

Ordinance No. 2021-22

AN ORDINANCE APPROVING THE GASPARAC PLAT AMENDMENT, LOCATED AT 1060 PARK AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 1060 Park Avenue petitioned the City Council for approval of the Gasparac Plat Amendment; and

WHEREAS, on April 14, 2021 notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on April 12, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on April 14, 2021, courtesy notice was mailed to property owners within 300 feet of the Gasparac Plat Amendment; and

WHEREAS, on April 28, 2021, the Planning Commission reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, on April 28, 2021, the Planning Commission forwarded a positive recommendation for City Council's consideration on May 13, 2021; and

WHEREAS, on May 13, 2021, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management Code, including §15-7.1-3(B), § 15-12-15(B)(9), and Chapters 15-2.11, 15-3, and 15-7.

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

SECTION 1. APPROVAL. The Gasparac Plat Amendment at 1060 Park Avenue, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background:

1. The property is located at 1060 Park Avenue.
2. The property is listed with Summit County as Parcel number SA-357 and consists of Lots 9, 10, 11, and 12 in Block 55 of Snyders Addition; Also that part of the E1/2 of Block 55 Snyders Addition Easterly from Lots 9, 10, 11, and 12. The proposed Plat Amendment creates two (2) Lots of record.
3. On March 26, 2021, the Applicant submitted a complete Plat Amendment application.
4. The applicant proposes adding a Lot line five feet (5') to the south of the existing

Structure and Subdividing the 12,868 square foot lot and block in the Historic Residential – Medium District into Lot A, a 7,839 square foot Lot containing a Significant Historic Structure, and Lot B, a 5,029 square foot Lot.

5. The property was designated as a Significant Historical Structure on the Park City Historic Site Inventory (HSI) in 2009.
6. No easement is vacated or amended as a result of the plat amendment.

Zoning District:

7. The property is in the Historic Residential - Medium (HRM) Zoning District.

Public Notice Requirements:

8. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on April 12, 2021. Staff mailed courtesy notice to property owners within 300 feet on April 14, 2021. The *Park Record* published notice on April 14, 2021.

Lot and Site Requirements

9. The LMC also regulates Lot and Site Requirements per LMC [§15-2.4-3](#).
10. A Single-Family Dwelling is an allowed Use in the HRM Zoning District and requires a minimum lot size of 1,875 square feet. The proposed Lot sizes comply with this requirement.
11. The minimum Lot width in the HRM Zoning District is 37.5 feet. The proposed Lots comply with this requirement.
12. The required Front Setback for Lot depths greater than 75 feet is fifteen feet (15'). Lot A is Legal Non-Conforming, as is. Lot B will come into compliance with new construction.
13. The required Rear Setback is ten feet (10'). Lot A is Legal Non-Conforming, as is. Lot B will come into compliance with new construction.
14. The required Side Setback is five feet (5'). Lot A is Legal Non-Conforming, as is. Lot B will come into compliance with new construction.
15. There is no maximum building footprint requirement in the HRM Zoning District. Any new construction shall comply with the Land Management Code at the time of Application submittal.
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 Clause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code, including [LMC § 15-2.4](#) Historic Residential-Medium Zoning District and [LMC § 15-7.1-6](#) Final Subdivision Plat.
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 shall 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. The applicant shall insert the easement legal description into Snyderville Water Reclamation District (SBWRD) Grant of Easement form, signed and notarized by landowner, and returned to SBWRD for recordation.
4. After the easement is recorded, applicant shall insert the recording information on the plat.
5. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
6. A non-exclusive ten foot (10') public snow storage easement on Park Avenue shall be dedicated on the plat.
7. Any new construction shall comply with the Land Management Code at the time of Application submittal.
8. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
9. Any new construction shall comply with the Land Management Code at the time of Application submittal.
10. Prior to recordation of plat, the chain link Fence shall be removed.
11. Prior to recordation of plat, the Accessory Building shall be demolished.
12. The Applicant shall provide two on-site parking spaces for each Lot.

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


PASSED AND ADOPTED this 13th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

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Andy Beerman, MAYOR

ATTEST:

DocuSigned by:

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City Recorder



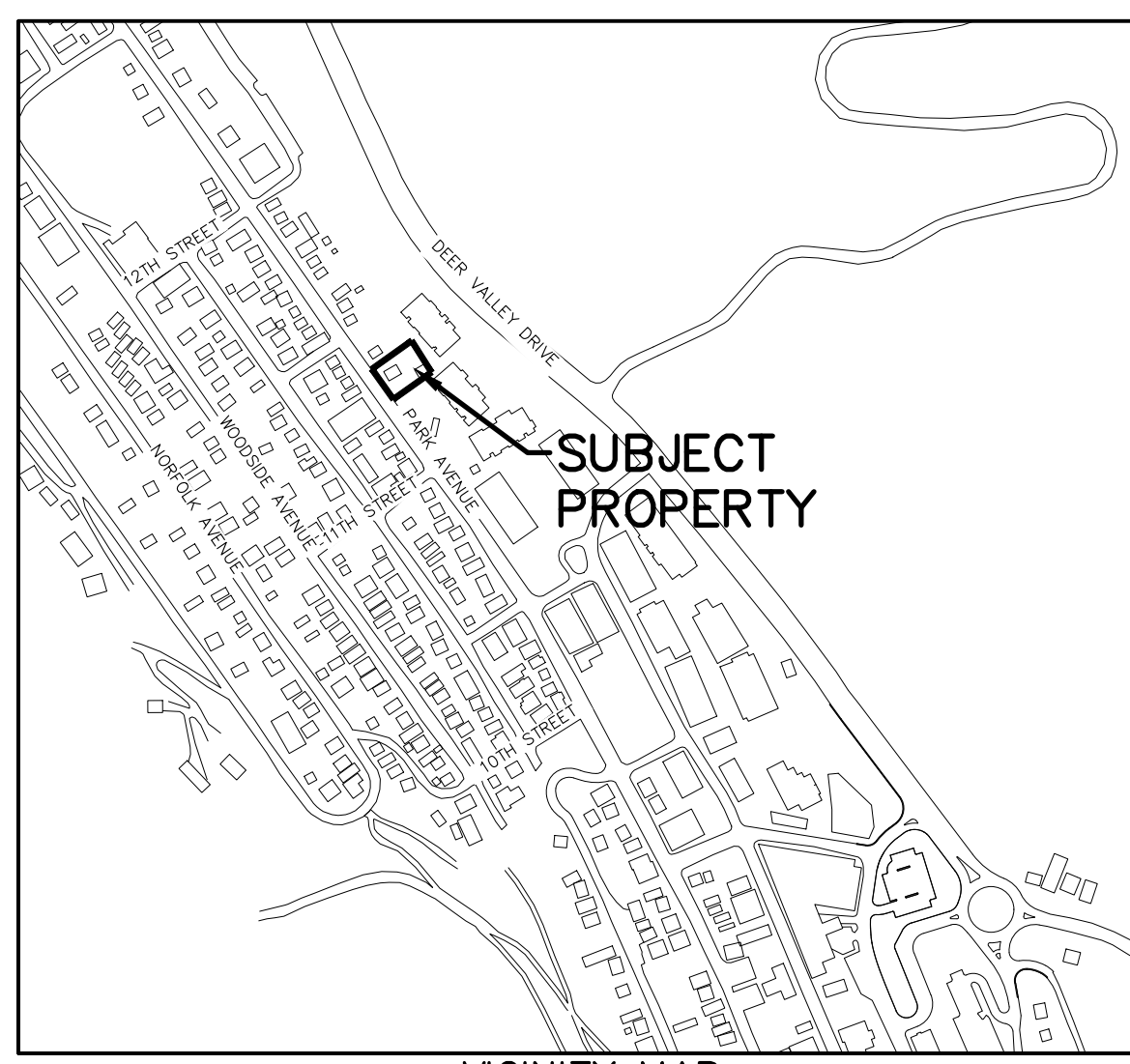
APPROVED AS TO FORM:

DocuSigned by:

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Mark Harrington, City Attorney

Attachment 1 - Plat



VICINITY MAP

SCALE 1"=500'

FOUND BRASS CAP IN METAL CASTING IN 11TH STREET/PARK AVENUE

FOUND & ACCEPTED PLUG/REBAR IN CONCRETE

FOUND & ACCEPTED REBAR & CAP "ALLIANCE ENGR LS 16393"

FOUND & ACCEPTED NAIL & WASHER ON CONCRETE WALL "LS 173736"

FOUND & ACCEPTED REBAR & CAP "SUNSHINE SKI HOME PLAT AMENDMENT ENTRY NO. 1101664"

FOUND & ACCEPTED REBAR & CAP "TOWN POINTE FIRST AMENDED ENTRY NO. 608052"

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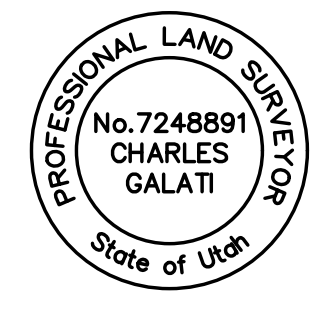
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SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into two (2) lots, hereafter to be known as GASPARAC PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lots 9, 10, 11 & 12, Blk 55 Snyders Addition; also that part of the E1/2 of Blk 55 Snyders Addition easterly from Lots 9, 10, 11 & 12 according to the official plat thereof as recorded in the Summit County Recorder Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be subdivided into two lots of record, together with easements as set forth to be hereafter known as GASPERAC PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this _____ day of _____, 2021. C/JG Development III, LLC, a Utah limited liability company

By: Christopher J. Goff, Manager

ACKNOWLEDGMENT

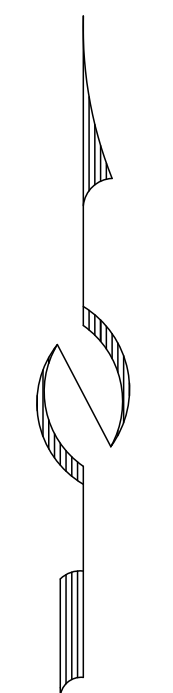
STATE OF _____)
 : ss.
COUNTY OF _____)

On this _____ day of _____, 2021, Christopher J. Goff 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 C/JG DEVELOPMENT III, LLC, 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 or Resolution of its Members, and he acknowledged to me that he executed the GASPARAC PLAT AMENDMENT.

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

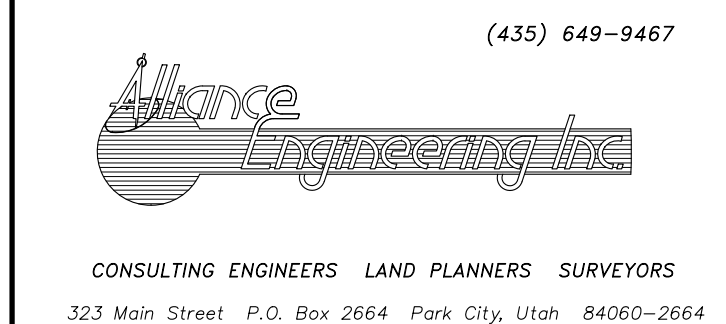
NOTES

- 1. This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.
- 2. See Record of Survey S-9753.
- 3. The property is located in Zone AO, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 919, Map Number 49043C0 919C, updated by LOMR 16-08-1092P, and has an effective date of August 31, 2017.



GASPARAC PLAT AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021 BY _____ ENGINEERING DEPARTMENT	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2021 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2021 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021 BY _____ PARK CITY RECORDER	PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS _____ DAY OF _____, 2021 BY _____ SUMMIT COUNTY GIS COORDINATOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
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