

Ordinance No. 2017-54

AN ORDINANCE APPROVING THE ECHO SPUR SUBDIVISION AMENDING LOTS 2 AND 3 LOCATED AT 441 ECHO SPUR AND 449 ECHO SPUR, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 441 Echo Spur and 449 Echo Spur has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on August 30, 2017, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on August 30, 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 September 13, 2017, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on September 13, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 12, 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 Echo Spur Subdivision Amending Lots 2 and 3 located at 441 Echo Spur and 449 Echo Spur.

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

SECTION 1. APPROVAL. The Echo Spur Subdivision Amending Lots 2 and 3, 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 441 Echo Spur and 449 Echo Spur.
2. The property consists of Lot 2 and Lot 3 of the Echo Spur Subdivision plat.
3. The property is in the Historic Residential (HR-1) District.
4. The property is currently vacant.
5. The applicant proposes to combine the subject lots into one lot of record.
6. The proposed lot is 5,625 square feet.
7. The minimum lot area in the HR-1 District is 1,875 square feet for a single-family dwelling. The minimum lot area for a duplex is 3,750 square feet.
8. The proposed lot meets the minimum lot requirements for both a single-family dwelling and a duplex dwelling.
9. A single-family dwelling is an allowed use in the HR-1 District. A duplex is a conditional use.
10. The minimum lot width in the HR-1 District is 25 feet.
11. The proposed lot width is 75 feet, which meets the minimum lots width.
12. The proposed lot depth is 75 feet.
13. Front and rear yard minimum setbacks are 10 feet each and 20 feet total. Side yard minimum setbacks are 5 feet each and 18 feet total.

14. The maximum building footprint for the proposed lot is 2,050.3 square feet.
15. The proposed plat amendment reduces the maximum building footprint on the subject property by 351.1 square feet from 2,401.4 square feet on two lots to 2,050.3 square feet on one lot.
16. A Steep Slope Conditional Use Permit is required for any structure in excess of 200 square feet if it is located on any existing slope of 30 percent or greater.
17. A Historic District Design Review application is required for any new construction on
18. The average lot width on the east side of Ontario Avenue is approximately 36 feet.
19. The average lot area on the east side of Ontario Avenue (including un-platted lot combinations) is approximately 2,800.7 square feet, which equates to 1.49 Old Town Lots.
20. The lots on the east side of Echo Spur/platted McHenry Avenue (Gateway Estates Replat Second Amended Subdivision and Silver Pointe Subdivision), which are also within the HR-1 District, consist of much larger lots.
21. The average lot size on the east side of Echo Spur is 10,076.5 square feet, which equates to approximately 5.37 Old Town Lots.
22. The existing Echo Spur Subdivision consists of five lots of 2,812.5 square feet, one lot 3,772 square feet in size, and one lot 3,858 square feet in size.
23. The average lot size in the existing Echo Spur Subdivision is 3,098.9 square feet, which amounts to approximately 1.65 Old Town Lots.
24. If the proposed plat amendment were approved, the new lot would become the largest in the Echo Spur Subdivision at 5,625 square feet, and the average lot size would increase to 3,615.4 square feet, which amounts to approximately 1.93 Old Town Lots.
25. The requested plat amendment is appropriate for this neighborhood.
26. The east side of Echo Spur, also within the HR-1 District contains significantly larger lots that yield larger structures.
27. The west side of Echo Spur, east Ontario Avenue contains a pattern of 1½ Old Town lot combination sites.
28. The mix of lot sizes provides appropriate transition between the larger lots and home sizes on the east side of Echo Spur towards the east side of Ontario Avenue.
29. The proposed plat amendment provides a good mix of different lot sizes within Echo Spur.
30. The massing and design requirements through the HDDR and Steep Slope CUP processes are intended to ensure that new structures are consistent with the surrounding neighborhood. Both applications are required and must be approved before the lot can be developed.
31. 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.

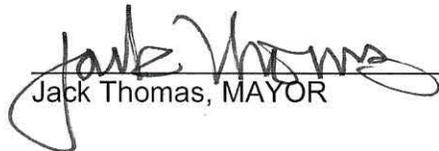
Conditions of Approval:

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 all new construction.
4. The applicant needs to coordinate with the Engineering Department to determine whether one existing water service and meter vault needs to be abandoned. The existing new water service needs to be verified sized for fire service.

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

PASSED AND ADOPTED this 12th day of October, 2017.

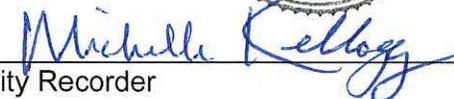
PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR



ATTEST:



Michelle Kellogg
City Recorder

APPROVED AS TO FORM:

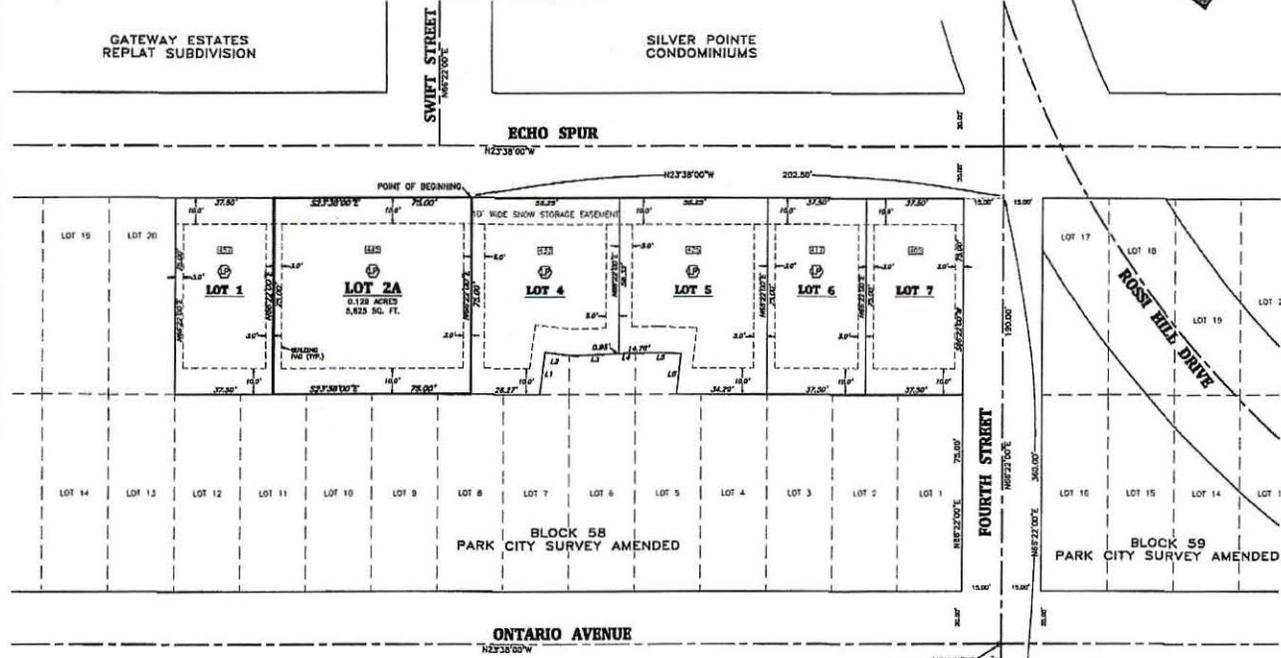


Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

ECHO SPUR SUBDIVISION AMENDING LOTS 2 & 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
BLOCK 58, PARK CITY SURVEY AMENDED
SUMMIT COUNTY, UTAH



LEGAL BOUNDARY DESCRIPTION
ALL OF LOTS 2 & 3, ECHO SPUR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 4, SAID ECHO SPUR SUBDIVISION AND RUNNING THENCE SOUTH 86°23'00" WEST 75.00 FEET ALONG LOT LINE, THENCE NORTH 23°38'00" WEST 75.00 FEET ALONG LOT LINE, THENCE NORTH 86°23'00" EAST 18.00 FEET ALONG LOT LINE, THENCE SOUTH 23°38'00" EAST 75.00 FEET ALONG LOT LINE TO THE POINT OF BEGINNING.
CONTAINS: 5,825 SQUARE FEET OR 0.128 ACRES
1 LOT

OWNER'S DEDICATION AND CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS OF THE HEREIN DESCRIBED TRACTS OF LAND, HEREBY CAUSES THE SAME TO BE DIVIDED INTO LOTS AND PRIVATE STREETS, AS SET FORTH IN THIS PLAT, HEREAFTER TO BE KNOWN AS:
**ECHO SPUR SUBDIVISION
AMENDING LOTS 2 & 3**
ALSO, THE OWNERS HEREBY DEDICATE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT AND PARK CITY FIRE DEPARTMENT, A NON-EXCLUSIVE EASEMENT OVER THE ROADWAYS AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE USE AND EVENTUAL REPLACEMENT, AND TO PROVIDE ACCESS FOR EMERGENCY SERVICES, THOSE AREAS THAT ARE INTENDED FOR PUBLIC USE ARE HEREBY DEDICATED TO PARK CITY.

EXECUTED THIS _____ DAY OF _____
REPRESENTATIVE OF JDC BEACH PROPERTIES, L.L.C., OWNER

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF SUMMIT }
ON THIS _____ DAY OF _____, 2015, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION BY _____, REPRESENTATIVE OF JDC BEACH PROPERTIES, L.L.C., OWNER, WHO ACKNOWLEDGED THAT HE SIGNED THE ABOVE OWNER'S DEDICATION FOR ALL IN BEHALF OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN STATED.

NOTARY PUBLIC
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

CONSENT TO RECORD
STATE OF UTAH }
COUNTY OF SUMMIT }
THE UNDERSIGNED LIEN HOLDER CONSENTS TO THE RECORDATION OF THE PLAT.
BY: _____ AUTHORIZED OFFICIAL

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY _____ REPRESENTATIVE OF JDC BEACH PROPERTIES L.L.C., THE OWNER OF THE ABOVE DESCRIBED PROPERTY.

NOTARY PUBLIC
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

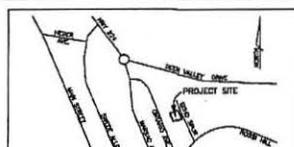
SURVEYOR'S CERTIFICATE
I, JOHN W. FRANCOM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 158113 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A BOUNDARY SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW AS OF THE DATE OF SURVEY, MARCH 2014.

JOHN W. FRANCOM
DATE: _____



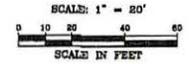
- NOTES:
1. WORKED 12-0 SPRINKLERS WILL BE REQUIRED FOR ALL NEW CONSTRUCTION.
2. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS IN ORDINANCE 14-22.
3. ADDRESS - 1000 ECHO SPUR
4. THE CURRENT ZONING FOR THIS PARCEL IS RH-1 (RESIDENTIAL)

1. LOTS 1-8 ARE DESIGNATED AS LOW PRESSURE SEWER SYSTEM LOTS. THE PURCHASERS OF THESE LOTS ARE HEREBY NOTIFIED THAT MAINTENANCE SERVICE TO THESE LOTS WILL BE PROVIDED BY A LOW PRESSURE SEWER SYSTEM. THE PRIVATE LOW PRESSURE SEWER LATERAL TO THESE LOTS CONSISTS OF A LOW PRESSURE COPPER PUMP STATION AND LOW PRESSURE EXCLUSIVE LINE AND APPURTENANCES. THE PRIVATE LOW PRESSURE LATERAL SYSTEM, WHICH IS THE PRIVATE PROPERTY OF EACH LOT OWNER, CONNECTS TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S (SDWRD) PUBLIC LOW PRESSURE SEWER SYSTEM. PURCHASERS OF THE LOW PRESSURE SEWER SYSTEM LOTS SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF THE PRIVATE LOW PRESSURE LATERAL SYSTEM RELATED TO OR ARISING FROM THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE LOW PRESSURE SEWER LATERAL SYSTEM. OWNER SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR PRIVATE LOW PRESSURE SEWER LATERAL SYSTEMS, INCLUDING ANY COSTS ARISING FROM OR RELATED TO INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT AND MATTERS ARISING FROM FREEZING OR INCORRECT INSTALLATION.



LINE TABLE

LINE	BEARING	LENGTH
L1	N23°38'00"W	18.30'
L2	N18°42'10"W	11.00'
L3	N23°38'00"W	18.30'
L4	N24°50'20"W	15.71'
L5	N21°14'43"W	8.81'
L6	N22°11'03"E	15.70'



EVANS LAND SURVEYING
BOUNDARY, TOPOGRAPHIC & CONSTRUCTION SURVEYS
4558 HIGHLAND DRIVE, SUITE 110
SALT LAKE CITY, UTAH 84117
BUS: (801)272-3068 EMAIL: EVANS@LANDSURVEYINGCO.COM

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL, THIS _____ DAY OF _____, A.D.
BY: _____ PARK CITY RECORDER

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, A.D.
BY: _____ CHAIRMAN

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

CITY ENGINEER
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, A.D.
BY: _____ PARK CITY ENGINEER

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

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D.
BY: _____ PARK CITY ATTORNEY

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ THIS _____ BOOK _____ PAGE _____
BY: _____ FEE _____ RECORDER



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AMENDING LOTS 2 & 3**
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