

Ordinance No. 2018-11

AN ORDINANCE APPROVING THE 925 WOODSIDE RE-PLAT LOCATED AT 925 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 925 Woodside Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on January 31, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on January 27, 2018, 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 February 14, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on February 14, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 15, 2018, 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 925 Woodside Re-Plat located at 925 Woodside Avenue.

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

SECTION 1. APPROVAL. The 925 Woodside Re-Plat, 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 925 Woodside Avenue.
2. The property consists of Lot 7 and the north half of Lot 6 of Block 10 of Snyders Addition.
3. The property is in the Historic Residential (HR-1) District.
4. There is an existing non-historic structure at this address.
5. The existing home was constructed in 1971.
6. The property line between the two existing lots bisects the structure.
7. The applicant proposes to combine the subject lots into one lot of record.
8. Lot 7 consist of 1,875 square feet and is 25 feet by 75 feet. The north half of Lot 6 included in this application consists of 937 square feet and is 12.5 feet by 75 feet.

9. No known encroachments exist on this property.
10. The existing home is a single-family dwelling which is an allowed use in the HR-1 district.
11. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lot has an area of 2,812 square feet.
12. The minimum lot width in the HR-1 zone is 25 feet. The proposed lot meets the requirements of this zone at 37.5 feet in width.
13. The proposed lot will also be 75 feet deep.
14. The minimum front yard setback is 10 feet. The existing house has a 14.4 foot front yard setback.
15. The minimum rear yard setback is 10 feet. The existing house has a 24 foot rear yard setback.
16. The minimum side yard setback is 3 feet on each side. The existing house has a 12.3 foot side yard setback on the north side and a 5.5 foot side yard setback on the south side.
17. The maximum building footprint for a lot this size is 1,201 square feet. The existing footprint meets this standard at approximately 715 square feet.
18. A Historic District Design Review application is required for any new construction proposed at the existing site.

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 and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. A 10 foot wide public snow storage easement will be required along Woodside Avenue.

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

PASSED AND ADOPTED this 15th day of March, 2018.

PARK CITY MUNICIPAL CORPORATION



MAYOR



ATTEST:

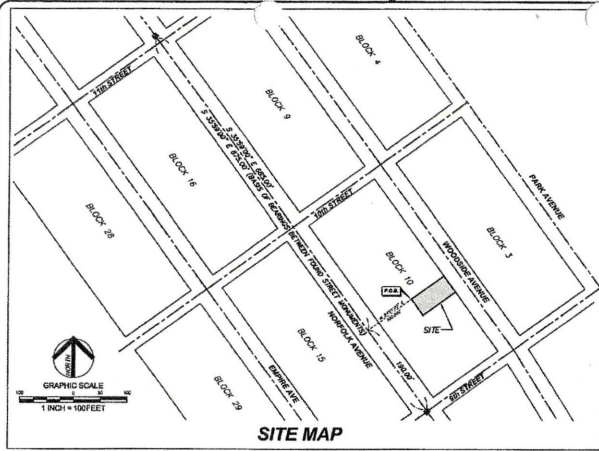

City Recorder

APPROVED AS TO FORM:

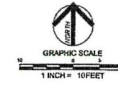

City Attorney

Attachment 1 – Proposed Plat

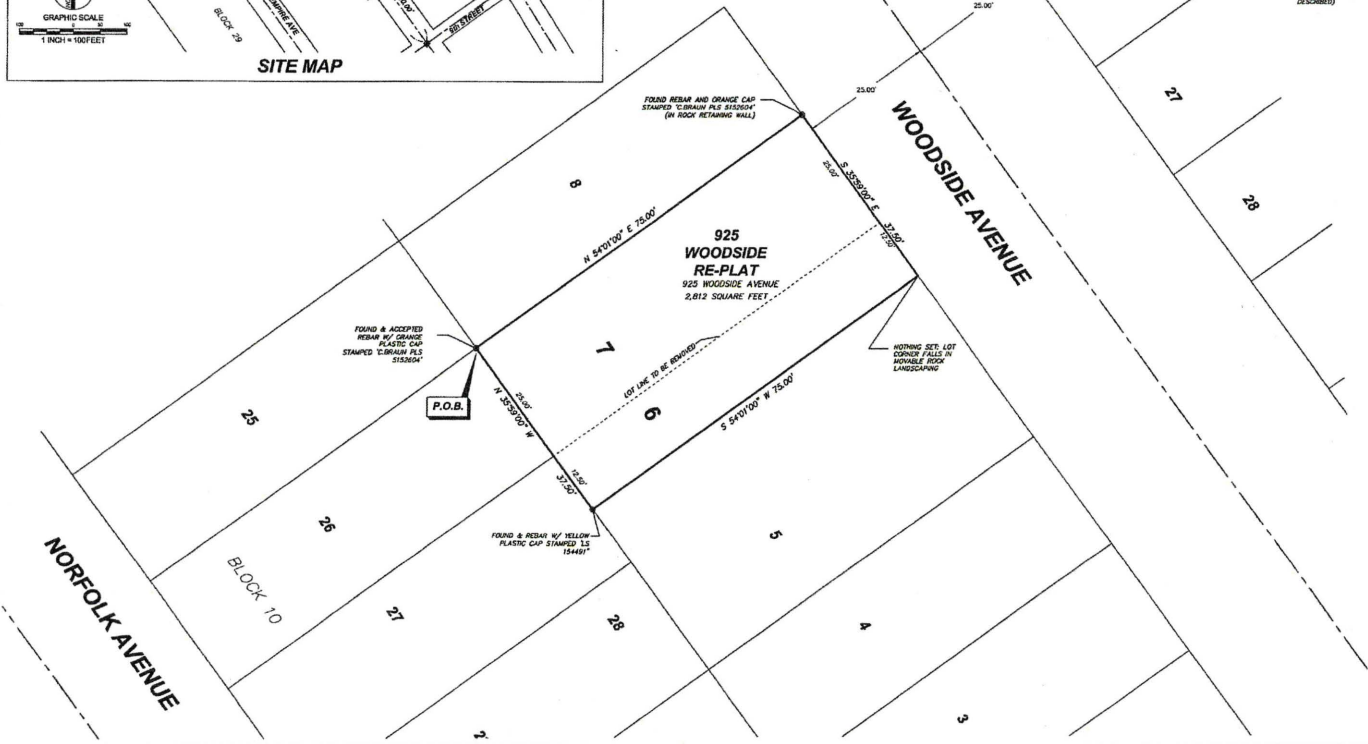
Exhibit A - Attachment 1: Proposed Plat



925 WOODSIDE RE-PLAT
 LOT 7 AND THE NORTH HALF OF LOT 6,
 BLOCK 10 OF SNYDER'S ADDITION TO PARK CITY,
 LYING WITHIN THE NORTHEAST QUARTER OF
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 SUMMIT COUNTY, UTAH



- LEGEND**
- FOUND STREET MONUMENT
 - FOUND REBAR W/ CAP (AS DESCRIBED)



PLAT NOTES

1. THE PURPOSE OF THIS PLAT AMENDMENT IS TO CORRECT LOT 7 AND 8TH NORTH HALF OF LOT 8, BLOCK 10 OF SNYDER'S ADDITION TO PARK CITY, INTO ONE LOT.
2. SEE RECORD OF SURVEY S-8978, RECORDED 07-22-2016, FOR REFERENCE.

OWNER'S DESIGNATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT, the undersigned owner(s) of the herein described tract of land known as _____ do hereby certify that I have caused this Plat to be prepared, and we, _____ hereby consent to the recording of this Plat. ALSO, the owner, or their representative, hereby irrevocably offers for dedication to the City of Park City all of the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable dedication.

In witness whereof, We have hereunto set our hand this _____ day of _____, 2016.

BY: NAME _____
 NAME OF COMPANY/CORP _____
 NAME _____
 NAME _____

ACKNOWLEDGMENT

State of Utah
 County of Summit

On this _____ day of _____, 2016, personally appeared before me, the undersigned History Public, in and for said County of Summit, in said State of Utah, the person that executed the within instrument and known to me to be (or proved to me on the basis of satisfactory evidence) the person who executed the within instrument on behalf of said person, being duly sworn, and acknowledged to me that they are the owners of the herein described tract of land and he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

History Public: _____
 My Commission Expires: _____

LIEN HOLDER'S CONSENT TO RECORD

State of Utah
 County of Summit

The undersigned lien holder hereby consents to the recording of this plat.

The foregoing consent to record was acknowledged before me this _____ day of _____, 2016.

By: _____
 My Commission Expires: _____

History Public: _____

SURVEYOR'S CERTIFICATE

I, Martina Nelson, certify that I am a Registered Land Surveyor and that I hold Certificate No. 8910903, as provided by the laws of the State of Utah, and this Plat was prepared under my direction in accordance with the requirements of Park City Municipal Corporation. I further certify that the property boundaries as shown are correct.

Martina Nelson _____ Date _____
 PLS 8910903

Park City Surveying

700. 864. 842993
 704 CINE LEE BLVD.
 (435) 819-2318
 (435) 819-4037 fax

COUNCIL APPROVAL & ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 A.D.

MAYOR _____

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2016, A.D.

CHAIRMAN _____

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 A.D.

PARK CITY RECORDER _____

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016 A.D.

S.B.K.R.D. _____

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 A.D.

PARK CITY ENGINEER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 A.D.

PARK CITY ATTORNEY _____ DATE _____

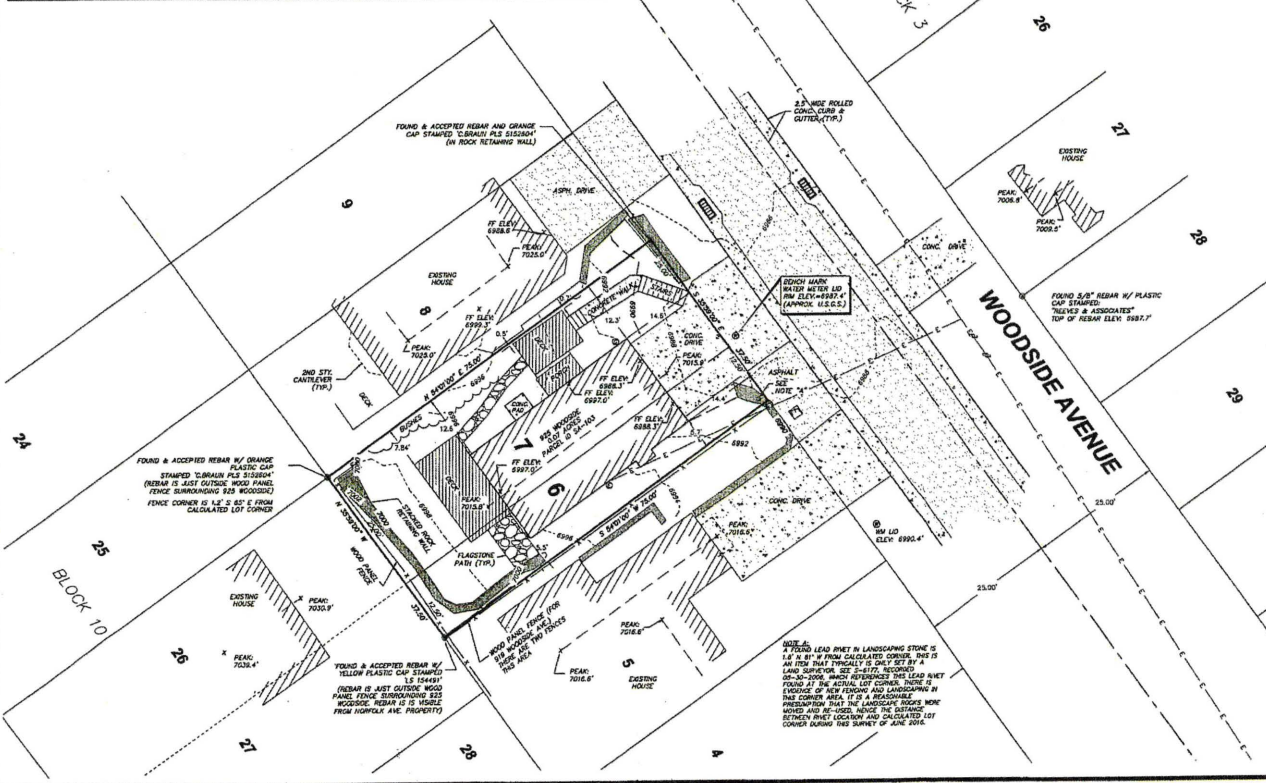
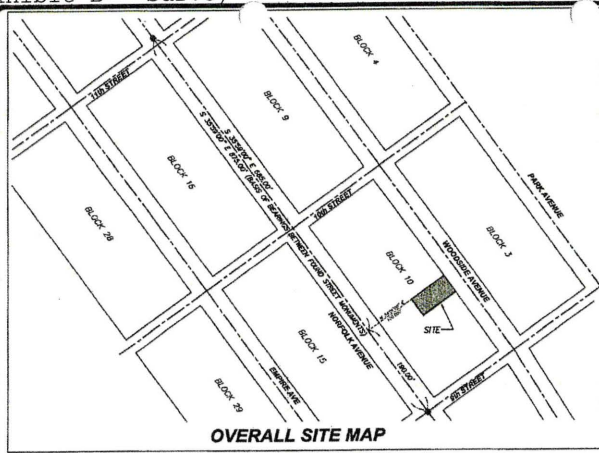
RECORDED

ENTRY NUMBER: _____ PAGE: _____
 BOOK: _____ STATE OF UTAH, COUNTY OF _____
 DATE: _____ TIME: _____
 FEE PAID: _____
 RECORDED AND FILED AT THE REQUEST OF: _____
 COUNTY RECORDER _____



RECORD OF SURVEY & TOPOGRAPHIC MAP

LOT 7 AND THE NORTH HALF OF LOT 6,
 BLOCK 10 OF SNYDER'S ADDITION TO PARK CITY,
 LYING WITHIN THE NORTHEAST QUARTER OF
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 SUMMIT COUNTY, UTAH



GRAPHIC SCALE
 1 INCH = 10 FEET

LEGEND

- FOUND STREET MONUMENT
- FOUND REBAR W/ CAP (AS DESCRIBED)
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ CATCH BASIN
- ⊗ WATER METER
- ⊗ ELECTRIC METER
- ⊗ ELECTRIC BOX
- ⊗ GAS METER
- ⊗ UTILITY POLE
- LANDSCAPING
- FENCE
- OVERHEAD UTILITY LINE
- ▨ STACKED ROCK RETAINING WALL

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF THE SUBJECT PROPERTY & TO SHOW EXISTING CONDITION OF THE SITE AT TIME OF SURVEY.
 EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS AND LOTS WERE USED TO REESTABLISH THE PROPERTY CORNERS.
 THE BASIS OF BEARING IS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.
 EXISTING BUILDING LOCATION IS TO AS-BUILT LOCATION OF BUILDING WALL CORNERS. ACTUAL FOUNDATION LOCATION MAY DIFFER.
 SURVEY COMPLETED: 06-13-2016
 SEE SAID OFFICIAL "ENGINEER'S ADDITION TO PARK CITY SUBDIVISION" PLAN FOR ANY EXISTING SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.
 THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OTHER EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.
 EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL FOUND EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

LEGAL DESCRIPTION:
 ALL OF LOT 7 AND THE NORTH HALF OF LOT 6 OF SNYDER'S ADDITION TO PARK CITY, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY REGISTER

SURVEYOR'S CERTIFICATE:
 I, MARTHA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8830003. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREIN RECORDED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

MARTHA NELSON
 LICENSE NO. 8830003
 SUMMIT COUNTY, UTAH
 DATE: JUNE 23, 2016

FILE NO. S0008676
 01/22/2016 02:37:51 PM
 02/17/2016 09:07:07 AM
 02/17/2016 09:07:07 AM

Park City Surveying

P.O. Box 621973
 100 S. MAIN ST. SUITE 201
 PARK CITY, UT 84304-6219
 (435) 946-4071 fax

DATE	BY	COMMENTS

SURVEYED BY: SC/KR
 DRAWN BY: MN
 DATE: JUNE 23, 2016

RECORD OF SURVEY & TOPOGRAPHIC MAP
 LOT 7 & THE N. HALF OF LOT 6
 SNYDER'S ADDITION TO PARK CITY SUBDIVISION
 FOR: STEPHEN DEFALCO

DWG: 925 WOODSIDE ROS-ASB.dwg
 NOV 29 2017
 PARK CITY PLANNING DEPT.

SHEET 1 OF 1