

Ordinance No. 2017-60

**AN ORDINANCE APPROVING THE 368 MAIN STREET PLAT AMENDMENT
LOCATED AT 368 MAIN STREET, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 368 Main Street has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on September 27, 2017, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on September 23, 2017, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on October 11, 2017, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on October 11, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, on November 9, 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 368 Main Street Plat Amendment located at the same address.

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

SECTION 1. APPROVAL. The 368 Main Street 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 368 Main Street.
2. The historic Frankel Building was constructed in 1901. It was listed on the National Register of Historic Places in 1979 and was designated "Landmark" on the City's Historic Sites Inventory in 2009.
3. In May 1996, the Park City Council approved the 368 Main Street Re-subdivision through Ordinance 96-19; it was never recorded.
4. In October 1996, the Park City Council approved the 368 Main Street Subdivision as Ordinance 97-4; it was never recorded.

5. The property consists of two parcels, according to the Summit County Recorder's Office that includes, but is not limited to Lots 15, 16, and 17, Block 22 of the Park City Survey.
6. The property is in the Historic Commercial Business (HCB) District.
7. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Landmark.
8. The Plat Amendment removes four (4) interior lot lines and creates one lot of record.
9. The proposed lot size will be 2,278 square feet.
10. In the HCB District, the minimum Lot Area is 1,250 square feet. This lot measures 2,278 square feet. The minimum Lot Width is twenty-five feet (25') and Minimum Lot Depth is fifty feet (50'). The proposed lot is 25.22 feet along the west edge along Main Street and the lot is 77.97 feet deep.
11. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.
12. There are no minimum front, rear, and side yard setbacks in the HCB District. The existing historic building has a 4 foot front yard setback, 6 feet in the rear, and 0 feet on the sides. The existing building straddles various interior lot lines.
13. There are no existing encroachments onto adjacent property or the City rights-of-way.
14. No public snow storage easements are required due to the allowed zero setbacks in this District.
15. The Park City Planning Department received the plat amendment application on July 26, 2017; the application was deemed complete on August 14, 2017.
16. 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. 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.

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

PASSED AND ADOPTED this 9th day of November, 2017.

PARK CITY MUNICIPAL CORPORATION





Jack Thomas, MAYOR

ATTEST:

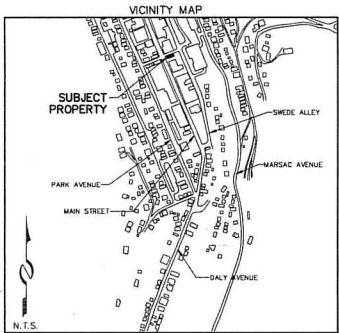


Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Registered Land Surveyor and that I hold Certificate No. 7248891 as prescribed by the laws of the State of Utah, and that by authority of the owners, 368 MAIN STREET PLAT AMENDMENT has been prepared under my direction and that the same has been monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

LEGAL DESCRIPTION

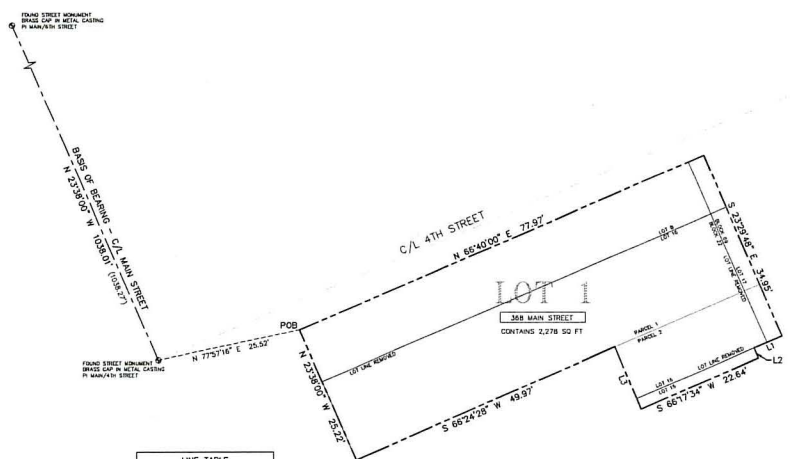
PARCEL 1:

Beginning at a point North 23°30'00" West 10.00 feet from the Northwest corner of Lot 16, Block 22, Park City Survey, and running thence North 68°40'00" East 77.97 feet; thence South 23°30'00" East 24.98 feet; thence South 68°30'00" West 5.00 feet to the Southeast corner of a brick building; thence along the outside brick face of said building South 68°30'00" West 68.16 feet to the Southwest corner of said building; thence South 68°30'00" West 3.73 feet to the Easterly right-of-way line of Main Street; thence along the Easterly right-of-way line North 23°36'00" West 25.10 feet to the point of beginning.

PARCEL 2:

Beginning at a point on the Easterly right-of-way line of Main Street, said point being South 23°30'00" East 0.46 feet from the Northwest corner of Lot 15, Block 22, Park City Survey, and running thence North 23°38'00" West 60.39 feet along the Easterly right-of-way line of Main Street; thence North 68°30'00" East along the outside face of an existing building and said building face projected 77.97 feet; thence South 23°34'48" East 8.88 feet; thence North 68°32'30" East 47.58 feet along the Northerly line of Lot 16, Block 69, thence South 23°31'00" East 48.90 feet along the Easterly line of Lot 16 and 15, Block 69, thence South 68°29'36" West 48.85 feet along the Southerly line of Lot 15, Block 69, thence South 68°24'45" West 11.95 feet along the Southerly line of Lot 14, Block 22, thence South 22°57'50" East 0.48 feet; thence South 68°30'27" West along the outside face of an existing building and said building face extended 83.05 feet to the point of beginning.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED THREE PARCELS:
 Beginning at a point North 23°38'00" West 9.79 feet from the Northwest corner of Lot 15, Block 22, Park City Survey, and running thence North 68°24'20" East a distance of 49.97 feet; thence South 22°57'50" East a distance of 12.03 feet; thence North 68°17'34" East a distance of 22.64 feet; thence North 22°57'50" West a distance of 1.92 feet; thence North 68°30'48" East a distance of 32.45 feet; thence South 23°31'00" East a distance of 25.03 feet; thence South 68°30'30" West, a distance of 124.90 feet; thence North 23°30'00" West, a distance of 34.80 feet to the true point of beginning.
ALSO LESS AND EXCEPTING THE FOLLOWING:
 Lot 15, Block 69, Park City Survey, according to the official plat thereof.
ALSO LESS AND EXCEPTING THE FOLLOWING:
 Beginning at the Northwest corner of Lot 14, Block 22, Park City Survey, and running thence along the North line of Lot 14 North 68°30'30" East 75.00 feet; thence East along the East line of Lot 14 South 23°28'04" East 24.67 feet; thence along the South line of Lot 14 South 68°24'45" West 11.95 feet; thence South 23°24'37" East 0.48 feet; thence along the outside face of an existing building and said building extended South 68°30'27" West 63.03 feet; thence along the West line of Lots 13 and 14, Block 22, North 23°36'00" West 25.47 feet to the point of beginning.



LINE	DIRECTION	LENGTH
L1	S 68°32'48" W	5.39'
L2	S 22°57'50" E	1.92'
L3	N 22°57'50" W	12.03'

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that 368 MAIN STREET, L.C., a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as 368 MAIN STREET PLAT AMENDMENT, does hereby certify that it has caused this subdivision plat to be prepared, and does hereby consent to the recordation of 368 MAIN STREET PLAT AMENDMENT.

In witness whereof, the undersigned set his hand this _____ day of _____ 2018.

William White, Manager
 368 MAIN STREET, L.C., a Utah limited liability company

ACKNOWLEDGMENT

State Of Utah: _____

County of Summit: _____

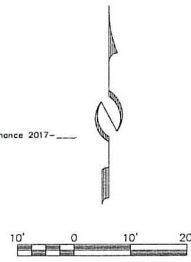
On this _____ day of _____ 2018, William White personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the manager of 368 MAIN STREET, L.C., a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its operating agreement and he acknowledged to me that he executed the 368 MAIN STREET PLAT AMENDMENT.

By _____
 Notary Public

Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2017-_____
2. See recorded survey S-_____



A LOT COMBINATION PLAT
 BLOCKS 22 & 69, PARK CITY SURVEY
368 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

 4433 648-8447 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 322 Main Street, P.O. Box 2864, Park City, Utah 84302-2864	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ 2018 BY _____ S.S.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2017 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ 2018 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 2018 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2017 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ 2017 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____
	W:\M\1\JOB NO.: 8-4-17 FILE: X:\PCS\dwg\brv\plat2017\080417.dwg						

368 MAIN STREET

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
A PORTION OF LOTS 15, 16 & B, BLOCK 22 & LOT 17, BLOCK 69
PARK CITY AMENDED SURVEY
RECORD OF SURVEY—EXISTING CONDITIONS
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 2748891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point North 22°37'50" West 10.00 feet from the northeast corner of Lot 16, Block 22, Park City Survey, and running thence North 66°32'48" East 77.97 feet, thence South 22°27'50" East 24.98 feet, thence South 66°32'48" West 5.00 feet to the southwest corner of an existing building, thence along the outside face of said building South 66°32'48" West 63.15 feet to the southwest corner of said building, thence South 66°32'48" West 2.73 feet to the easterly right-of-way line of Main Street, thence along the easterly right-of-way line North 22°38'00" West 25.12 feet to the point of beginning.

PARCEL 2:

Beginning at a point on the easterly right-of-way line of Main Street, and going being South 22°38'00" East 0.46 feet from the northeast corner of Lot 15, Block 22, Park City Survey, and running thence North 22°38'00" West 60.26 feet along the easterly right-of-way line of Main Street, thence North 66°32'48" East along the outside face of an existing building and said building face projected 77.97 feet, thence South 22°27'50" East 49.88 feet, thence North 66°32'48" East 47.06 feet along the easterly line of Lot 16, Block 22, thence South 22°37'50" East 49.80 feet along the easterly line of Lot 16 and 15, Block 22, thence South 66°32'48" West 48.80 feet along the southerly line of Lot 15, Block 22, thence South 66°32'48" West 19.25 feet along the southerly line of Lot 14, Block 22, thence South 22°27'50" East 0.46 feet, thence South 66°32'48" West along the outside face of an existing building and said building face extended 63.00 feet to the point of beginning.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED THREE PARCELS:

Beginning at a point North 22°38'00" West 9.79 feet from the northeast corner of Lot 15, Block 22, Park City Survey, and running thence North 66°32'48" East a distance of 46.97 feet, thence South 22°37'50" East a distance of 12.03 feet, thence North 66°32'48" East a distance of 20.46 feet, thence North 22°37'50" West a distance of 1.92 feet, thence North 66°32'48" East a distance of 22.45 feet, thence South 22°37'50" East a distance of 23.03 feet, thence South 66°32'48" West, a distance of 14.80 feet, thence North 22°38'00" West, a distance of 24.80 feet to the true point of beginning.

ALSO LESS AND EXCEPTING THE FOLLOWING:

Lot 15, Block 69, Park City Survey, according to the official plat thereof.

ALSO LESS AND EXCEPTING THE FOLLOWING:

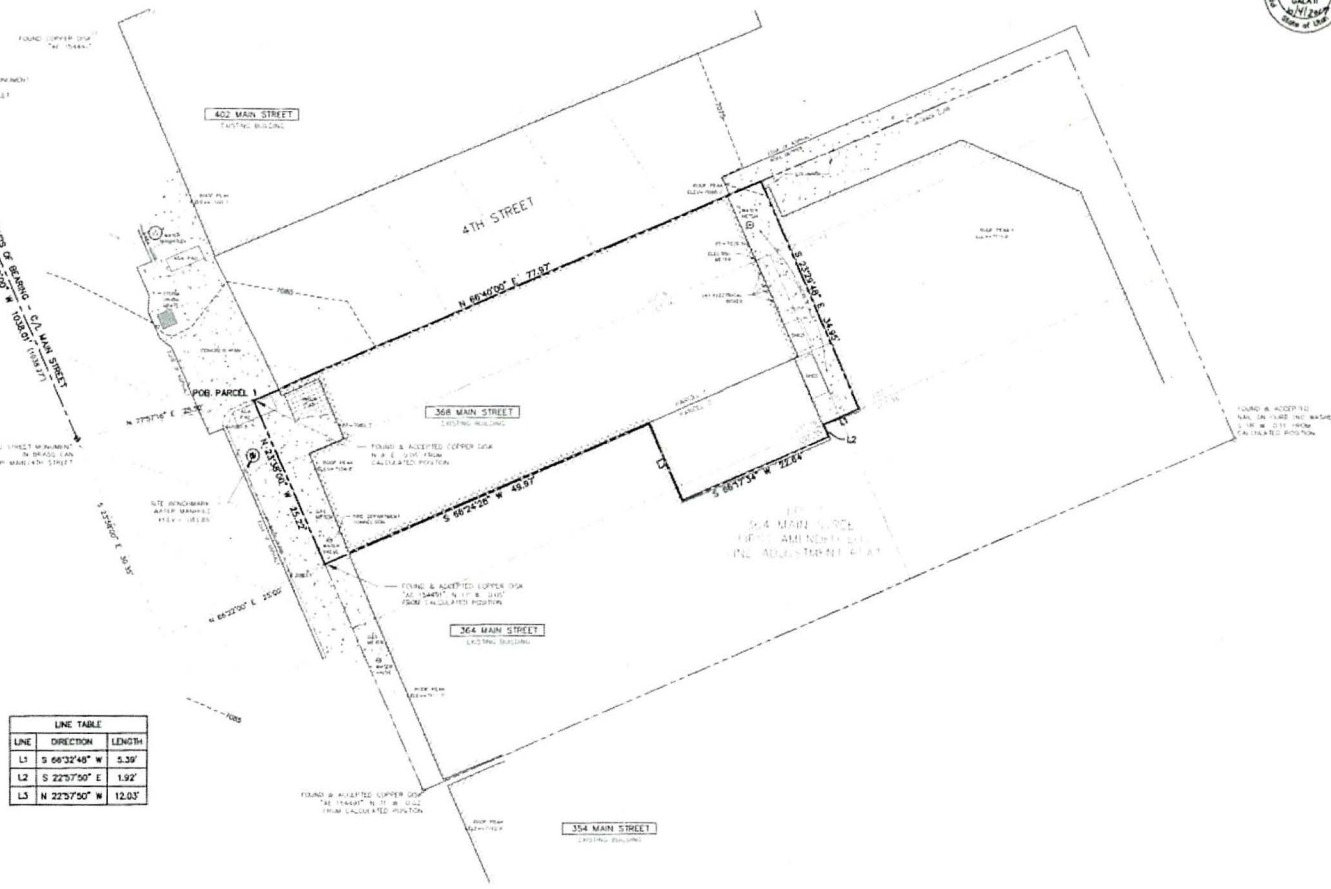
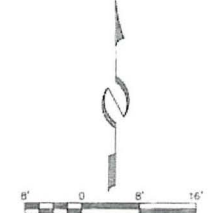
Beginning at the southwest corner of Lot 14, Block 22, Park City Survey, and running thence along the north line of Lot 14, North 66°32'48" East 75.00 feet, thence East along the east line of Lot 14, South 22°38'04" East 24.97 feet, thence along the south line of Lot 14, South 66°32'48" West 19.25 feet, thence South 22°27'50" East 0.46 feet, thence along the outside face of an existing building and said building extended South 66°32'48" West 63.00 feet, thence along the West line of Lots 13 and 14, Block 22, North 22°38'00" West 25.12 feet to the point of beginning.

NOTES

1. Basis of bearing for this survey is between the found brass cap street monuments as shown on this plat.
2. Field work for this survey was performed August 17, 2017, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to locate and monument the boundary in addition to performing an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was provided to the surveyor and no easements were located as part of this survey.
5. Recorded deeds, 364 Main Street First Amended Lot Line Adjustment Plat, and physical evidence found in the field were all used to determine the boundary as shown on this plat.
6. Site Benchmark: Water Manhole Elevation=7081.65' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Record distances, when different than measured, are shown in parentheses ().
10. This survey is a revision to a survey signed and dated September 1, 2017, but not recorded. Additional field measurements were taken that verify the subject building does not encroach on the southeastern portion of the neighboring property.

LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 66°32'48" W	5.39
L2	S 22°37'50" E	1.92
L3	N 22°37'50" W	12.03

<p>ALPINE ENGINEERING, INC. CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS 1000 South 1750 West, Suite 100, Provo, UT 84601</p>	<p>STAFF: CHARLES GALATI RYAN BEZ CHRIS TONGSTEDEN MARSHALL KING</p>	<p>EXISTING CONDITIONS & TOPOGRAPHIC MAP 368 MAIN STREET, PARK CITY</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 10/4/17</p>	<p>FOR: BILL WHITE JOB NO.: 8-4-17 FILE: A:\ParkCitySurvey\dwg\sr\srny2017\080417-Chimay\080417-R05.dwg</p>	