

Ordinance No. 2020-31

**AN ORDINANCE APPROVING THE HUNTSMAN ESTATES SUBDIVISION PLAT
LOCATED AT 5000 ROYAL STREET,
PARK CITY, UTAH**

WHEREAS, the owner of the property located at 5000 Royal Street petitioned the City Council for approval of the fifteen lot (15-lot) Huntsman Estates Subdivision; and

WHEREAS, on May 13, 2020, the property was posted and notice was mailed according to the requirements of the Land Management Code; and

WHEREAS, legal notice was published in the Park Record on May 13, 2020, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a Public Hearing on May 27, 2020, to receive input on the Huntsman Estates Subdivision; and

WHEREAS, the Planning Commission forwarded a positive recommendation to City Council; and

WHEREAS, on June 25, 2000, the City Council held a public hearing to receive input on the Subdivision Plat and continued the item to July 9, 2020; and

WHEREAS there is good cause and it is in the best interest of Park City Utah, to approve the Subdivision Plat.

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

SECTION 1. APPROVAL. The Subdivision Plat 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 contains 40.69 acres and is zoned Residential Development (RD) and is located within the Deer Valley MPD Overlay.
2. 5000 Royal Street is improved with a large family estate house as well as accessory buildings including a carriage house and underground garage.
3. The Parcel is known as the Westview Parcel located in the North Silver Lake Community of Deer Valley and is assigned 15 Density Units in Exhibit 1 of the Twelfth Amendment and Restated Deer Valley MPD with one Unit already developed.
4. The Subdivision is classified as a Major Subdivision according to LMC Section 15-7.1-3(A)(2) as it contains four (4) or more lots. The subdivision contains 16 lots including one common parcel.

5. The Planning Commission held a Work Session on this item on February 12, 2020.
6. Staff checked for compliance with the Deer Valley MPD and Deer Valley is compliant with its Employee Housing obligations.
7. There are no Maximum House Size limitations or Unit Equivalent limitations on this parcel.
8. Building Height is limited to 28 feet for this parcel with an exception for the existing house which was granted in 1987 as part of the Conceptual MPD approval for the Westview MPD.
9. This Subdivision vacates the previous Westview MPD.
10. Nothing in this approval shall prevent the applicant from transferring up to two Units of density from the adjoining Estate zoned 19.51 acre parcel into this Subdivision in the future subject to a Plat Amendment, an amendment to the Deer Valley MPD and the dedication of this adjacent parcel to the City as Open Space.
11. The proposed Major Subdivision has been reviewed for compliance with all Sections of LMC 15-7, Subdivision General Provisions.
12. Single Family Dwellings are an allowed Use within the RD District.
13. Lockout Units require a CUP.
14. Nightly Rentals are allowed in the area unless HOA rules prohibit them.
15. The proposed 15 lots and Common Area Parcel meet the Lot and Site Requirements of the RD Zone and the Deer Valley MPD.
16. All future buildings shall be reviewed for compliance with the Architectural Design Guidelines of LMC Section 15-5.
17. The applicant submitted a Forrester Assessment from a certified arborist that evaluated the health and viability of the site and makes recommendations on thinning and removing dead standing trees in order to balance the need for tree removal for forest health, build out and wildfire prevention with the visibility of the site.
18. Care shall be taken in the siting of houses and driveways to limit the removal of Significant Vegetation. The applicant submitted LOD Areas for each of the individual lots in a file titled Lot Exhibit dated 4/15/20.
19. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance.
20. A 40-foot right-of-way will serve the Subdivision from Royal Street. The road will be private and will be maintained by the Homeowner's Association but shall be constructed to City Standards.
21. The Snyderville Basin Sewer Improvement District has an easement for a sewer trunk line through this property that will be maintained.
22. The applicant submitted a Visual Analysis of what the development may look like at full build out from the Historic District and various other points in Park City with considerations made for removal of Significant Vegetation. The Visual Analysis shows that the site as developed should have minimal visual impact on the Historic District.
23. There should be minimal impact on surrounding properties including shadows, loss of solar access, air circulation, views or ridgeline intrusion due to required setbacks and because the building height limitation of 28 feet is less than the height of surrounding trees.

24. In compliance with LMC Section [15-7.3-8](#), Sidewalks, Hiking Trails, Bike Paths, and Horse Trails, the applicant has agreed to grant an easement to the City and post a bond with the City up to \$25,000 for the construction of a new trail connection between the intersection of the Lookout and Rossi Hill Trails and Royal Street. This new trail would provide a connection for alternative forms of transportation between Old Town and Deer Valley.
25. The traffic impacts for this 15-lot Subdivision are expected to be well within the capacity of Royal Street. In order to reduce traffic from the Subdivision the applicant is proposing an on-call van that will transport owners and guests to the Silver Lake area as well as the Main Street core and the surrounding resorts.
26. A traffic Study was not required for this application as the Deer Valley MPD accounts for 15 Units of Density on the site.
27. The applicant has agreed to cooperate with and not restrict or obstruct aerial transportation that may be developed in the future over the property.

Conclusions of Law:

1. There is Good Cause for the Huntsman Estates Subdivision. The proposed Subdivision complies with the Land Management Code requirements and the Deer Valley MPD and is within the Density previously approved for the parcel in 1987.
2. The Huntsman Estates Subdivision is consistent with the 2014 Park City General Plan and the Park City Land Management Code including Sections 15-7.1-3(C) and 15-12-15(B)(4) and (9) and applicable State Law regarding Subdivisions.
3. Neither the public nor any person will be materially injured by the proposed Subdivision.
4. Approval of this Subdivision 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 Subdivision 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 two (2) years from the date of City Council approval. If recordation has not occurred within two (2) 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 Plat Note shall indicate that all roads, cut-de-sac and utilities shall conform to current City Standards.
4. A Plat Note shall indicate that the lots are limited to Single Family Dwellings and Accessory Buildings.
5. A Plat Note shall indicate that all buildings in the Huntsman Estate Subdivision shall be fire sprinkled on both the interior and exterior.
6. A Plat Note shall indicate that the overall development parcel shall contain a minimum of 88% open space and otherwise comply with the Deer Valley MPD and all applicable zoning regulations including building height of 28 feet.

7. A Plat Note shall indicate that all building must be within the LOD Area shown on Lot Exhibit dated 4/15/20. Minor adjustments to the LOD Area shall be allowed by the Planning Director so long as the size of the LOD Area on the lot remains the same.
8. A Plat Note shall indicate that none of the amenities shall have exterior lighting meant to allow for nighttime use. All exterior lighting shall comply with the City's Lighting requirements and shall be down directed and shielded.
9. A Plat Note shall indicate that prior to the issuance of building permits for individual lots the applicant or owner of the lot shall submit a certified Arborists Assessment of the lot that analyzes the health and viability of all Significant Vegetation on the property within 100 feet of the LOD, includes a Tree Preservation Plan that indicates trees proposed for removal, how trees will be protected during construction and a tree replacement plan. Plans shall also indicate that trees shall be limited within a 15 foot radius of the house and that diseased and dead trees within 100 feet of the house will be removed, consistent with the submitted Forrest Assessment dated March 28, 2020. This includes vegetation that is no longer standing.
10. A Plat Note shall indicate that the applicant will work with the Park City Fire Marshall and manage the forest according to his or her expectations and approval prior to being issued the first building permit.
11. A Plat Note shall indicate that if the developer encounters mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
12. A Plat Note shall indicate that no private driveways will be permitted from Royal Street.
13. Prior to Plat recording, the applicant shall grant an easement and post a bond with the City up to \$25,000 for the construction of a new trail connection between the Lookout/Rossi Hill Trail and Royal Street.
14. Should the applicant move forward with Phase 2 of this project, a Condition of approval will be placed on the Plat Amendment that the applicant shall deed the adjacent parcel to the City as natural Recreational Open Space.
15. A Plat Note shall indicate that the Subdivision shall be served by an on-call van/shuttle service that will transport owners and guests to the Silver Lake area as well as the Main Street core and the surrounding resorts during peak vacation/holiday weeks in order to minimize the traffic impact from this Subdivision. At a minimum this shall include holiday weeks and three day weekends in perpetuity. The shuttle shall utilize Royal Street and shall not utilize Hillside Avenue.
16. A Construction Management Plan that explicitly prohibits parking on Royal Street during construction will be required prior to the issuance of any building permits.
17. A Plat Note shall indicate that there shall be no further subdivision of these 15 lots with the exception of Additional Land East and Additional Land West subject to an Amendment of the Deer Valley MPD and the incorporation of the adjacent PC-S-46-B-1 into the DV MPD as Open Space and dedication of this parcel to Park City Municipal Corporation.
18. The Huntsman Estates Subdivision development exceeds one (1) acre and shall meet the requirements of the municipal separate storm sewer system (MS4) storm water program. A plat note shall indicate that each lot within this common

development shall be required to obtain a MS4 storm water permit prior to any construction activity.

19. A Plat Note shall indicate that with the exception of Phase 2 for Lot 12, there shall be no further subdivision of the property.

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

PASSED AND ADOPTED this 9th day of July, 2020.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

0340104CDC42481... MAYOR, Andy Beerman

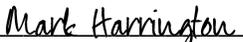
ATTEST:



DocuSigned by:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

DocuSigned by:

Mark Harrington
City Attorney's Office

Attachment A:

Approved Plat

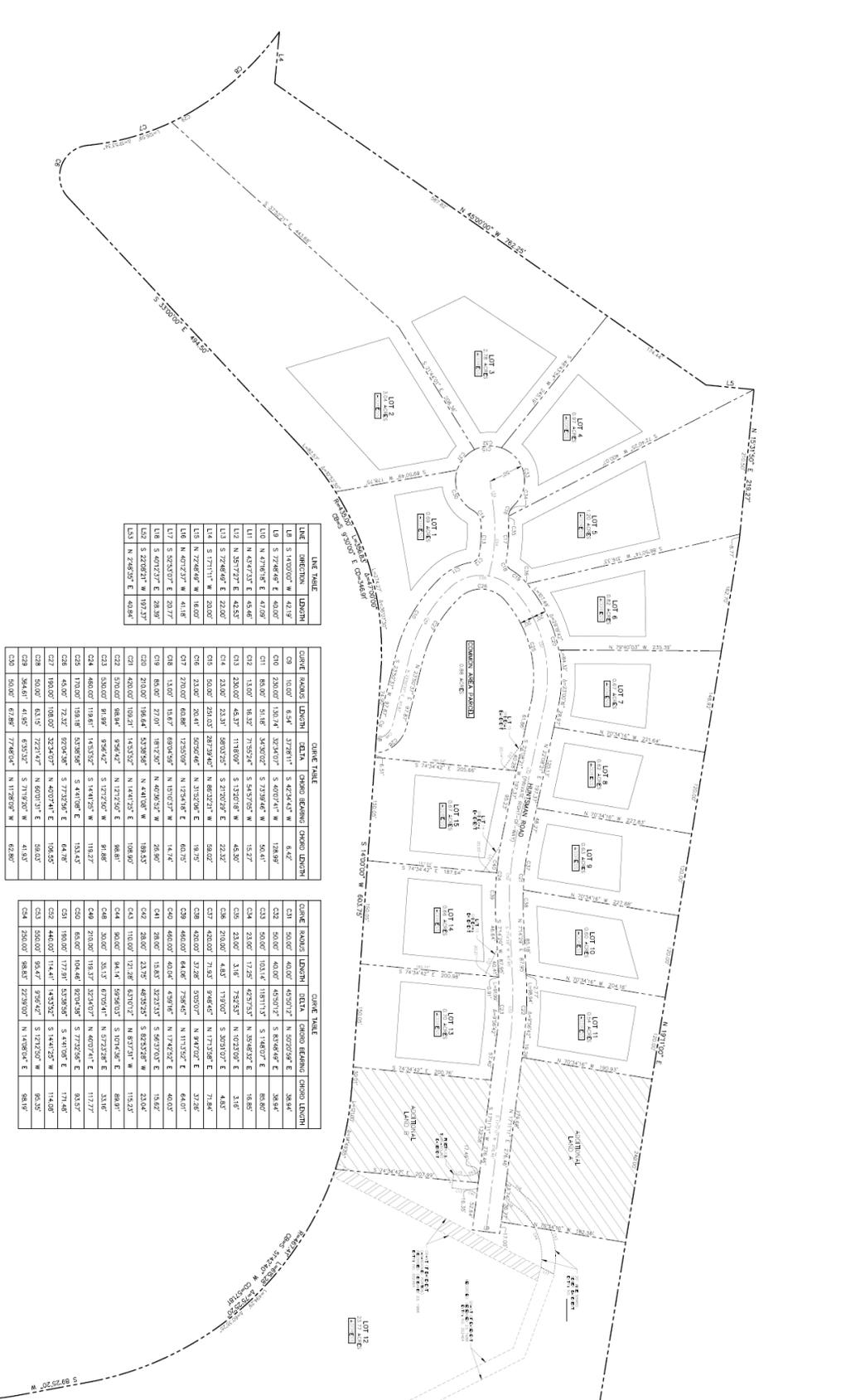


HUNTSMAN ESTATES

A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21
AND THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



RECORDED
AT THE OFFICE OF THE COUNTY CLERK
SUMMIT COUNTY, UTAH
DATE: _____ TIME: _____
BY: _____



LINE	DIRECTION	LENGTH
LINE 1	S 14.0000° W	42.19
LINE 2	S 72.8464° E	40.00
LINE 3	N 47.6136° E	41.00
LINE 4	N 43.4733° E	43.46
LINE 5	N 35.7172° E	42.53
LINE 6	S 72.8464° E	22.00
LINE 7	S 17.1111° W	20.00
LINE 8	N 47.2172° W	41.18
LINE 9	S 52.5357° E	20.77
LINE 10	S 40.7172° W	28.38
LINE 11	S 22.0921° W	19.23
LINE 12	N 24.8530° E	40.84

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C01	110.00	6.94	37.7811°	S 42.2443° W	6.42
C02	250.00	130.74	32.5410°	S 40.0741° W	128.99
C03	46.00	51.88	34.9072°	S 73.5946° W	50.41
C04	13.00	16.32	71.9324°	S 34.5702° W	15.27
C05	230.00	45.37	11.8809°	S 13.2018° W	45.30
C06	23.00	23.33	98.0325°	S 72.0278° E	22.32
C07	50.00	20.43	28.7344°	N 88.3211° E	58.42
C08	23.00	26.41	50.2546°	N 31.5206° E	19.75
C09	270.00	60.84	12.5059°	N 72.9418° E	61.75
C10	13.00	15.67	69.9434°	N 12.9127° W	14.74
C11	86.00	27.01	18.7230°	N 42.9027° W	26.80
C12	210.00	196.64	53.3924°	N 4.4120° W	198.53
C13	400.00	109.21	14.5352°	N 44.1252° E	108.90
C14	570.00	18.84	9.9842°	N 12.7250° E	18.81
C15	50.00	19.89	9.9842°	S 12.7250° W	19.82
C16	460.00	119.81	14.5352°	S 14.4120° W	118.27
C17	170.00	19.18	53.3924°	S 44.1078° E	153.43
C18	46.00	7.22	82.0438°	S 77.2306° E	64.78
C19	190.00	108.00	32.5410°	N 40.0741° E	106.55
C20	50.00	43.15	72.7147°	N 80.0131° E	58.03
C21	34.61	41.80	6.7532°	S 17.9207° W	41.83
C22	50.00	67.88	77.8624°	N 17.2807° W	62.86

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C23	50.00	40.00	45.5971°	N 52.7039° E	38.64
C24	50.00	40.00	45.5971°	S 52.7039° E	38.64
C25	50.00	103.14	118.1133°	S 1.9480° E	86.80
C26	23.00	17.25	42.7533°	N 52.8209° E	16.85
C27	23.00	31.8	75.2533°	N 52.8209° E	31.8
C28	210.00	4.83	11.9107°	S 2.9210° E	4.83
C29	400.00	7.43	9.9842°	N 17.1586° E	7.44
C30	400.00	37.28	5.0070°	N 84.9702° E	37.28
C31	460.00	40.84	4.9918°	N 17.4232° E	40.03
C32	28.00	15.83	32.5333°	S 52.3703° E	15.62
C33	28.00	23.75	48.2533°	S 52.3703° E	23.64
C34	110.00	12.18	6.7017°	N 87.3701° W	11.23
C35	80.00	14.14	9.9842°	S 10.7130° E	88.91
C36	210.00	19.17	32.5410°	N 40.0741° E	117.77
C37	60.00	104.46	82.0438°	S 77.2306° E	83.57
C38	190.00	173.91	53.3924°	S 44.1078° E	171.48
C39	50.00	93.47	9.9842°	S 14.4120° W	91.35
C40	250.00	18.83	22.9300°	N 14.2804° E	18.19