

Ordinance No. 2022-43

AN ORDINANCE APPROVING THE STONEBRIDGE AMENDED PLAT, LOCATED AT 1201 STONEBRIDGE CIRCLE, PARK CITY, UTAH

WHEREAS, the owner of the property located at 1201 Stonebridge Circle petitioned the City Council for approval of the Stonebridge Amended Plat; and

WHEREAS, on September 14, 2022, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on September 14, 2022, courtesy notice was mailed to property owners within 300 feet of 1201 Stonebridge; and

WHEREAS, on September 14, 2022, the Planning Commission reviewed the application and held a public hearing; and

WHEREAS, on September 28, 2022, the Planning Commission forwarded a positive recommendation for City Council's consideration on October 27, 2022; and

WHEREAS, on October 27, 2022, 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 § 15-7.1-3(A), § 15-7.1-6, § 15-12-15(B)(9), Chapter 15-2.13, and Chapter 15-7.

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

SECTION 1. APPROVAL. The Stonebridge Amended Plat, located at 1201 Stonebridge Circle, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background:

1. The property is located at 1201 Stonebridge Circle.
2. The Parcel is listed with Summit County as SBG-14-F.
3. The property is in the Residential Development (RD) Zoning District.
4. No easement is vacated or amended as a result of the Plat Amendment.
5. The LMC regulates the RD Zoning District Lot and Site Requirements per LMC Chapter 15-2.13.
6. On May 20, 1981, the Planning Commission forwarded a positive recommendation for the Stonebridge Plat to the City Council.
7. On August 20, 1981, the City Council approved the Plat.
8. The Applicant proposes amending the Stonebridge Plat for the purpose of adding an exterior elevator for Unit 14F.

9. The maximum density in the RD Zoning District is three units per acre. The Stonebridge Planned Unit Development has approximately 9.2 Units per acre.
10. The required Front Setback is 10 feet.
11. The required Rear Setback is 15 feet.
12. The required Side Setback is 12 feet.
13. Maximum Building height in the RD Zoning District is 28 feet measured from Existing Grade.
14. The existing Structure is 2,650 square feet. The Applicant proposes adding approximately 54 square feet of non-livable space to the Building Footprint to accommodate an elevator addition.
15. There are two existing off-street parking spaces for Unit 14F.
16. The proposal complies with the Stonebridge Plat requirements.

Conclusions of Law

1. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.13, *Residential Development (RD) District*, and LMC § 15-7.1-3(B), *Plat Amendment*.
2. Neither the public nor any person will be materially injured by the proposed amendment.
3. Approval of the 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's Office, and City Engineer will review and approve the final form and content of the Subdivision for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the Subdivision.
2. The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Subdivision approval 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, to be approved by the Chief Building Official.
4. A non-exclusive ten foot (10') public snow storage easement on Stonebridge Circle shall be dedicated on the Plat.
5. City Engineer review and approval for Lot grading, utility installation, public improvement, and drainage plans is required for compliance with City standards prior to issuance of any building permits.
6. The Applicant shall ensure the exterior elevator will not exceed height of the existing structure.

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

PASSED AND ADOPTED this 27th day of October, 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

Nann Worel

57775BCB46414F6...

Nann Worel, MAYOR

ATTEST:

DS



DocuSigned by:

Michelle Kellogg

E5F905BB533F431...

City Recorder

APPROVED AS TO FORM:

DocuSigned by:

Mark Harrington

B7478B7734C7490...

City Attorney's Office

Attachment 1 – Proposed Plat

STONEBRIDGE AMENDED AMENDING UNIT 14F & COMMON AREA OF STONEBRIDGE, A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LEGEND

- 9 10 SECTION CORNER (LOCATED)
- 9 10 SECTION CORNER (NOT-LOCATED)
- STREET MONUMENT
- PROPERTY CORNER SET (AS NOTED)
- PROPERTY CORNER FOUND (AS NOTED)
- MONUMENT LINE
- BOUNDARY LINE
- CENTERLINE
- CHAIN LINK FENCE
- FIRE HYDRANT

MAIN & 7TH ST
3" FLAT BRASS MONUMENT
NO CENTER MARK
IN RING & LID

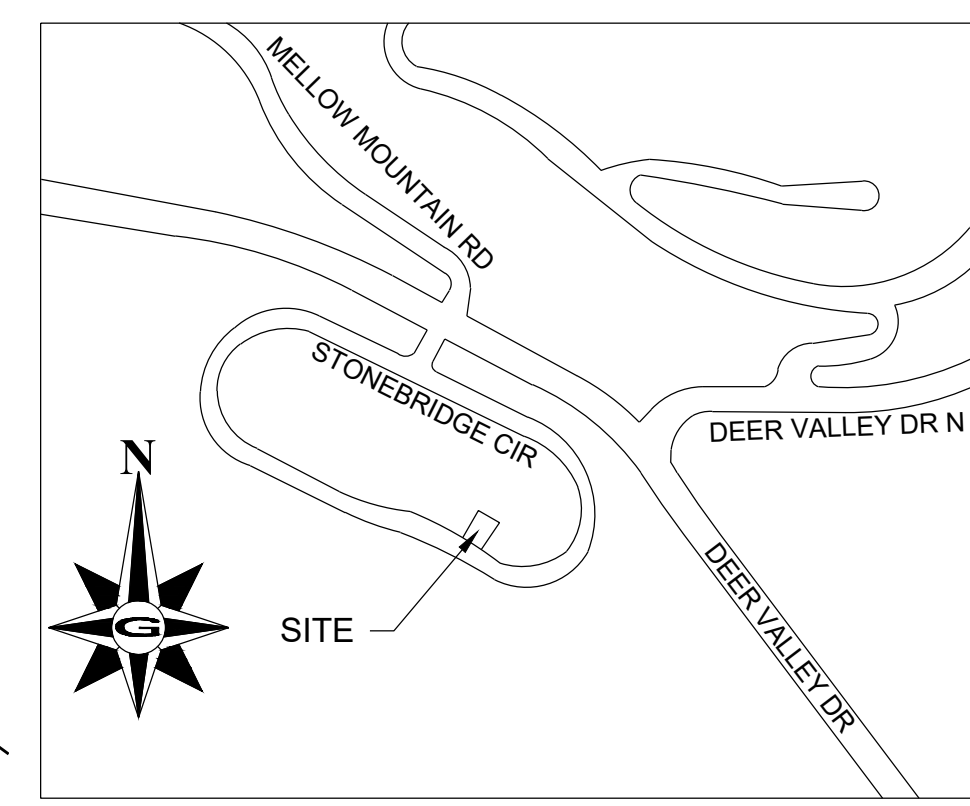
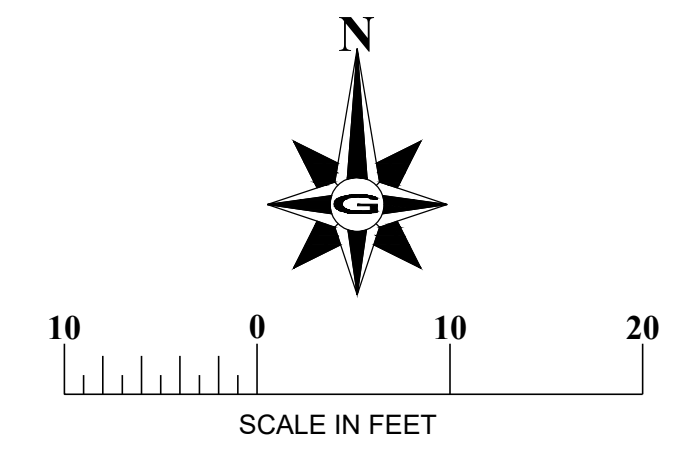
BASES OF BEARING
N42°23'17"W 152.17'

MAIN & 4TH ST
3" FLAT BRASS MONUMENT
IN RING & LID

S12°39'17"E 86.17'

TIE N86°31'31"E 2748.64'

MAIN & SWEDEN
3" FLAT BRASS MONUMENT
IN RING & LID



NOTES:

THE PURPOSE OF THIS PLAT AMENDMENT IS TO ADD A SMALL PARCEL OF LAND ORIGINALLY PLATTED AS COMMON AREA TO UNIT 14F

THIS PLAT AMENDMENT DOES NOT MODIFY, ALTER, OR REMOVE ANY PLAT REQUIREMENTS OF STONEBRIDGE, A PLANNED UNIT DEVELOPMENT - SEE ORIGINAL PLAT FOR NOTES.

COUNTY ASSESSOR

APPROVED THIS _____ DAY OF _____, 2022, A.D. BY _____

COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5152657 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY PER SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; HEREAFTER KNOWN AS STONEBRIDGE AMENDED.



JOSH F. MADSEN, P.L.S.
NO. 5152657

NARRATIVE:

PROJECT SCOPE:
THIS SURVEY WAS REQUESTED BY THE OWNER OF UNIT 14F FOR THE PURPOSE OF A CONDO PLAT AMENDMENT TO INCLUDE AN THE ADDITION OF AN ELEVATOR TO UNIT 14F.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS N 24°26'28" W BETWEEN A STREET MONUMENT AT THE INTERSECTION OF MAIN STREET AND 7TH STREET AND A MONUMENT AT THE INTERSECTION OF MAIN STREET AND 4TH STREET.

LEGAL DESCRIPTION

ALL OF UNIT 14F STONEBRIDGE A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER UNDER ENTRY NUMBER 188264, RECORDED FEBRUARY 5, 1982.

TOGETHER WITH:
BEGINNING AT A POINT ON THE WESTERLY WALL OF UNIT 14F N36°47'25"E 24.27 FEET FROM THE SOUTHWEST CORNER OF UNIT 14F. SAID SOUTHWEST CORNER OF UNIT 14F IS FURTHER DESCRIBED AS BEING NORTH 86°31'31" EAST 2748.64 FEET FROM A STREET MONUMENT AT THE INTERSECTION MAIN STREET AND 4TH STREET;
THENCE NORTH 53°12'35" WEST 4.94 FEET,
THENCE NORTH 36°47'25" EAST 10.94 FEET,
THENCE SOUTH 53°12'35" EAST 4.94 FEET TO A POINT ON SAID WESTERLY WALL OF SAID UNIT 14F,
THENCE SOUTH 36°47'25" WEST 10.94 FEET ALONG SAID WESTERLY WALL OF SAID UNIT 14F TO THE POINT ON BEGINNING.
THE AREA OF THE ADDITION IS 54.04 +/- S.F.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HERON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT STONEBRIDGE AMENDED AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PARK CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS _____ DAY OF _____, A.D., 20____.

UNIT 14 F OWNER _____ HOA PRESIDENT _____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT

SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY _____

UNIT 14F OWNER _____ HOA PRESIDENT _____

STONEBRIDGE AMENDED
AMENDING UNIT 14F & COMMON AREA
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

GILSON ENGINEERING
Consulting Engineers & Surveyors

12401 SOUTH 490 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

PUBLIC SAFETY ANSWERING POINT OF APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, A.D.

SUMMIT COUNTY GIS COORDINATOR

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2022, A.D.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PARK CITY ENGINEER

I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2022, A.D.

CITY ENGINEER

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2022, A.D. TIME: _____ ENTRY# _____

CITY RECORDER DATE

PARK CITY PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2022, A.D.

CHAIRMAN

APPROVED AS TO FORM

Approved as to form this _____ day of _____, A.D., 2022.

CITY ATTORNEY

PARK CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2022, A.D.

MAYOR CITY RECORDER

SUMMIT COUNTY RECORDER

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____

APPROVED THIS _____ DAY OF _____, 2022, A.D.

TIME: _____ ENTRY# _____ FEE: _____

COUNTY RECORDER