

Ordinance No. 2022-34

AN ORDINANCE APPROVING IRON CANYON SUBDIVISION LOT 33 – BUILDING PAD ADJUSTMENT PLAT AMENDMENT, LOCATED AT 14 IRON CANYON COURT, PARK CITY, UTAH

WHEREAS, the owners of the property located at 14 Iron Canyon Court petitioned the City Council for approval of the Iron Canyon Subdivision Lot 33 – Building Pad Adjustment Plat Amendment; and

WHEREAS, on June 29, 2022 notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on June 28, 2022, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on June 29, 2022, courtesy notice was mailed to property owners within 300 feet of the 14 Iron Canyon Court: and

WHEREAS, on July 27, 2022, the Planning Commission reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, on July 27, 2022, the Planning Commission forwarded a positive recommendation for City Council’s consideration on September 1, 2022; and

WHEREAS, on September 1, 2021, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management Code, including §15-2.11 and Chapter 15-7.1-6

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

SECTION 1. APPROVAL. The Iron Canyon Subdivision Lot 33 – Building Pad Adjustment Plat Amendment at 14 Iron Canyon Court, 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 14 Iron Canyon Court.
2. The Lot is within the Single-Family Zoning District.
3. The subject property consists of Lot 33 of the Iron Canyon Subdivision, approved in 1983.
4. The plat amendment proposes to adjust the Building Pad area shown on the Iron Canyon Subdivision plat.

5. The proposed building pad is proposed to be the same square footage as the platted building pad of 4,000 square feet.
6. The Lot contains 3.13 acres.
7. The following Lots of the Iron Canyon Subdivision have adjusted their building pad as approved by the City Council: Lot 4, 5, 11, 29, 42, 43.
8. The proposal complies with the Single Family Zoning District outlined in Section 15-2.11.
9. The building pad modification mainly changes the orientation of the building pad to situate going east to west compared to north to south.
10. The proposed plat amendment would be consistent with the pattern of development in the neighborhood.

Conclusions of Law

1. There is Good Clause for this Plat Amendment.
2. The Plat Amendment is consistent with the Land Management Code, including LMC Chapter 15-2.11 Single-Family Zoning District and LMC Chapters 15-7 and 15-7.1.
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 shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's 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. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
4. New construction shall comply with Land Management Code Section 15-2.11 regarding setbacks, building height, building envelope, building pad, etc.
5. All other conditions of approval and platted requirements for the Iron Canyon Subdivision continue to apply and shall be noted on the plat.
6. Prior to issuance of a building permit, the Applicant shall provide a proposal to replace significant vegetation in kind.

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

PASSED AND ADOPTED this 1st day of September, 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Nann Worel

57775BCB46414F6...
Nann Worel, MAYOR

ATTEST:



DocuSigned by:
Michelle Kellogg

E5F905BB533F431...
City Recorder

APPROVED AS TO FORM:

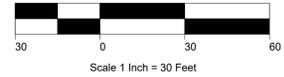
DocuSigned by:
Mark Harrington

D7478D7734C7490...
Mark Harrington, City Attorney

Attachment 1 - Plat

IRON CANYON SUBDIVISION LOT 33 - BUILDING PAD ADJUSTMENT

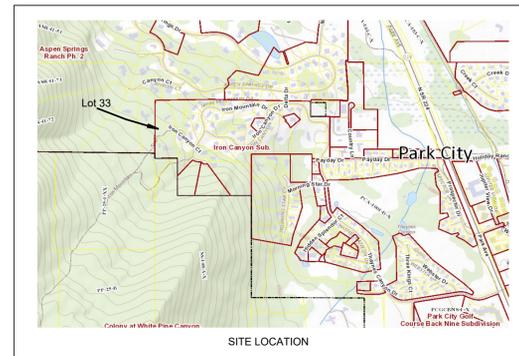
Located in the SW 1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian
Park City, Summit County, Utah



Legend

- ⊙ Rebar & Cap, Alliance
- ⊕ Street Monument
- ⊙ Rebar & Cap, L.S. 6084

ADDRESS: 14 IRON CANYON COURT



- Notes:
1. This plat is subject to the Conditions of Approval in ordinance _____.
 2. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal.
 3. The purpose for this plat amendment is to vacate the existing (original) building pad and provide the location and dimensions of the new building pad.
 4. This plat amendment is subject to conditions of approval and all general and special notes contained within the Iron Canyon Subdivision Plan (Entry No. 212520) and all other zoning requirements, covenants, restrictions, easements and rights of way, per record documents and City or County Ordinances.

CERTIFICATE OF ATTEST

I Certify this Plat was approved by Park City Council this
16, day of February, 2017

By: _____
Park City Recorder

Surveyor Certificate

I Paul Perry do certify that I am a Professional Land Surveyor holding certificate No. 368358 as prescribed by the laws of the State of Utah. I further certify that by authority of the owners, I have made of survey of the tract of land shown on this plat and described hereon, and have adjusted the building pad location hereafter to be known as Iron Canyon Subdivision Lot 33, -Building Pad Adjustment and that the same has been correctly surveyed and marked on the ground as shown on this plat.



Boundary Description

Lot 33, Iron Canyon Subdivision, According to the Official Plat thereof on file and of Record in the Office of the Summit County Recorder.

Owner Dedication & Consent to Record

Know by all men by these presents that Heather A. Nania, or her successor, as Trustee of the Heather A. Nania Trust, dated May 28, 2013, that we all of the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the Iron Canyon Subdivision Lot 33 - Building Pad Adjustment do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use and does hereby consent to the Recordation of this Plat.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D. 20 _____.

Heather A. Nania
as Trustee of the Heather A. Nania Trust
dated May 28, 2013

Acknowledgement

STATE OF UTAH
COUNTY OF SUMMIT

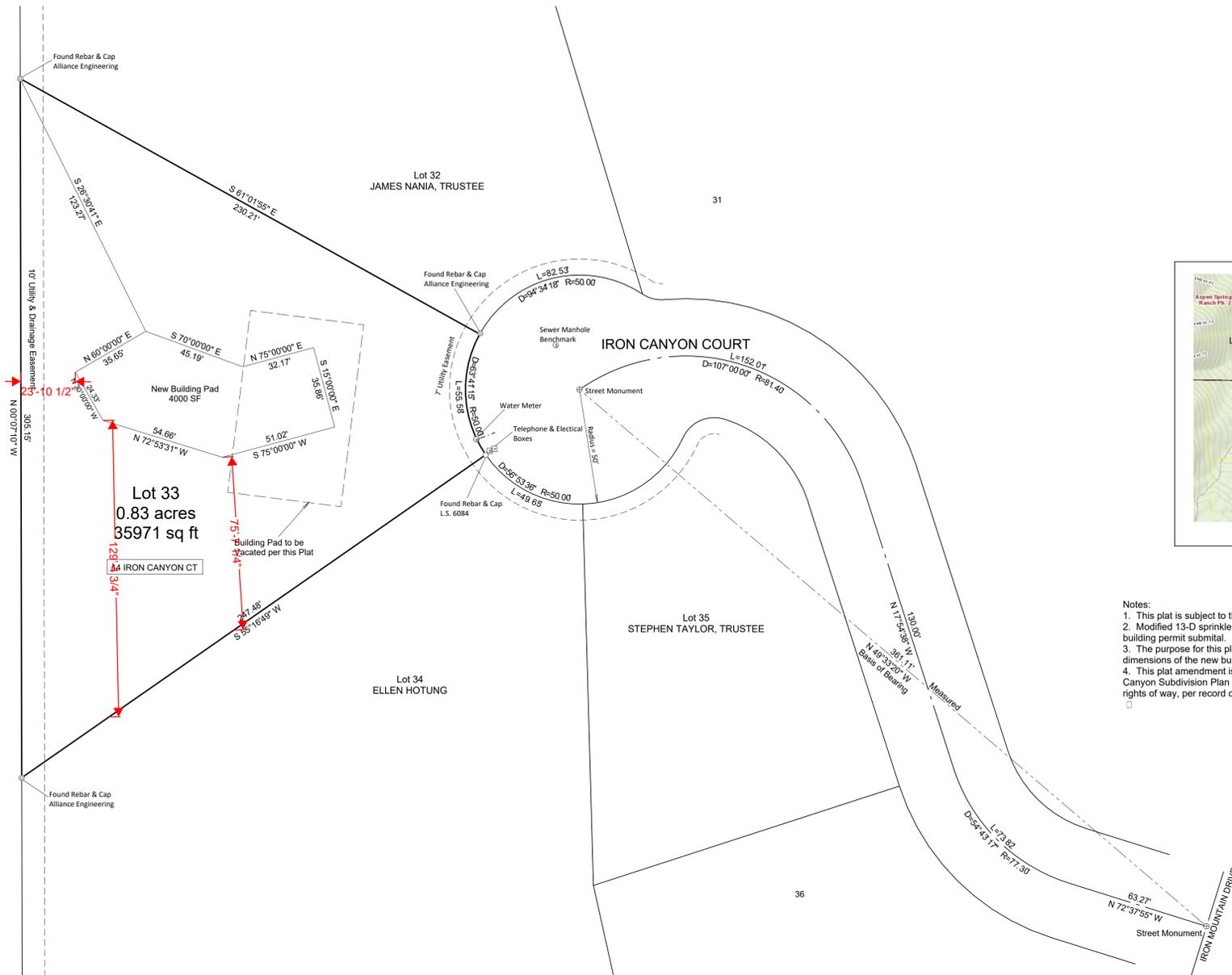
On this _____ day of _____, 20____ Heather A. Nania, Trustee of the Heather A. Nania Trust, dated May 28, 2013, Personally Appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, that they acknowledged to me that they executed the Owner's Dedication as Trustee of the aforesaid trust.

By: _____
Notary Public Printed Name

My commission expires: _____

Residing in: _____

ASR-2-70
RAYLENE GULL, TRUSTEE



HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
435-336-4210

CITY COUNCIL APPROVAL

Approval and Acceptance by the Park City Council this
16, Day of February, 2017.

By: _____
Mayor

CITY PLANNING COMMISSION

Approved by the Park City Planning Commission this 11,
day of January, 2017.

By: _____
Chair

CITY ENGINEER

I find this plat to be in accordance with information on file in my
office this _____ day of _____, 2017.

By: _____
Park City Engineer

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

Reviewed for conformance to the Snyderville Basin Water
Reclamation District Standards this _____, day of
_____, 20____.

By: _____
SBWRD

APPROVAL AS TO FORM

Approved as to form this _____ day of
_____, 2017.

By: _____
Park City Attorney

RECORDED

STATE OF UTAH COUNTY SUMMIT

Recorded and filed at the request of _____

Date: _____ Time: _____

Entry # _____ Fee: _____

County Recorder