

**Ordinance No. 2016-51**

AN ORDINANCE APPROVING THE TRAM TOWER PLAT AMENDMENT LOCATED AT 664, 672, AND 698 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 664, 672, and 698 Woodside Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on October 26, 2016, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 22, 2016, 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 November 9, 2016, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on November 9, 2016, forwarded a positive recommendation to the City Council; and,

WHEREAS, on December 1, 2016, 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 Tram Tower Plat Amendment located at 664, 672, And 698 Woodside Avenue.

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

**SECTION 1. APPROVAL.** The Tram Tower 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 664, 672, and 698 Woodside Avenue.
2. The property consists of all of Lot 2 of the National Garage Subdivision; Lot 19 and a portion of Lot 20, Block 6 of the Park City Survey and a portion of Block 1, Snyder's Addition to Park City; and Lot 2 of the Coalition West Subdivision.
3. The property is in the Historic Residential (HR-1) District with the east half of Lot 2 of the Coalition West Subdivision being zoned Historic Recreation Commercial (HRC);
4. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Significant.
5. The Plat Amendment removes two interior lot lines.

6. The proposed Plat Amendment combines the property into one (1) lot measuring 8,728.90 square feet.
7. A single-family dwelling is an allowed use in the District.
8. The minimum lot area for a single-family dwelling is 1,875 square feet in the HR-1 zone. The proposed lots meet the minimum lot area for single-family dwellings.
9. The proposed lot width is approximately 171.5 feet along Woodside Avenue and 81 feet along 7<sup>th</sup> Street; this property has two (2) frontages.
10. The minimum lot width required is twenty-five feet (25'). The proposed lot meets the minimum lot width requirement.
11. Because of the boot-shaped configuration of this lot, the Planning Director has determined the following setbacks: Front and Rear Yard, 10 feet; side yards 5 feet.
12. Ordinance 02-02, which approved the Coalition West Subdivision, included additional restrictions limiting the house size on Lot 2 to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD.
13. House size has consistently been interpreted to mean the Gross Residential Floor Area as defined by the Land Management Code.
14. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.
15. The existing historic garage has a footprint of 230 square feet. LMC 15-2.2-3(D) states that Accessory Buildings listed on the HSI that are not expanded, enlarged, or incorporated into the Main Building shall not count in the total Building Footprint of the Lot.
16. The minimum front/rear yard setbacks are 10 feet (10'); the minimum total front/rear yard setbacks are twenty feet (20'). The historic house has a front yard setback of 0 feet; the garage in the front yard encroaches 13 feet into the Woodside right-of-way. The house has a 4 foot rear yard setback.
17. The minimum side yard setbacks are five feet (5'); the minimum total front/rear yard setbacks are 10 feet. The historic garage has a 0 foot setback on the south side yard, and the historic house has a 23 foot setback on the south side yard. The existing historic aerial tramway tower has a 4 foot side yard setback on the north side. The existing historic garage structure does not meet the north side yard setback or the west rear yard setback along Crescent Tram.
18. The historic garage encroaches into the neighboring property at 658 Woodside by approximately 3 feet.
19. On the northwest corner of the property, the historic aerial tramway tower encroaches approximately 19 feet over the west property line of Lot 2 of the Coalition West Subdivision and into the Woodside Avenue right-of-way.
20. There is a water drain pipe and vault constructed in the right-of-way that encroach about 5 feet east of the right-of-way and into Parcel PC-102.
21. There are several improvements in the City right-of-way including two stacked stone retaining walls, wood steps to the historic house, asphalt driveway to the garage, and a fence.
22. 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. The property owner shall resolve the encroachment of the stone retaining walls and fence over the front (west) property line into the City Right-of-Way (ROW) by either removing the encroachments or entering into an encroachment agreement with the City Engineer for those improvements that support the historic integrity of the Significant house and/or tramway tower.
4. An encroachment agreement for the historic garage is required with the neighbor at 658 Woodside and the City as the historic garage encroaches over the south property line and the west property line into the City right-of-way.
5. The applicant shall enter into a preservation easement agreement with the City for the historic aerial tramway tower that encroaches approximately 19 feet into the property.
6. The Park City Water Department anticipates that the water pipe and vault will be relocated as part of the redevelopment of the site; the applicant shall be responsible for coordinating the relocation with the Water Department and recording an easement for the vault and water pipe upon completion.
7. 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.
8. Ten foot (10') public snow storage easements shall be granted along the Woodside and 7<sup>th</sup> Street rights-of-way.
9. All Conditions of Approval for the Sweeney Properties Master Plan, as amended and approved by the City in November 1996 continue to apply in full force and effect. A note shall be added to the plat amendment to this effect.
10. This lot is designated as a single-family lot with up to 3,500 square feet, including a potential accessory unit, subject to the Historic District Design Guidelines and Sweeney MPD as outlined in the Coalition West Subdivision plat.
11. Access to the property shall be from the section of Woodside south of the aerial tower. If accessed from the section east of the tower, backing out of the drive shall be forbidden.

12. A 10 foot wide non-exclusive utility easement along the south edge of 7<sup>th</sup> Street/Woodside will be required from Park Avenue west to the aerial tower.

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

PASSED AND ADOPTED this 1<sup>st</sup> day of December, 2016.

PARK CITY MUNICIPAL CORPORATION



  
\_\_\_\_\_  
Jack Thomas, MAYOR

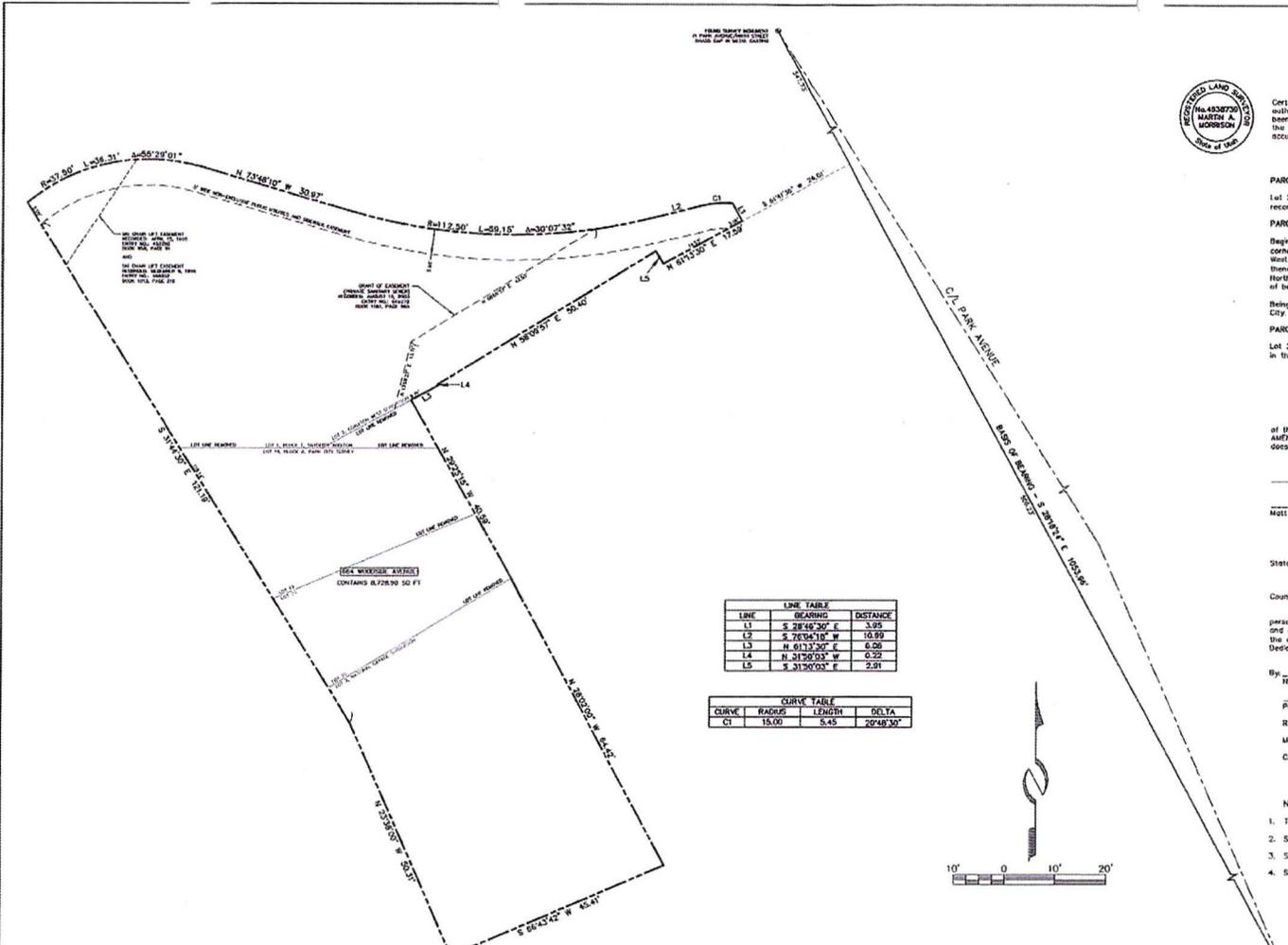
ATTEST:

  
\_\_\_\_\_  
Michelle Kellogg  
City Recorder

APPROVED AS TO FORM:

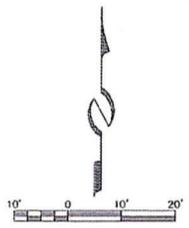
  
\_\_\_\_\_  
Mark Harrington, City Attorney

**Attachment 1 – Proposed Plat**



LINE	BEARING	DISTANCE
L1	S 28°48'30" E	3.95
L2	S 78°04'18" W	10.59
L3	N 61°15'30" E	6.00
L4	N 31°50'03" W	0.22
L5	S 31°50'03" E	2.21

CURVE	RADIUS	LENGTH	DELTA
CT	15.00	5.45	20°48'30"



A PARCEL COMBINATION PLAT  
**TRAM TOWER PLAT AMENDMENT**

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



**SURVEYOR'S CERTIFICATE**  
 I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of TRAM TOWER PLAT AMENDMENT has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plot. I further certify that the information on this plot is accurate.

**DEED DESCRIPTIONS**  
**PARCEL 1**  
 Lot 2 of National Garage Subdivision, according to the official plat thereof on file and of record in the Summit County Recorder's Office.  
**PARCEL 2**  
 Beginning South 28°50' East 40 feet and South 68°52' West 75 feet from the northeasterly corner of Lot 1, Block 1, Sayer's Addition to Park City, and running thence South 65°52' West 40 feet, more or less, to a point on the easterly right-of-way line of Woodside Avenue; thence North 31°48' West 48 feet along Woodside Avenue; thence East 29.8 feet; thence North 62°20' East 17.83 feet; thence South 28°50' East 40 feet, more or less, to the point of beginning.  
 Being Lot 10, Block 6, Park City Survey and a portion of Block 1, Sayer's Addition to Park City.  
**PARCEL 3**  
 Lot 2, Coalition West Subdivision, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

**OWNER'S DEDICATION AND CONSENT TO RECORD**  
 KNOW ALL MEN BY THESE PRESENTS that Matt Corsetton, the undersigned owner of the herein described tract of land, to be known hereafter as TRAM TOWER PLAT AMENDMENT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.  
 In witness whereof, the undersigned set his hand this \_\_\_\_ day of \_\_\_\_\_, 2016.  
 Matt Corsetton

**ACKNOWLEDGMENT**  
 State of \_\_\_\_\_  
 County of \_\_\_\_\_  
 On this \_\_\_\_ day of \_\_\_\_\_, 2016, Matt Corsetton personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Matt Corsetton acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.  
 By: \_\_\_\_\_  
 Notary Public  
 Printed Name \_\_\_\_\_  
 Residing in \_\_\_\_\_  
 My commission expires \_\_\_\_\_  
 Commission No. \_\_\_\_\_

**NOTES**  
 1. This subdivision is subject to the Conditions of Approval in Ordinance 16-\_\_\_\_\_  
 2. See recorded survey S-8507 in the Summit County Recorder's Office.  
 3. See Coalition West Subdivision, recorded January 14, 2003, Entry No. 844585  
 4. See National Garage Subdivision, recorded July 5, 2008, Entry No. 782921



 (435) 649-0467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 302 Main Street, P.O. Box 2084, Park City, Utah 84302-2084	<b>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</b> REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016 BY _____ S.B.W.R.D.	<b>PLANNING COMMISSION</b> APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016 BY _____ CHAIR	<b>ENGINEER'S CERTIFICATE</b> I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY	<b>COUNCIL APPROVAL AND ACCEPTANCE</b> APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ MAYOR	<b>CERTIFICATE OF ATTEST</b> I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER	<b>RECORDED</b> STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ BY _____ FEE _____ RECORDER
	JOB NO: 13-2-16 FILE: X:\ParkCitySurvey\dwg\sr\plot2016\130216.dwg						

A Portion of  
Park City Survey, Block 6 and  
Snyder's Addition to Park City, Block 1

NARRATIVE

1. Survey requested by: Matt Garretson.
2. Purpose of the survey: locate the deed description, improvements and topographic relief.
3. Date of the survey: October 8, 2015.
4. Basis of the survey: found property monuments as shown; records reviewed in the course of the survey: The Park City, Utah Monument Control Map by Bush & Gudgeall, Inc., Coalition West Subdivision Plat, National Garage Subdivision Plat, Record of Survey File No. S-641 & S-5625, Map of Park City-Traced from the original map July 1927 by Caldwell & Richards Engineers, all from the Office of the Summit County Recorder, a chain of title for 664 Woodside Ave. by Coalition Title Agency, Inc., and Historic Site Forms for 703 Park Ave. & 664 Woodside Ave. from the Park City Municipal Corporation Web Site.
5. Located in the Southwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
6. See the official plats of The Park City Survey, Snyder's Addition to Park City, Coalition West Subdivision and National Garage Subdivision for other possible easements, restrictions or setbacks.
7. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
8. Elevations are based on an elevation of 7025.29 feet at the street monument found at the intersection of 8th Street and Park Avenue, from the Monument Control Map of Park City by Bush & Gudgeall, Inc.

DEED DESCRIPTIONS

Lot 2 of that certain plat entitled 'Coalition West Subdivision', which plat was filed in the office of the Recorder of the County of Summit, State of Utah on January 14, 2003 as Entry No. 644585. Containing 4,146 square feet, more or less.

Lot 2, National Garage Subdivision, according to the official plat thereof, or file and of record in the Summit County Recorders Office. Containing 2,646 square feet, more or less.

Parcel PC-102:

Beginning South 28'50" East 40 feet and South 86'52" West 75 feet from the Northeastery corner of Lot 1, Block 1, Snyder's Addition to Park City, and running thence South 86'52" West 40 feet, more or less; thence North 38'40" West 48 feet; thence East 29.8 feet; thence North 60'30" East 17.83 feet; thence South 28'50" East 40 feet, more or less, to the point of beginning. Being Lot 19, Block 6, Park City Survey and a portion of Block 1, Snyder's Addition to Park City.

SURVEY DESCRIPTION

Parcel PC-102

Beginning South, 71.04 feet and West, 45.03 feet from the Northeastery Corner of Lot 1, Block 1, Snyder's Addition to Park City and running thence South 58'41'06" West, along the Northwestery line of Lot 2, National Garage Subdivision, 41.99 feet to a point on the Easterly right of way of Woodside Avenue; thence North 31'44'30" West, along said right of way, 55.88 feet to the Southwestery Corner of Lot 2, Coalition West Subdivision; thence North 89'56'30" East, along the Southerly line of said Lot 2, Coalition West Subdivision, 27.80 feet to an angle point of said Lot 2, Coalition West Subdivision; thence North 81'13'30" East, along said Southerly line of Lot 2, Coalition West Subdivision, 20.00 feet to a point on the extension of the Southwestery line of Lot 1, National Garage Subdivision; thence South 29'25'15" East, along said Southwestery line of Lot 1, National Garage Subdivision and the extension thereof, 40.59 feet to the point of beginning; containing 1,937 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, J.D. Galley, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plot is a true representation of said survey.



Date Jan 30, 2016

J.D. Galley 359005

Improvements Legend

- 4" PVC
- ⊠ Electric meter
- ⊠ Gas meter
- ⊙ Water meter
- ⊙ Water spigot
- ⊙ Street light
- ↑ Road sign
- T-post & green 2"x2"
- ▣ 2" pipe
- ⊙ Storm drain manhole
- ⊙ Sewer manhole
- ⊙ Utility pole
- ⊙ Wind ort

Boundary Legend

- ⊙ Found rebar & cap-LS 154491
- ⊙ Found nail & washer-LS 154491
- ⊙ Found 5/8" rebar-no cap
- ⊙ Found 3/8" rebar-no cap
- ⊙ Set 5/8" rebar & plastic cap
- ⊙ Set nail & washer



Alpina Survey, Inc.  
10 Prosperate Drive  
Park City, Utah 84060  
(435) 655-0016

FILE NO. S0008607

S-9607