

Ordinance 15-41

**AN ORDINANCE APPROVING THE 134 MAIN STREET PLAT AMENDMENT,
LOCATED AT 134 MAIN STREET, PARK CITY, UTAH.**

WHEREAS, the owners of the property located at 134 Main Street, have petitioned the City Council for approval of the 134 Main Street Plat Amendment; and

WHEREAS, the property was properly noticed and posted on September 29, 2105 according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on October 14, 2015 to receive input on the proposed subdivision;

WHEREAS, on October 14, 2015 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on November 5, 2015 the City Council held a public hearing on the proposed 134 Main Street Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 134 Main Street Plat Amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 134 Main Street Subdivision, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The plat is located at 134 Main Street within the Historic Residential (HR-2) District, Subzone-B.
2. The 134 Main Street Plat Amendment consists of Lots 13, a portion of Lot 14, and an un-platted metes and bounds parcel located in Block 20 of the Snyder's Addition to the Park City Survey.
3. On August 6, 2015 the applicants submitted an application for a plat amendment to combine Lots 13, a portion of Lot 14, and an un-platted metes and bounds parcel, into one (1) lot of record containing a total of 1,956 square feet.
4. The application was deemed complete on August 10, 2015.

5. The HR-2 zone requires a minimum lot area of 1,875 square feet for a single family dwelling.
6. The proposed plat amendment creates one (1) lot of record consisting of 1,956 square feet.
7. The maximum footprint allowed in the HR-2 zone is 876.3 square feet for the proposed lot based on the lot area of the lot.
8. The property is currently vacant.
9. Lot 13 does not currently meet the minimum lot size requirement for single-family homes in the HR-2 District
10. The remnant of lot 14 is undevelopable as it does not meet the minimum lot size or width for single-family homes in the HR-2 District.
11. The un-platted, metes and bounds parcel on the property is undevelopable as it does not meet the minimum lot size or width for single-family homes in the HR-2 District.
12. The lot is located in a FEMA Flood Zone A.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
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 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 amendment 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 complete application requesting an

extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.
4. The City will require a 10 foot wide snow storage easement along the front of the property and a 10 foot wide stream and drainage meandering corridor easement along the rear of the property.
5. The applicant must meet all requirements for construction of structure in a FEMA Flood Zone A.

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

PASSED AND ADOPTED this 5th day of November, 2015.



PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:



Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney



SURVEYOR'S CERTIFICATE
 I, Mark A. Mackay, a duly licensed and sworn Surveyor under the laws of the State of Utah, and holder of Certificate No. 4932738, do hereby certify that I have prepared this Record of Survey Map of 134 Main Street Plat of Addition, and that the same is a true and correct copy of the information on the ground as shown on this plat. I further certify that the information on this plat is accurate.

DEED DESCRIPTION

Beginning at the northwesterly corner of Lot 13, Block 20, Amended Plat to Park City Park City, at a point South 82°29' West 3.2 feet from the northwest corner of said lot 13 extending to the center of the street; thence South along the northern lot line of said lot 13 extending to the intersection of Main Street and Day Avenue; and thence West along the western lot line of said lot 13 to the point South 82°29' West 3.2 feet and South 81°31' West 3.2 feet to the intersection of Main Street and Day Avenue; thence North 81°31' West 3.2 feet to the western lot line of Lot 14, said Block 20, thence North 81°31' West 3.2 feet to the point of beginning.

Also:

Beginning at a point on the westerly lot line of Lot 13, Block 20 Amended Plat of Park City, at a point South 82°29' West 3.2 feet from the northwest corner of said lot 13 extending to the center of the street; thence South along the northern lot line of said lot 13 extending to the intersection of Main Street and Day Avenue; thence West along the western lot line of said lot 13 to the point South 82°29' West 3.2 feet and South 81°31' West 3.2 feet to the intersection of Main Street and Day Avenue; thence North 81°31' West 3.2 feet to the point of beginning.

SURVEY DESCRIPTION

A parcel located in the southeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the corner common to the northwesterly corner of Lot 13 and the northwesterly corner of Lot 20, Park City Survey, said point also being the intersection of Main Street and Day Avenue; thence West along the northern boundary of Lot 13 South 81°31'00" East 40.83 feet to the intersection of Main Street and Day Avenue; thence North 81°31'00" East 40.83 feet to the intersection of Main Street and Day Avenue; thence West along the western boundary of said parcel 13 the following bearings (2) corners: (1) South 81°31'00" East 35.39 feet thence (2) South 19°15'52" West 28.40 feet; thence North 81°31'00" East 35.39 feet to the intersection of Main Street and Day Avenue; thence West along the western boundary of Block 20 North 02°29'00" East 28.20 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Broden Bell, the undersigned owner of the herein described piece of land, to be known hereafter as 134 MAIN STREET PLAT OF ADDITION, do hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _____, 2015.

Broden Bell

ACKNOWLEDGMENT

On this _____ day of _____, 2015, Broden Bell personally appeared _____, a duly licensed and sworn Surveyor, having been duly sworn, Broden Bell acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record herby free and voluntary.

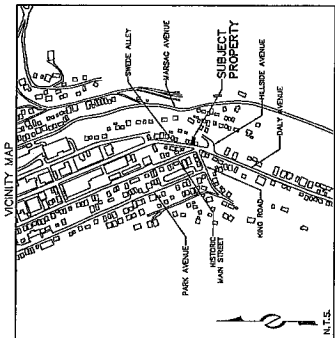
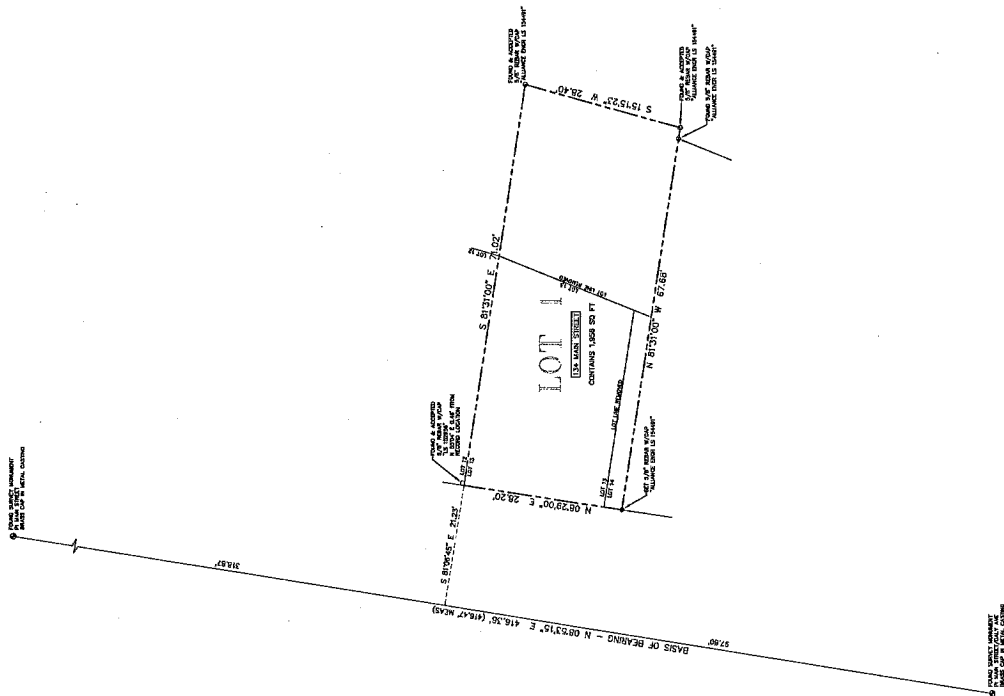
A Notary Public commissioned in _____

Printed Name _____

Residing in _____

My commission expires _____

NOTE
 This plat amendment is subject to the Conditions of Approval in Ordinance 15-_____



**AN AMENDMENT TO BLOCK 20, PARK CITY SURVEY
 134 MAIN STREET PLAT AMENDMENT**

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

(CSD) 649-3447 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 202 West 200th St. Ste. 200, Park City, Utah 84302	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2015 BY _____ S.E.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2015 BY _____ CHAIR	ENGINEER'S CERTIFICATE AND THIS PLAT TO BE IN ACCORDANCE WITH SECTION 16-10-1, UTAH CODE ANNOTATED, FILED IN MY OFFICE THIS _____ DAY OF _____, 2015 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM THIS _____ DAY OF _____, 2015 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2015 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS PREPARED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2015 BY _____ PARK CITY RECORDER	SHEET 1 OF 1 FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF SUMMIT, UTAH, AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER _____
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