

Ordinance No. 2023-20

AN ORDINANCE APPROVING IRON CANYON SUBDIVISION LOT 45 – BUILDING PAD ADJUSTMENT PLAT AMENDMENT, LOCATED AT 2460 IRON MOUNTAIN DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 2460 Iron Mountain Drive petitioned the City Council for approval of the Iron Canyon Subdivision Lot 45 – Building Pad Adjustment Plat Amendment; and

WHEREAS, on March 8, 2023, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on March 8, 2023, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 8, 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 March 22, 2023, the Planning Commission reviewed the proposed Plat Amendment, held a public hearing, and forwarded a positive recommendation for City Council’s consideration on April 27, 2023; and

WHEREAS, on April 27, 2023, the City Council reviewed the 2460 Iron Mountain Drive Plat Amendment and held a public hearing; and

WHEREAS, the 2460 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 45 – Building Pad Adjustment Plat Amendment at 2460 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 2460 Iron Mountain Drive
2. The Lot is within the Single-Family Zoning District.
3. The subject property consists of Lot 45 of the Iron Canyon Subdivision, approved in 1983.
4. The Plat Amendment proposes to adjust the Building Pad area shown on the Iron Canyon Subdivision Plat.

5. The proposed Building Pad is proposed to be the same square footage as the platted building pad of 4,000 square feet.
6. The Lot contains 0.77 acres.
7. The following Lots of the Iron Canyon Subdivision have adjusted their Building Pad as approved by the City Council: Lot 4, 5, 11, 29, 42, 43, 33.
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 because it brings a non-complying structure into compliance by moving the location of the Building Pad to encompass the existing Single-Family Dwelling.
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. The Plat Amendment is consistent with the Land Management Code.
4. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
5. 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 year's 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 Chapter 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 proposed Building Pad on the recorded Plat.
6. Any expansion of the Building Footprint shall be fully encompassed within the amended Building Pad and require a review by the Planning Department of Significant Vegetation impacted.

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

PASSED AND ADOPTED this 27th day of April 2023.

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PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

Nann Worel

577758GB46414F6

Nann Worel, MAYOR



ATTEST:

DocuSigned by:

Michelle Kellogg

E5F905BB533F431...

City Recorder

APPROVED AS TO FORM:

DocuSigned by:

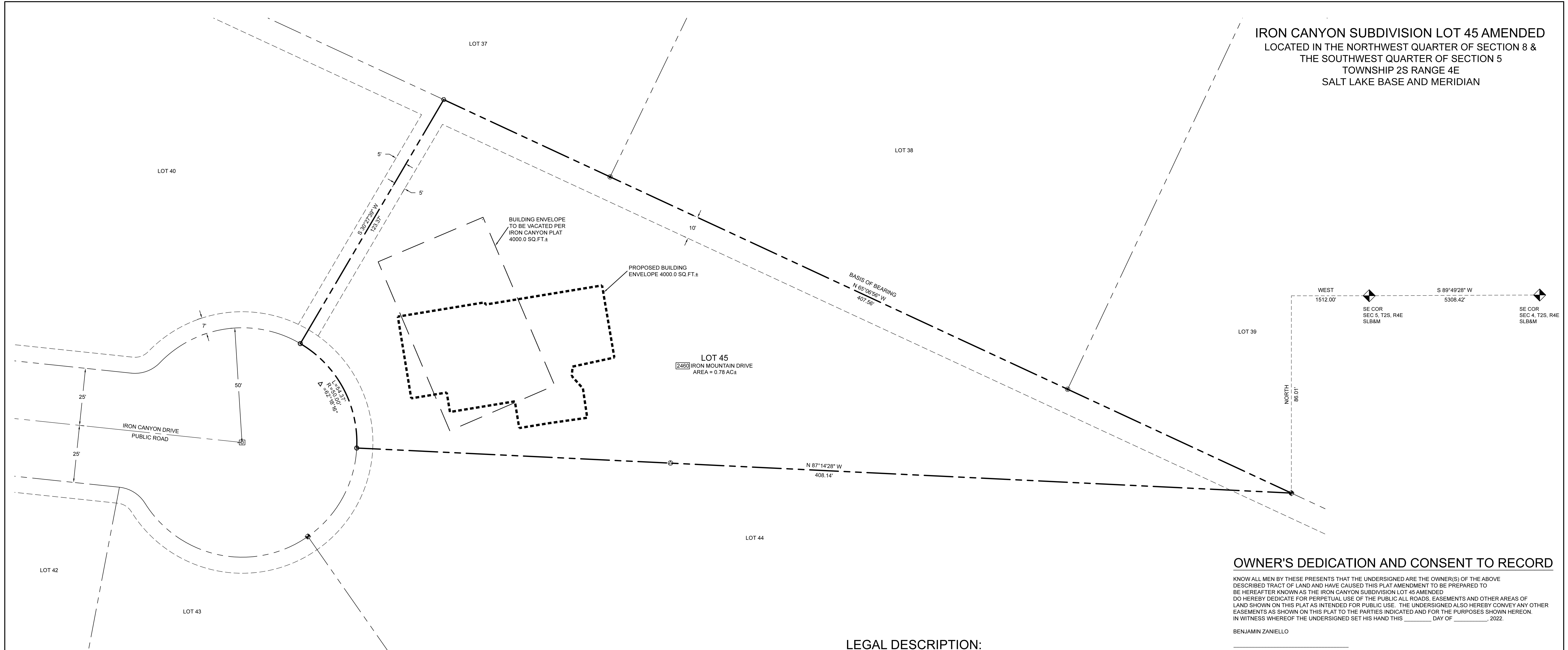
Mark Harrington

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Mark Harrington, City Attorney

Attachment 1 – Plat

IRON CANYON SUBDIVISION LOT 45 AMENDED LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 & THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 2S RANGE 4E SALT LAKE BASE AND MERIDIAN



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED TO BE HEREAFTER KNOWN AS THE IRON CANYON SUBDIVISION LOT 45 AMENDED DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS, EASEMENTS AND OTHER AREAS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS ____ DAY OF _____, 2022.

BENJAMIN ZANIELLO

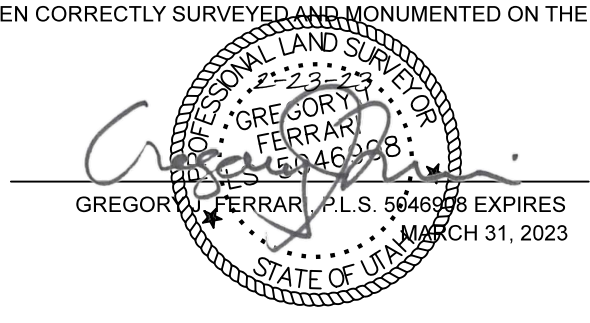
MARION ZANIELLO

LEGAL DESCRIPTION:

LOT 45, IRON CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED OCTOBER 28, 1983 AS ENTRY NO 212520 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5046908, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND HAVE AMENDED SUBDIVISION PLAT TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS IRON CANYON SUBDIVISION LOT 45 AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS
ON THIS ____ DAY OF _____, 2022, BENJAMIN ZANIELLO
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE IRON CANYON SUBDIVISION LOT 45 AMENDED.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS
ON THIS ____ DAY OF _____, 2022, MARION ZANIELLO
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE IRON CANYON SUBDIVISION LOT 45 AMENDED.

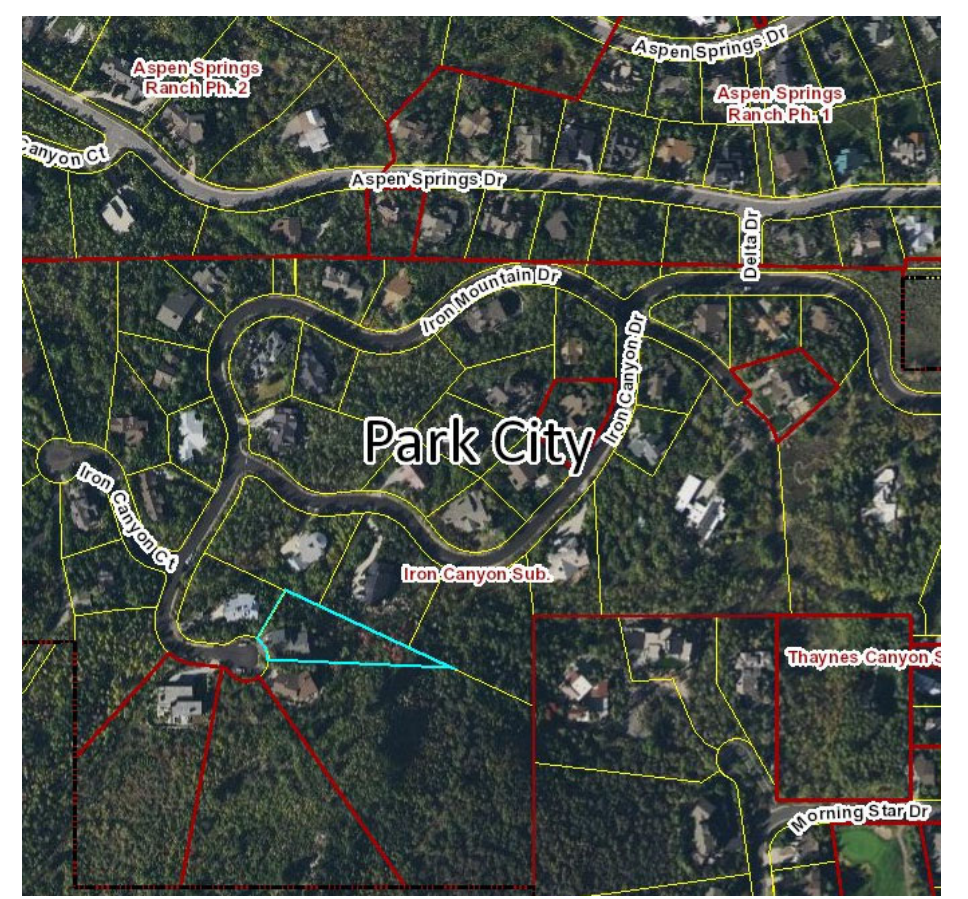
MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING IN _____

NOTES:

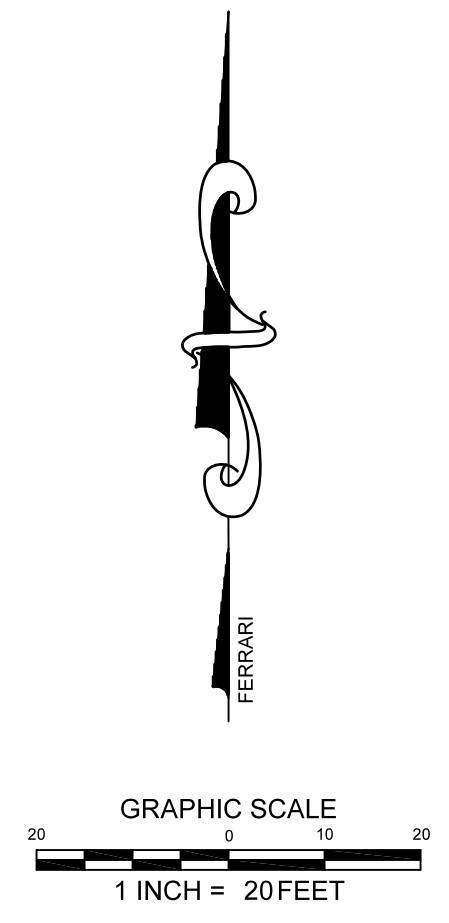
- THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN ORDINANCE 2022-XX.
- NEW CONSTRUCTION SHALL MEET LOT AND SITE REQUIREMENTS OF THE SF DISTRICT PER THE LAND MANAGEMENT CODE IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.

LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- ORIGINAL BUILDING ENVELOPE
- PROPOSED BUILDING ENVELOPE
- 5/8" REBAR & CAP LS5046908
- 5/8" REBAR & CAP LS4776
- 5/8" REBAR & CAP LS359005
- 5/8" REBAR & CAP LS6164
- 5/8" REBAR NO CAP
- STREET MONUMENT
- XXX STREET ADDRESS ON IRON MOUNTAIN DRIVE



VICINITY AND ZONING MAP
NOT TO SCALE



P.O. BOX 683001
PARK CITY, UT 84068

PARK CITY MUNICIPAL CORPORATION APPROVED AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2022 BY: _____ MAYOR	PUBLIC SAFETY ANSWERING POINT APPROVAL THIS ____ APPROVED THIS ____ DAY OF _____, 2022 A.D. BY: _____ 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. BY: _____ SNYDERVILLE BASIN RECLAMATION DISTRICT	PLANNING COMMISSION RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2020 A.D. BY: _____ CHAIR	CITY ENGINEER I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2022 A.D. BY: _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 2022 A.D. BY: _____ CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT MAP WAS APPROVED BY THE LAND USE AUTHORITY THIS ____ DAY OF _____, 2022 A.D. BY: _____ CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE ____ TIME ____ BOOK ____ PAGE ____ ENTRY NO. _____ FEE _____ COUNTY RECORDER
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