

Ordinance No. 2017-35

AN ORDINANCE APPROVING THE GILL SUBDIVISION PLAT AMENDMENT LOCATED AT 352 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 352 Woodside Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on May 27, 2017, the property was properly noticed and posted in the Park Record; and

WHEREAS, on May 26, 2017, proper legal notice was sent to all affected property owners and the property was posted according the requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on June 14, 2017, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on June 14, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 13, 2017 the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Gill Subdivision Plat Amendment.

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

SECTION 1. APPROVAL. The Gill Subdivision Plat Amendment, 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 352 Woodside Avenue.
2. The property is in the Historic Residential (HR-1) District.
3. The subject property consists of south half of Lot 19, all of Lot 20, and the north half of Lot 21, of Block 3 amended plat of the Park City Survey. The proposed plat amendment creates one (1) lot of record.
4. The Plat Amendment removes two (2) lot lines going through the vacant property.
5. The proposed Plat Amendment combines the property into one (1) lot measuring 3,757.5 square feet or .09 acres.
6. A single-family dwelling is an allowed use in the District.

7. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lots meet the minimum lot area for single-family dwellings as well as for a duplex which is a conditional use in the HR-1 District.
8. The proposed lot width is 50.1 feet along Woodside Avenue.
9. The minimum lot width required is twenty-five feet (25'). The proposed lot meets the minimum lot width requirement.
10. The maximum building footprint allowed based on proposed lot size of 3,757.5 square feet is 1,521.14 square feet. The proposed house equates to a footprint of approximately 1,519 square feet.
11. The minimum front/rear yard setbacks are ten feet (10'); the minimum total front/rear yard setbacks are twenty feet (20'). The existing house has a front yard setback of 10 feet and a 10 foot rear yard setback.
12. The minimum side yard setbacks are five feet (5'); the south side yard setback is proposed to meet at 5 feet and 9 feet on the north side yard.
13. 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 lot combinations.
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 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 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 foot (10') wide public snow storage easement along the Woodside Avenue frontage shall be provided.
4. Modified 13-D sprinklers are 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. New construction shall comply with Land Management Code Section 15-2.2 regarding setbacks, building height, building envelope, building footprint, etc. and Design Guidelines for Historic Districts and Sites.

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

PASSED AND ADOPTED this 13th day of July 2017.

PARK CITY MUNICIPAL CORPORATION





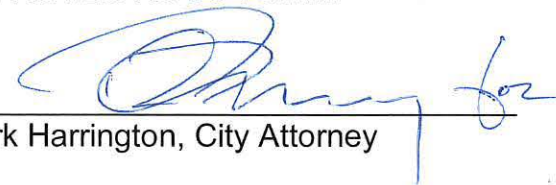
Jack Thomas, MAYOR

ATTEST:



City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

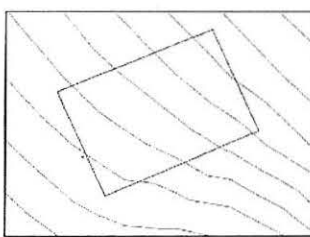
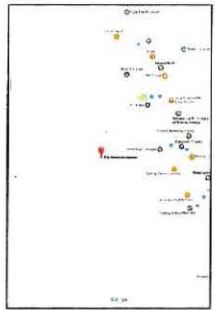
Exhibit A - Proposed plat



GILL SUBDIVISION
352 WOODSIDE AVE. A PORTION OF BLOCK 3
AMENDED PLAT OF PARK CITY, LOCATED
WITHIN, SUMMIT COUNTY, UTAH, A PART OF
THE SEC. 16, T. 2 S., R. 4 E., S.L.B.&M.



- LEGEND**
- SECTIONAL EASELINE
 - STREET MOVEMENT
 - FOUND PROPERTY MARKER
 - SETBACK AND GAP
 - REHEMETS PROPERTY LINE
 - REHEMETS EASEMENT LINE



SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I am a Licensed Surveyor, and that I have carefully examined the plat hereon presented under the seal of the State of Utah, I have verified the accuracy of the same, I have made a survey of the land so shown on this plat and described herein according to the known and correct measurements, and that same has been surveyed and shown on this plat, this survey was performed after the expiration of the maximum duration of an urban survey, "Class 2", of a length duration of 1 (1) YEAR.

The purpose of this survey is to locate the boundaries of the described lots and to compare these lots with the single lot, for the purpose of subdividing and building future developments.



LEGAL DESCRIPTION

The South half of Lot 19, All of lot 20; And the North half of Lot 21, Block 3, Amended plat of Park City, Summit County, Utah, according to the official plat thereof, On file with and recorded in the office of the Surveyor General, more particularly here described as follows:

Beginning at a point that is located South 33°30'00" East 127.33 feet to a Street Center measured East of Avenue A; thence North 69°23'00" East 25.63 feet to the Westly B.O.A. of Woodside Ave. 69°41'00" East measurement located at the center of Woodside Ave and 69.50 feet;

thence North 20°17'00" West 50.13 feet; north 66°40'00" East 75.50 feet; thence South 22°16'00" East 50.00 feet; thence South 68°42'00" West 75.00 feet to the point of beginning; Containing 3,752 square feet, more or less.

OWNER'S DEDICATION

Know all men by these presents that, the undersigned owner(s) of the above described tract of land do hereby dedicate to

GILL SUBDIVISION:

do hereby certify that we have surveyed this plat as is prepared in witness whereof, I have hereunto set my hand and the date of this my survey.

City of _____ State of _____

City Surveyor

ACKNOWLEDGMENT

STATE OF Utah | S.S.

County of Summit

On this _____ day of _____ A.D. 20____, personally appeared before me, the undersigned, a Notary Public, who being by me duly sworn did say that he is the owner of the above described tract of land, and that the within and foregoing instrument was signed voluntarily, for the uses and purposes herein mentioned.

My commission expires _____ Notary Public

Witness my hand and the seal of my office on this _____ day of _____ A.D. 20____.



PARK CITY PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS 11th DAY OF NOVEMBER, 2015.

BY: _____ date _____

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL ON THIS 3rd DAY OF DECEMBER 2015.

BY: _____ PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20____.

BY: _____ S.B.W.R.D.

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE ON THIS _____ DAY OF _____, 20____.

BY: _____ PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

BY: _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS 3rd DAY OF DECEMBER, 2015.

BY: _____ PARK CITY MAYOR

COUNTY RECORDER#

State of Utah, County of Summit, recorded and filed at the request of _____

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ County Recorder

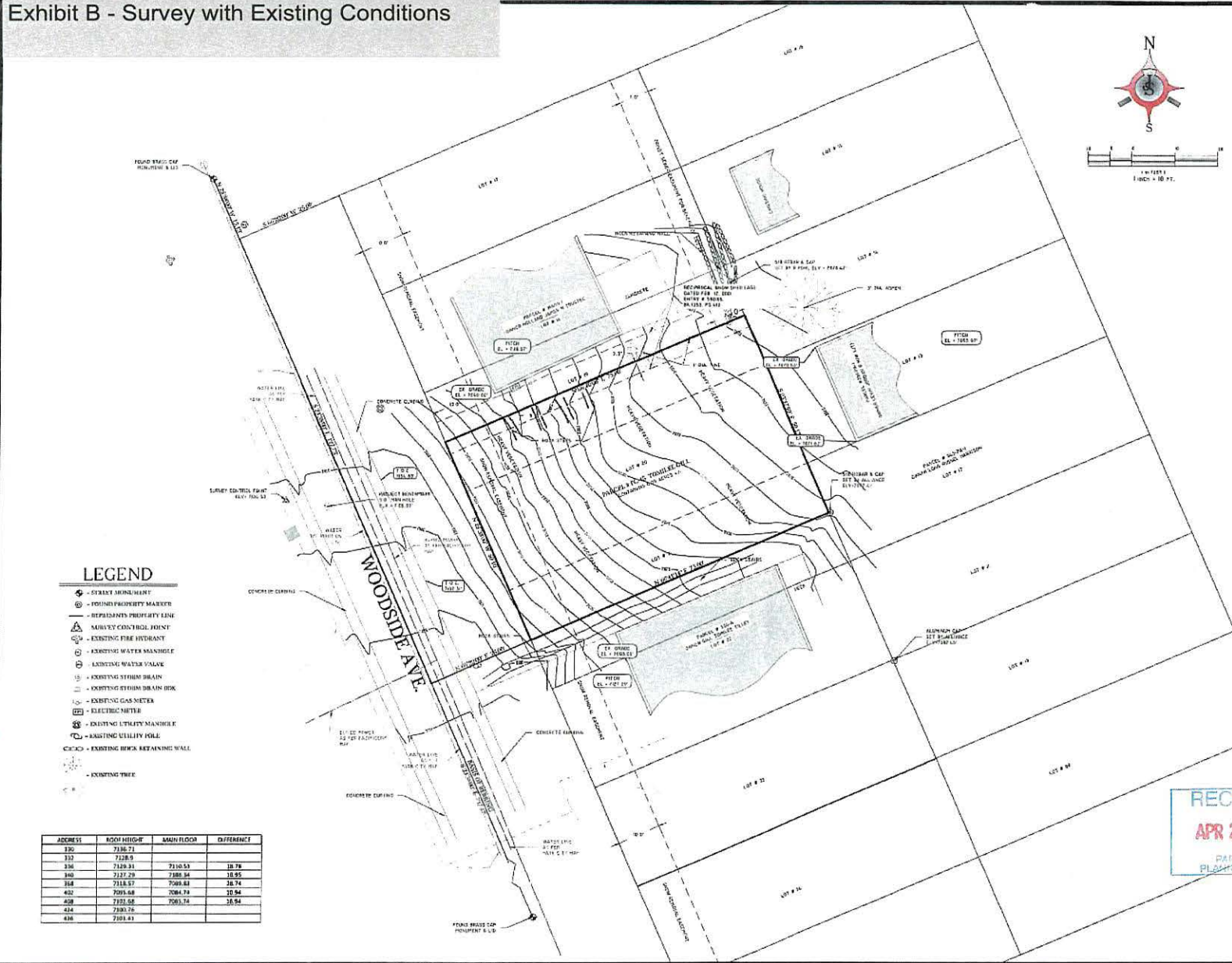
NUMBER

ACCOUNT _____

SHEET 1

OF 1 SHEETS

Exhibit B - Survey with Existing Conditions



DIV. TITLE

TOPOGRAPHIC & RECORD OF SURVEY

CLIENT CONTACT
TOMILLEE GILL
 (435) 640-8745

352 WOODSIDE AVE. LOCATED WITHIN, SUMMIT COUNTY, UTAH, A PART OF THE SEC. 16, T. 2 S., R. 4 E., S.L.B.&M.

PROPERTY DESCRIPTION
 The South half of 1/4 of R. 4 E. of T. 2 S. and the North half of Lot 21, Block 3, Amended plat of Park City Survey, according to the official plat thereof, On file with and recorded in the office of the Summit County Recorder.
 (Containing 829 Acres +/-)

TOPOGRAPHICAL SURVEY NOTES
 This survey was performed at the request of Tomillee Gill for the purpose to locate easements and determine the ground in relationship to the proposed positioning of the lot also for the possible purpose of the uses, future building and land-use.
 There are 7-foot fire clearance (highlighted in two-foot intervals as labeled). Found various ground, original markings and measurements have been taken, utilized and shown on this survey. The elevations here is determined by the BM G.C.S. Projection based on Utah North 8243 NAD 83 Projection (also recorded on file in the record of this tract) for a more accurate Block 3 area. The project bench mark is 7181.80'. Center of street drain man hole B-6 located on Woodside Ave at the fringe of this lot as shown.

SURVEYOR'S NARRATIVE
 This survey was performed at the request of Tomillee Gill for the purpose to locate property lines in relation to existing building, and other improvements, also for the possible purpose of future building, subdividing or property sales.
 The lines of bearing was derived from the found street monuments along Woodside Avenue, and adjusted to the survey on lot 2007, as shown on S.L.C. 14.17.

NOTE:

1. Surveyor has made no investigation or independent search for encumbrances or record encumbrances, constructive easements, existing title, evidence, or any other facts, conditions, or discrepancies which may be affected by the details of a certain title insurance policy.
2. See city and county planning and zoning maps for information regarding setback, side yard, and rear yard easements as well as other building, use, restrictions, and requirements.
3. Utility lines, when the same are shown on this map, encumbrances, buildings and easements shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.

SURVEYOR'S CERTIFICATE
 I, R. Shane Johnson, do hereby certify that I am a Professional Land Surveyor holding certificate No. 7875414, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plan and that the survey was made for the purpose here indicated and the lines as indicated were found, evidence, and other information based from ground measurements and found records. Furthermore, I recognize that unless someone's right of ownership or lines of possession may exist, I do not attempt to convey any of these rights, unless agreed upon by the appropriate parties.

REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON SURVEYING
 RESIDENTIAL LAND SURVEYORS
 SURVEY, DESIGN, SEPTIC-PLANNING

RECEIVED
APR 28 2017
 PARK PLANNING

810 SOUTH 1400 EAST, SUITE 100
 SALT LAKE CITY, UTAH 84119
 (313) 466-7111

COPYRIGHT
 (This drawing is and in all cases remains the exclusive property of Johanson Surveying and shall not be used without the complete authorization and written approval.)

STATE OF UTAH
 PROFESSIONAL LAND SURVEYORS
 R. SHANE JOHNSON
 7875414

PROJECT NO: S-16-019
 DATE: 03-08-16 REV. UPDATE 4-28-2017
 DRAWN BY: SHANE JOHNSON P.L.S.
 CHECKED: SHANE JOHNSON P.L.S.
 SHEET NUMBER: SHEET 001

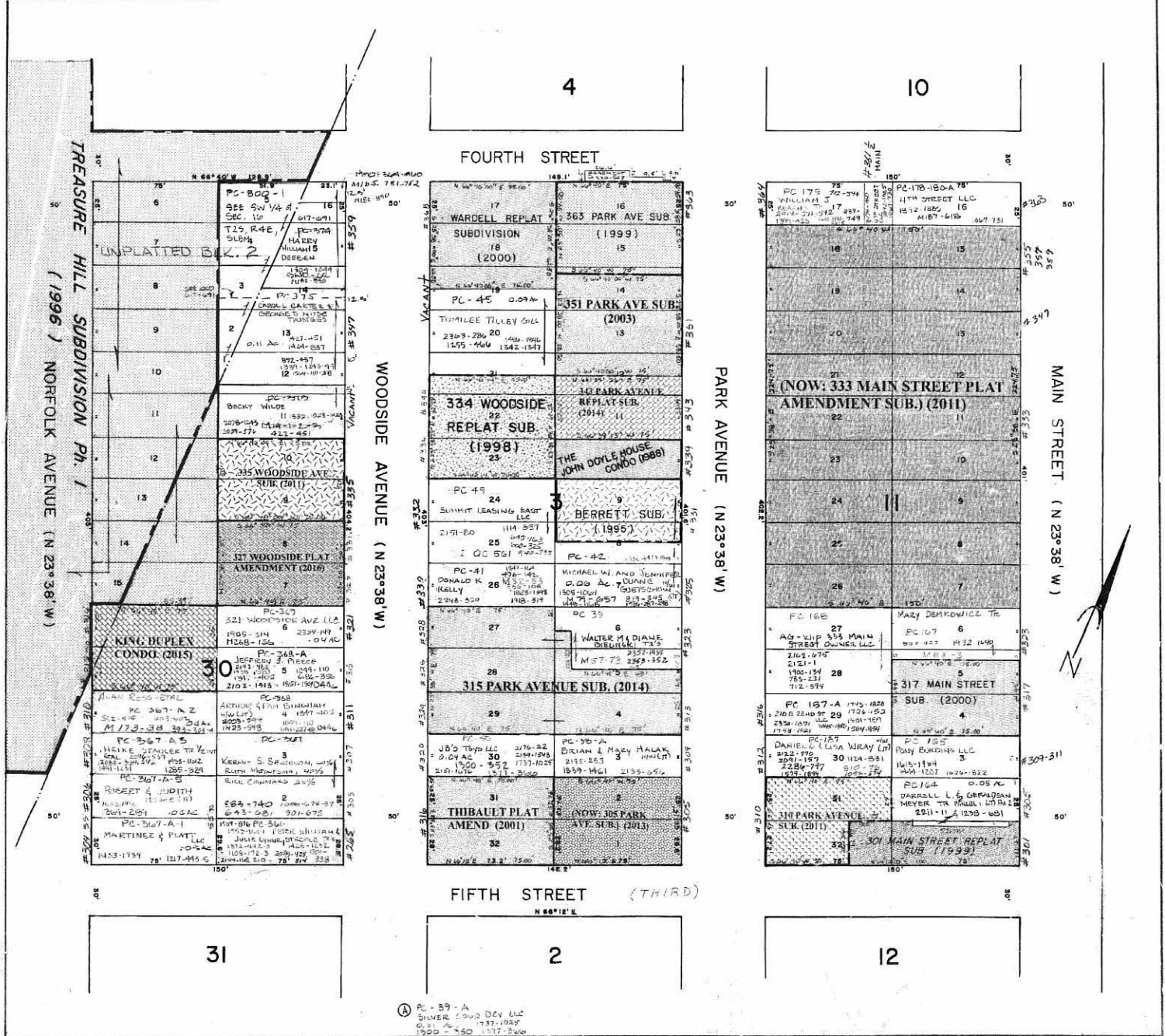
LEGEND

- ⊕ SURVEY MONUMENT
- PROPERTY BOUNDARY MARKERS
- REPRESENTS PROPERTY LINE
- ⊕ SURVEY CONTROL POINT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM DRAIN
- ⊕ EXISTING STORM DRAIN BOX
- ⊕ EXISTING GAS METER
- ⊕ ELECTRIC METER
- ⊕ EXISTING UTILITY MANHOLE
- ⊕ EXISTING UTILITY HOLE
- ⊕ EXISTING BRICK RETAINING WALL
- ⊕ EXISTING TREE

ADDRESS	ROOM HEIGHT	MAIN FLOOR	DIFFERENCE
330	7186.71		
332	7128.5		
336	7188.31	7110.53	18.78
340	7127.29	7386.84	15.55
344	7118.57	7089.83	28.74
402	7093.68	7084.79	30.84
408	7183.66	7063.76	36.90
414	7380.76		
426	7103.81		

NOTE: * REFERS TO STREET ADDRESS

PARK CITY - BLOCKS 3, 11, 30 SECTION 16, T2S, R4E, SLB & M



Approved	REVISIONS - DATE AND INITIAL	(In Pencil)
Utah State Tax Comm	5-21-2014	
Date	By	

SUMMIT COUNTY, UTAH

SCALE
ONE INCH 40 FEET
BOOK PAGE

Memo to Michelle Kellogg

Subject: Gill Subdivision Plat Amendment
Address: 352 Woodside Avenue
Project#: PL-17-03546
Author: Tippe Morlan
Date: January 16, 2018



The plat name for the Gill Subdivision Plat Amendment has changed to the 352 Woodside Plat Amendment. This change applies to Ordinance no. 2017-35 as approved by the City Council on July 13, 2017.

When the plat reached the County Recorder's office as the Gill Subdivision Plat, they contacted City Staff to inform us that this plat name already exists within Summit County. The property owner, Tomilee Gill, has consented to the name change.