

**Ordinance No. 2018-48**

**AN ORDINANCE APPROVING THE SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A PLAT AMENDMENT, AMENDING LOTS 24A & 25, LOCATED AT 2463 SUNNY KNOLL COURT AND 2467 SUNNY KNOLL COURT, PARK CITY, UTAH.**

WHEREAS, the property owners of the property located at 2463 Sunny Knoll Court and 2467 Sunny Knoll Court have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on August 8, 2018, the property was posted and courtesy letters were sent to surrounding property owners according to the requirements of the Land Management Code; and

WHEREAS, on August 4, 2018, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on August 22, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on August 22, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 13, 2018, 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 Sunny Slopes Park Meadows Subdivision No. 6A Plat Amendment Amending Lots 24A & 25, located at 2463 Sunny Knoll Court and 2467 Sunny Knoll Court.

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

**SECTION 1. APPROVAL.** The Sunny Slopes Park Meadows Subdivision No. 6A Plat Amendment Amending Lots 24A & 25 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 subject Lot Line Adjustment via this Plat Amendment application is located between 2467 Sunny Knoll Court (Lot 24A) & 2463 Sunny Knoll Court (Lot 25).
2. The site is within the Single Family District.
3. The proposed Plat Amendment shifts a current side lot line with a length of approximately seventy five feet (75') fifteen feet (15') to the south.
4. The proposed Plat Amendment increases Lot 24A by 1,116 square feet.
5. The proposed Plat Amendment decreases Lot 25 by 1,116 square feet.

6. The proposed Plat Amendment does not affect the density of the subdivision.
7. The proposed lot size of Lot 24A is 44,659 square feet.
8. The proposed lot size of Lot 25 is 31,174 square feet.
9. The proposed Plat Amendment meets lot and site requirements of the Single Family District.
10. The proposed Plat Amendment does not create any non-compliance issues and is consistent with the Sunny Slopes Subdivision.
11. 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 shall 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.

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

PASSED AND ADOPTED this 13<sup>th</sup> day of September, 2018.

PARK CITY MUNICIPAL CORPORATION



*Andy Beerman*  
 \_\_\_\_\_  
 Andy Beerman, MAYOR

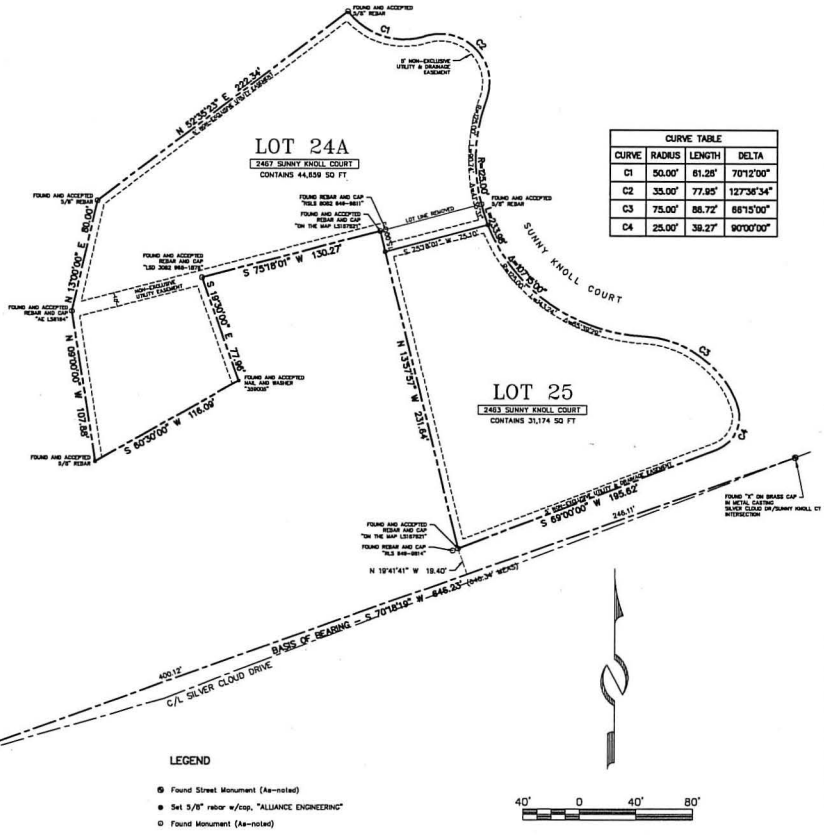
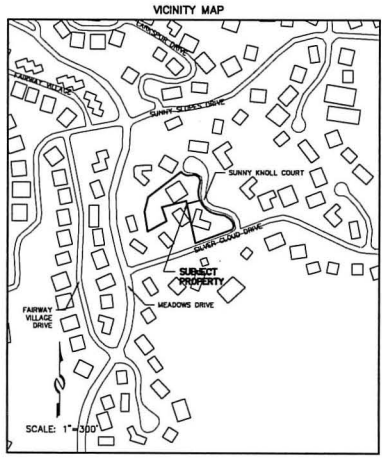
ATTEST:

*Michelle Kellogg*  
 \_\_\_\_\_  
 Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

*Mark Harrington*  
 \_\_\_\_\_  
 Mark Harrington, City Attorney

# Etachment 1 - Proposed Plat Amendment



CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	61.25'	70°12'00"
C2	33.00'	77.95'	127°36'34"
C3	75.00'	88.72'	88°15'00"
C4	25.00'	38.27'	90°00'00"



### SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A, AMENDING LOTS 24A & 25, has been prepared under my direction and that the same has been monumented on the ground as shown on this plat.

### LEGAL DESCRIPTION

**LOT 24A:**  
All of Lot 24A of Lots 24A and 27A, SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A LOT LINE ADJUSTMENT, according to the official plat thereof on file and of record in the Summit County Recorder's Office, records of Summit County, Utah.

**LOT 25:**  
Lot 25, SUNNY SLOPES PARK MEADOWS SUBDIVISION AMENDMENT TO LOTS 25 AND 26, according to the official plat thereof on file and of record in the Office of the Summit County Recorder, records of Summit County, Utah.

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Sheldon W. Urlik and Sandra Urlik, Trustees of the SHELDON AND SANDRA URLIK FAMILY TRUST OF 1994, hereby certify that they have caused this plat amendment to be made and hereby consent to the recording of this plat amendment.

IN WITNESS WHEREOF, the undersigned set his hand and seal in witness whereof, the undersigned set her hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: Sheldon W. Urlik, Trustee  
By: Sandra Urlik, Trustee

### ACKNOWLEDGMENT

State of Utah) \_\_\_\_\_  
                  ) ss:  
County of Summit) \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2018, Sheldon W. Urlik 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, did say that he is the Co-Trustee of the SHELDON AND SANDRA URLIK FAMILY TRUST OF 1994, and that said document was signed by him on behalf of said Trust by authority of the Trust, and he acknowledged to me that he executed the SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A AMENDING LOTS 24A & 25.

A Notary Public commissioned in Utah  
Printed Name \_\_\_\_\_  
Reading In: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No: \_\_\_\_\_

### ACKNOWLEDGMENT

State of Utah) \_\_\_\_\_  
                  ) ss:  
County of Summit) \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2018, Sandra Urlik 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, did say that she is the Co-Trustee of the SHELDON AND SANDRA URLIK FAMILY TRUST OF 1994, and that said document was signed by her on behalf of said Trust by authority of the Trust, and she acknowledged to me that she executed the SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A AMENDING LOTS 24A & 25.

A Notary Public commissioned in Utah  
Printed Name \_\_\_\_\_  
Reading In: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No: \_\_\_\_\_

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Henry J. Hancock, hereby certifies that he has caused this plat amendment to be made and hereby consents to the recording of this plat amendment.

IN WITNESS WHEREOF, the undersigned set his hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: Henry J. Hancock

### ACKNOWLEDGMENT

State of Utah) \_\_\_\_\_  
                  ) ss:  
County of Summit) \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2018, Henry J. Hancock 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 said document was signed by him and he acknowledged to me that he executed the SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A AMENDING LOTS 24A & 25.

A Notary Public commissioned in Utah  
Printed Name \_\_\_\_\_  
Reading In: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No: \_\_\_\_\_

### NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2018-\_\_\_\_.
2. See Record of Survey 5-\_\_\_\_.

## SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A AMENDING LOTS 24A & 25

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 222 Main Street P.O. Box 2864 Park City, Utah 84060-2864 (435) 848-8487	<b>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</b> REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2018 BY _____ S.B.W.R.D.	<b>PLANNING COMMISSION</b> APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018 BY _____ CHAIR	<b>ENGINEER'S CERTIFICATE</b> I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ATTORNEY	<b>COUNCIL APPROVAL AND ACCEPTANCE</b> APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ MAYOR	<b>CERTIFICATE OF ATTEST</b> I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ PARK CITY RECORDER	<b>RECORDED</b> STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
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# Exhibit B - Survey

## PARK MEADOWS SUBDIVISION NO. 6A LOTS 24A & 25, SUNNY SLOPES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 RECORD OF SURVEY  
 SUMMIT COUNTY, UTAH



### SURVEYOR'S CERTIFICATE

I, Matthew P. Moyer, certify that I am a Professional Land Surveyor and that I hold License No. 32172, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision and control, I have caused to be prepared this plat which contains a true and correct representation of said survey.

### LEGAL DESCRIPTION

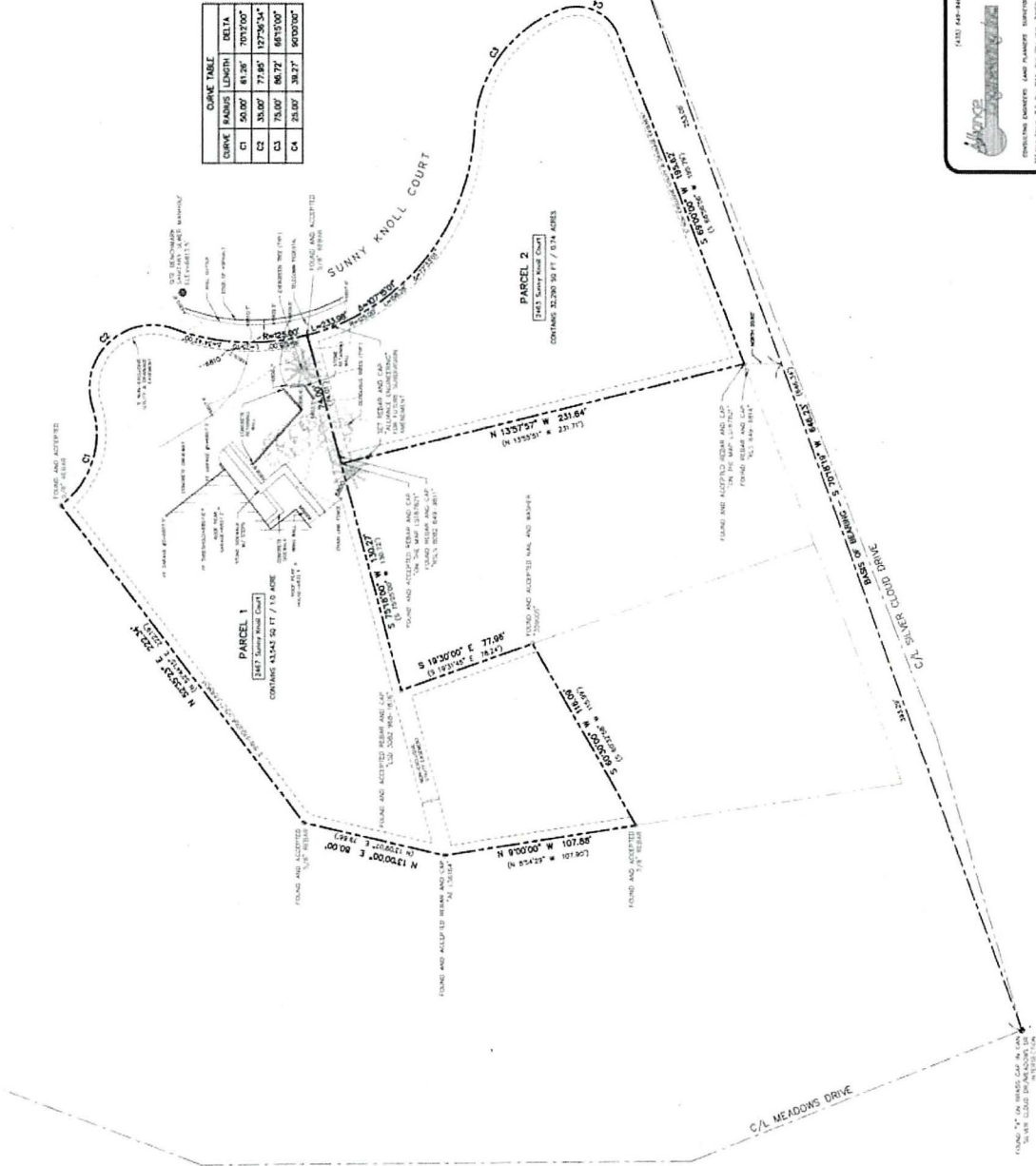
**PARCEL 1:** All of Lot 24A, Lots 24A & 27A, Sunny Slopes, Park Meadows Subdivision No. 6A, Lot Line According to the official plat filed on file and of record in the Summit County Recorder's Office.

**PARCEL 2:** Lot 25, Sunny Slopes, Park Meadows No. 6A, Subdivision Amendment to Lots 25 & 26, according to the official plat filed on file and of record in the office of the Summit County Recorder.

### NOTES

- Items of bearing for this survey is between the found street monuments as shown on this plat.
- Field work for this survey was performed May 15, 2016, and is in compliance with generally accepted surveying practices.
- The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
- A Title Report was not provided to the surveyor and only statements and setbacks per subdivision plat were located as part of this survey. The owner of the property should be aware of any items, evidence of easements, encroachments or encumbrances on the property surveyed except as shown herein.
- Utility line stumps, located inside, Sunny Slopes Park Meadows, Subdivision No. 6A, Lots 24A & 25, according to the official plat, were located and marked as shown on this plat. The stumps were found on the survey area and the stumps were located on the Survey Plat, Records of Survey No. S-0245, as well as the Summit County Recorder's Office. The stumps were located on the Survey Plat to determine the boundary as shown on this plat.
- Site Benchmark: Solitary Street Monohole Elevation = 6815.5' as shown.
- The architect is responsible for verifying building setbacks, zoning requirements and building heights.
- Property corners were found or set as shown.
- Measured bearings and distances, when different from record, are shown in parentheses ( )
- This survey supersedes a survey dated 6/15/18 performed by this surveyor.

CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	81.36'	7073.00'
C2	35.00'	77.95'	12736.34'
C3	75.00'	86.72'	6815.00'
C4	25.00'	39.21'	9070.00'



- (S) - Set 3/4\"/>
- (F) - Found Monument
- (B) - Benchmark



<p><b>STAFF:</b>                  MATT MOYER - SURVEYOR                  ALICIA BOGARD - CAD DESIGNER                  CHIP TOMAGLIA - CAD DESIGNER                  TOM LUND - CAD DESIGNER</p> <p>DATE: 6/29/18</p>	<p>EXISTING CONDITIONS &amp; TOPOGRAPHY MAP                  LOTS 24A &amp; 25, SUNNY SLOPES                  PARK MEADOWS SUBDIVISION NO. 6A</p> <p>JOB NO.: 6-5-18                  FILE: A:\ParkMeadows\Map\pwy2018\060318\060518.dwg</p>	<p>SHEET                  1                  OF                  1</p>
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