

Ordinance No. 2023-21

AN ORDINANCE APPROVING IRON CANYON SUBDIVISION LOT 8 – BUILDING PAD ADJUSTMENT PLAT AMENDMENT, LOCATED AT 2426 IRON CANYON DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 2426 Iron Canyon Drive petitioned the City Council for approval of the Iron Canyon Subdivision Lot 8 – Building Pad Adjustment Plat Amendment; and

WHEREAS, on March 29, 2023, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on March 29, 2023, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 29, 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 April 12, 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 2426 Iron Canyon Drive Plat Amendment and held a public hearing; and

WHEREAS the 2426 Iron Canyon 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 8 – Building Pad Adjustment Plat Amendment at 2426 Iron Canyon 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 2426 Iron Canyon Drive
2. The Lot is within the Single-Family Zoning District.
3. The subject property is Lot 8 of the Iron Canyon Subdivision, approved by the City Council in 1989.
4. The Lot contains 0.39 acres.
5. The Plat Amendment proposes to adjust the Building Pad area shown on the Iron

Canyon Subdivision Plat.

6. The proposed Building Pad is proposed to be 3,998 square feet, including footings.
7. The City Council has approved the following adjusted Building Pads for Lots of the Iron Canyon Subdivision: Lots 4, 5, 11, 29, 33, 42, and 43.
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. 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 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 Section 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 Building Pad on the recorded Plat.
6. Any expansion of the Building Footprint shall be fully encompassed within the amended Building Pad.
7. No further expansion of the Existing Non-Conforming roof form, measured at 34'-10" from existing grade, is permitted.
8. Any new construction shall comply with Land Management Code Section 15-9-5 Moving, Enlarging, or Altering Non-Conforming Uses.
9. The final Building Pad shown on the Plat shall not exceed 4,000 square feet, including footings for decks and roof forms.

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

PASSED AND ADOPTED this 27th day of April, 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

Nann Worel

57775BCB46414E6

Mayor Nann Worel

ATTEST:

DS



DocuSigned by:

Michelle Kellogg

E5F905BB533F431...

City Recorder

APPROVED AS TO FORM:

DocuSigned by:

Mark Harrington

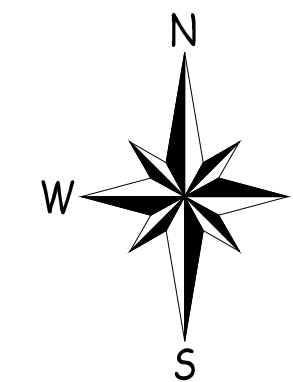
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Mark Harrington, City Attorney

Attachment 1 – Plat

IRON CANYON SUBDIVISION LOT 8 AMENDED

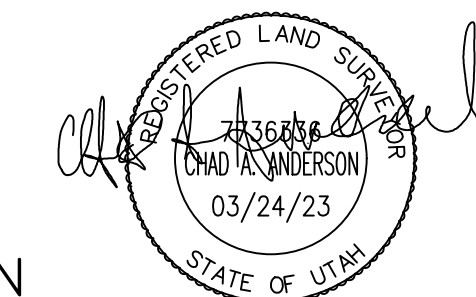
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 736556 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS AMENDED PLAT TO ADJUST THE BUILDING PAD LOCATION, HEREAFTER TO BE KNOWN AS IRON CANYON SUBDIVISION LOT 8 AMENDED.

CHAD A. ANDERSON - PLS DATE



DESCRIPTION

LOT 8 IRON CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER

AREA = 0.40 ACRES

SURVEYORS NARRATIVE

- THIS AMENDED PLAT IS BASED ON THE RECORD OF SURVEY DRAWING _____ RECORDED _____ 20____ IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
- THE PURPOSE OF THIS PLAT AMENDMENT IS TO REVISE THE EXISTING BUILDING PAD TO ENCOMPASS THE EXISTING HOME AND TO ALLOW FOR ADDITIONS AND REMODEL OF THE EXISTING HOME.
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL SPECIFIED IN PARK CITY ORDINANCE _____.

OWNER DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT LEE CIRQUE, LLC, ARE THE OWNERS OF THE ABOVE DESCRIBED AND HERON SHOWN TRACT OF LAND. HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED, TO BE HEREAFTER KNOWN AS IRON CANYON SUBDIVISION LOT 8 AMENDED, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS AS INTENDED AS PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER HEREBY CERTIFY THAT THEY HAVE CAUSED THIS PLAT AMENDMENT TO BE MADE AND HEREBY CONSENT TO THE RECORDATION OF THIS PLAT AMENDMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS HAND THIS _____ DAY OF _____ 2023

BY: _____

NAME, TITLE

LEE CIRQUE, LLC - A FLORIDA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, _____ 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, ACKNOWLEDGED TO ME THAT THEY ARE AUTHORIZED TO SIGN ON BEHALF OF LEE CIRQUE, LLC, AND HAVE HEREBY EXECUTED IRON CANYON SUBDIVISION LOT 8 AMENDED.

NOTARY SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY

PRINTED NAME _____

RESIDING IN: _____ COUNTY

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

Line #	Length	Direction
L1	1.83	N54°56'53"E
L2	0.55	S35°44'05"E
L3	0.64	N35°00'29"W
L4	1.91	N54°59'31"E
L5	0.65	S35°00'29"E
L6	9.84	N55°15'15"E
L7	0.64	N35°00'29"W
L8	1.90	N54°59'31"E
L9	0.65	S35°00'29"E
L10	7.74	N55°15'13"E
L11	2.11	N35°00'28"W
L12	1.92	N54°59'31"E
L13	3.41	S35°10'26"E
L14	1.73	S54°59'31"W
L15	10.58	S35°00'28"E
L16	4.07	N55°13'06"E
L17	6.37	N35°00'29"W
L18	6.34	S35°00'29"E
L19	9.07	N54°59'31"E
L20	3.51	N04°29'54"W
L21	8.09	N54°59'31"E
L22	8.19	S04°56'09"E

Line #	Length	Direction
L23	0.18	S54°59'31"W
L24	2.50	S35°00'29"E
L25	1.06	N54°59'31"E
L26	3.50	S35°00'29"E
L27	1.06	S54°59'31"W
L28	5.42	S35°00'29"E
L29	1.06	N54°59'31"E
L30	3.50	S35°00'29"E
L31	0.96	S54°59'31"W
L32	5.75	S35°00'29"E
L33	0.96	N54°59'31"E
L34	4.00	S35°00'29"E
L35	0.96	S54°59'31"W
L36	1.87	S35°00'29"E
L37	7.56	S29°04'55"W
L38	1.09	S35°00'29"E
L39	2.00	S54°59'31"W
L40	0.12	N31°43'57"W
L41	1.16	S35°00'29"E
L42	2.00	S54°59'31"W
L43	0.91	N35°00'29"W

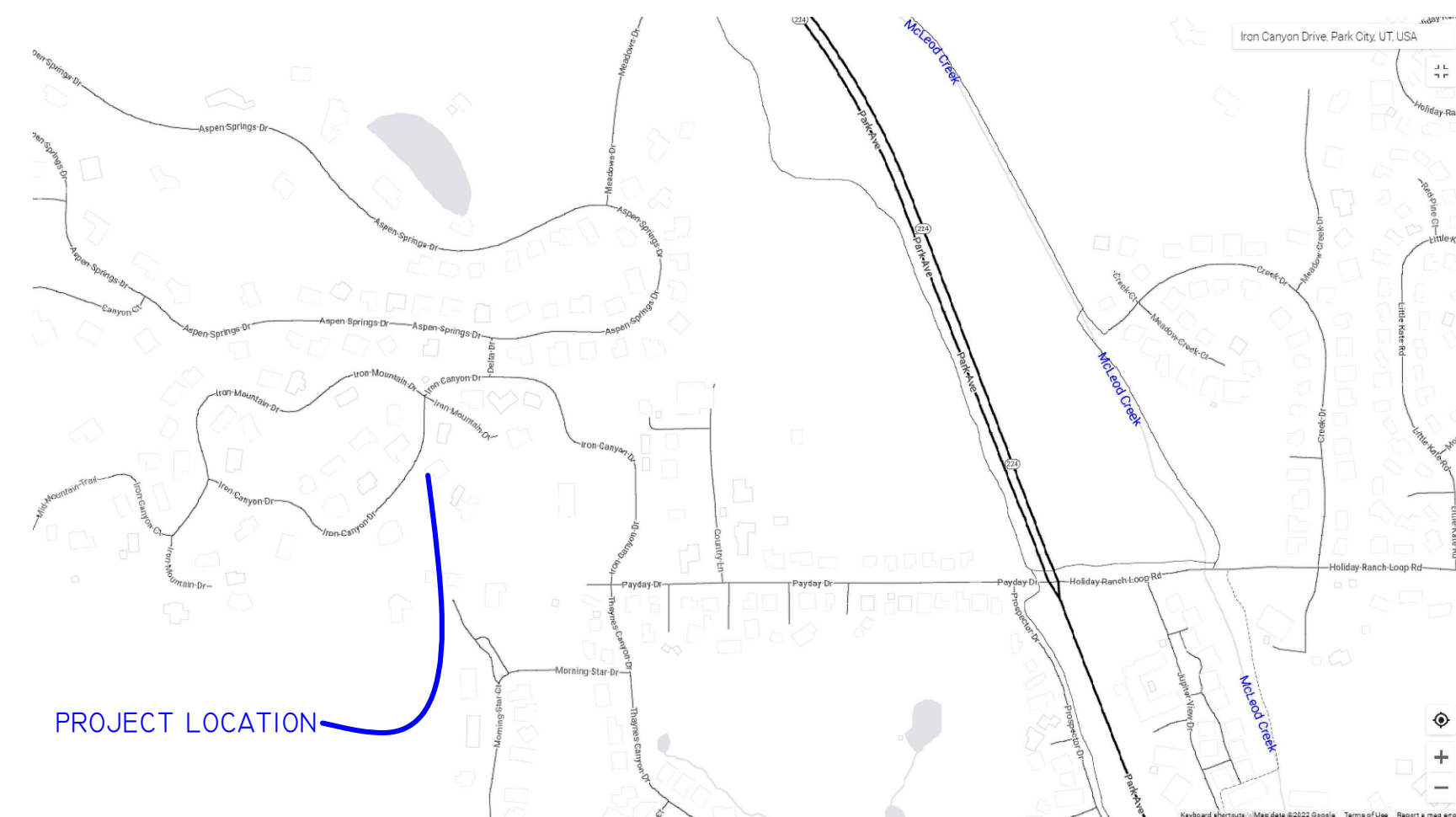
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LENGTH
CI	75.88	239.75	018°08'04"	N22°10'18"E	75.57

LOT 8
17,380 SF (0.40 AC.)
2426 IRON CANYON DRIVE

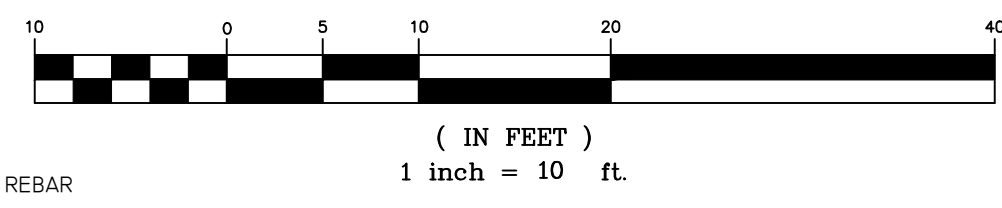
NEW BUILDING PAD
3998 SF

LOT 9
IRON CANYON

VICINITY MAP



GRAPHIC SCALE



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS
THIS _____ DAY OF _____, 2023
BY: _____ SBWRD

APPROVAL AS TO FORM

APPROVED AS TO FORM
THIS _____ DAY OF _____, 2023
BY: _____ PARK CITY ATTORNEY

NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE
- MODIFIED 13-D SPRINKLERS WILL BE REQUIRED FOR NEW CONSTRUCTION BY THE CHIEF BUILDING OFFICIAL AT THE TIME OF REVIEW OF BUILDING PERMIT SUBMITTAL
- THE PURPOSE OF THIS PLAT IS TO VACATE THE EXISTING (ORIGINAL) BUILDING PAD AND PROVIDE THE LOCATION AND DIMENSIONS OF THE NEW BUILDING PAD.
- THIS PLAT AMENDMENT IS SUBJECT TO CONDITIONS OF APPROVAL AND ALL GENERAL SPECIAL NOTES CONTAINED WITHIN THE IRON CANTON SUBDIVISION PLAN (ENTRY NO. 212520) AND ALL OTHER ZONING REQUIREMENTS, COVENANTS, RESTRICTION, EASEMENTS AND RIGHTS OF WAY, PER RECORD DOCUMENTS AND CITY OR COUNTY ORDINANCES.

CITY COUNCIL APPROVAL

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL
THIS _____ DAY OF _____, 2023
BY: _____ MAYOR

CITY PLANNING COMMISSION

RECOMMENDED BY THE PARK CIT PLANNING COMMISSION
THIS _____ DAY OF _____, 2023
BY: _____ CHAIR

CITY ENGINEER

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE
THIS _____ DAY OF _____, 2023
BY: _____ PARK CITY ENGINEER

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY: _____ SUMMIT COUNTY GIS COORDINATOR

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL
THIS _____ DAY OF _____, 2023
BY: _____ PARK CITY RECORDER

RECORDED

STATE OF UTAH AND FILED AT THE REQUEST OF: COUNTY SUMMIT
DATE: _____ TIME: _____
ENTRY# _____ FEE: _____
PARK CITY RECORDER

ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748