

City Council Staff Report

Subject: Park City Golf Course Back Nine Subdivision
Author: Tippe Morlan, AICP, Planner II
Department: Planning
Date: January 29, 2019
Type of Item: Legislative – Subdivision Plat



Project Number:	PL-18-03956
Applicant:	Park City Water District/Park City Municipal Corporation Public Works
Location:	1884 Three Kings Drive
Zoning:	Recreation and Open Space (ROS)
Adjacent Land Uses:	Residential condominiums and single-family dwellings and Park City Golf Course
Reason for Review:	Subdivision plats require Planning Commission review and City Council approval.

Recommendation

Staff recommends the City Council hold a public hearing and **approve** the Park City Back Nine Subdivision located at 1884 Three Kings Drive based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

On October 24, 2018, the Planning Commission has also issued a **positive** recommendation for this subdivision.

Disclosure: Park City Municipal is the property owner and applicant, and is represented by the Water and Public Works departments.

Proposal

This project is proposed as a 1-lot subdivision at 1884 Three Kings Drive combining all existing City-owned lots at this property into 1 lot of record. This property includes the Park City Golf Course, the Spiro/future 3Kings Water Treatment facility, and golf/parks maintenance facilities into one lot of record.

This subdivision does **not** change the existing use of the site, nor does it change any boundaries of the site; the golf course will remain, and the new 3Kings water treatment plant is proposed on the site of the existing water treatment plant. No residential use is proposed or allowed.

Background

June 20, 1986 – The Planning Commission approved the original Conditional Use Permit for the Spiro water treatment plant.

August 25, 2004 – The existing Conditional Use Permit for the Spiro water treatment plant was modified by the Planning Commission in order to accommodate a 510 square foot addition and a 200,000 gallon underground water tank.

October 24, 2018 – The Planning Commission approved a request for a Master Planned Development and Conditional Use Permit for the 3Kings water treatment plant to replace the existing Spiro facility at this location.

The Planning Commission also recommended the Park City Back Nine Subdivision to the City Council for approval. For a full background of the site, please review the Planning Commission staff report (see [Exhibit G](#)) and meeting minutes (see [Exhibit H](#)).

November 29, 2018 – The City Council continued their review of this subdivision to January 29, 2019 at the request of the applicant.

Analysis

This subdivision unifies the City owned property located at 1884 Three Kings Drive into one lot of record, cleaning up property lines and memorializes long standing easements throughout the property. The new lot will be 67.748 acres, or 2,951,081 square feet in size. This lot meets the requirements for the Recreation and Open Space (ROS) zone, general subdivisions, and general lot design as specified in the Analysis of the Planning Commission staff report (see [Exhibit G](#)). The ROS zone does not allow any residential use. No future development is planned or proposed on this lot outside the scope of the recently approved golf maintenance facility and water treatment plant.

The overall site includes the Spiro water treatment plant, Park City Golf operations, the current golf maintenance building, Park City Parks operations, the current park maintenance building, seasonal recreation facilities (for golf and cross country skiing), and irrigation and snowmaking water supply intakes and pumping facilities (on the golf course ponds). The Thiriot Spring is located at the western extent of the site and is currently used as a municipal drinking water source and for in-stream flow, originally developed in 1974.

Conditional Use Permits for a new water treatment facility and a new golf maintenance facility have been approved to be constructed on this site. In response to the Planning Commission conditions and approvals, the applicant has since revised the site plan for the water treatment facility to include more direct pedestrian access for employees who may park in the Silver Star lot and to better integrate landscaping with the overall golf course and existing features on site (see Exhibit F)

Good Cause

There is good cause for this subdivision in that it cleans up property lines and easements within the City owned property, it does not change the use or boundaries of the site, and it improves the site conditions for the City to construct the approved 3Kings Water Treatment Plant in the same the location of the Spiro facility.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time other than standards items to be addressed before recordation as part of the redline review process.

Notice

On October 10, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on October 6, 2018, according to requirements of the Land Management Code.

Public Input

Public input was received at the public Open House by the applicant on July 16, 2018. Comments were collected for both the Three Kings Water Treatment Plant and the golf maintenance facility at this location. Concerns include noise abatement during construction, the location of the access road, and preservation of the design of the existing Spiro building. Public input was also received as a part of the Planning Commission review of this project (see Exhibit J).

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the Park City Back Nine Subdivision as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Park City Back Nine Subdivision and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Park City Back Nine Subdivision.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

The construction of the new 3Kings water treatment plant as proposed in the concurrent MPD-CUP application could not occur. The applicant would have to revise the plans. A new water treatment plant is required by state regulation to treat the water from the Spiro Tunnel, and revised plans would need to be approved in a timely manner.

Summary Recommendation

Staff recommends the City Council hold a public hearing and consider **approving** the Park City Back Nine Subdivision located at 1884 Three Kings Drive based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

- Exhibit C – Applicant’s Statement
- Exhibit D – Aerial Photographs
- Exhibit E – Site Photographs
- Exhibit F – Updated 3Kings Water Treatment Plant Site Plan
- Exhibit G – October 24, 2018 Planning Commission [Staff Report](#)
- Exhibit H - October 24, 2018 Planning Commission [Minutes](#)
- Exhibit I – Open House Presentation
- Exhibit J – Open House Comments

Exhibit A – Draft Ordinance

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 29th day of January, 2019.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat