Ordinance No. 2023-52

AN ORDINANCE APPROVING 902 WOODSIDE AVENUE PLAT AMENDMENT, LOCATED AT 902 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 902 Woodside Avenue petitioned the City Council for approval of the 902 Woodside Avenue Plat Amendment; and

WHEREAS, on October 11, 2023, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on October 11, 2023, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 11, 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 October 25, 2023, the Planning Commission reviewed the proposed Plat Amendment, held a public hearing, and forwarded a positive recommendation for City Council's consideration on November 16, 2023; and

WHEREAS, on November 16, 2023, the City Council reviewed the 902 Woodside Avenue Plat Amendment and held a public hearing; and

WHEREAS, the 902 Woodside Avenue Plat Amendment is consistent with the Park City Land Management Code Chapter 15-2.2 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 902 Woodside Avenue Plat Amendment at 902 Woodside Avenue, 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 902 Woodside Avenue.
- 2. The Lot is within the Historic Residential 1 Zoning District.
- 3. The subject property consists of 56.25 feet of Lot 31 and 32 on Block 3, or Parcel Number SA-10-B).
- 4. The Plat Amendment proposes to combine two Lots into one Lot.
- 5. The Lot contains 0.06 acres (2,318 square feet).
- 6. 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 combines two substandard Lots and creates one developable Lot.
- 2. The Plat Amendment is consistent with the Land Management Code, including LMC Chapter 15-2.2 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 years' 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 15-2.2 regarding Setbacks, Building Height, Building Envelope, Building Pad, etc.
- 4. No remnant partial lot resulting from this approval is separately developable without a plat amendment in conformance with applicable zoning at the time of application.
- 5. A non-exclusive ten foot public snow storage easement on Woodside Avenue shall be dedicated on the Plat.

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

PASSED AND ADOPTED this 16th of November, 2023.

PARK CITY MUNICIPAL CORPORATION

ATTEST:	DocuSigned by: Michelle Kelligg E5F905BB533F431	-
Michelle Kellogg	g, City Recorder	
APPROVED AS	TO FORM:	

DocuSigned by: Nann Word 57775BCB46414F6...

Nann Worel, Mayor

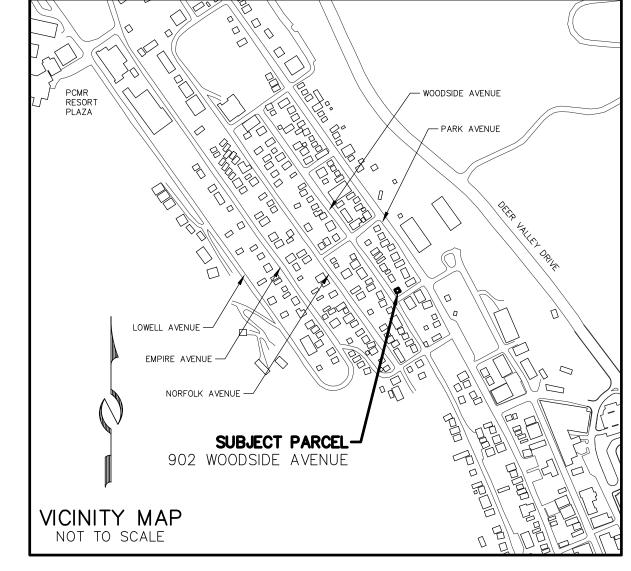
Mark Harrington, City Attorney



LEGAL DESCRIPTION

THE WESTERLY 56.25 FEET OF LOTS 31 AND 32, BLOCK 3, SNYDER'S ADDITION TO PARK CITY, UTAH, AND MORE PARTICUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 31, BLOCK 3, SNYDER'S ADDITION TO PARK CITY, UTAH, AND RUNNING THENCE NORTH 54°01' EAST 56.25 FEET; THENCE SOUTH 35°59' EAST 50.00 FEET; THENCE SOUTH 54°01' WEST 56.25 FEET; THENCE NORTH 35°59' WEST 50.00 FEET TO THE POINT OF BEGINNING.





INTERSECTION 9TH STREET & NORFOLK AVENUE

professional land surveying and consulting ALLTERRA		AMENDI
UTAH, LLC 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036		
<u>PUBLIC SAFETY ANSWERING</u> <u>POINT APPROVAL</u>	<u>SNYDERVILLE BASIN WATER</u> <u>RECLAMATION DISTRICT</u>	PLANNING COMMISION
APPROVED ON THISDAY OF, 2023	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THISDAY OF, 2023	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THISDAY OF, 2023
BY SUMMIT COUNTY GIS COORDINATOR	BY SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	BYCHAIR



RYAN SUBDIVISION OWNER: EE 908 WOODSIDE LLC RECORDED: AUGUST 15, 2016 ENTRY NO.: 1051438 OWNER: MADANES FAMILY, LLC RECORDED: JANUARY 22, 2019 ENTRY NO.: 1104970 FOUND BRASS MONUMENT WITH "X" IN CAN INTERSECTION 9TH STREET & PARK AVENUE 0.07 AC. OR 2,813 SQ. FT. OUND NOTES 1. This plat amendment is subject to the Conditions of Approval in Ordinance 2. See Record of Survey S-11327 performed by Allterra Utah, dated August 16, 2023 on file and of record in the Office of the Summit County Recorder .

902 WOODSIDE AVENUE SUBDIVISION

DING A PORTION OF LOT 31 & LOT 32, BLOCK 3, SNYDER'S ADDITION TO PARK CITY SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

			_
	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	
ITY	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE	APPROVED AS TO FORM THIS DAY OF, 2023	
2023	THISDAY OF, 2023		
_	BY	BY	

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CI COUNCIL THIS ____ DAY OF _____, 20

PARK CITY ENGINEER

PARK CITY ATTORNEY

BY_____ MAYOR

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	EW
101	

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 7248891 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 subdivided said property into a single lot with easements, hereafter to be known as 902 WOODSIDE AVENUE SUBDIVISION.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be combined into one (1) lot of record as set forth together with easements to be hereafter known as 902 WOODSIDE AVENUE SUBDIVISION. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes hereon.

In witness whereof, the undersigned set his/her hand this , 2023. day of MEREL WITTEVEEV AND ANDREW MACPHERSON, TRUSTEES OF THE MACPHERSON/WITTEVEEN 2021 FAMILY TRUST DATED SEPTEMBER 2, 2021

ANDREW MACPHERSON, TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH	
	:
COUNTY OF SUMMIT	

On this _____ day of ______, 2023, ANDREW MACPHERSON 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, did say that he/she is signing as TRUSTEE of the

MACPHERSON/WITTEVEEN 2	021 FAMILY TRUST DATED SEPTEMBE	GR 2, 2021.
Notary Public		
Printed Name		
Residing in:		
My commission expires:		
Commission No		
STATE OF UTAH)	
COUNTY OF SUMMIT	:ss.)	
On this day of or proven on the basis of satisfactor	, 2023, MEREL WITTEVER bry evidence, and who by me duly sworn/aff 021 FAMILY TRUST DATED SEPTEMBE	EN personally appeared before me, whose identity is personally known to me firmed, did say that he/she is signing as TRUSTEE of the ER 2, 2021.
Notary Public		
Printed Name		
Residing in:		
My commission expires:		
Commission No		
	LEGEND • Set 5/8" rebar w/cap "ALLTERRA UTAH" (Unless noted otherwise) • Found Monument (As-Noted) • Found Street Monument (As-Noted)	$10^{\prime} 0 10^{\prime} 20^{\prime}$ $1^{\prime} = 10^{\prime} - (24^{\circ} \times 36^{\circ})$ BIGET 1 OF 1
CERTIFICA	ATE OF ATTEST	RECORDED
	LAT WAS APPROVED	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

	<u>CERTIFICATE OF ATTEST</u>	RECORDED
ITY 023	I CERTIFY THIS PLAT WAS APPROVED	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
	BY THE PARK CITY COUNCIL THIS DAY OF, 2023	AT THE REQUEST OF
	BY	FEE RECORDER
	PARK CITY RECORDER	TIME DATE ENTRY NO