

Ordinance No. 2021-25

**AN ORDINANCE APPROVING THE CHATHAM LOTS 52 & 53 AMENDED PLAT,
LOCATED AT 3 & 5 VICTORIA CIRCLE, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as Chatham Crossing Subdivision Lots 52 & 53, located at 3 & 5 Victoria Circle, petitioned the City Council for approval of the Chatham Lots 52 & 53 Amended Plat; and

WHEREAS, on April 28, 2021, the property was properly posted, and legal notice was sent to all affected property owners; and

WHEREAS, on April 28, 2021, proper legal notice was published in the Park Record and on the Utah Public Notice website according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission, on May 12, 2021, held a public hearing and forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council on May 27, 2021, held a public hearing and took final action on the Plat Amendment; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Chatham Lots 52 & 53 Amended Plat.

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. Chatham Lots 52 & 53 Amended Plat, as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The properties are part of the Chatham Crossing Subdivision, recorded in 1981.
2. These two lots are under common ownership and the owner is proposing to move an interior lot line to preserve trees on existing Lot 52 as part of Lot 53.
3. Lot 53 is improved with a single-family residence.
4. Lot 52 is a vacant buildable lot.
5. The applicant submitted a Letter from the Chatham Crossing HOA stating that the HOA voted to approve the applicant's application.
6. Staff finds Good Cause for this Plat Amendment as both lots will remain compliant with the Minimum Required Lot Size, and consistent with the Chatham Crossing Subdivision lot sizes.
7. No non-conformities will be created, and no changes in density will result from the proposed Plat Amendment.
8. The Plat Amendment will allow for the preservation of 8 mature trees as part of Lot 53.
9. No Public Streets, Right-of-Way or easement has been vacated or amended.

Conclusions of Law:

1. There is good cause for this Plat Amendment as both lots will remain compliant with the Minimum Required Lot Size, no non-conformities will be created, and no changes in density will result from the proposed Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions.
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 Plat Amendment 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 Amendment 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 submitted in writing and approved by the City Council.
3. A Plat Note shall indicate that all Conditions of Approval of the original Chatham Crossing Subdivision continue to apply.
4. A Plat Note shall indicate that the Plat is subject to Ordinance 2021-25.

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

PASSED AND ADOPTED this 27th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Andy Beerman
0340104CDC42481

Andy Beerman, MAYOR

ATTEST:



DocuSigned by:
Michelle Kellogg
E5F905BB533F431...

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

DocuSigned by:
Margaret Plane
11B5B6F4ACF34C7...

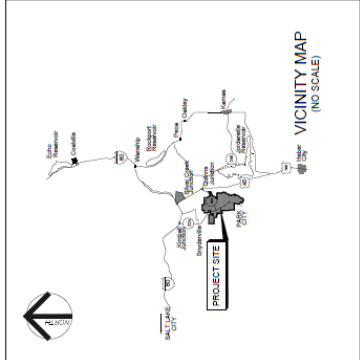
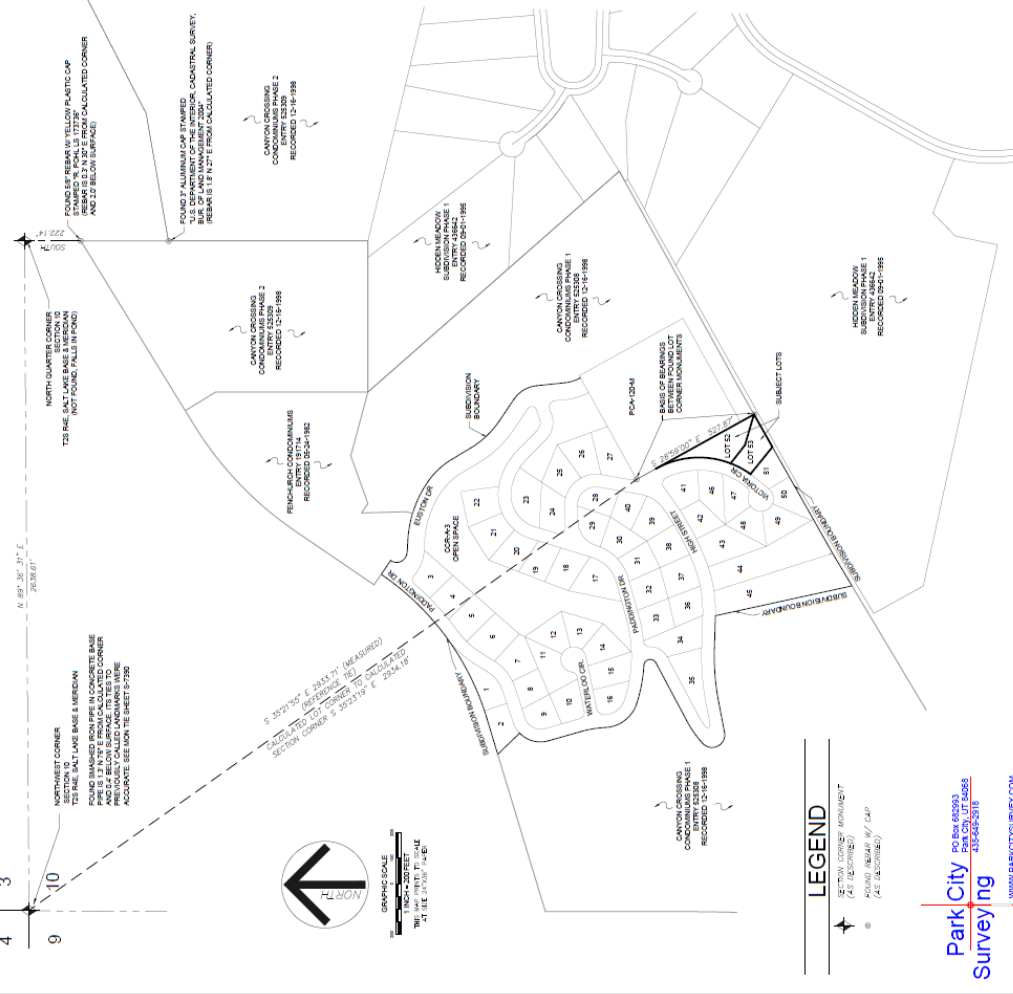
City Attorney's Office

Exhibits

Exhibit A – Chatham Lots 52 & 53 Amended Plat

CHATHAM LOTS 52 & 53 AMENDED PLAT

LOT 52 AND LOT 53 OF THE CHATHAM CROSSING SUBDIVISION LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN



LEGAL DESCRIPTION:
SALT LAKE BASE & MERIDIAN, THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, CONTAINS LOTS 52 AND 53 OF THE CHATHAM CROSSING SUBDIVISION, AS SHOWN ON PLAT 2, A SUBDIVISION OF 53 LOTS, 1/4 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON 05/11/2011, PLAT 2, A SUBDIVISION OF 53 LOTS, 1/4 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON 05/11/2011.

SHEET 1 OF 3
SUBSET

PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS _____ DAY OF _____ 2021. SALT LAKE COUNTY, UTAH COUNTY CLERK	COUNCIL APPROVAL & ACCEPTANCE BY THE PARK CITY COUNCIL APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2021. MAYOR _____ CHAIRMAN _____	PARK CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ 2021. CHAIRMAN _____	CERTIFICATE OF ATTEST I HEREBY CERTIFY THAT THE RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY COUNCIL ON THIS _____ DAY OF _____ 2021. PARK CITY RECORDER _____	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT I FIND THE PLAT TO BE IN ACCORDANCE WITH THE STANDARDS OF THE DISTRICT ON THIS _____ DAY OF _____ 2021. S.W.D. _____	ENGINEER'S CERTIFICATE I FIND THE PLAT TO BE IN ACCORDANCE WITH THE STANDARDS OF THE DISTRICT ON THIS _____ DAY OF _____ 2021. PARK CITY ENGINEER _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 2021. PARK CITY ATTORNEY _____	RECORDED ENTRY NUMBER: _____ PAGE: _____ STATE OF UTAH COUNTY OF _____ FILED AND FILED AT THE OFFICE OF _____ COUNTY RECORDER
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LEGEND
● 1/4 SECTION CORNER MONUMENT
○ POINT MARKER / CAP (AS SHOWN)

Park City Surveying
PO Box 89293
Salt Lake City, UT 84148
435-628-2818
WWW.PARKCITYSURVEYING.COM

PLANNING NOT FOR RECORDATION

CHATHAM LOTS 52 & 53 AMENDED PLAT
LOT 52 AND LOT 53 OF THE CHATHAM CROSSING SUBDIVISION
LYING WITHIN THE WEST HALF OF
SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH

SEPARATION TO PARK CITY
PLANNING NOT FOR RECORDATION

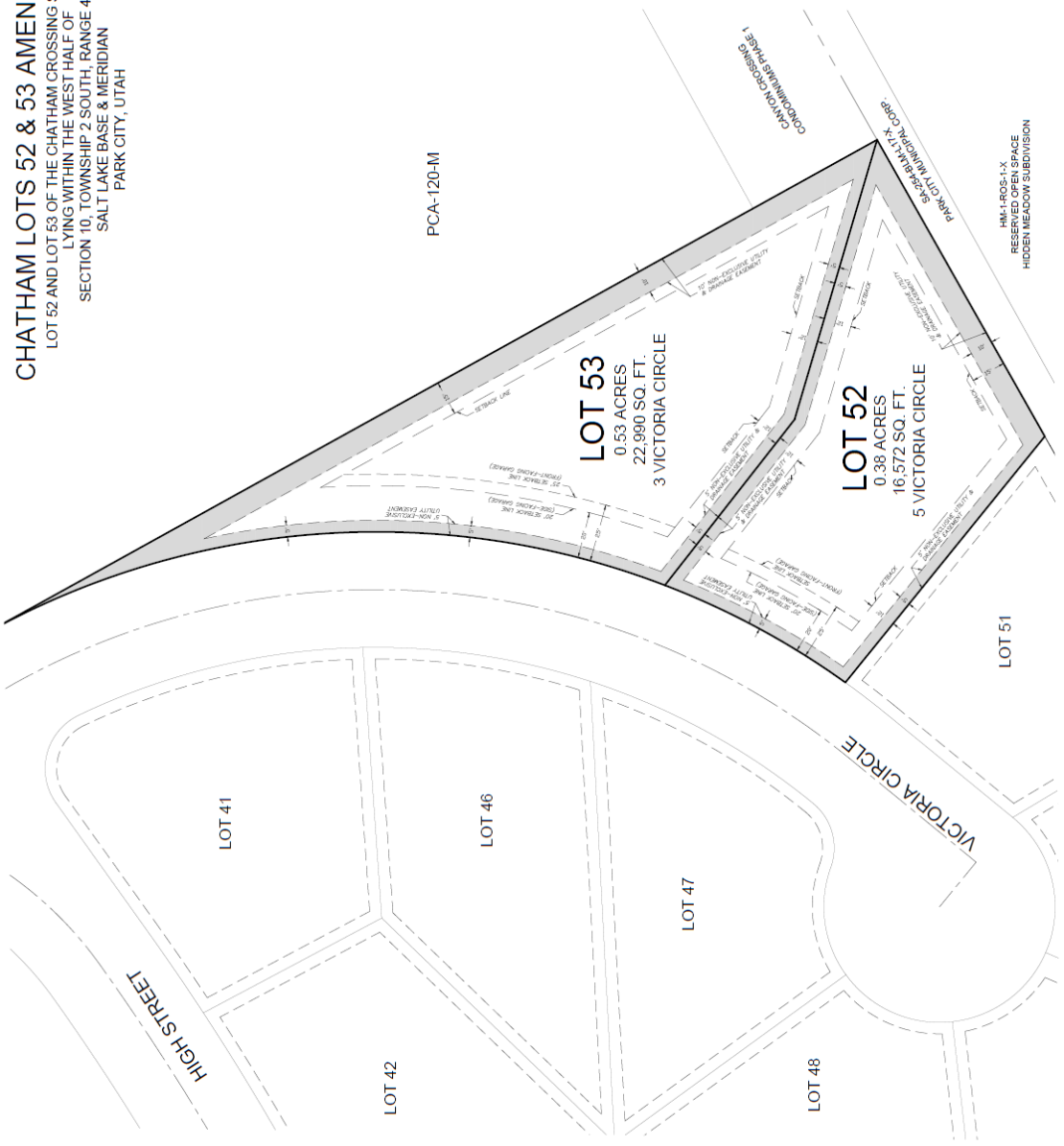


UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SUBJECT AND THE
THE CENTERLINE OF THE

SHEET 1 OF 3
SUBDIVISION

RECORDED

CITY NUMBER _____
PLAT NUMBER _____
DATE OF THIS PLAT _____
STATE OF UTAH COUNTY OF _____
PREPARED AND FILED IN THE OFFICE OF
RECORDS AND DEEDS



RESERVED OPEN SPACE
HIDDEN MEADOW SUBDIVISION