

Ordinance No. 2023-48

AN ORDINANCE APPROVING IRON CANYON SUBDIVISION LOT 41– BUILDING PAD ADJUSTMENT PLAT AMENDMENT, LOCATED AT 2459 IRON MOUNTAIN DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 2459 Iron Mountain Drive petitioned the City Council for approval of the Iron Canyon Subdivision Lot 41 – Building Pad Adjustment Plat Amendment; and

WHEREAS, on August 30, 2023, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on August 30, 2023, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on August 30, 2023, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on September 13, 2023, the Planning Commission reviewed the proposed Plat Amendment, held a public hearing, and unanimously forwarded a positive recommendation for City Council’s consideration on October 5, 2023; and

WHEREAS, on October 5, 2023, the City Council reviewed the 2459 Iron Mountain Drive Plat Amendment and held a public hearing; and

WHEREAS the 2459 Iron Mountain Plat Amendment is consistent with the Park City Land Management Code Chapter 15-2.11, Chapter 15-2.21, and Section 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 41 – Building Pad Adjustment Plat Amendment at 2459 Iron Mountain Drive, 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 2459 Iron Mountain Drive.
2. The Lot is within the Single-Family Zoning District.
3. The subject property is Lot 41 of the Iron Canyon Subdivision, approved by the City Council in 1989.
4. The Lot contains 0.96 acres.
5. The Plat Amendment proposes to adjust the Building Pad area shown on Lot 41 of

the Iron Canyon Subdivision Plat.

6. The Building Pad is proposed to be 3,987 square feet, including footings.
7. The City Council has approved the following adjusted Building Pads for Lots of the Iron Canyon Subdivision: Lots 4, 5, 8, 11, 29, 33, 42, 43, and 45.
8. The proposed Plat Amendment is consistent with the pattern of development in the neighborhood.

Conclusions of Law

1. There is Good Cause for this Plat Amendment as it does not further subdivide or increase the density of the existing Iron Canyon Subdivision. The proposed Plat Amendment does not create or expand upon any non-conformities and no public street, Right-of-Way, or easement is proposed to vacated or amended.
2. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.11 and § 15-7.1-6 Final Subdivision Plat.
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 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. Any new construction shall comply with Land Management Code Section 15-2.11 regarding Setbacks, Building Height, Building Envelope, Building Pad, etc.
4. All other Conditions of Approval and platted requirements for the Iron Canyon Subdivision continue to apply and shall be noted on the plat.
5. The Applicant shall show the bearings and distances of the final Building Pad on the recorded Plat.
6. The Building Footprint shall be fully located within the amended Building Pad.
7. The final Building Pad shown on the Plat shall not exceed 4,000 square feet.
8. Final Building Plans shall demonstrate that there will be no encroachments into the platted 30' Stream Protection Zone.
9. The final Plat shall show a maximum floor elevation at which a water pressure of 45psi can be provided.

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

PASSED AND ADOPTED this 5th day of October, 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

Nann Worel

57775BCB46444F6...

Nann Worel, MAYOR



ATTEST:

DocuSigned by:

Michelle Kellogg

E5F905BB533F431...

City Recorder

APPROVED AS TO FORM:

DocuSigned by:

Mark Harrington

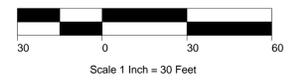
B7478B7734C7490...

Mark Harrington, City Attorney

Attachment 1 – Plat

IRON CANYON SUBDIVISION LOT 41 - BUILDING PAD ADJUSTMENT

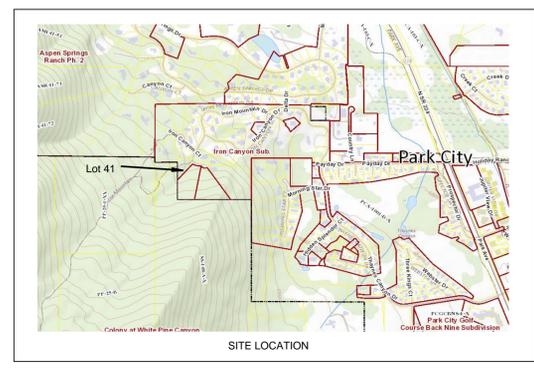
Located in the SW 1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian
Park City, Summit County, Utah



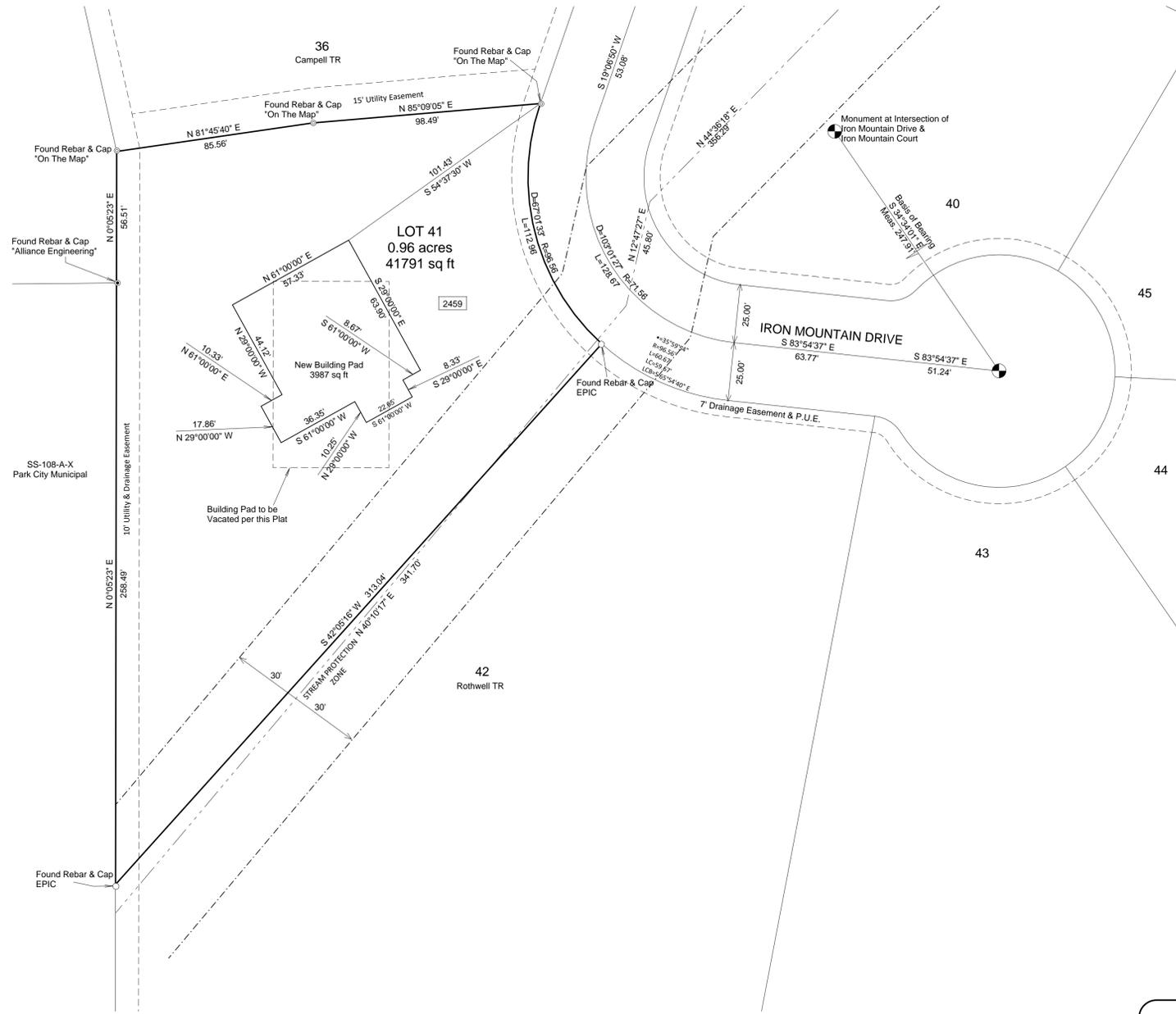
Legend

- ⊙ On the Map, Rebar & Cap
- ⊕ Street Monument
- ⊙ EPIC Rebar & Cap
- ⊙ Alliance Engineering, Rebar & Cap

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.



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 41, -Building Pad Adjustment and that the same has been correctly surveyed and marked on the ground as shown on this



Boundary Description

Lot 41, 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 Owen C. Blair and Deborah N. Blair, as Trustees of the Owen C. Blair Trust, dated May 05, 2011, 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 41 - 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__ 22__.

Owen C. Blair Trust
dated May 5, 2011

Owen C. Blair, Trustee

Deborah N. Blair, Trustee

Acknowledgement

STATE OF UTAH
COUNTY OF SUMMIT

On this _____ day of _____, 20__ 23__, Owen C. Blair and Deborah N. Blair, Trustees of the Owen C. Blair Trust, dated May 5, 2011, 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 Trustees of the aforesaid trust.

By: _____
Notary Public Printed Name

My commission expires: _____

Residing in: _____

PUBLIC SAFETY ANSWERING POINT APPROVAL

Approved this _____ day of _____, 2023.

By: _____
Summit County GIS Coordinator

CERTIFICATE OF ATTEST

I Certify this Plat was approved by Park City Council this _____, day of _____, 2023

By: _____
Park City Recorder

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 _____ Day of _____, 2023.

By: _____
Mayor

CITY PLANNING COMMISSION

Recommended by the Park City Planning Commission this _____, day of _____, 20__ 23__.

By: _____
Chair

CITY ENGINEER

I find this plat to be in accordance with information on file in my office this _____ day of _____, 2023.

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 _____, 2023.

By: _____
Park City Attorney

RECORDED

STATE OF UTAH COUNTY SUMMIT
AND FILED AT THE REQUEST OF:

Date: _____ Time: _____
Entry # _____ Fee: _____

County Recorder