

**Ordinance No. 02-24**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE LAND MANAGEMENT CODE AMENDING THE RESIDENTIAL DEVELOPMENT - MEDIUM DENSITY (RDM) DISTRICT APPROVING A ZONE CHANGE AMENDMENT TO CHAPTER 2.14, SECTION 15-2.14-1, PURPOSE STATEMENT(C) AND SECTION 15-2.14-2(B) CONDITIONAL USE NUMBER (15) ELIMINATING FOOTNOTE NUMBER 8 AND SUPPLEMENTING WITH FOOTNOTE NUMBER 11**

WHEREAS, protecting the health, safety, and welfare of the Park City community and preserving the integrity in residential areas of the Residential Development-Medium Density (RDM) District are values of the community and identified goals of the City Council; and

WHEREAS, the Planning Commission duly noticed and conducted several public hearings at its regularly scheduled meetings, including May 8, May 22 and June 12, 2002.

WHEREAS, the Planning Commission duly noticed and conducted several public hearings at its regularly scheduled meetings, on May 8, 22 and June 12, 2002 and forwarded to City Council a negative recommendation on Chapter 2.14, Section 15-2.14-1(C) and 15-2.14-2(B);

WHEREAS, the Planning Commission forwarded a negative recommendation to the City Council on the re-zone amendment to the Residential Development - Medium Density (RDM) District.

WHEREAS, the City Council duly noticed and conducted public hearings at its regularly scheduled meetings on June 27, 2002 and finds it in the best interest of the residents of Park City, Utah to amend the RDM district and rezone the specified property at 2260 Park Avenue;

WHEREAS it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the General Plan and the values and identified goals of the Park City community, to protect health and safety, to maintain the quality of life for its residents; and to preserve the community's unique character.

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

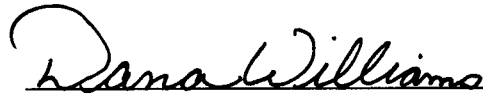
SECTION 1. AMENDMENT TO CHAPTER 2.14 OF THE LAND MANAGEMENT CODE.  
Chapter 2.14, Section Section 15-2.14-1(C) and the reference to Footnote 8 in 15-2.14-2(B)(15); is hereby deleted and replaced with a new footnote attached hereto as Exhibit A. Any conflicts or cross-references from other provisions of the LMC to Chapter 2.14 shall

be resolved by the Community Development Director.


SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 27<sup>th</sup> day of June 2002

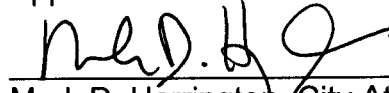
PARK CITY MUNICIPAL CORPORATION

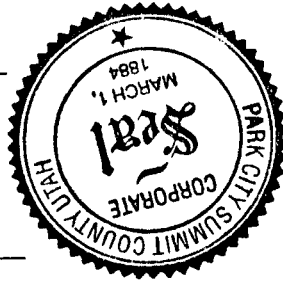
  
Dana Williams, Mayor

Attest:

  
Janet M. Scott, City Recorder

Approved as to form:

  
Mark D. Harrington, City Attorney



## EXHIBIT A

The recommended change to Chapter 2.14, Purpose Statement (C) RDM District would read as follows:

*(allow limited traffic generated business and recreational activities that are compatible with residential neighborhoods)*

Section 15-2.14-2(B) Conditional Uses. Number 15 reference to Footnote 8 is deleted with and replaced footnote Number 11 that reads:

General Offices are only permitted with an approved Master Planned Development and may only be approved as the redevelopment of an existing building. In addition to meeting the necessary criteria in the Land Management Code, Chapter 6: MPD's, the Planning Commission must find that:

- (a) The redevelopment of an existing building to a General Office use will substantially advance the objectives of Economic Element of the General Plan or other more-specific neighborhood plans.
- (b) Has minimized/eliminated any potential detrimental impact on the resort and/or resort-residential character of the RDM District and the Frontage Protection Zone through careful planning and conditions of approval.
- (c) Will not result in an intensification of use incompatible with neighboring developments.
- (d) Will not result in substantial increase in the existing trip generations for services and deliveries.