

Ordinance No. 2018-22

AN ORDINANCE APPROVING AN EXTENSION OF THE JANUARY 5, 2017 APPROVAL OF THE 152 SANDRIDGE AVENUE SUBDIVISION LOCATED AT 152 SANDRIDGE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of property located at 152 Sandridge Avenue have petitioned the City Council for approval of an extension of the 152 Sandridge Avenue Subdivision approval;

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

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

WHEREAS, the Planning Commission held a public hearing on December 14, 2016, to receive input on plat amendment located at the aforementioned address;

WHEREAS, the Planning Commission, on the aforementioned date, forwarded a recommendation to the City Council to approve the proposed condominium plat according to the Findings of Fact, Conclusions of Law and Conditions of approval as stated herein;

WHEREAS; the City Council, held a public hearing on January 5, 2017, and approved the 152 Sandridge Road Subdivision;

WHEREAS; the City Council, held a public hearing on May 17, 2018 and approved an extension of the plat approval to May 17, 2019;

WHEREAS, it is in the best interest of Park City, Utah to approve the extension of the 152 Sandridge Road Subdivision approval to allow time to resolve issues of interest to the City that are also required to be complied with prior to plat recordation.

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 152 Sandridge Road Subdivision as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. 152 Sandridge Road Subdivision, located at the same address, is within the Historic Residential (HR-1) District. It is identified by Summit County as tax parcel PC-591.
2. The proposed subdivision will create one (1) legal lot of record from a metes and bounds parcel consisting of a total of 4,375.38 square feet; Lot 1 containing the historic house consists of 3,368.99 square feet and Parcel A containing the historic shed consists of 1,006.39 square feet.
3. On October 5, 2015, the applicants submitted an application for a subdivision to create a legal lot of record from a metes and bounds parcel; the application was

deemed complete on October 8, 2015. The amended plat amendment was deemed complete on October 4, 2016.

4. The parcel at 152 Sandridge Road currently contains a Historic house and shed structure. The site has been identified as Significant on the City's Historic Site Inventory.
5. The HR-1 zone requires a minimum lot size of 1,875 square feet. The proposed Lot 1 is 3,388.99 square feet. Proposed Parcel A is 1,006.39 square feet.
6. The maximum footprint for a lot of this size is 1,710.84 square feet based on the size of Lot 1 and Parcel A.
7. The minimum front yard setbacks for this property are 10 feet from the edge of Sandridge Road and 10 feet from the rear property line. The historic house is currently 3 feet from Sandridge Road and 7 feet from the rear property line. The historic shed is 1 foot from Sandridge Road and 0 feet from the property line to the east.
8. The minimum side yard setbacks for this property are 10 feet, for a total of 24 feet. The house has a side yard setback of 10 feet from the north property line and 44 feet from the south. The shed has a 0 foot setback from the north property line and 52 feet from the south.
9. Historic Structures that do not comply with Building setbacks, off-street parking, and driveway location standards are valid complying structures.
10. The applicant completed a quit claim deed, recorded November 2, 2015, in order to claim ownership of a gap of land which should have been included in previous conveyances of the property. The proposed plat amendment reflects the addition of this parcel. The gap parcel will be incorporated into Lot 1.
11. The applicant also completed a quit claim deed, recorded September 22, 2016, to address a triangle parcel located in Lot 1.
12. Sandridge Road runs north-south through the eastern portion of the property. It is located approximately 14 feet from the east property line on the north side and 9 feet from the east property line on the south side. The road is approximately 10 feet wide. The road was not used in the calculation of the allowable footprint.
13. The property currently has improvements that extend beyond the property lines, including existing stone and rock retaining walls, fencing, and an outdoor stone fireplace shared with the neighboring property to the south at 130 Sandridge Road that encroach beyond the property lines of 152 Sandridge.
14. City Council approved the Sandridge Road Subdivision as Ordinance 2017-02 on January 5, 2017.
15. On January 5, 2018, the applicant submitted a written request for an extension of the approval to allow additional time to address the required conditions of approval that have to be completed prior to plat recordation. The application for extension was deemed complete on April 17, 2018.
16. There have been no changes of circumstance of either the property, the Land Management Code, or the zoning map, since the date of approval, that create the need to make additional changes to the proposed plat prior to action on the extension request.
17. The Land Management Code allows for the City Council to approve extensions of plat approvals.

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 Attorney and City Engineer will review and approve the final form and content of the subdivision 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 subdivision at the County within one year from the date of City Council approval for extension (January 5, 2019). If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Recordation of this plat and completion and approval of a final Historic District Design Review (HDDR), applications are required prior to building permit issuance for any construction on the proposed lot.
4. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the subdivision is recorded with the Summit County Recorder's office.
5. The applicant shall dedicate to the City the portion of the built Sandridge Road located within the property lines of 152 Sandridge Road.
6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment agreements shall be provided.
7. Encroachments into Chambers Street shall either be removed or the applicant shall enter into an agreement with the City to remove these at a specified future date.
8. Residential fire sprinklers will be required for all new construction per the requirements of the Chief Building Official.
9. Prior to recordation of the subdivision plat, there shall be a plat note addressing the required setbacks. A plat note shall also be added limiting the maximum footprint for Lot 1 and Parcel A to 1,710.84 square feet; any new development shall be limited to Lot 1 of the 152 Sandridge Road Subdivision.
10. Pursuant to LMC 15-15-1.37, the historic shed on Parcel A is exempt from footprint requirements and shall not be included in the total allowed footprint.
11. Parcel A is appurtenant to Lot 1 and cannot be separately developed.

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

PASSED AND ADOPTED this 17th day of May, 2018.

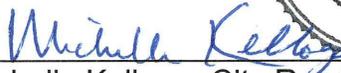
PARK CITY MUNICIPAL CORPORATION



Andy Beerman, MAYOR



ATTEST:



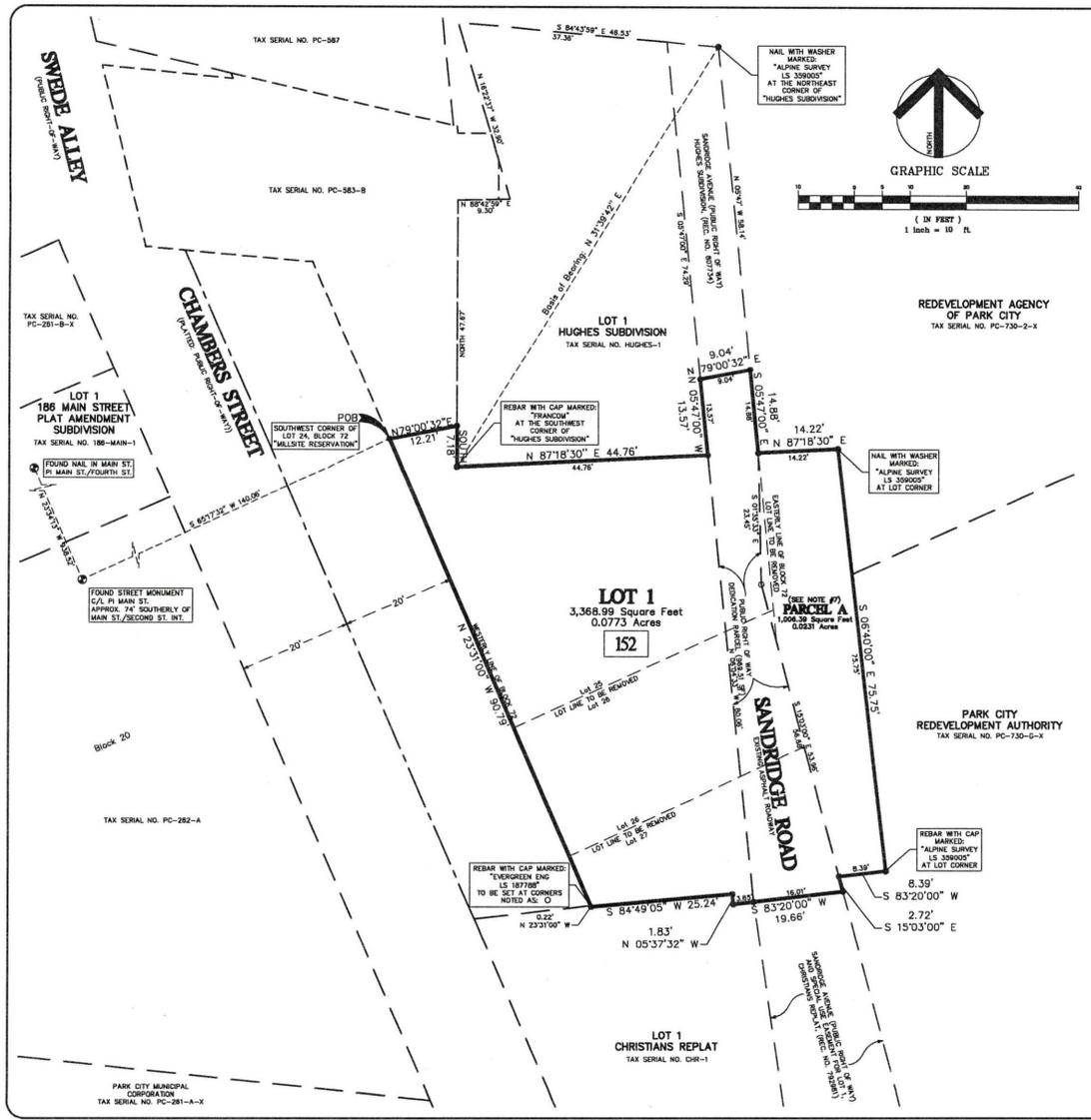
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



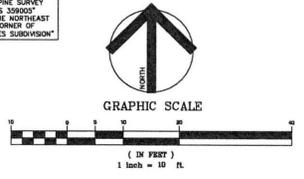
Mark Harrington, City Attorney

Attachment 1 – Proposed Plat



152 SANDRIDGE ROAD SUBDIVISION

- A SINGLE LOT SUBDIVISION -
 A PARCEL OF LAND LOCATED WITHIN BLOCK 72,
 SUBDIVISION NO. 1 OF MILLSITE RESERVATION
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF LOT 2A, BLOCK 72, SUBDIVISION NO. 1 OF MILLSITE RESERVATION, AND RUNNING THENCE NORTH 79°00'32\"/>

SURVEYORS CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187786, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PERFORMED A SURVEY OF THE TRACTS OF LAND SHOWN HEREON, AND THAT THIS PLAT AND DESCRIBED BELOW, AND CONTAINED SAID TRACTS OF LAND INTO A SINGLE LOT, HEREAFTER TO BE KNOWN AS 152 SANDRIDGE ROAD SUBDIVISION, AND THAT THE SAID HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

Gregory R. Wolbach
 GREGORY R. WOLBACH
 STATE OF UTAH
 LICENSED LAND SURVEYOR
 NO. 187786
 DATE: April 12, 2018

NOTES

1. THIS PLAT HEREBY COMBINES EXISTING PARCELS AND PORTIONS OF LOTS THEREOF, INTO A SINGLE LOT SUBDIVISION.
2. PROPERTY CORNER SURVEY MONUMENTS AT BOUNDARY CORNERS, AS SHOWN HEREBY.
3. BASIS OF BEARING: NORTH 31°39'42\"/>

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE HERETO DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE COMBINED INTO A SINGLE LOT AND ROAD AS SET FORTH AND SHOWN HEREOF, HEREAFTER TO BE KNOWN AS "152 SANDRIDGE ROAD SUBDIVISION". ALSO, I HEREBY OFFER FOR DEDICATION TO THE PUBLIC RIGHT OF WAY SHOWN HEREOF IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION TO PARK CITY MUNICIPAL CORPORATION.

ACKNOWLEDGMENT

STATE OF _____, COUNTY OF _____, I, LINDA J. ARMSTRONG, ON THE _____ DAY OF _____, 201____, PERSONALLY APPEARED BEFORE ME LINDA J. ARMSTRONG, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME

NOTARY PUBLIC BY COMMISSION EXPIRES _____ RESIDING IN _____ COUNTY, STATE _____

OWNERS DEDICATION AND CONSENT TO RECORD

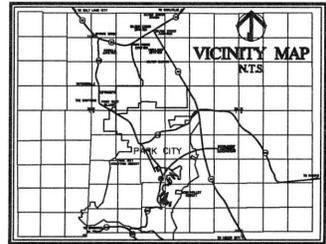
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE HERETO DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE COMBINED INTO A SINGLE LOT AND ROAD AS SET FORTH AND SHOWN HEREOF, HEREAFTER TO BE KNOWN AS "152 SANDRIDGE ROAD SUBDIVISION". ALSO, I HEREBY OFFER FOR DEDICATION TO THE PUBLIC RIGHT OF WAY SHOWN HEREOF IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION TO PARK CITY MUNICIPAL CORPORATION.

ACKNOWLEDGMENT

STATE OF _____, COUNTY OF _____, I, JOSEPH R. ARMSTRONG, ON THE _____ DAY OF _____, 201____, PERSONALLY APPEARED BEFORE ME JOSEPH R. ARMSTRONG, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME

NOTARY PUBLIC BY COMMISSION EXPIRES _____ RESIDING IN _____ COUNTY, STATE _____

152 STREET ADDRESS



PLAT DATE: APRIL 12, 2018
 DRAWING: 152-SANDRIDGE-2018-03-20

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Load Planning
 1919 Bonanza Drive • Suite 104
 P.O. Box 2801 • Park City, UT 84302
 Phone: 435.649.4687 • Fax: 435.649.9219
 E-mail: office@evergreen-eng.com

CITY ENGINEER
 THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DAY OF _____ A.D. 2018.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2018.
 BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS 14th DAY OF DECEMBER, A.D. 2016.

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 2018.
 CITY ATTORNEY

COUNCIL APPROVAL & ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 5TH DAY OF JANUARY, A.D. 2017.
 MAYOR

CERTIFICATE OF ATTEST
 I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS 5TH DAY OF JANUARY, A.D. 2017.
 CITY RECORDER

RECORDED
 N° _____ STATE OF _____ COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF: _____ COUNTY RECORDER

Exhibit B

Reason for Request of Extension
152 Sandridge Ave., Park City, UT 84060

Extension requested due to delay in finalizing Plat Amendment submission by required due date. In addition, legal review of documents could not be completed until Plat Amendment documents were finalized.

Signed:  Date: 1/30/18

