

**Ordinance No. 15-31**

**AN ORDINANCE APPROVING THE BEE PLAT AMENDMENT LOCATED AT 281 & 283 DEER VALLEY DRIVE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 281 & 283 Deer Valley Drive has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on August 12, 2015, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on August 8, 2015, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on August 26, 2015, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on August 26, 2015, forwarded a recommendation to the City Council; and,

WHEREAS, on September 17, 2015, 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 281 & 283 Deer Valley Drive Plat Amendment.

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

**SECTION 1. APPROVAL.** The Bee plat amendment located at 281 & 283 Deer Valley 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 281 & 283 Deer Valley Drive.
2. The property is in the Residential (R-1) District.
3. The subject property consists of Lots 3, 4, 26, and 27, Block 66, of the Amended Plat of Park City Survey.
4. In 1981 a duplex dwelling was constructed on Lots 3, 4, 26, and 27.
5. The proposed plat amendment creates two (2) lots of record from the existing four (4) lots. As proposed, Lot 1 contains 3,295 SF and Lot 2 contains 3,425 SF.
6. A duplex dwelling is an allowed use in the Residential (R-1) District.
7. The minimum lot area for a duplex dwelling is 3,750 square feet; Lot 1 and Lot 2 at 281 & 283 Deer Valley Drive will be a total of 6,720 square feet. The proposed lots meet the minimum lot area for a duplex dwelling.
8. The minimum lot width for a duplex in the district is thirty-seven and one-half feet

Amendment.

3. 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.
4. There is good cause for this plat amendment in that it creates two legal lots of record and resolves existing non-complying issues.

Conditions of Approval:

1. The 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 will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) 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. A ten feet (10') wide public snow storage easement will be required along the Deer Valley Drive frontage of the property and shall be shown on the plat prior to recordation.
4. The east rock retaining wall can either be removed, or the property owner must enter into an encroachment agreement with the owner(s) of 295 Deer Valley Drive and with the City for the Public Right-of-Way.
5. The west rock retaining wall can either be removed, or the property owner must enter into an encroachment agreement with the owner(s) of 267 Deer Valley Drive and with the City for the Public Right-of-Way.
6. The structures must be designed with a party wall agreement in a form approved by the City Attorney and Chief Building Official.
7. 13-D sprinklers are required for any new construction or significant renovation of existing.
8. Separate utility meters must be installed for each unit.
9. Easements for utilities must be determined and established.

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

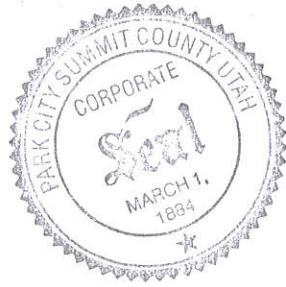
PASSED AND ADOPTED this 17th day of September, 2015.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Jack Thomas, MAYOR

ATTEST:

  
\_\_\_\_\_  
Marci Heil, City Recorder  
*Karen Anderson*



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Mark Harrington, City Attorney

**Attachment 1** – Proposed Plat

**SURVEYOR'S CERTIFICATE**

I, Martin A. Johnson, certify that I am a Registered Land Surveyor and that I hold the certificate of the State of Utah, the Record of Survey map of the BEE SUBDIVISION has been filed in the Office of the State Engineer, Salt Lake City, Utah, and that the same has been monumented on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**

PARCEL 1:  
Lot 4 and 26, Block 66, AMENDED PLAT OF PARK CITY SURVEY, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

PARCEL 2:  
Lot 3 and 27, Block 66, AMENDED PLAT OF PARK CITY SURVEY, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS that GEORGE MICHAEL BOE, Trustee of The George Michael Boe Revocable Trust, hereby certifies that he has caused this survey to be prepared and hereby consents to the recordation of this amended Record of Survey Map.

George P. Boe

**ACKNOWLEDGMENT**

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, GEORGE MICHAEL BOE, Trustee of The George Michael Boe Revocable Trust, personally appeared before me, \_\_\_\_\_, a Notary Public commissioned in \_\_\_\_\_, and he acknowledged to me that he is the owner of PARCEL 1, and that he approved the above Owner's Dedication and Consent to Record hereby and voluntarily.

Signature: \_\_\_\_\_  
A Notary Public commissioned in \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS that GEORGE MICHAEL BOE, Trustee of The George Michael Boe Revocable Trust, hereby certifies that he has caused this survey to be prepared and hereby consents to the recordation of this amended Record of Survey Map.

George Michael Boe, Trustee of The George Michael Boe Revocable Trust

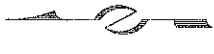
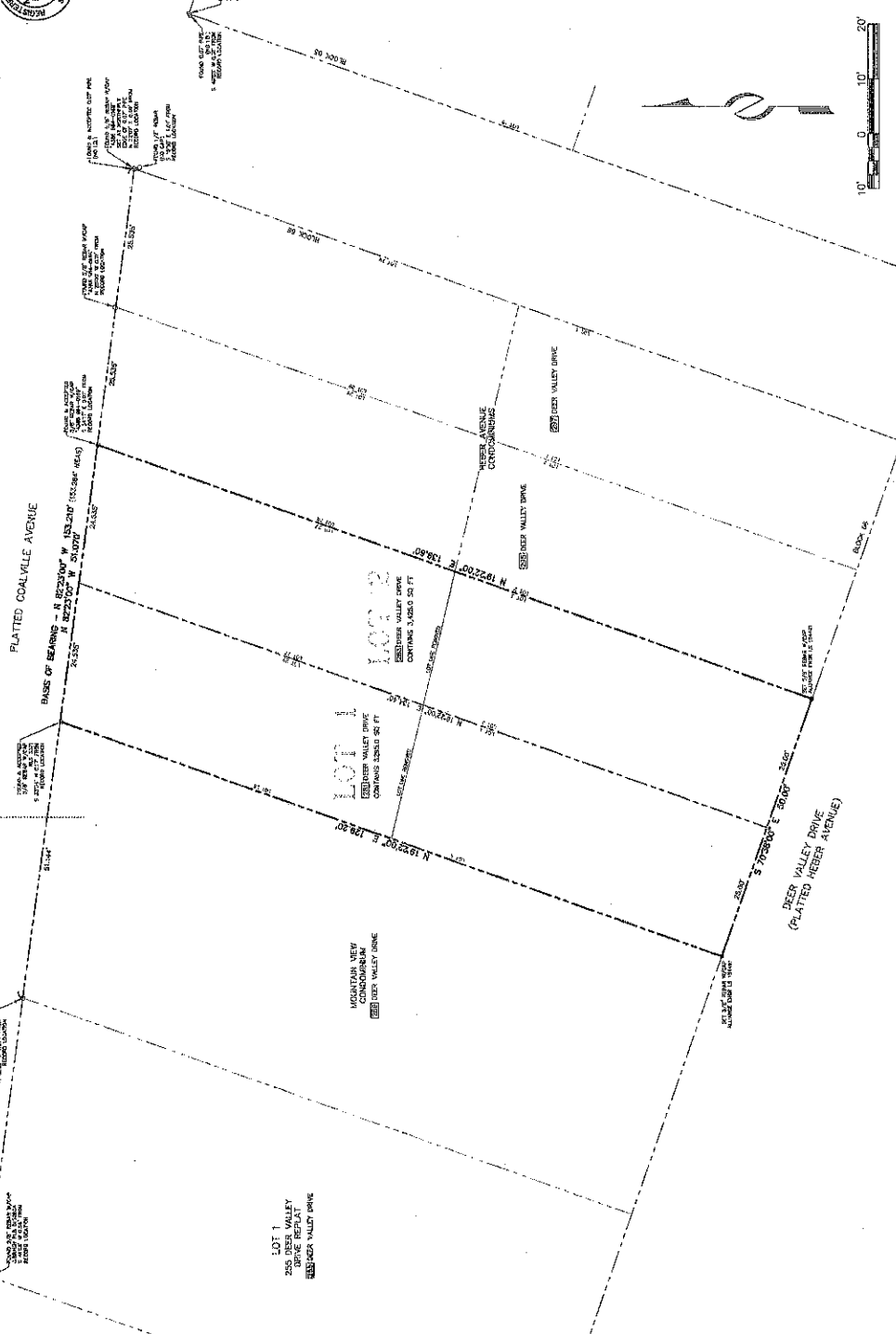
**ACKNOWLEDGMENT**

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, GEORGE MICHAEL BOE, Trustee of The George Michael Boe Revocable Trust, personally appeared before me, \_\_\_\_\_, a Notary Public commissioned in \_\_\_\_\_, and he acknowledged to me that he is the owner of PARCEL 2, and that he approved the above Owner's Dedication and Consent to Record hereby and voluntarily.

Signature: \_\_\_\_\_  
A Notary Public commissioned in \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



**RECORD OF SURVEY OF  
BEE SUBDIVISION**

LOCATED IN BLOCK 66, PARK CITY SURVEY, WHICH IS IN THE SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

NOTE  
This subdivision is subject to the Conditions of Approval in Ordinance 15-

<p>1449 549-8457 ENGINEERING CONTRACTS LAND PLANNING SURVEYING 320 MAIN STREET, PARK CITY, UTAH 84301, PHONE 432-0200</p>	<p>SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2015 BY _____ S.E.W.E.B.</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2015 BY _____ CHAIR</p>	<p>ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2015 BY _____ PARK CITY ENGINEER</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2015 BY _____ PARK CITY ATTORNEY</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2015 BY _____ MAYOR</p>	<p>CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS FILED IN THE OFFICE OF THE STATE ENGINEER ON _____ DAY OF _____, 2015 BY _____ PARK CITY RECORDER</p>	<p>RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER _____</p>
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