

Ordinance No. 2023-35

**AN ORDINANCE APPROVING THE HUNTSMAN ESTATES FIRST AMENDED PLAT,
PARK CITY, UTAH**

WHEREAS, the owner of the Huntsman Estates Subdivision, located at 5000 Royal Street, petitioned the City Council for approval to amend Conditions of Approval and Plat Note 3, of the fifteen lot (15-lot) Huntsman Estates Subdivision; and

WHEREAS, on April 12, 2023, the property was posted, and notice was mailed according to the requirements of the Land Management Code; and

WHEREAS, legal notice was published in the Park Record on April 12, 2023, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission opened a Public Hearing on April 26, 2023, and continued the Hearing to June 14, 2023; and

WHEREAS, the Planning Commission continued the Hearing on June 14, 2023, and moved to forward a positive recommendation to City Council; and

WHEREAS, on July 13, 2023, the City Council held a public hearing to receive input on the Plat Amendment; and

WHEREAS there is Good Cause and it is in the best interest of Park City Utah, to approve the Plat Amendment.

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

SECTION 1. APPROVAL. The Plat Amendment 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 Huntsman Estates Subdivision contains 40.69 acres, is zoned Residential Development, and is located within the Deer Valley MPD Overlay (RD-MPD).
2. The Parcel was originally known as the Westview Parcel located in the North Silver Lake Community of Deer Valley and is assigned 15 Units of Density in Exhibit 1 of the Twelfth Amendment and Restated Deer Valley MPD, with one Unit already developed.
3. The Subdivision is classified as a Major Subdivision according to LMC Section 15-7.1-3(A)(2) as it contains four (4) or more lots. The subdivision contains 16 lots including one common parcel.
4. On July 9, 2020, City Council approved Ordinance 2020-31, and vacated the previous Westview MPD.

5. Building Height is limited to 28 feet with an exception for the existing residence on Lot 12, which was granted in 1987 as part of the Conceptual MPD approval for the Westview MPD.
6. The proposed Plat Amendment was reviewed for compliance with all Sections of LMC Chapter 15-7, Subdivision General Provisions.
7. Single Family Dwellings are an allowed Use within the RD District.
8. Lockout Units require a CUP.
9. Accessory Apartments require an Administrative Permit.
10. Nightly Rentals are allowed subject to an active business license and compliance with Municipal Code Section 4-5-3 unless Homeowner Association rules prohibit them.
11. All future buildings shall be reviewed for compliance with the Architectural Design Guidelines of LMC Chapter 15-5.
12. The Applicant submitted a Forrest Assessment from a certified arborist with their original Subdivision Application that evaluated the health and viability of the site and makes recommendations on thinning and removing dead standing trees to balance the need for tree removal for forest health, build out, and wildfire prevention with the visibility of the site.
13. Reasonable care shall be taken in the siting of houses, accessory buildings/uses, and driveways to attempt to limit long driveways and the removal of Significant Vegetation.
14. The Applicant submitted BE/LOD Areas for each of the individual lots in a file titled Lot Exhibit dated 4/15/20. The Applicant is now proposing that the BE/LODs be considered Limits of Disturbance (LOD), as noted in new Plat Note 3.
15. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance.
16. This Plat Amendment seeks to clarify Plat Note 3, and to add a Snyderville Basin Water Reclamation District easement to the Plat.
17. As a result of the clarified LOD, driveways to the ROW will not result in a reduction of the house size.
18. There are no Maximum House Size limitations in the Subdivision.

Conclusions of Law:

1. There is Good Cause for the Plat Amendment. The proposed Amendment complies with the Land Management Code requirements and the Deer Valley MPD and is within the Density approved for the parcel in 1987.
2. The Amendment is consistent with the 2014 Park City General Plan and the Park City Land Management Code including Sections 15-7.1-3(C) and 15-12-15(B)(4) and (9) and applicable State Law regarding Subdivisions.
3. Neither the public nor any person will be materially injured by the proposed Amendment.
4. Approval of this Amendment 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 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 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 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. All Plat Notes on the Huntsman Estates Subdivision Plat shall be carried forward except for Plat Note 3, which shall be modified as noted below.

All Lots are limited to Single-Family Dwellings and Accessory Buildings/Uses. All building footprints must be within the Limits of Disturbance (LOD) areas as shown on this Plat. Minor adjustments to the LOD area shall be allowed by the Planning Director so long as the total size of the LOD area on the Lot does not increase. Driveway connections, utility corridors, paths, and drainage features between the LOD and Right-Of-Way shall not count against the total LOD allowed on the Lot. Driveways outside the LOD shall not exceed 20 feet in width.
4. Any reference to Building Envelope (BE) shall be removed from the Plat.
5. Prior to the issuance of a building permit for individual Lots, the Applicant or owner of the Lot shall submit a certified arborists assessment of the Lot that analyzes the health and viability of all Significant Vegetation on the property within 100 feet of the principal dwelling and any accessory buildings/uses, including a tree preservation plan that indicates trees proposed for removal, how trees will be protected during construction, and a tree replacement plan. The plan shall indicate that trees shall be limited within a 15-foot radius of any structure, and that diseased or dead trees within 100 feet of any structure will be removed, consistent with the Forest Assessment dated March 28, 2020. This includes vegetation that is no longer standing. A 30-foot vegetation protection area will be required around dwellings with limited existing or new tree landscaping as approved by Park City Municipal Corporation and the Park City Fire District.
6. Should the Applicant move forward with Phase 2 of this project (Additional Land A and B), a Condition of Approval shall be placed on the Plat Amendment that the Applicant shall deed a parcel of property to the City as natural Recreational Open Space, which parcel of property shall be agreed upon by the Applicant and Park City Municipal Corporation.
7. A Construction Management Plan that explicitly prohibits parking on Royal Street during construction will be required prior to the issuance of any building permits.
8. The Huntsman Estates Subdivision development exceeds one (1) acre and shall meet the requirements of the municipal separate storm sewer system (MS4) storm water program. A plat note shall indicate that each lot within this common development shall be required to obtain a MS4 storm water permit prior to any construction activity.

9. A Plat Note shall indicate that the Subdivision shall be served by an on-call van shuttle service that will transport owners/guests to the Silver Lake or Snow Park area as well as the Main Street core and the surrounding resorts during peak vacation/holiday weeks to minimize the traffic impact from this subdivision. At a minimum this shall include holiday weeks and three-day weekends in perpetuity. The shuttle van shall utilize Royal Street and shall not utilize Hillside Avenue.
10. A Plat Note shall indicate that the Plat is subject to Ordinance 2023-35.

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

PASSED AND ADOPTED this 13th day of July, 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

Nancy Worel

57775BCB46414F6...

Mayor

ATTEST:



DocuSigned by:

Michelle Kellogg

E5F905BB533F431...

City Recorder

APPROVED AS TO FORM:

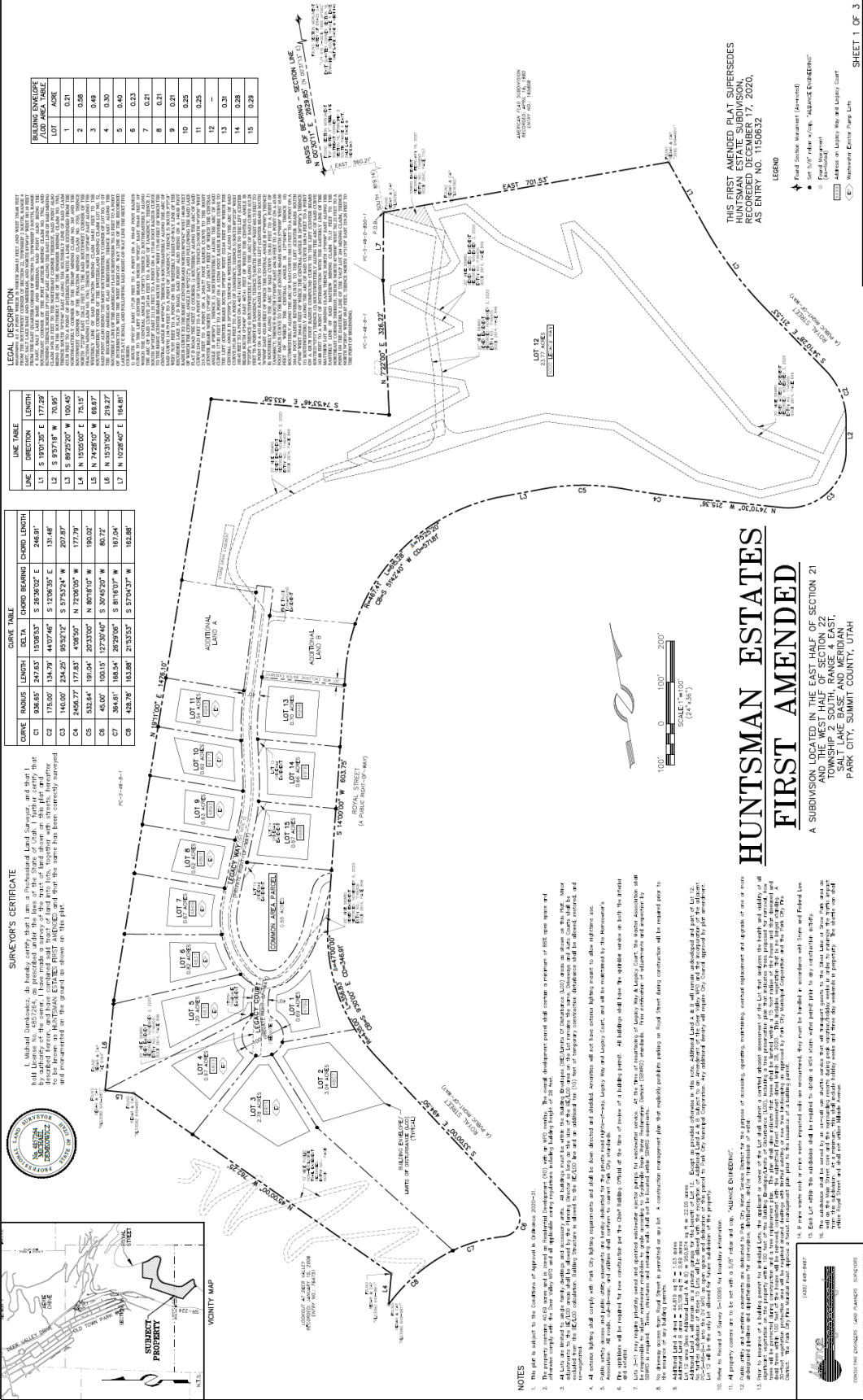
DocuSigned by:

Mark Harrington

B7478B7734C7490...

City Attorney's Office

Attachment A: Plat Amendment



LOT	AREA
1	0.21
2	0.48
3	0.49
4	0.30
5	0.40
6	0.33
7	0.21
8	0.21
9	0.21
10	0.25
11	0.25
12	0.31
13	0.31
14	0.38
15	0.28

LEGAL DESCRIPTION

THIS PLAN IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 2020-031. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH.

LINE	THICK	CHORD LENGTH	CHORD BEARING
C1	236.85'	247.63'	S 26°30'00\"
C2	175.00'	134.79'	S 12°00'00\"
C3	140.00'	234.25'	S 83°52'30\"
C4	245.67'	177.63'	N 72°00'00\"
C5	332.64'	191.04'	N 67°18'10\"
C6	45.00'	100.15'	S 30°45'00\"
C7	384.81'	186.54'	S 81°00'00\"
C8	428.78'	183.86'	S 57°04'37\"

LINE	THICK	CHORD LENGTH	CHORD BEARING
L1	S 10°00'00\"	177.00'	
L2	S 89°57'30\"	70.00'	
L3	S 89°52'00\"	100.00'	
L4	N 12°00'00\"	70.15'	
L5	N 72°00'00\"	100.02'	
L6	N 12°00'00\"	100.02'	
L7	N 12°00'00\"	100.02'	
L8	N 12°00'00\"	100.02'	
L9	N 12°00'00\"	100.02'	
L10	N 12°00'00\"	100.02'	
L11	N 12°00'00\"	100.02'	
L12	N 12°00'00\"	100.02'	
L13	N 12°00'00\"	100.02'	
L14	N 12°00'00\"	100.02'	
L15	N 12°00'00\"	100.02'	

SURVEYOR'S CERTIFICATE

I, Michael D. Williams, do hereby certify that I am a Professional Land Surveyor, and that I have been duly licensed by the State of Utah. I have personally surveyed and measured the above described land, and I have found that the same is correctly surveyed and measured on the ground as shown on this plan.

NOTES

- The plan is subject to the conditions of approval in Ordinance 2020-031.
- The developer shall be responsible for obtaining all necessary permits and approvals from the City of Salt Lake County and the State of Utah.
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PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

BY: _____ CHIEF

ENGINEER'S CERTIFICATE

APPROVED BY THE ENGINEER THIS _____ DAY OF _____, 2023.

BY: _____ ENGINEER

APPROVAL AS TO FORM

APPROVED BY THE CITY OF SALT LAKE COUNTY THIS _____ DAY OF _____, 2023.

BY: _____ MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS FILED BY THE CITY OF SALT LAKE COUNTY ON _____ DAY OF _____, 2023.

BY: _____ COUNTY CLERK

APPROVAL AS TO FORM

APPROVED BY THE CITY OF SALT LAKE COUNTY THIS _____ DAY OF _____, 2023.

BY: _____ MAYOR

CERTIFICATE OF ATTEST

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BY: _____ MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS FILED BY THE CITY OF SALT LAKE COUNTY ON _____ DAY OF _____, 2023.

BY: _____ COUNTY CLERK

HUNTSMAN ESTATES

FIRST AMENDED

A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21 AND THE WEST HALF OF SECTION 21 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

THIS FIRST AMENDED PLAT SUPERSEDES HUNTSMAN ESTATE SUBDIVISION, RECORDED DECEMBER 17, 2020, AS ENTRY NO. 1156632

- LEGEND**
- Field Section Marking (Surveyed)
 - Survey Point (Surveyed)
 - Field Marking
 - ▭ Station or Survey Peg and Survey Court
 - ◁ Monument Corner Peg Lot

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

BY: _____ CHIEF

ENGINEER'S CERTIFICATE

APPROVED BY THE ENGINEER THIS _____ DAY OF _____, 2023.

BY: _____ ENGINEER

APPROVAL AS TO FORM

APPROVED BY THE CITY OF SALT LAKE COUNTY THIS _____ DAY OF _____, 2023.

BY: _____ MAYOR

CERTIFICATE OF ATTEST

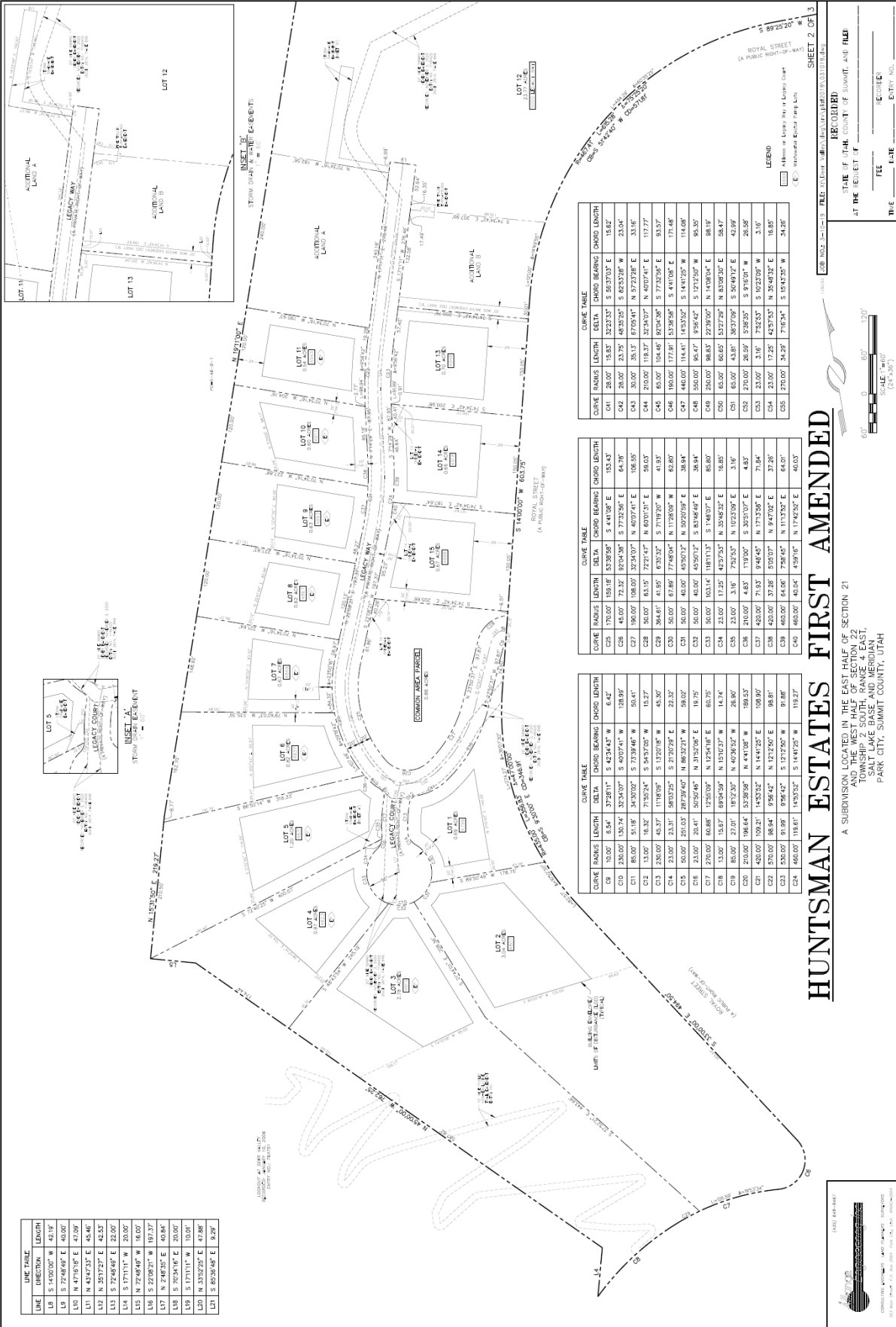
I CERTIFY THIS RECORD OF SURVEY MAP WAS FILED BY THE CITY OF SALT LAKE COUNTY ON _____ DAY OF _____, 2023.

BY: _____ COUNTY CLERK

RECORDED

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

FILED _____ DATE _____ ENTRY NO. _____



LINE	DIRECTION	LENGTH
L1	S 143°00'00" W	43.19'
L2	S 72°48'48" E	60.50'
L3	N 47°58'38" E	47.59'
L4	N 43°47'33" E	45.46'
L5	N 29°27'27" E	42.53'
L6	S 72°48'48" E	22.00'
L7	S 17°11'11" W	20.00'
L8	S 22°08'21" W	19.73'
L9	N 2°48'35" E	40.84'
L10	S 70°34'16" E	20.00'
L11	S 17°11'11" W	10.01'
L12	N 33°52'25" E	47.88'
L13	S 80°26'48" E	9.29'

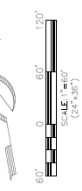
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C41	28.00'	15.83'	S 32°33'33"	15.62'	
C42	28.00'	23.79'	S 62°52'25" W	23.04'	
C43	30.00'	55.13'	S 67°05'41" N	57.92396' E	33.16'
C44	210.00'	118.37'	S 32°45'07" N	407.914' E	177.77'
C45	65.00'	104.48'	S 67°04'36" E	77.92294' E	93.57'
C46	160.00'	177.81'	S 53°38'58" E	447.08' E	171.48'
C47	440.00'	114.41'	S 43°32'52" E	147.250' W	114.08'
C48	350.00'	86.47'	S 95°42' E	127.250' W	90.30'
C49	250.00'	66.83'	S 22°39'00" N	143.804' E	88.19'
C50	65.00'	60.65'	S 52°27'25" N	83.9830' E	58.47'
C51	65.00'	43.81'	S 35°37'59" E	50.9172' E	42.89'
C52	270.00'	26.59'	S 93°52'55" E	91.910' W	26.58'
C53	23.00'	3.16'	S 74°25'33" E	102.230' W	3.16'
C54	23.00'	17.25'	S 42°57'53" N	35.6332' E	16.89'
C55	270.00'	34.20'	S 71°05'34" E	184.335' W	34.20'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C26	175.00'	159.18'	S 41°10' E	153.43'	
C25	46.00'	72.32'	S 87°34'36" E	64.76'	
C27	190.00'	108.00'	S 72°34'07" N	407.914' E	106.55'
C28	56.00'	63.15'	S 72°24'47" N	80.0131' E	59.03'
C29	364.61'	41.95'	S 63°33'32" N	77.92294' W	41.93'
C30	56.00'	67.89'	S 77°48'04" N	172.920' W	62.80'
C31	56.00'	40.00'	S 45°50'12" N	50.72059' E	38.84'
C32	56.00'	40.00'	S 45°50'12" E	83.84648' E	38.84'
C33	56.00'	103.44'	S 18°11'33" E	148.017' E	85.80'
C34	23.00'	17.25'	S 42°57'53" N	32.94832' E	16.85'
C35	23.00'	3.16'	S 74°25'33" E	102.230' E	3.16'
C36	270.00'	4.83'	S 119°00' E	30.9107' E	4.83'
C37	420.00'	71.83'	S 94°45' E	171.3398' E	71.84'
C38	420.00'	32.86'	S 50°57' N	84.7200' E	37.26'
C39	460.00'	64.06'	S 64°06' E	758.145' E	64.07'
C40	460.00'	65.64'	S 45°16' E	1142.920' E	65.03'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C9	150.00'	6.54'	S 37°28'11" E	42.94437' W	6.42'
C10	230.00'	130.74'	S 32°45'07" E	407.914' W	128.99'
C11	85.00'	51.18'	S 34°30'02" E	73.9946' W	58.41'
C12	13.00'	18.32'	S 71°05'34" E	84.97050' W	15.27'
C13	230.00'	45.37'	S 11°08'09" E	84.97050' W	45.30'
C14	23.00'	23.31'	S 80°32'25" E	21.92292' W	22.32'
C15	50.00'	25.03'	S 28°29'40" N	80.32214' W	59.02'
C16	23.00'	20.41'	S 50°50'46" N	31.92068' E	19.75'
C17	270.00'	66.88'	S 12°50'09" N	12.94168' E	62.75'
C18	13.00'	15.87'	S 69°34'59" N	15.91237' W	14.74'
C19	85.00'	27.01'	S 18°12'30" N	40.92622' W	26.86'
C20	270.00'	198.64'	S 53°58'58" E	444.08' W	199.53'
C21	420.00'	109.21'	S 14°53'52" E	144.120' E	108.90'
C22	570.00'	88.94'	S 98°44' E	127.250' E	98.81'
C23	530.00'	91.99'	S 89°44' E	127.250' W	91.86'
C24	460.00'	118.81'	S 43°32'52" E	144.120' W	119.27'

HUNTSMAN ESTATES FIRST AMENDED

A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21 AND THE WEST HALF OF SECTION 22 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SASKATCHEWAN PROVINCE AND IRIDIAN PARK CITY, SUMMIT COUNTY, UTAH



RECORDED
STATE OF UTAH
COUNTY OF SUMMIT, AND FILED
AT THE OFFICE OF
FEE RECEIVED
DATE ENTRY NO.



