

Ordinance No. 2017-62

AN ORDINANCE APPROVING THE ROBISON PLAT AMENDMENT LOCATED AT 1002 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1002 Woodside Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on October 11, 2017, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 11, 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 October 25, 2017, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on October 25, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, on November 9, 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 Robison Plat Amendment located at 1002 Woodside Avenue.

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

SECTION 1. APPROVAL. The Robison 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 1002 Woodside Avenue.
2. The property consists of Lot 31 and Lot 23 of Block 4 of Snyders Addition.
3. The property is in the Historic Residential (HR-1) District.
4. There is an existing significant historic structure at this address.
5. The existing home was constructed in 1910 with significant rear additions constructed between 1958 and 1995.
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. Both existing lots consist of 1,875 square feet and are 25 feet by 75 feet each.
9. The proposed lot is 3,750 square feet.

10. 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.
11. The proposed lot meets the minimum lot requirements for both a single-family dwelling and a duplex dwelling.
12. A single-family dwelling is an allowed use in the HR-1 District. A duplex is a conditional use.
13. The minimum lot width in the HR-1 District is 25 feet.
14. The proposed lot width is 50 feet, which meets the minimum lot width requirement.
15. The proposed lot depth is 75 feet.
16. Front and rear yard minimum setback requirements are 10 feet each and 20 feet total. Side yard minimum setbacks are 5 feet each and 10 feet total.
17. Existing setbacks are 8 feet in the front yard, 2.5 feet in the rear yard, 6 feet in the north side yard, and 0 feet in the south side yard; however, the structure is a valid, complying structure since existing historic structures within the HR-1 zone which do not comply with setback requirements are valid complying structures according to LMC Section 15-2.2-4.
18. The maximum building footprint for a lot this size is 1,519 square feet.
19. The existing footprint exceeds this number at approximately 2,182 square feet, but is a valid, complying structure since existing historic structures within the HR-1 zone which do not comply with certain lot and site requirements including building footprint are valid complying structures according to LMC Section 15-2.2-4.
20. The applicant does not intend to increase the building footprint with any remodels.
21. Along the north side of this property, the neighboring house at 1010 Woodside Avenue encroaches over the shared property line with this property by up to 6 inches for approximately 20 feet.
22. The house encroaching onto this property is designated as a landmark historic site.
23. A Historic District Design Review application is required for any changes proposed to the existing site.
24. 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

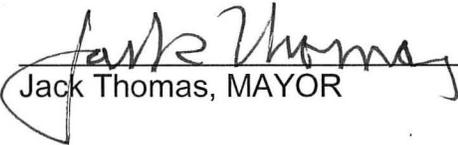
approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. Modified 13-D sprinklers will be required for all new construction.
4. An encroachment agreement is required with the neighboring property owner(s) at 1010 Woodside Avenue for the portion of the neighboring house which crosses into this property.
5. A 10 foot wide public snow storage easement will be required along Woodside Avenue and along 10th Street.

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

PASSED AND ADOPTED this 9th day of November, 2017.

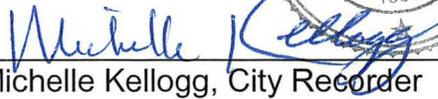
PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR



ATTEST:



Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit A - Attachment 1: Proposed Plat

VICINITY MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft

ROBINSON PLAT AMENDMENT

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

ELEMENT LAND SURVEYING 2296 SOUTH 270 EAST, HEBER CITY UT 84032 801-592-5975 & 801-657-8748

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS

ON THIS _____ DAY OF _____ 2017.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION

ON THIS _____ DAY OF _____ 2017.

CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE.

ON THIS _____ DAY OF _____ 2017.

PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM.

ON THIS _____ DAY OF _____ 2017.

PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL.

ON THIS _____ DAY OF _____ 2017.

PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL.

ON THIS _____ DAY OF _____ 2017.

MAYOR

RECEIVED

SEP 19 2017

PARK CITY PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-803 OF THE UTAH CODE, I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT THIS PLAT AMENDMENT WAS PREPARED BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARK CITY MUNICIPAL CORPORATION.

CHAD ANDERSON
PROFESSIONAL LAND SURVEYOR

DATE _____

SURVEYOR'S SEAL

7736336
CHAD A ANDERSON
STATE OF UTAH

DEED DESCRIPTION

ALL OF LOT 31 AND ALL OF LOT 32, BLOCK 4, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

BOUNDARY DESCRIPTION

ALL OF LOT 31 AND ALL OF LOT 32, BLOCK 4, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 25°59'00" WEST BETWEEN THE SURVEY MONUMENT IN THE INTERSECTION OF PARK AVENUE AND 9TH STREET AND THE SURVEY MONUMENT IN THE INTERSECTION OF PARK AVENUE AND 13TH STREET.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE) THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS THE ROBINSON PLAT AMENDMENT, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 20____.

FEE OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____

FEE OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

SEAL _____ SIGNATURE - NOTARY PUBLIC
RESIDING IN _____ COUNTY, _____

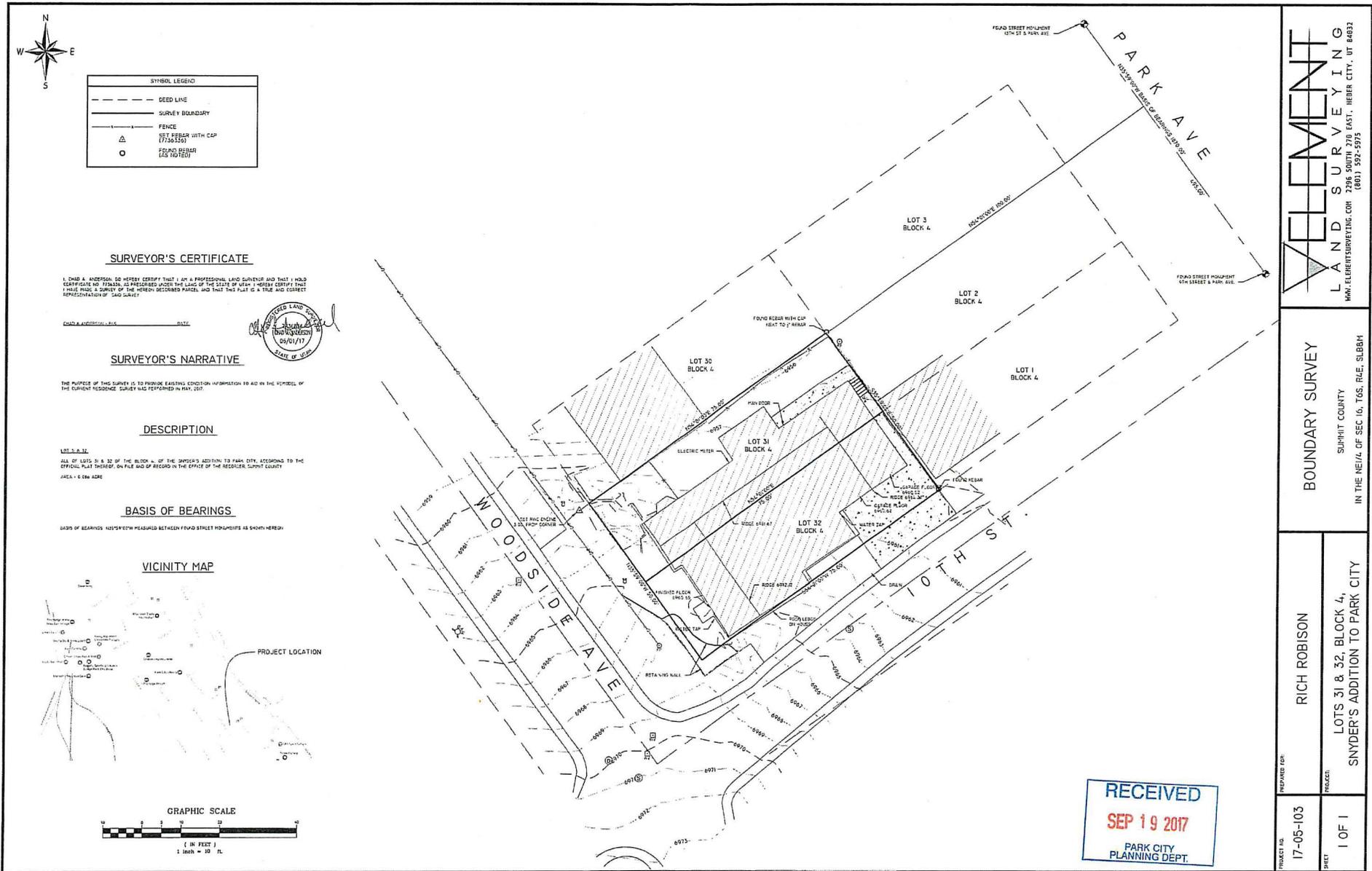
RECORDER

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

DATE _____ PAGE _____ TIME _____ BOOK _____

FEE _____

Exhibit B - Survey



SYMBOL LEGEND

---	DEED LINE
- - - -	SURVEY BOUNDARY
— — —	FENCE
△	SET MARKER WITH CAP (17 AND 255)
○	FOUND MARKER (AS NOTED)

SURVEYOR'S CERTIFICATE

I, OWEN A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 17343, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREBY DESCRIBED PARCEL, AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

OWEN A. ANDERSON, SLS DATE: _____



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE EXISTING CONDITION INFORMATION TO AID IN THE PROCESS OF THE CURRENT RESUBDIVISION SURVEY WAS PERFORMED IN MAY, 2017.

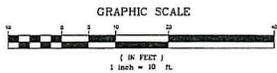
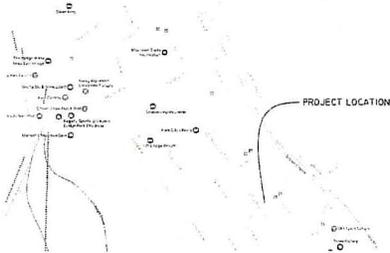
DESCRIPTION

LOT 31 & 32
ALL OF LOTS 31 & 32 OF THE BLOCK 4, OF THE SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREON, ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER, SUTHERLAND COUNTY, AREA - 5 ONE ACRE.

BASIS OF BEARINGS

BASES OF BEARINGS NOTED WITH PLASSED BETWEEN FOUND STREET MONUMENTS AS SHOWN HEREIN.

VICINITY MAP



ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2396 SOUTH 270 EAST, HEBER CITY, UT 84032
(861) 592-5975

BOUNDARY SURVEY
SUTHERLAND COUNTY
IN THE NE 1/4 OF SEC. 16, T.6S., R.1E., S.18BY

RICH ROBISON
LOTS 31 & 32, BLOCK 4,
SNYDER'S ADDITION TO PARK CITY

RECEIVED
SEP 19 2017
PARK CITY
PLANNING DEPT.

PROJECT NO: 17-05-103
SHEET: 1 OF 1