

Ordinance No. 2020-39

AN ORDINANCE APPROVING A NEW ZONING DISTRICT TO BE KNOWN AS LAND MANAGEMENT CODE CHAPTER 15-2.26, *URBAN PARK DISTRICT*, AND A ZONING MAP AMENDMENT TO REZONE ROTARY PARK, CREEKSIDE PARK, PROSPECTOR PARK, CITY PARK, AND THE NORTH MUNICIPAL GOLF COURSE FROM RECREATION AND OPEN SPACE TO URBAN PARK DISTRICT ZONING

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah, to promote the health, safety, and welfare of the residents, visitors, and property owners of Park City;

WHEREAS, the Land Management Code implements the goals, objectives, and policies of the Park City General Plan to maintain the quality of life and experiences for City residents and visitors;

WHEREAS, Goal 9 of the Park City General Plan states that Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors;

WHEREAS, Objective 9A of the Park City General Plan is to maintain local recreation opportunities with high quality of service, exceptional facilities, and a variety of options;

WHEREAS, Community Planning Strategy 9.3 of the Park City General Plan is to continue long-range planning efforts to anticipate recreation needs of future generations;

WHEREAS, the City Council asked the Recreation Advisory Board to research measures to protect certain City parks short of a conservation easement and the Recreation Advisory Board recommended the creation of a new Zoning District;

WHEREAS, the Recreation Advisory Board created a draft Local Parks Preservation Master Plan to further protect City parks;

WHEREAS, the Local Parks Preservation Master Plan requires a Voter Referendum in order to change the use of certain City parks that are zoned as Urban Parks;

WHEREAS, the Recreation Department and Planning Department collaborated to develop a new Urban Park Zoning District to be codified in Land Management Code Chapter 15-2.26 to protect City parks and to delineate City park subject to the Voter Referendum;

WHEREAS, Rotary Park, Creekside Park, Prospector Park, City Park, and the Municipal Golf Course are rezoned from Recreation Open Space to Urban Park Zoning;

WHEREAS, the Planning Commission duly noticed and conducted a public hearing at the regularly scheduled meeting on July 8, 2020;

WHEREAS, on July 8, 2020, the Planning Commission forwarded a positive recommendation for City Council's consideration;

WHEREAS, on the City Council duly noticed and conducted a public hearing at the regularly scheduled meeting on November 19, 2020.

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

SECTION 1. LAND MANAGEMENT CODE CHAPTER 15-2.26, URBAN PARK DISTRICT. The recitals above are incorporated herein as findings of fact. Chapter 15-2.26 of the Land Management Code of Park City is hereby adopted as indicated in Attachment 1.

SECTION 2. ZONING MAP AMENDMENT. The recitals above are incorporated herein as findings of Fact. The Zoning Map is hereby amended as indicated in Attachment 2.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 19th day of November 2020.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Andy B
0340104CDC42481...

Andy Beerman, MAYOR

ATTEST:



DocuSigned by:
Michelle Kellogg
E5F905BB533F431...

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

DocuSigned by:
Mark Harrington
B7478B7734C7490...

City Attorney's Office

1 **Attachment 1**

2 **15-2.26 Urban Park District**

3 **15-2.26-1 Purpose**

4 The purpose of the Urban Park Zoning (UPZ) District is to:

- 5 A. promote the preservation of Historic Buildings, Structures, Sites, or Objects;
- 6 B. preserve the vegetation and habitat of natural Areas;
- 7 C. provide for careful review of low-intensity recreational Uses and environmentally-
8 sensitive, non-motorized trails;
- 9 D. establish and preserve districts for land Uses requiring substantial Areas of Open Space
10 covered with vegetation that are substantially free from Accessory Buildings, Streets,
11 and Parking Lots;
- 12 E. permit recreational Uses and preserve recreation land;
- 13 F. encourage parks, golf courses, trails, and other compatible public or private recreational
14 Uses, and preserve and enhance park amenities; and
- 15 G. encourage sustainability, conservation, and renewable energy.

16 **15-2.26-2 Uses**

17 Uses in the UPZ District are limited to the following:

- 18 A. ALLOWED USES.
 - 19 1. Conservation Activity
 - 20 2. Food Truck Locations¹
- 21 B. ADMINISTRATIVE CONDITIONAL USES.²
 - 22 1. Trail and Trailhead Improvement
 - 23 2. Outdoor Recreation Equipment
 - 24 3. Essential municipal public utility Use, service, or Structure less than 600 sq. ft.

25 4. Accessory Building, less than 200 sq. ft.

26 5. Outdoor Event, outdoor music

27 6. Temporary Improvement

28 C. CONDITIONAL USES.

29 1. Essential municipal public utility Use, service, or Structure 600 sq. ft. or greater³

30 2. Accessory Building, 200 sq. ft. or greater, not to exceed 600 sq. ft.

31 3. Recreational outdoor lighting

32 4. Community gardens

33 5. Recreation Facility, Public

34 6. Recreational Facility, Commercial

35 7. Golf course

36 8. Recreational sports field and courts

37 9. Skateboard park

38 10. Public and Quasi-Public institution, education, park, plaza, Structure for public
39 assembly greater than 600 sq. ft.

40 11. Vehicle Control Gates⁴

41 12. Surface Parking Area with five (5) or more spaces

42 13. Telecommunications Antenna⁵

43 14. Fences greater than six feet (6') in height from Final Grade

44 15. Anemometer and Anemometer Towers

45 16. Olympic Games Displays⁶

46 D. PROHIBITED USES. Any Use not listed above as an Allowed or Conditional Use is a
47 prohibited Use.

48 1 The Planning Director or his or her designee shall, upon finding a Food Truck Location in compliance
49 with Municipal Code of Park City Section 4-5-6, issue the property owner a Food Truck Location
50 administrative approval letter.

51 2 Subject to an Administrative Conditional Use permit

52 3 Essential municipal utilities or infrastructure related to the provision of essential municipal utilities
53 requires a Conditional Use permit with approval by the Planning, Commission.

54 4 Subject to Section 15-4-19, Review Criteria For Vehicle Control Gates

55 5 Subject to Section 15-4-14, Telecommunication Facilities

56 6Olympic Displays limited to those specific Structures approved under the SLOC/Park City Municipal
57 Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the
58 original Property set forth in the services agreement and/or Master Festival License.

59 **15-2.26-3 Lot And Site Requirements**

60 All Structures must be no less than twenty-five feet (25') from the boundary line of the Lot,
61 district, or public Right-of-Way.

62 A. FRONT, SIDE, AND REAR SETBACK EXCEPTIONS. Fences, walls, stairs, paths,
63 trails, sidewalks, patios, driveways, Ancillary Structure, approved Parking Areas, and
64 Screened mechanical and utility equipment are allowed as exceptions in the Front, Side,
65 and Rear Setbacks.

66 **15-2.26-4 Building Height**

67 No Structure may be erected to a height greater than twenty-eight feet (28') from Existing
68 Grade. This is the Zone Height.

69 A. BUILDING HEIGHT EXCEPTIONS. To allow for a pitched roof and to provide usable
70 space within the Structure, the following height restrictions may apply:

- 71 1. A gable, hip, Barrel, or similar pitched roof may extend up to five feet (5') above
72 the Zone Height, if the roof pitch is 4:12 or greater.

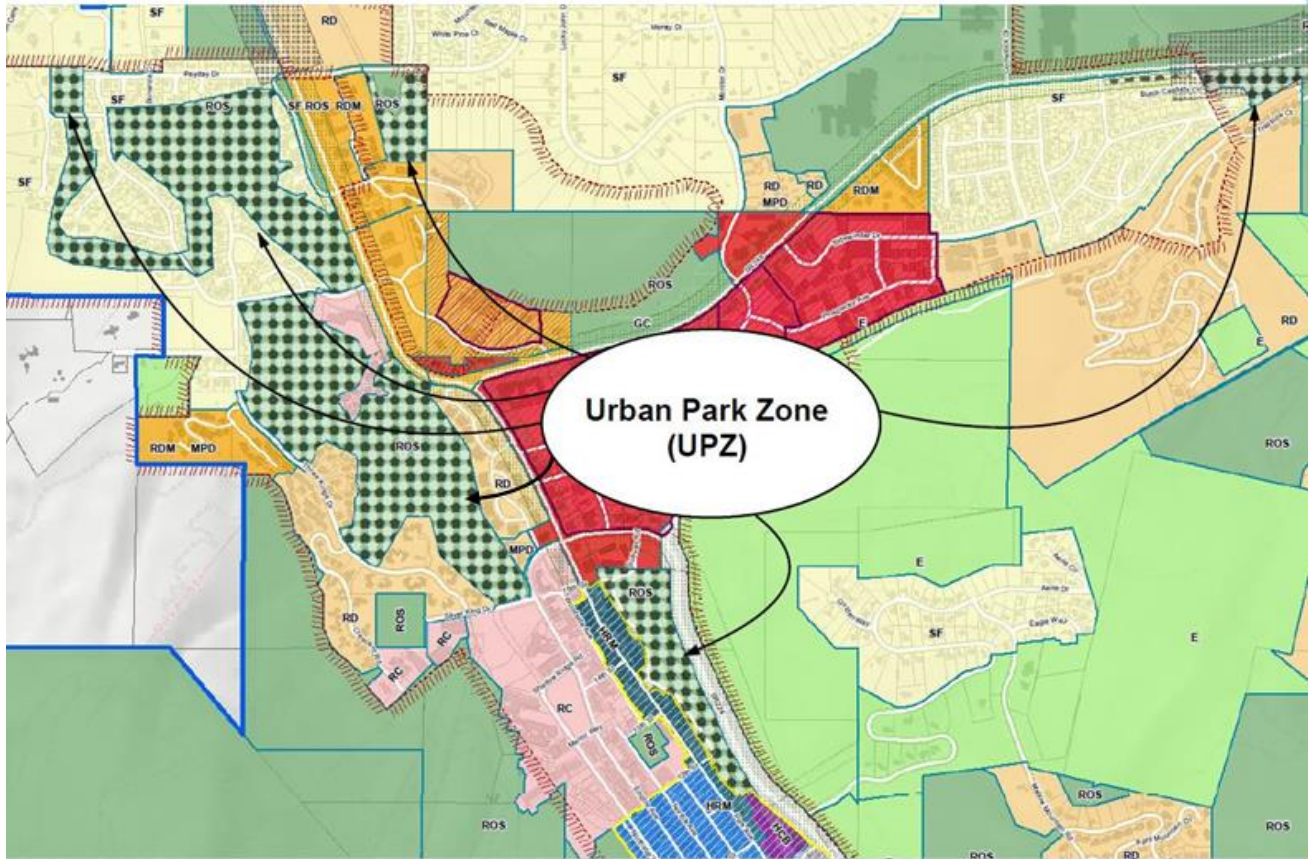
- 73 2. An antenna, chimney, flue, vent, or similar Structure may extend up to five feet
74 (5') above the highest point of the Building to comply with International Building
75 Code (IBC) requirements.
- 76 3. Water towers, mechanical equipment, and associated Screening, when enclosed
77 or Screened, may extend up to five feet (5') above the height of the Building.
- 78 4. Anemometers and Anemometer Towers used to measure wind energy potential
79 for future Wind Energy Systems may extend above the maximum Zone Height
80 subject to a visual analysis and Conditional Use approval, see Section 15-2.7-8.

81 **15-2.26-5 Related Provisions**

- 82 • Fences and Walls. LMC § 15-4-2.
- 83 • Satellite Receiving Antenna. LMC § 15-4-13.
- 84 • Parking. LMC Chapter 15-3.
- 85 • Landscaping. Title 14; LMC § 15-3-3(D).
- 86 • Lighting. LMC § 15-3-3(C) and § 15-5-5(J).
- 87 • Historic Preservation. LMC Chapter 15-11.
- 88 • Park City Sign Code. Title 12.
- 89 • Architectural Design. LMC Chapter 15-5.
- 90 • Snow Storage. LMC § 15-3-3(E).

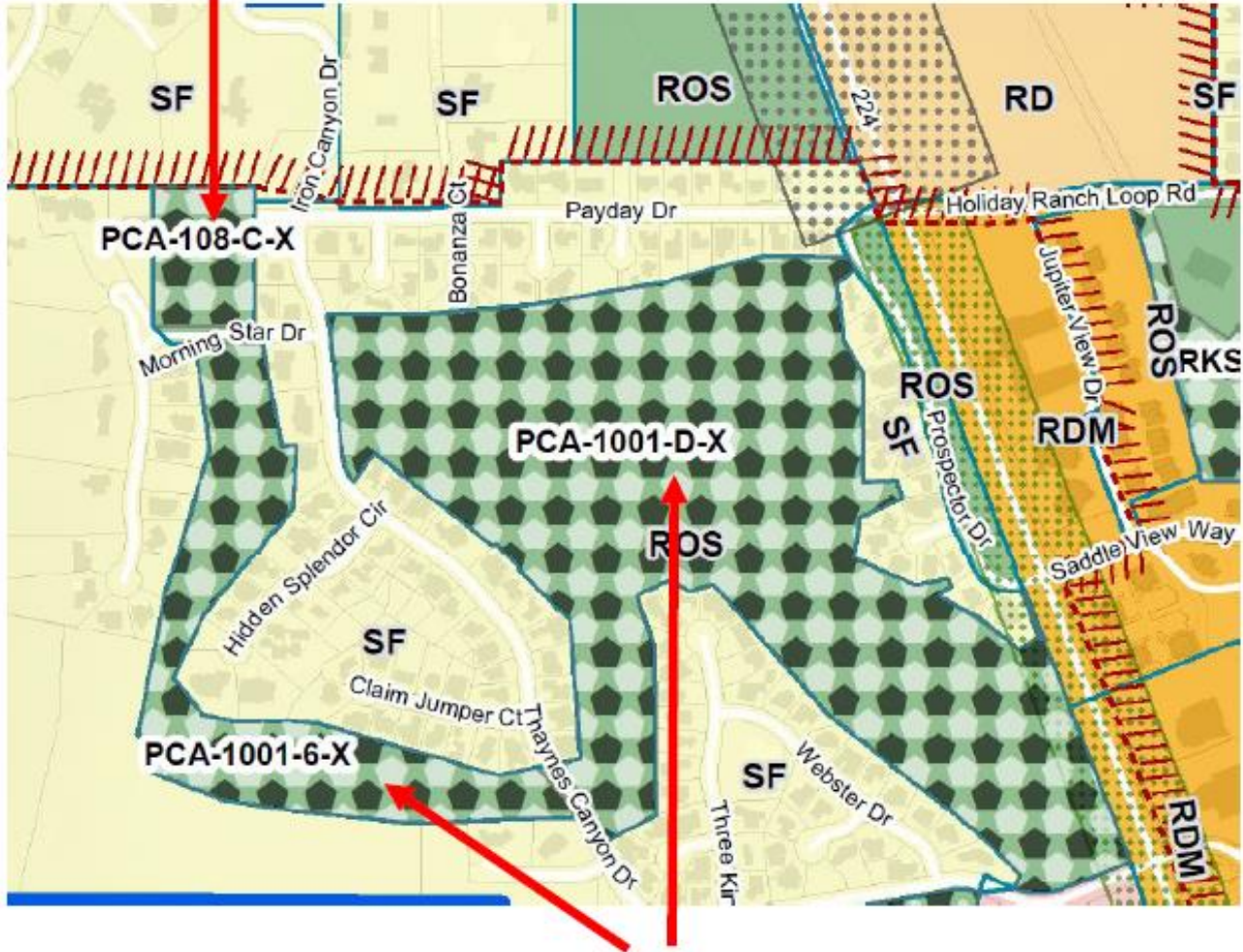
Attachment 2 – Zoning Maps Rezoning Five City Parks from Recreation Open Space to Urban Park Zoning

PROPOSED ZONING MAP CHANGE
Recreation Open Space to Urban Park Zone
(ROS to UPZ)



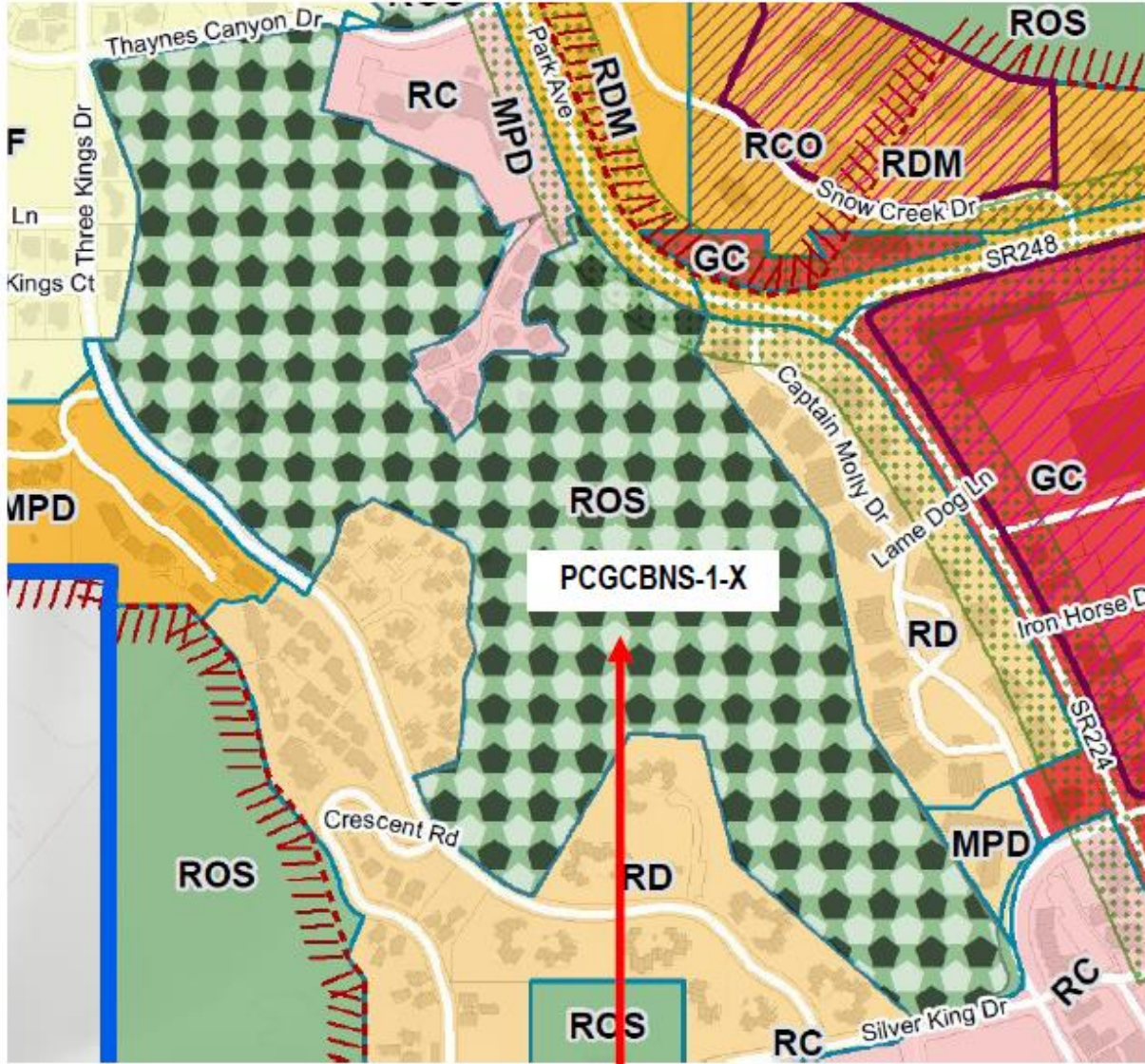
PROPOSED ZONING MAP CHANGE
ROS to UPZ
Rotary Park and North Parcels of Golf Course

ROTARY PARK
PCA-108-C-X



NORTH PARCELS OF THE MUNICIPAL GOLF COURSE
PCA-1001-D-X
PCA-1001-6-X

PROPOSED ZONING MAP CHANGE
ROS to UPZ
South Parcel of the Municipal Golf Course

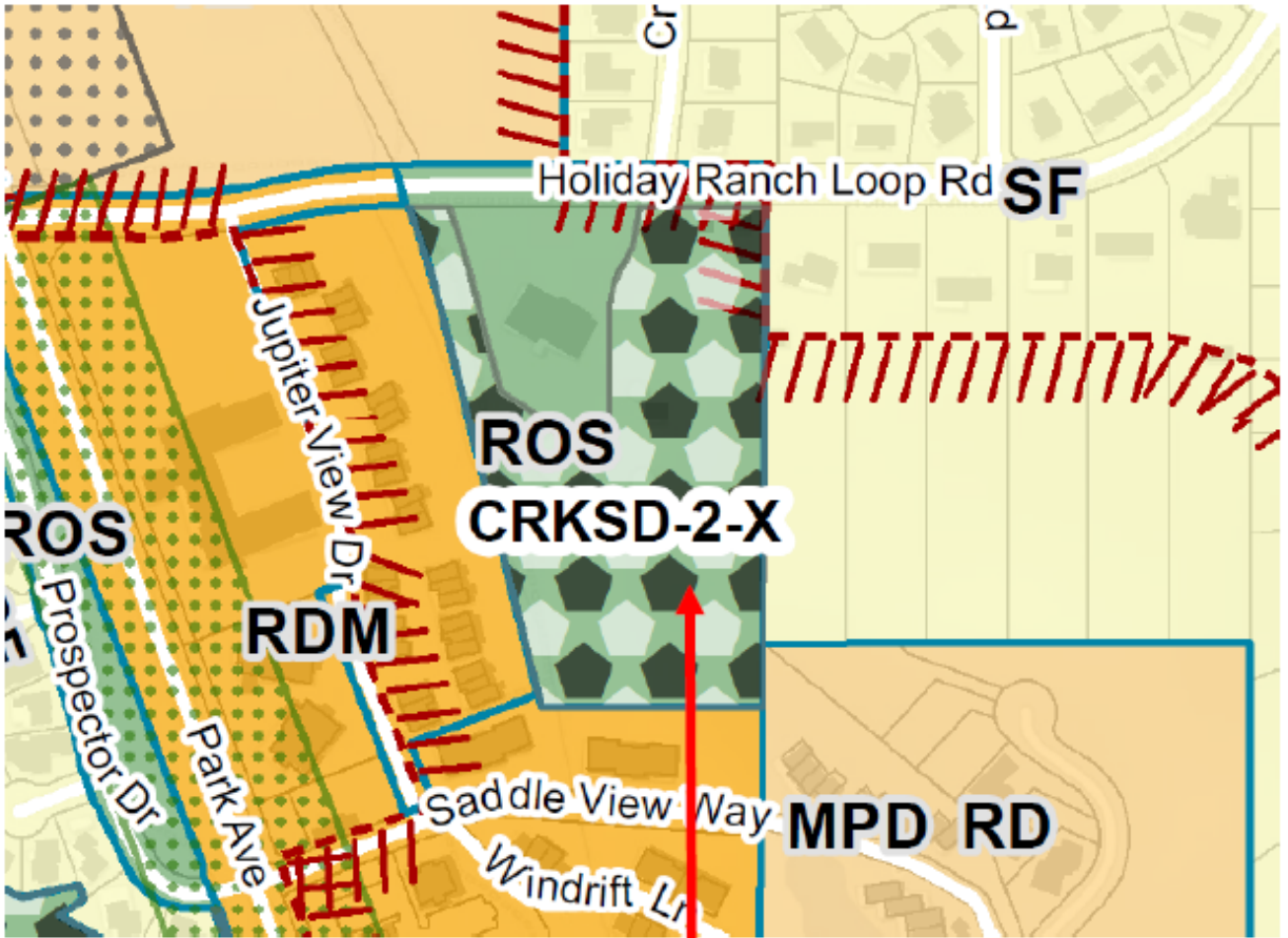


South Parcel of Municipal Golf Course
PCGCBNS-1-X

PROPOSED ZONING MAP CHANGE

ROS to UPZ

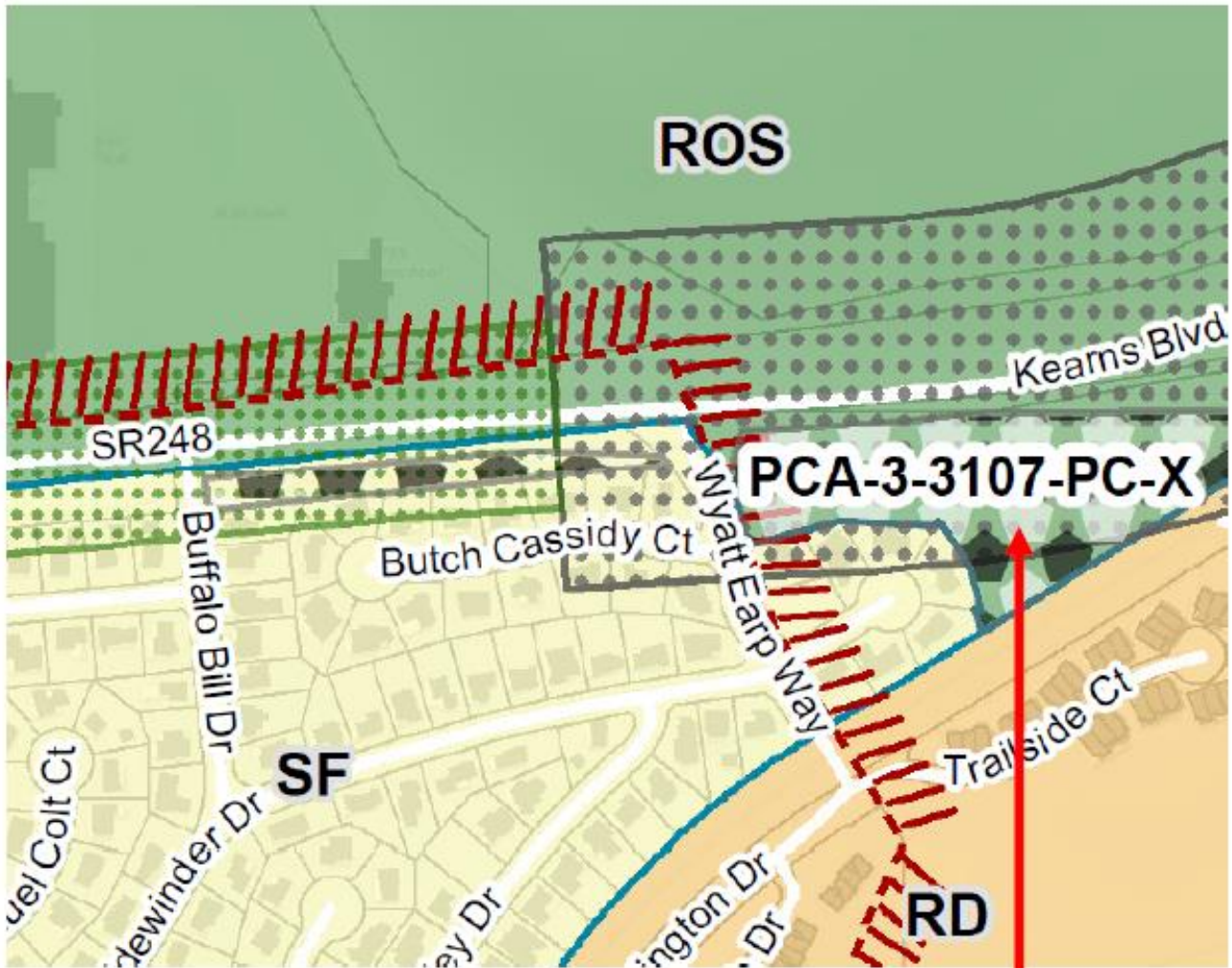
Creekside Park



Creekside Park Parcel

CRKSD-2-X

PROPOSED ZONING MAP CHANGE
ROS to UPZ
PROSPECTOR PARK

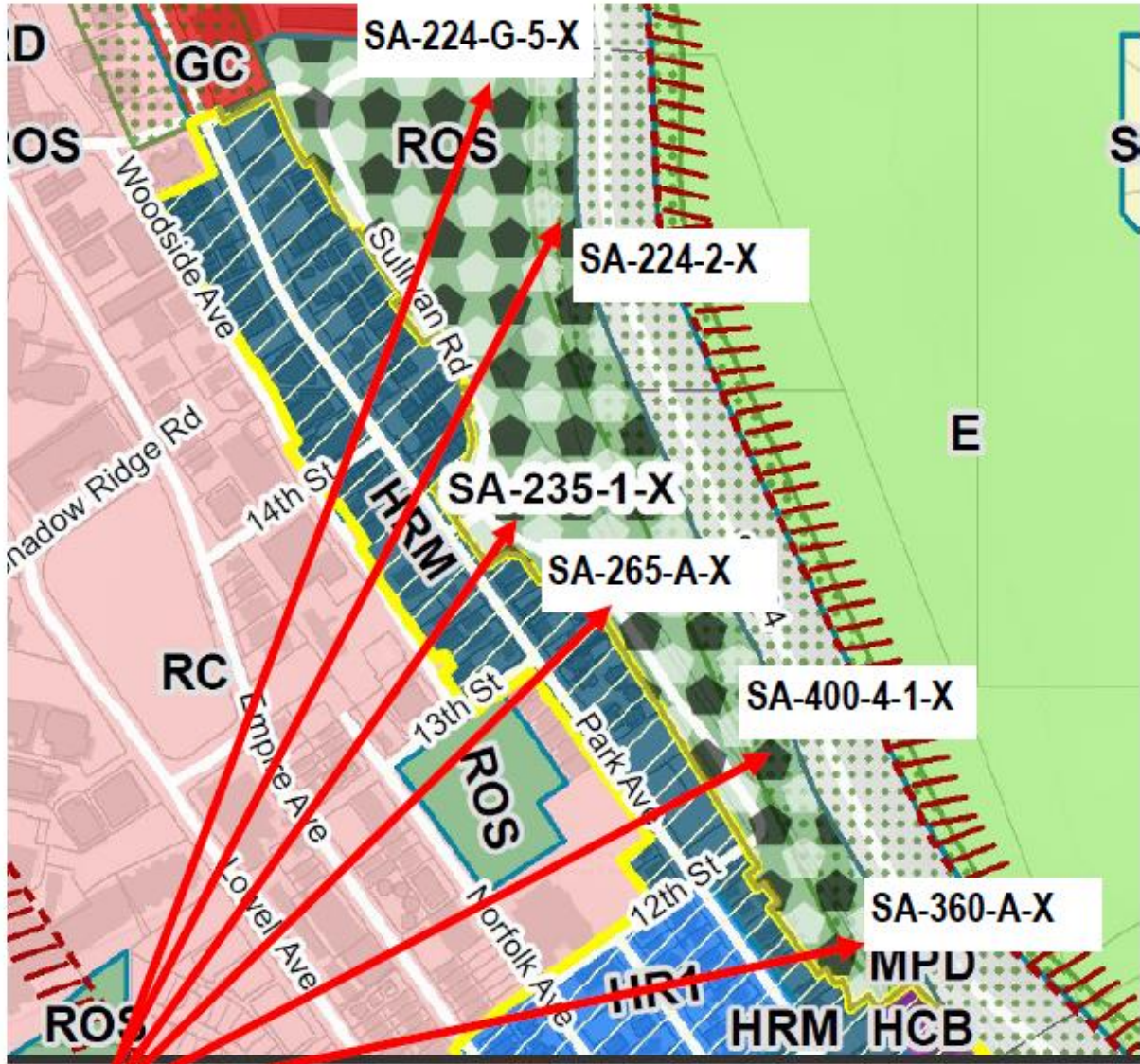


Prospector Park
PCA-3-3107-PC-X

PROPOSED ZONING MAP CHANGE

ROS to UPZ

City Park



City Park Parcels

- | | |
|--------------|-------------------------------|
| SA-235-1-X | SA-265-A-X (East of Park Ave) |
| SA-224-G-5-X | SA-400-4-1-X |
| SA-224-2-X | SA-360-A-X |