

**Ordinance No. 10-26**

**AN ORDINANCE APPROVING THE 1144 WOODSIDE AVENUE PLAT LOCATED WITHIN LOT 20 AND 21 IN BLOCK 5 OF SNYDERS ADDITION TO THE PARK CITY SURVEY, PARK CITY, SUMMIT COUNTY, UTAH**

**WHEREAS**, the owner of the properties known as 1144 Woodside Avenue, has petitioned the City Council for approval of a plat amendment for the existing Lots 20 and 21 in Block 5 of Snyder's Addition to the Park City Survey; and

**WHEREAS**, the property was properly noticed and posted according to the requirements of the Land Management Code; and

**WHEREAS**, proper legal notice was sent to all affected property owners; and

**WHEREAS**, the Planning Commission held a public hearing on June 23, 2010, to receive input on the 1144 Woodside Avenue Subdivision; and

**WHEREAS**, the Planning Commission, on June 23, 2010, forwarded a positive recommendation to the City Council; and

**WHEREAS**, on July 15, 2010, the City Council approved the 1144 Woodside Avenue Subdivision; and

**WHEREAS**, it is in the best interest of Woodside City, Utah to approve the 1144 Woodside Avenue 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. The 1144 Woodside Avenue 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 1144 Woodside Avenue within the HR-1 zoning district.
2. The plat amendment is for the existing Lots 20 and 21 of Block 5 of Snyder's Addition to the Park City Survey.
3. The proposed plat amendment will create one lot of record that is 50 feet wide by 75 feet deep. The minimum lot width in the HR-1 zone is 25 feet.
4. The area of the proposed lot is 3750 square feet. The minimum lot size in the HR-1 zoning district is 1875 square feet.

5. The lot is vacant with an existing asphalt driveway.
6. The neighborhood is characterized by single family and multi-family homes and condominiums.
7. All findings within the Analysis section are incorporated herein.

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 subdivisions and plat amendments.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording 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 and the plat will be void.
3. A ten foot wide public snow storage easement is required along the front of the property.
4. No remnant parcels are created.
5. There are several existing encroachments onto the property including a shed, two fences, and a portion of a neighboring driveway. The applicant must either remove the existing encroachments or record encroachment agreements with the neighboring property owners prior to plat recordation.
6. Modified 13-D sprinklers shall be required for all occupied structures.

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

PASSED AND ADOPTED this 15<sup>th</sup> day of July 2010.

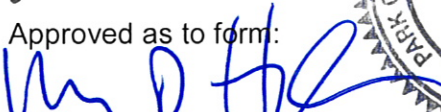
PARK CITY MUNICIPAL CORPORATION

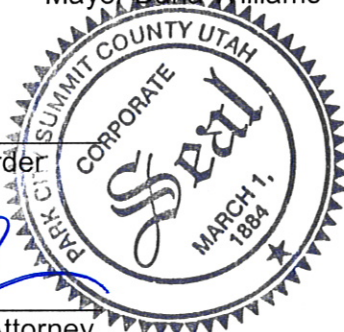
  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

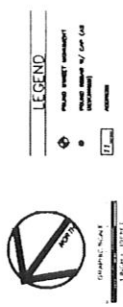
  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney



**11 WOODSIDE AVE PLAT**  
 LOT 20 & 21, BLOCK 5 OF SWYDERS  
 ADDITION TO PARK CITY PLAT  
 THE NORTHWEST QUARTER OF  
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASIN & MERIDIAN,  
 PARK CITY, SUMMIT COUNTY, UTAH



**PLAT NOTES:**

- The platting of this plat is subject to the approval of the Park City Council.
- The platting of this plat is subject to the approval of the Park City Council.
- The platting of this plat is subject to the approval of the Park City Council.

**LEGAL DESCRIPTION:**

That certain lot or lots of land, to-wit: Lot 20 and Lot 21, Block 5, of the Swyers Addition to Park City Plat, the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Basin & Meridian, Park City, Summit County, Utah.

**COUNCIL APPROVAL AND ACCEPTANCE:**

APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**APPROVED AND ACCEPTED BY THE PLATTEE:**

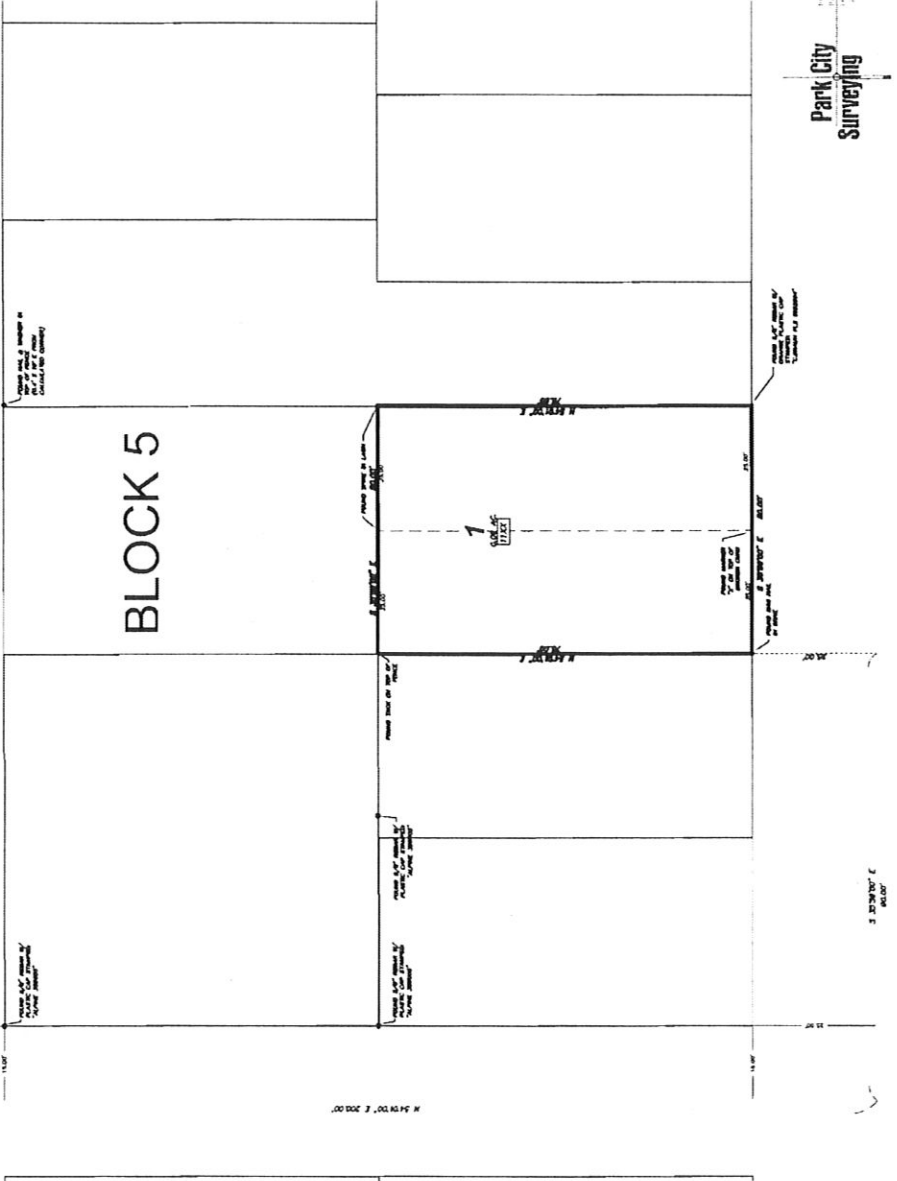
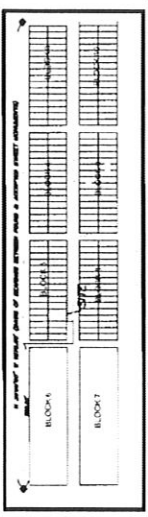
APPROVED AND ACCEPTED BY THE PLATTEE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**RECORDED:**

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUMMIT, UTAH, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**FILED:**

FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUMMIT, UTAH, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.



**Park City Surveying**

APPROVAL AS TO FORM APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ENGINEERS CERTIFICATE I AND THE PLAT TO BE IN ACCORDANCE WITH THE WATER RECLAIMATION DISTRICT STANDARDS OF THE WATER RECLAIMATION DISTRICT OF THE CITY OF SALT LAKE CITY, UTAH.

CERTIFICATE OF ATTORNEY I AND THE RECORD OF THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLATTEE AND THE PLATTEE HAS BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE PLATTEE.

PARK CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PLATTEE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ENGINEERS CERTIFICATE APPROVAL AS TO FORM APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUMMIT, UTAH, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUMMIT, UTAH, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**PAGE 1 OF 1**