

**AN ORDINANCE APPROVING THE GLENEAGLES 12R AND 13R PLAT
AMENDMENT LOCATED AT 2460 AND 2520 SUNNY SLOPES DRIVE,
PARK CITY, UTAH**

WHEREAS, the owners of 2460 and 2560 Sunny Slopes Drive have petitioned the City Council for approval of the plat amendment; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on November 28, 2012, to receive input on the proposed plat amendment;

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

WHEREAS, on December 13, 2012, the City Council held a public hearing on the proposed amendments to the record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed plat amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Gleneagles 12R & 13R Plat Amendment 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 lots are located at 2460 & 2520 Sunny Slopes Drive.
2. The lots are within the RD District.
3. The lots are within the Gleneagles Subdivision.
4. The Gleneagles Subdivision was approved by the City Council in June 1983 and recorded at Summit County in August of the same year.
5. In April 1988 the City issued a building permit for a single-family dwelling on Lot 13, 2520 Sunny Slopes Drive.
6. In May 1993 the City received a subdivision application to "relocate the lot lines of lots 12 & 13 and issued a building permit for a addition/remodel for Lot 13 crossing over Lot 12, 2460 Sunny Slopes Drive.

7. In June 1993, Rick Lewis, the City's Community Development Director, formally approved the lot line adjustment.
8. In September 1994 a survey was filed at the County (S-1780).
9. A Final Plat, was not finalized, executed, or recorded with the County.
10. The property owner requests to go through the plat amendment to formalize the lot line adjustment.
11. The proposed plat amendment does not result in an increase in the number of lots.
12. The proposed plat amendment does not create unbuildable or substandard lots.
13. The proposed Lots are consistent with the existing lots in terms of lot area and are not out of character with the neighborhood.
14. The proposed plat amendment does not create an adverse impact on adjacent property owners.
15. The proposed plat amendment does not create any non-complying situations.
16. The existing structure, including the 1993 addition/remodel, complies with the setbacks of the 1993 lot line adjustment.
17. Lot 12R remains buildable vacant.
18. The plat amendment is consistent with the Gleneagles Subdivision plat.

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 plat amendments.
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 Attorney and City Engineer will review and approve the final form and content of the final plat for compliance with State law, the Land Management Code, and conditions of approval.
2. The applicant will record the final plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) year's time, this approval for the plat amendment 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 conditions of approval and plat notes and restrictions of the Gleneagles Subdivision shall continue to apply.

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

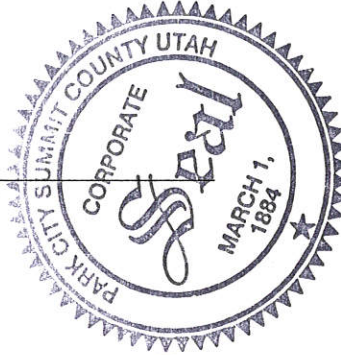
PASSED AND ADOPTED this 13th day of December, 2012.

PARK CITY MUNICIPAL CORPORATION

Dana Williams
Dana Williams, MAYOR

ATTEST:

Janet M. Scott
Janet M. Scott, City Recorder



APPROVED AS TO FORM:

Mark D. Harrington
Mark D. Harrington, City Attorney

Attachment 1 - Proposed Plat

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereinafter as Parcel 1, in and to the City of Salt Lake County, Utah, do hereby dedicate and consent to record the same in the public records of said county and state of Utah, as shown on the attached plat, to be known as the GLENEAGLES RECLAIMABLE TRUST DATED SEPTEMBER 14, 1992, as to PARCEL 1, hereby consent to the vacation of this Plat.

In witness whereof, the undersigned set their hands this _____ day of _____, 2012.

A. James Roberts IV, Trustee
Robert R. Roberts, Trustee

ACKNOWLEDGMENT

Scale of _____
County of _____
On this _____ day of _____, 2012, _____, of the City of _____, State of _____, being duly sworn, acknowledged to me that she is a trustee of the ROBERTS SENEVILLE RECLAMATION TRUST, as to PARCEL 2, and that she signed the above and foregoing Owner's Dedication and Consent to Record of this Plat in her capacity as trustee of said trust for the purpose set forth herein.

A Notary Public commissioned in Utah
Printed Name _____
Residing in _____
My commission expires: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereinafter as Parcel 2, in and to the City of Salt Lake County, Utah, do hereby dedicate and consent to record the same in the public records of said county and state of Utah, as shown on the attached plat, to be known as the GLENEAGLES RECLAIMABLE TRUST DATED SEPTEMBER 14, 1992, as to PARCEL 2, hereby consent to the vacation of this Plat.

In witness whereof, the undersigned set her hand this _____ day of _____, 2012.

Jennifer Lynn Roberts, Trustee

ACKNOWLEDGMENT

Scale of _____
County of _____
On this _____ day of _____, 2012, _____, of the City of _____, State of _____, being duly sworn, acknowledged to me that she is a trustee of the ROBERTS SENEVILLE RECLAMATION TRUST, as to PARCEL 2, and that she signed the above and foregoing Owner's Dedication and Consent to Record of this Plat in her capacity as trustee of said trust for the purpose set forth herein.

A Notary Public commissioned in Utah
Printed Name _____
Residing in _____
My commission expires: _____

NOTE

The seal expires on the 15th day of _____, 2012, at _____, Utah. The seal expires on the 15th day of _____, 2012, at _____, Utah.

OWNER'S DEDICATION AND CONSENT TO RECORD

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In witness whereof, the undersigned set their hands this _____ day of _____, 2012.

Robert L. Roberts IV, Trustee

ACKNOWLEDGMENT

Scale of _____
County of _____
On this _____ day of _____, 2012, _____, of the City of _____, State of _____, being duly sworn, acknowledged to me that she is a trustee of the ROBERTS SENEVILLE RECLAMATION TRUST, as to PARCEL 1, and that she signed the above and foregoing Owner's Dedication and Consent to Record of this Plat in her capacity as trustee of said trust for the purpose set forth herein.

A Notary Public commissioned in Utah
Printed Name _____
Residing in _____
My commission expires: _____



SURVEYOR'S CERTIFICATE

I, _____, Surveyor, do hereby certify that the above described plat is a true and correct copy of the original as shown on this date, I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

All of Lot 12, GLENEAGLES SUBDIVISION, according to the official plat thereof on file and of record in the office of the Summit County Recorder.
Existing thereon a portion of Lot 12, of said subdivision, more accurately described as follows:
Beginning at the southeast corner of Lot 12, GLENEAGLES SUBDIVISION, according to the official plat thereof on file and of record in the office of the Summit County Recorder; running thence along the eastern line of said Lot 12, South 75°20'00" West 173.05 feet; thence along the western line of said Lot 12, North 15°20'00" East 74.00 feet; thence South 75°20'00" West 173.05 feet to the point of beginning.
PARCEL 2, 1/4 SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, 11.00 feet to the point of beginning.
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, according to the official plat thereof on file and of record in the office of the Summit County Recorder, together with a portion of Lot 12 of said subdivision, more accurately described as follows:
Beginning at the southeast corner of Lot 12, GLENEAGLES SUBDIVISION, according to the official plat thereof on file and of record in the office of the Summit County Recorder; running thence along the eastern line of said Lot 12, South 75°20'00" West 173.05 feet; thence along the western line of said Lot 12, North 15°20'00" East 74.00 feet; thence South 75°20'00" West 173.05 feet to the point of beginning.
PARCEL 2, 1/4 SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, 11.00 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

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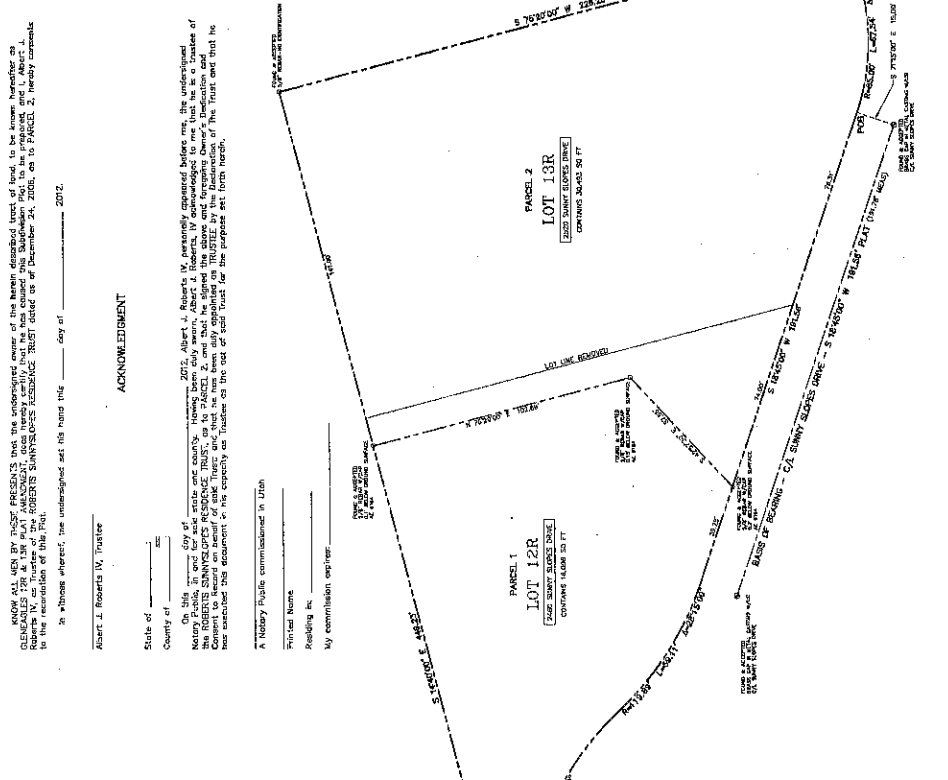
In witness whereof, the undersigned set her hand this _____ day of _____, 2012.

A. James Roberts IV, Trustee

ACKNOWLEDGMENT

Scale of _____
County of _____
On this _____ day of _____, 2012, _____, of the City of _____, State of _____, being duly sworn, acknowledged to me that she is a trustee of the ROBERTS SENEVILLE RECLAMATION TRUST, as to PARCEL 1, and that she signed the above and foregoing Owner's Dedication and Consent to Record of this Plat in her capacity as trustee of said trust for the purpose set forth herein.

A Notary Public commissioned in Utah
Printed Name _____
Residing in _____
My commission expires: _____



GLENEAGLES 12R & 13R PLAT AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST AND MERIDIAN

SHEET 1 OF 1

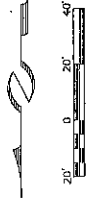


Table with columns for APPROVAL AS TO FORM, ENGINEER'S CERTIFICATE, PLANNING COMMISSION, SENEVILLE BASIN WATER RECLAMATION DISTRICT, COUNCIL APPROVAL AND ACCEPTANCE, and RECORDING. Includes fields for dates, names, and signatures.