

Ordinance 2017-02

AN ORDINANCE APPROVING THE 152 SANDRIDGE ROAD SUBDIVISION, LOCATED AT 152 SANDRIDGE ROAD, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the 152 Sandridge Road Subdivision, located at the same address, have petitioned the City Council for approval of the 152 Sandridge Road Subdivision; and

WHEREAS, on November 26, 2016 the property was properly noticed by publishing notice in the Park Record and on the Utah Public Notice website and posted according to the requirements of the Land Management Code; and

WHEREAS, on November 30, 2016 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 December 14, 2016, to receive input on the proposed subdivision;

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

WHEREAS, on January 5, 2017 the City Council held a public hearing on the proposed 152 Sandridge Road Subdivision, located at the same address, and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah, to approve the proposed 152 Sandridge Road Subdivision.

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. 152 Sandridge Road Subdivision, located at the same address, 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. 152 Sandridge Road Subdivision, located at the same address, is within the Historic Residential (HR-1) District. It is identified by Summit County as tax parcel PC-591.
2. The proposed subdivision will create one (1) legal lot of record from a metes and bounds parcel consisting of a total of 4,375.38 square feet; Lot 1 containing the historic house consists of 3,368.99 square feet and Parcel A containing the historic shed consists of 1,006.39 square feet.
3. On October 5, 2015, the applicants submitted an application for a subdivision to create a legal lot of record from a metes and bounds parcel; the application was deemed complete on October 8, 2015. The amended plat amendment was deemed complete on October 4, 2016.
4. The parcel at 152 Sandridge Road currently contains a Historic house and shed structure. The site has been identified as "significant" on the City's Historic Site Inventory.
5. The HR-1 zone requires a minimum lot size of 1,875 square feet. The proposed Lot 1 is 3,388.99 square feet. Proposed Parcel A is 1,006.39 square feet.

6. The maximum footprint for a lot of this size is 1,710.84 square feet based on the size of Lot 1 and Parcel A.
7. The minimum front yard setbacks for this property are 10 feet from the edge of Sandridge Road and 10 feet from the rear property line. The historic house is currently 3 feet from Sandridge Road and 7 feet from the rear property line. The historic shed is 1 foot from Sandridge Road and 0 feet from the property line to the east.
8. The minimum side yard setbacks for this property are 10 feet, for a total of 24 feet. The house has a side yard setback of 10 feet from the north property line and 44 feet from the south. The shed has a 0 foot setback from the north property line and 52 feet from the south.
9. Historic Structures that do not comply with Building setbacks, off-street parking, and driveway location standards are valid complying structures.
10. The applicant completed a quit claim deed, recorded November 2, 2015, in order to claim ownership of a gap of land which should have been included in previous conveyances of the property. The proposed plat amendment reflects the addition of this parcel. The gap parcel will be incorporated into Lot 1.
11. The applicant also completed a quit claim deed, recorded September 22, 2016, to address a triangle parcel located in Lot 1.
12. Sandridge Road runs north-south through the eastern portion of the property. It is located approximately 14 feet from the east property line on the north side and 9 feet from the east property line on the south side. The road is approximately 10 feet wide. The road was not used in the calculation of the allowable footprint.
13. The property currently has improvements that extend beyond the property lines, including existing stone and rock retaining walls, fencing, and an outdoor stone fireplace shared with the neighboring property to the south at 130 Sandridge Road that encroach beyond the property lines of 152 Sandridge.

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision 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 subdivision.
4. Approval of the subdivision 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 subdivision 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 subdivision 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. Recordation of this plat and completion and approval of a final Historic District Design Review (HDDR), applications are required prior to building permit issuance for any construction on the proposed lot.
4. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the subdivision is recorded with the Summit County Recorder's office.

5. The applicant shall dedicate to the City the portion of the built Sandridge Road located within the property lines of 152 Sandridge Road.
6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment agreements shall be provided.
7. Encroachments into Chambers Street shall either be removed or the applicant shall enter into an agreement with the City to remove these at a specified future date.
8. 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.
9. Prior to recordation of the subdivision plat, there shall be a plat note addressing the required setbacks. A plat note shall also be added limiting the maximum footprint for Lot 1 and Parcel A to 1,710.84 square feet; any new development shall be limited to Lot 1 of the 152 Sandridge Road Subdivision.
10. Pursuant to LMC 15-15-1.37, the historic shed on Parcel A is exempt from footprint requirements and shall not be included in the total allowed footprint.
11. Parcel A is appurtenant to Lot 1 and cannot be separately developed.

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

PASSED AND ADOPTED this 5th day of January, 2017

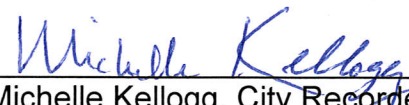


PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:

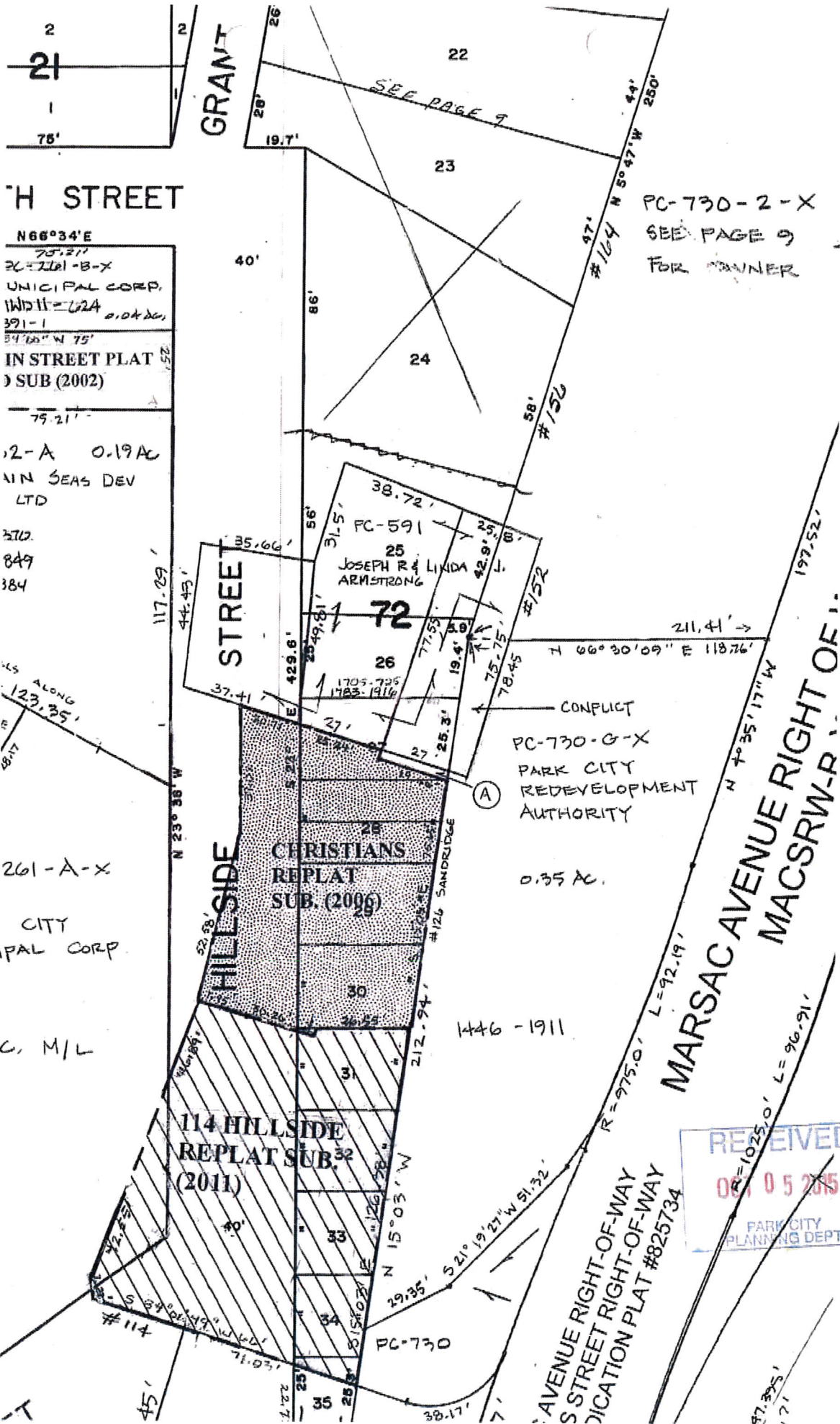


Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney



H STREET
 N66°34'E
 75.21'
 21-2181-B-X
 MUNICIPAL CORP.
 W/11-124
 391-1
 34.10" W 75'
 IN STREET PLAT
) SUB (2002)
 79.21'

12-A 0.19 AC
 MIN SEAS DEV
 LTD
 570
 849
 384

261-A-X
 CITY
 IPAL CORP.
 C. M/L

PC-730-2-X
 SEE PAGE 9
 FOR OWNER

CONFLICT
 PC-730-G-X
 PARK CITY
 REDEVELOPMENT
 AUTHORITY

MARSAC AVENUE RIGHT OF WAY
 MACSRW-R
 R=975.0', L=92.19'
 R=1025.0', L=96.91'

RECEIVED
 05 05 2015
 PARK CITY
 PLANNING DEPT.

AVENUE RIGHT-OF-WAY
 STREET RIGHT-OF-WAY
 DICATION PLAT #825734

