE SUBDIVISION

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ACKNOWLEDGEMENT

COUNTY OF ON THIS \_\_\_\_\_ DAY OF \_\_\_

\_\_\_, WHO BEING BY ME DULY SWORN

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NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN

GENERAL NOTES

IEMERAL NOTES

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EASEMENT ENTRY NO, 260127, IS HEREBY VACATED AND ABANDONED PER THIS PLAT,

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



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

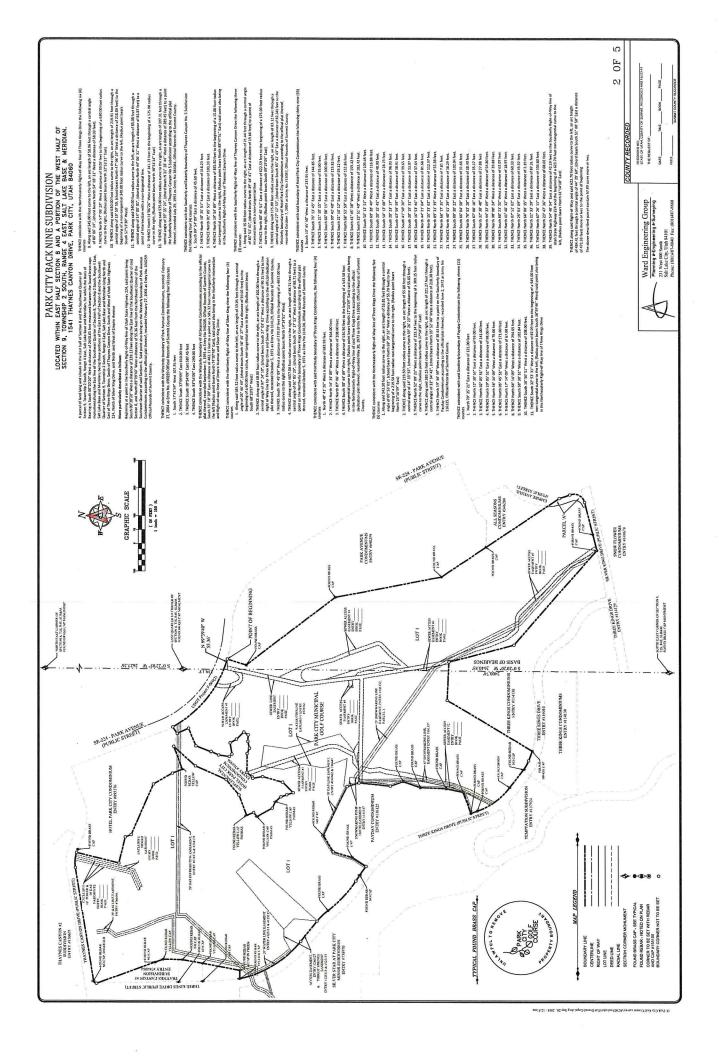
THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMEN

PPROVED AS TO FORM THIS . 2018. DITY ATTORNEY

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL MAYOR ...

CERTIFY THIS PLAT WAP WAS APPROVED
BY PARK CITY COUNCIL THIS \_\_\_\_\_ PARK CITY RECORDER

1 OF 5



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

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being 349.19 feet South 07/0707 West along the East line of the Southeast Quarter of said Cartion III and 500.14 feet Wate from the first Dusting process of and Cartion III.	Section 8, and 42.05 feet West from the East Quarter Corner of said Section
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North 89'03'01" West 47.07 feet; thescs North 73'42'59" West 32.62 feet; therce South 88'75'05" West 31.31	
Red; there south 30'42'03' West 11.18 led; Dance North 89'07'17' West 37.14 led; Thence North 50'42'05' Latt 47.72 feet; thence North 86'25'05' Latt 16.73 feet; thence	North 5772341" West 18.79 (reg. thence North 7'07'47" West 166.33 (red.
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Plat; thence along said boundary line North 40°51°50° East 20.00 feet to the point of beginning.	North 13'76'38" East 16.24 feetl; thence North 19"19'48" West 157.34 feet
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Sewer Access Easement #2	Contains 26,818 square feet or 0.62 acres
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And running thence South 1675/92" West 44.81 feet; thence South 6'42'55" East 54.87 feet; thence	More particularly described as follows:
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Nexth 2/19/17 Call thereoe along said are a distance of 10.57 feet bear shelft B/2/53/1 East 10.55 feet to the point of beginning. Continue \$1.2 square feet on 0.02 ares.	And running theree South 22°3001" East BL 67 feet, thence South 67°20'9" West 10.00 feet; thence North 22°10'01" West IS-0A feet to a point on a 50.00 foot radius curve to the left (Bud'us point bears
Contains 632 square feet or 0.02 acres	Morth 2*1017" East) thence along said arc a distance of 10.57 feet through a central angle of 12706'51" (chord bears North 86706'51" East 10.55 feet) to the point of beginning.
	Contains 832 square feet or 0.02 acres

