

Ordinance No. 2017-18

AN ORDINANCE APPROVING THE IRON CANYON SUBDIVISION BUILDING PAD ADJUSTMENT FOR LOT 43 LOCATED AT 2467 IRON MOUNTAIN DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 2467 Iron Mountain Drive have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on March 23, 2017, the property was properly noticed and posted in the Park Record; and

WHEREAS, on March 23, 2017, proper legal notice was sent to all affected property owners and the property was posted according the requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on April 12, 2017, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on April 12, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, on April 27, 2017 the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 2467 Iron Mountain Drive Plat Amendment.

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

SECTION 1. APPROVAL. The Iron Canyon Subdivision Building Pad Adjustment for Lot 43, 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 property is located at 2467 Iron Mountain Drive.
2. The property is in the Single Family (SF) District.
3. Adjacent land uses are single family residential.
4. The subject property consists of Lot 43 of the Iron Canyon Subdivision, approved in 1983.
5. The plat amendment changes small portions of the "Building Pad" area shown on the Iron Canyon Subdivision plat (recorded in 1983) to adapt to the current proposed design of the new residence.

6. The building pad is proposed to be the same square footage as the platted building pad (4,000 sf.) and in the same general location.
7. The entire site contains a total area of 3.1308 acres.
8. On February 16, 2017, the City received a Plat Amendment application for the Iron Canyon Subdivision Amendment to Lot 43; the application was deemed complete on February 27, 2016.
9. Four (4) lots within the Iron Canyon Subdivision have completed similar building pad adjustments including the following: Lots 4, 5, 11 and 29.
10. Staff finds that the proposed plat amendment results in a building pad that is consistent with the pattern of development in the neighborhood.
11. Per the existing plat, the maximum building pad is 4,000 sf. and this plat amendment results in a building pad that is not greater than 4,000 sf.
12. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. 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.

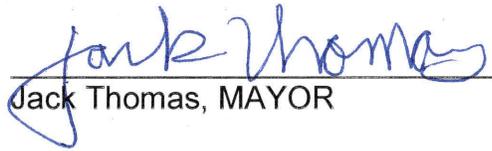
Conditions of Approval:

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 date and an extension is granted by the City Council.
3. A ten feet (10') wide public snow storage easement along the frontage of Iron Mountain Drive shall be shown on the plat.
4. Modified 13-D sprinklers are required by the Chief Building Official for new construction at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
5. New construction shall comply with Land Management Code Section 15-2.2 regarding setbacks, building height, building envelope, building pad, etc.
6. All other conditions of approval and platted requirements for the Iron Canyon Subdivision continue to apply and shall be noted on the plat.

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

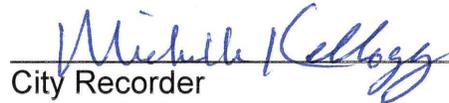
PASSED AND ADOPTED this 27th day of April 2017.

PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:



Michelle Kellogg
City Recorder



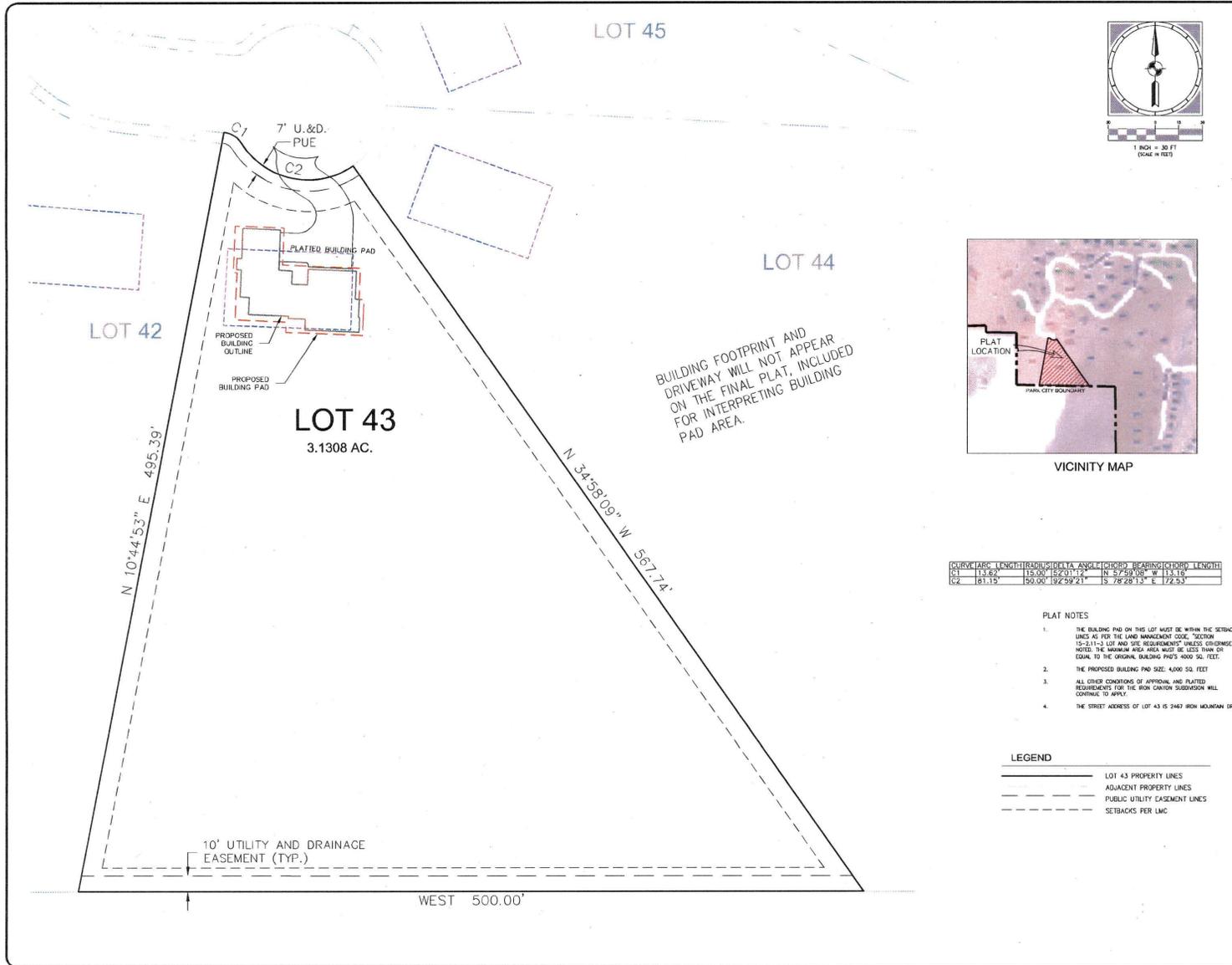
APPROVED AS TO FORM:



Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit A – Draft Ordinance with Proposed Plat Attachment 1



BOUNDARY DESCRIPTION

ALL OF LOT 43 LYING WITHIN IRON CANYON SUBDIVISION PLAT, ON FILE AND OF RECORD AT THE SUMMIT COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-91-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 36, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

DATE _____

SURVEYOR'S SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE HEREBY DESCRIBED TRACT OF LAND, HERETOFTER TO BE KNOWN AS IRON CANYON LOT 43 AND/OR(S):

IN WITNESS WHEREOF, I (WE) HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 2017.

FREE OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____

FREE OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, BY SAID STATE OF _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE HEREBY DESCRIBED TRACT OF LAND AND HE SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

NOTARY PUBLIC _____

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2017.

PARK CITY ATTORNEY _____

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2017.

CHAIRMAN _____

PARK CITY COUNCIL

PRESENTED TO THE BOARD OF PARK CITY COUNCIL, THIS _____ DAY OF _____, 2017, AT WHICH TIME THIS PLAT AMENDMENT WAS APPROVED.

MAYOR _____

CITY RECORDER _____

PARK CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____, 2017.

PARK CITY ENGINEER _____

SEWER DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO SNOOKVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS _____ DAY OF _____, 2017.

SEWER DISTRICT _____

RECORDED

ENTRY # _____ DATE _____ TIME _____

STATE OF _____ COUNTY OF _____

RECORDED AND FILED AT THE REQUEST OF:

CITY RECORDER _____

PROJECT: C16-041
SHEET: 1

LOT 43-IRON CANYON SUBDIVISION

BUILDING PAD ADJUSTMENT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M SUMMIT COUNTY, UTAH

DRAWN BY: SCS
REVIEWED BY: BC
SCALE: 1" = 30'
ISSUE DATE: 01/24/2017



APPROVED BY DATE: BING & SHELBY
BING & SHELBY ENGINEERING GROUP, INC.
16 WEST GARDEN SUITE 200 THE
PARK CITY, UTAH 84303
P. 435-251-2222 F. 435-251-2221

REVIEWED FOR CONFORMANCE TO SNOOKVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS _____ DAY OF _____, 2017.

SEWER DISTRICT _____

RECORDED

ENTRY # _____ DATE _____ TIME _____

STATE OF _____ COUNTY OF _____

RECORDED AND FILED AT THE REQUEST OF:

CITY RECORDER _____