

Ordinance 2016-20

**AN ORDINANCE APPROVING THE 100 DALY AVENUE PLAT AMENDMENT,
LOCATED AT 100 DALY AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as 100 Daly Avenue located at 100 Daly Avenue, have petitioned the City Council for approval of the 100 Daly Avenue Plat Amendment; and

WHEREAS, the property was properly noticed and posted 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 April 27, 2016 to receive input on the proposed subdivision;

WHEREAS, on April 27, 2016 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 12, 2016 the City Council held a public hearing on the proposed 100 Daly Avenue Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 100 Daly Avenue 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 100 Daly Avenue Plat Amendment, 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 100 Daly Avenue within the Historic Residential (HR-1) District.
2. The 100 Daly Avenue Plat Amendment consists of Lot 14 of the Millsite Reservation and the easterly ½ of vacated Anchor Avenue, Block 74 of the Park City Survey.
3. On March 11, 2016, the current owner and applicant submitted an application for a plat amendment to combine two (2) existing lots into one (1) legal lot of record containing a total of approximately 2,973 square feet.
4. The plat amendment application was deemed complete on March 22, 2016.
5. The subject parcels at 100 Daly Ave are currently vacant of any structures.

6. The HR-1 zone requires a minimum lot area of 1,875 square feet for a single-family dwelling. The proposed lot area meets the minimum lot area for a single-family dwelling.
7. The proposed lot area does not meet the requirement for a duplex (minimum lot size of 3,750 square feet), which is a Conditional Use in the HR-1 zone.
8. The minimum lot width allowed in the district is twenty-five feet (25'). The proposed plat amendment will not alter the existing lot width of approximately 32.6 feet (32.6').
9. The minimum side yard setbacks for a 32.6 foot (32.6') wide lot are 3 feet (3'), six feet (6') total.
10. The proposed plat amendment will not cause undo harm to adjacent property owners.
11. There are no existing encroachments on the affected parcels.
12. The proposed lot area of 2,973 square feet is a compatible lot combination as the entire Historic Residential-1 District has an abundance of sites with the same or similar dimensions and lot area.
13. The maximum footprint allowed in the HR-1 zone is 1257.8 square feet for the proposed lot.
14. As conditioned, the proposed plat amendment does not create any new non-complying or non-conforming situations.
15. Any new structures must comply with applicable LMC requirements and Design Guidelines for Historic Districts and Historic Sites.
16. A Steep Slope CUP may be required for development on the amended lot.
17. The property is not within the soils ordinance boundary. In the event that mine wastes or impacts are encountered, the applicant is responsible for handling the material properly.
18. The property does not fall within the 100 or 500 year flood plains.
19. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

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.

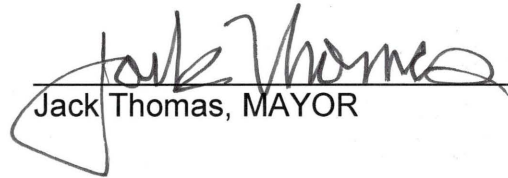
3. No building permit for any work shall be issued until the plat is recorded and until the Historic District Design Review and Steep Slope CUP, if required, applications are submitted and approved for the lot.
4. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
5. Storm water detention will be required on site.
6. A ten foot (10') wide public snow storage easement is required along the frontage of Daly Avenue and shall be shown on the plat.

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

PASSED AND ADOPTED this 12th day of May, 2016



PARK CITY MUNICIPAL CORPORATION



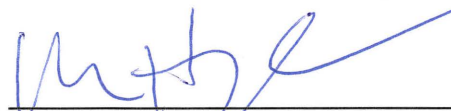
Jack Thomas, MAYOR

ATTEST:



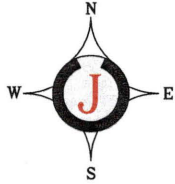
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



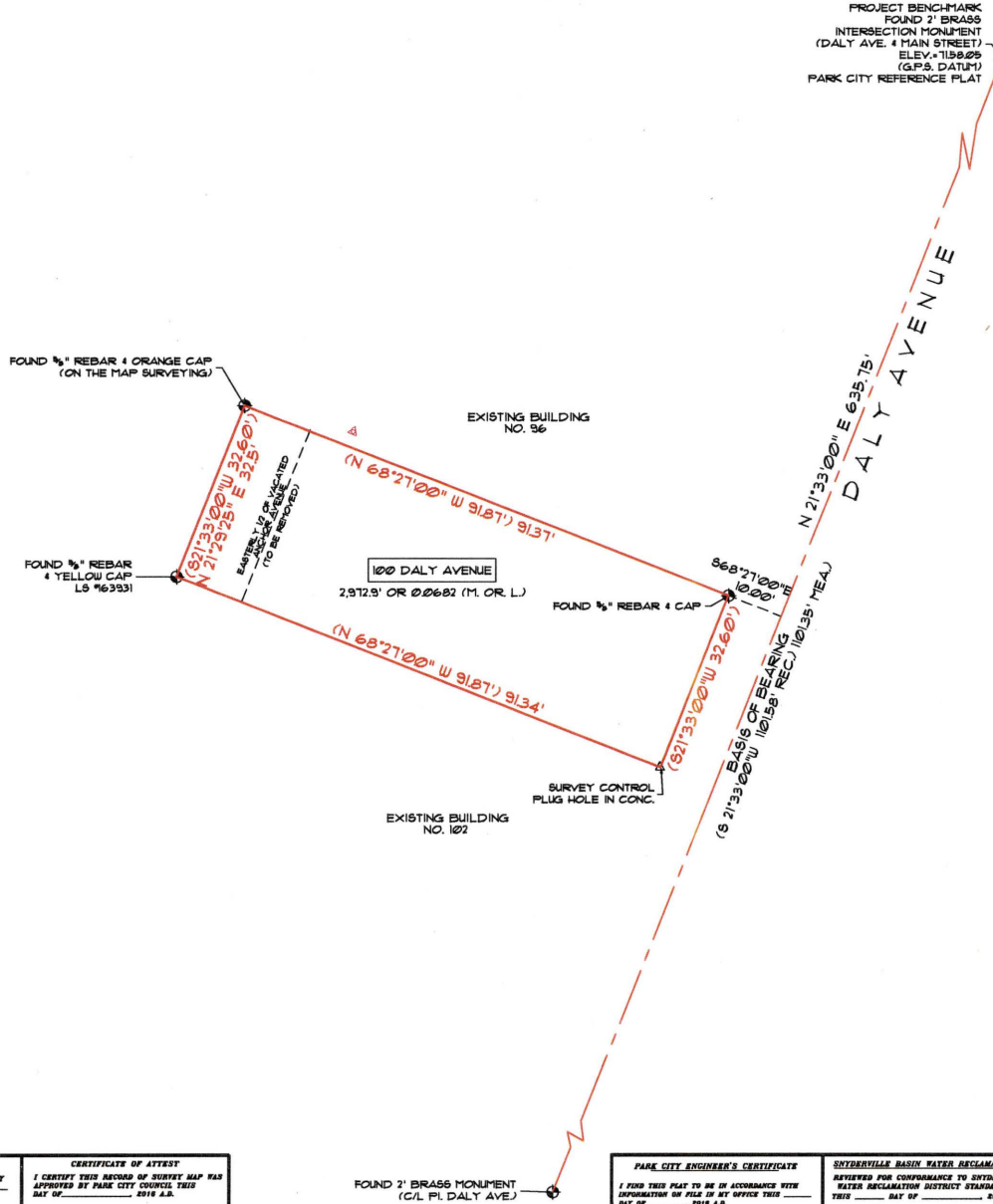
Mark Harrington, City Attorney

100 DALY AVENUE
 PARK CITY,
 SUMMIT COUNTY, UTAH 84060



LEGEND

- SECTIONAL MONUMENT
- ◈ FOUND STREET MONUMENT
- ◉ FOUND PLUG
- △ SURVEY REFERENCE PT.



RE-PLAT
100 DALY AVENUE SUBDIVISION
 LOT 14, OF THE MILLSITE RESERVATION COMBINING
 THE EASTERLY 1/2 VACATED ANCHOR AVENUE
 BLOCK 74, PARK CITY SURVEY
 100 DALY AVENUE, PARK CITY, UTAH
 LOCATED IN THE SECTION 16,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE & MERIDIAN
 SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE
 I, TIMOTHY R. JOHANSON, do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that I have made a survey of the tract of land shown on this plat.

PRELIMINARY
 03-28-2018 REV.

PROPERTY DESCRIPTION
 Real Advantage Title Insurance Agency, LLC
 Order Number: 483402-1
 EXHIBIT A

All of Lot 14, Block 74, MILLSITE RESERVATION TO PARK CITY, according to the official plat thereof, on file and of record in the Summit County Recorder's Office, together with the Easterly one-half of vacated Anchor Avenue located adjacent to said Lot.

OWNERS CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND TO BE SHOWN HEREAFTER AS 100 DALY AVENUE SUBDIVISION, CERTIFY THAT I HAVE CAUSED THIS LOT LINE ADJUSTMENT PLAT TO BE MADE AND CONSENT TO THE RECORDATION AT THIS LOT LINE ADJUSTMENT PLAT. ALSO, THE OWNER OR HIS/HER REPRESENTATIVE, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF PARK CITY ALL THE STREETS, LAND FOR LOCAL GOVERNMENT USES, BASEMENTS, PARS, AND REQUIRED UTILITIES AND BASEMENTS SHOWN ON THE PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.
 IN WITNESS WHEREOF, THE UNDERSIGNED SET THEIR HAND THIS ____ DAY OF _____, 2018 A.D.

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SUMMIT S.S.
 ON THIS ____ DAY OF _____, 2018 A.D., PERSONALLY
 APPEARED BEFORE ME _____ WHO BEING DULY SWORN DID
 SAY THAT THEY ARE THE
 NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



JOHANSON LAND CONSULTANTS
 SURVEYING · PLANNING · LAND DEVELOPMENT
 770 EAST MAIN STREET
 SUITE 131
 LEHI CITY, UTAH 84043
 PHONE (801) 707-9463
 johansonsurvey@gmail.com

* SEE RECORD OF SURVEY
 ALLIANCE ENGINEERING INC.
 SURVEY DONE BY:
 MARTIN A. MORRISON
 PLS #4938739
 DATE: 02-27-2013

COPYRIGHT
 This drawing is and at all times remains the exclusive property of JOHANSON LAND CONSULTANTS, LLC shall not be used without complete authorization and written support.

COUNCIL APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2018 A.D. MAYOR _____	CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS ____ DAY OF _____, 2018 A.D. CHAIRMAN _____	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2018 A.D. PARK CITY RECORDER _____
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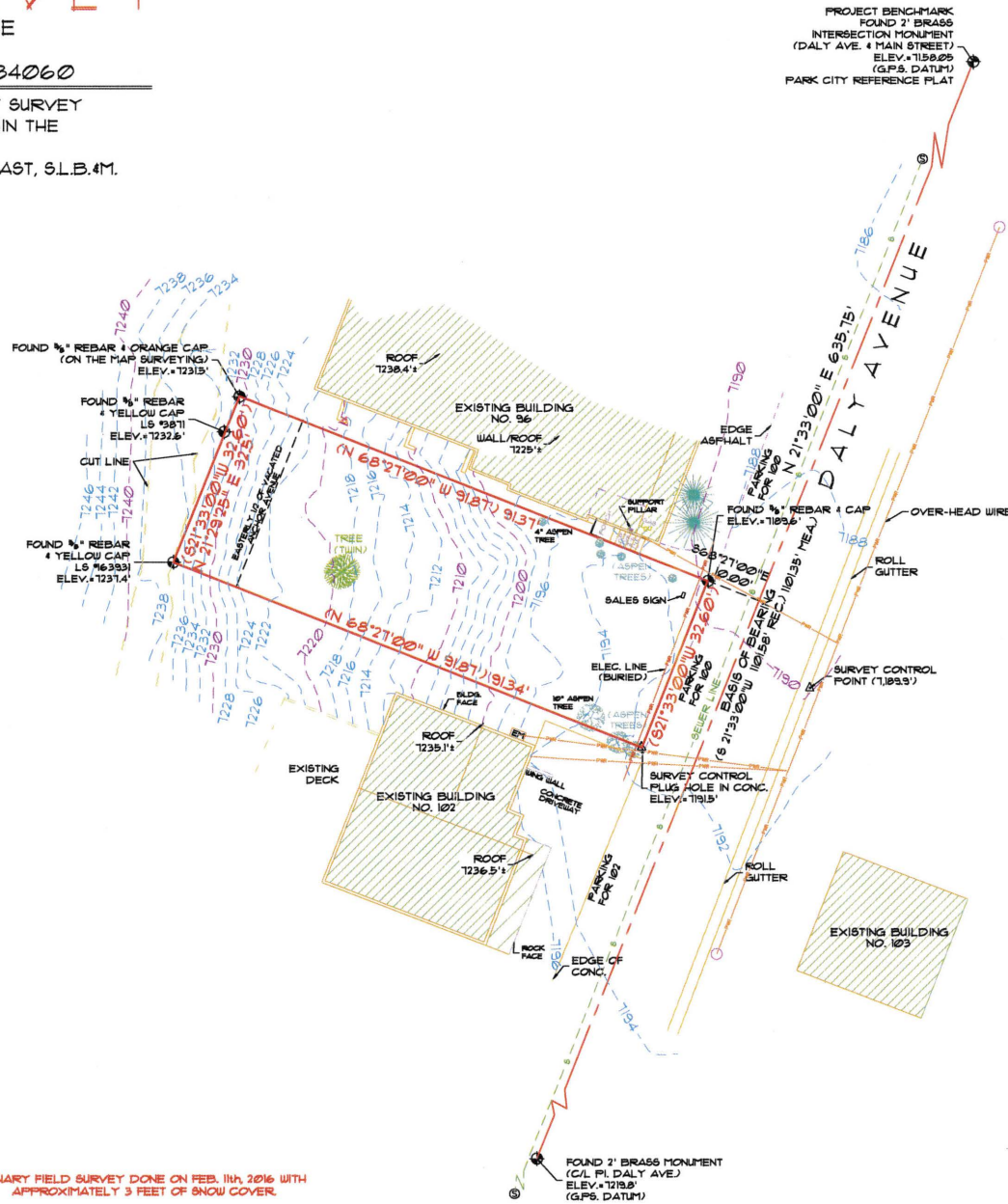
FOUND 2" BRASS MONUMENT
 (C/L P. DALY AVE.)

PARK CITY ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2018 A.D. PARK CITY ENGINEER _____	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS ____ DAY OF _____, 2018 A.D. SVP/AD _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 2018 A.D. PARK CITY ATTORNEY _____	RECORDED STATE OF UTAH COUNTY OF SUMMIT FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK _____ PAGE _____ FEE: _____ COUNTY RECORDER _____
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SITE SURVEY

100 DALY AVENUE
PARK CITY,
SUMMIT COUNTY, UTAH 84060

LOT 14, BLOCK 74, PARK CITY SURVEY
A PARCEL LOCATED WITHIN THE
SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B.#1M.

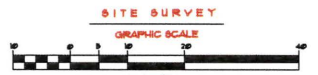
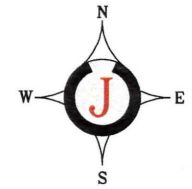


PROPERTY ADDRESS:
100 DALY AVENUE
PARK CITY,
SUMMIT COUNTY, UTAH 84060

GENERAL NOTES

- UTILITIES, PIPES, LINES, ETC. MAY NOT BE SHOWN ON THIS PLAN. CONTRACTORS, BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.
- CONCEPT AS SHOWN SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD ENCUMBRANCES RESTRICTIVE COVENANTS, CONVEYANCE TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES, WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRENT TITLE INSURANCE POLICY.
- SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR INFORMATION REGARDING FLOOD AND EARTHSHAKE INFORMATION ON THIS A. SEE CITY AND/OR COUNTY PLANNING AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD DISTANCES AS WELL AS OTHER REQUIREMENTS.

PRELIMINARY FIELD SURVEY DONE ON FEB. 11th, 2016 WITH APPROXIMATELY 3 FEET OF SNOW COVER.



LEGEND

- SECTIONAL MONUMENT
- FOUND STREET MONUMENT
- FOUND FLAG
- SURVEY REFERENCE PT.
- LARGE TREES

PROPERTY DESCRIPTION
Real Advantage Title Insurance Agency, LLC
Order Number: 485402-1
EXHIBIT A

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SURVEYOR'S NARRATIVE

This is a preliminary survey. Topographical survey was performed at the request of The Muve Group. For the purpose to locate existing TOPOGRAPHICAL FEATURES. The basis of bearing was derived from the Found Survey monuments along the existing DALY AVENUE Street platted alignment. At time of Field Survey, approximately 3' of snow cover, some ground features and improvements utilities etc. are not shown preliminary status only.
* NO UNDERGROUND UTILITIES SURVEYED.
* CALL BLUE STAKES FOR GROUND LOCATIONS, AS THEY MAY EXIST.

TOPOGRAPHIC SURVEY

SHOWN ARE 2' CONTOUR INTERVALS
HIGHLIGHTED AT A 10' CONTOUR INTERVAL
PROJECT BENCHMARK = SURVEY CONTROL PT.
PROJECT BENCHMARK ELEV. = (PARK CITY, DATUM)
(AS SHOWN HERE ON)

- THIS IS NOT A BOUNDARY & TITLE SURVEY.
- THIS IS A PARTIAL TOPOGRAPHIC SURVEY OF LOT 14 ONLY.
- DATA CRUCIAL TO DESIGN TO BE FIELD VERIFIED.
- PRELIMINARY FIELD SURVEY DONE ON FEB. 11th, 2016 WITH APPROXIMATELY 3 FEET OF SNOW COVER.

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. JOHANSON, Do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that I have made a survey of the tract of land shown on this plat.



JOHANSON LAND CONSULTANTS
SURVEYING · PLANNING · LAND DEVELOPMENT
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DATE	PROJECT NO.
03-10-2016 REV.	JLC-16-097 100 DALY AVE. PARK
	DATE: 03-28-2016 REV.
	DRAWN BY: TIMOTHY R. JOHANSON P.L.S.
	CHECKED BY:
	SHEET NUMBER
PRELIMINARY	SITE SURVEY

* SEE RECORD OF SURVEY ALLIANCE ENGINEERING INC. SURVEY DONE BY: MARTIN A. MORRISON PL# 44338139 DATE: 02-21-2019