

Ordinance No. 2018-60

AN ORDINANCE APPROVING THE 341 WOODSIDE PLAT AMENDMENT LOCATED AT 341 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owner of the property located at 341 Woodside Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on October 10, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 6, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners on October 10, 2018; and

WHEREAS, the Planning Commission held a public hearing on October 24, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on November 29, 2018, 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 341 Woodside Re-Plat located at 341 Woodside Avenue.

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

SECTION 1. APPROVAL. The 341 Woodside Re-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 341 Woodside Avenue.
2. The property consists of consists of the entirety of Lot 11 and the southerly five feet (5') of Lot 12 of Block 30 of the Park City Survey.
3. The property is in the Historic Residential (HR-1) District.
4. The property is vacant.
5. The proposed lot is 2,250 square feet in size.
6. The City received a complete Plat Amendment application for the 341 Woodside Avenue Plat Amendment on September 27, 2018.
7. Along the south side of the lot, the neighboring property has a wood deck which encroaches onto this property by approximately 6 inches for a length of 10 feet.

8. Along the north side of the lot, the neighboring property has landscaping including two stone retaining walls which encroach onto this property by up to 9 feet for a length of 60 feet.
9. The proposed lot meets the minimum lot area of 1,875 square feet for a single-family dwelling at 2,250 square feet in size.
10. The minimum lot width of 25 feet is also met as the proposed width is 30 feet.
11. The proposed lot will also be 75 feet deep.
12. The minimum Front and Rear Setbacks are 10 feet each.
13. The minimum Side Setbacks are 3 feet each.
14. The maximum building footprint is 991.38 square feet.
15. A Historic District Design Review application is required for any new construction proposed at the existing site.

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 and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. A 10 foot wide public snow storage easement will be required along Woodside Avenue.
5. All encroachments must be removed prior to recordation of the plat, including the wood deck along the south side of the lot and the landscaping and retaining walls along the north side of the lot.

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

PASSED AND ADOPTED this 29th day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy B
MAYOR

ATTEST:

Michelle Kellogg
City Recorder

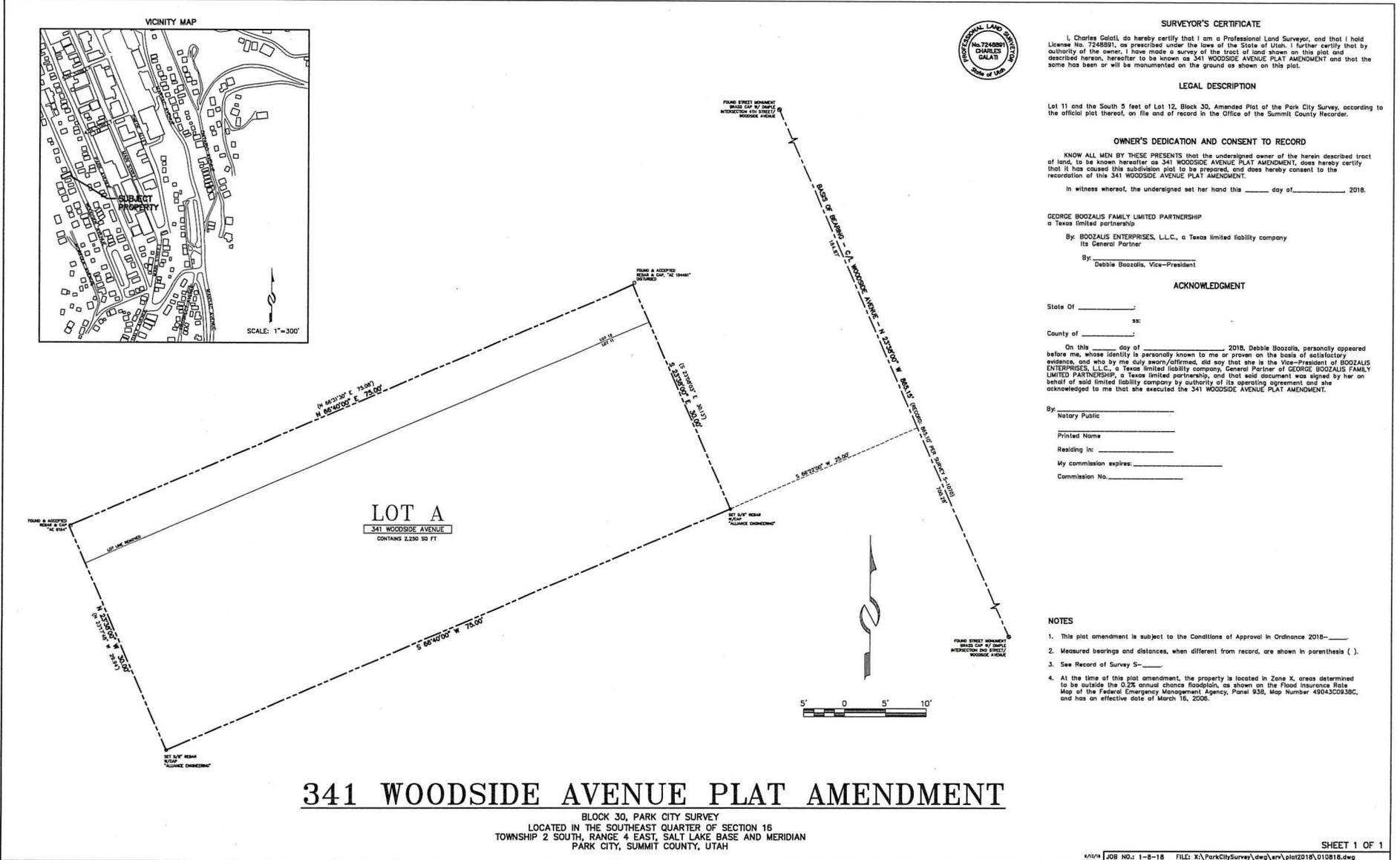


APPROVED AS TO FORM:

[Signature]
City Attorney

Attachment 1 – Proposed Plat

Exhibit A - Proposed Plat



<p>(435) 448-8487 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 South 200 West P.O. Box 2024 Park City, Utah 84060-2024</p>	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2018 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____
	8/13/18 JOB NO. 1-8-18 FILE: X:\ParkCitySurvey\dwg\sr\plat2018\010818.dwg						

341 WOODSIDE AVENUE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOT 11 & A PORTION OF LOT 12, BLOCK 30 PARK CITY AMENDED SURVEY
RECORD OF SURVEY—EXISTING CONDITIONS
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 724889, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and that to the best of my knowledge this plot is a correct representation of said survey.

LEGAL DESCRIPTION

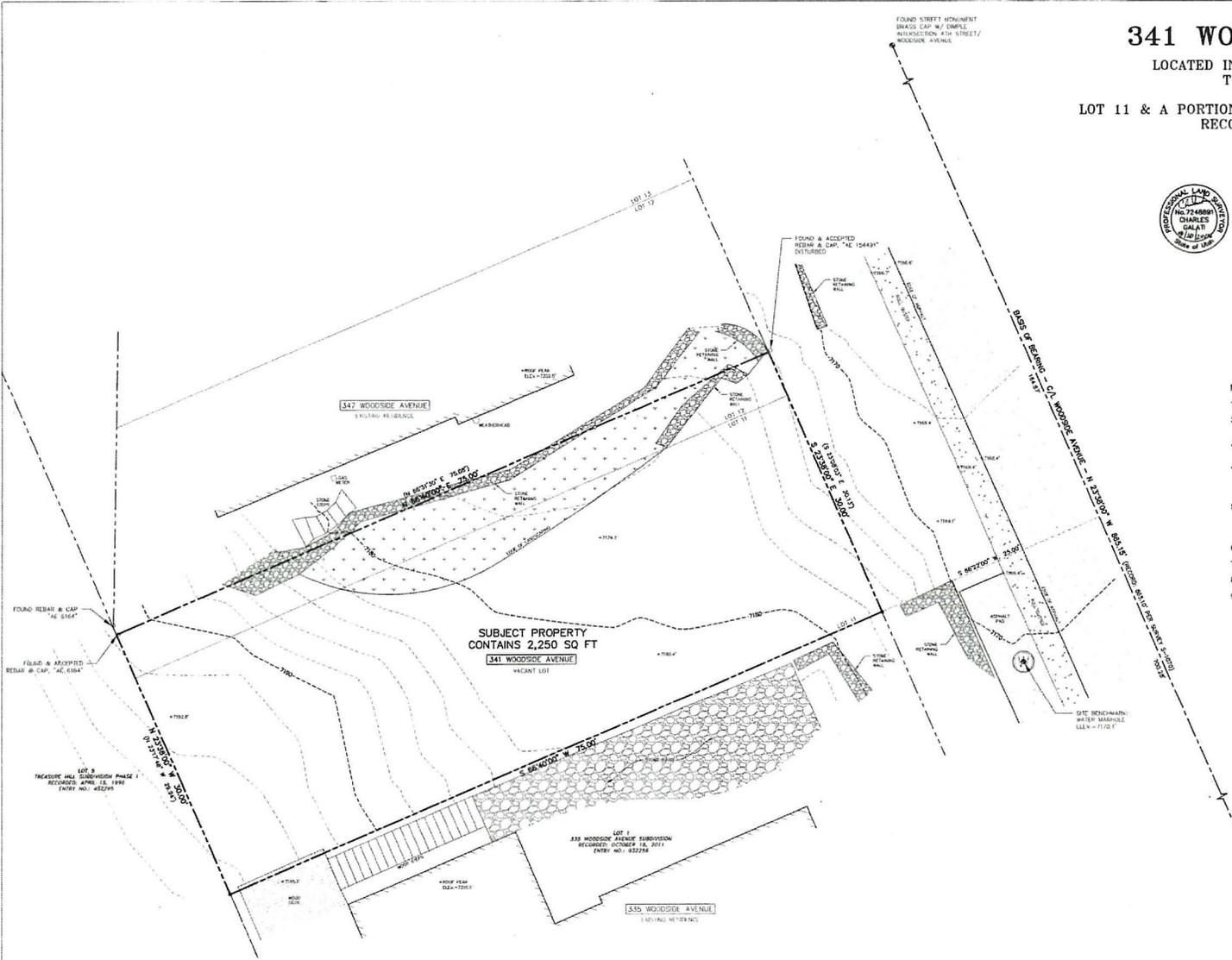
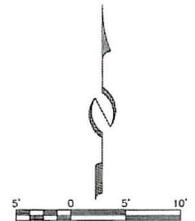
Lot 11 and the south 5 feet of Lot 12, Block 30, Amended Plat of the Park City Survey, according to the official plat thereof, an file and of record in the Office of the Summit County Recorder.

NOTES

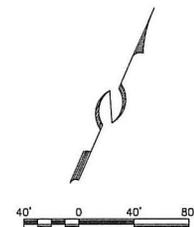
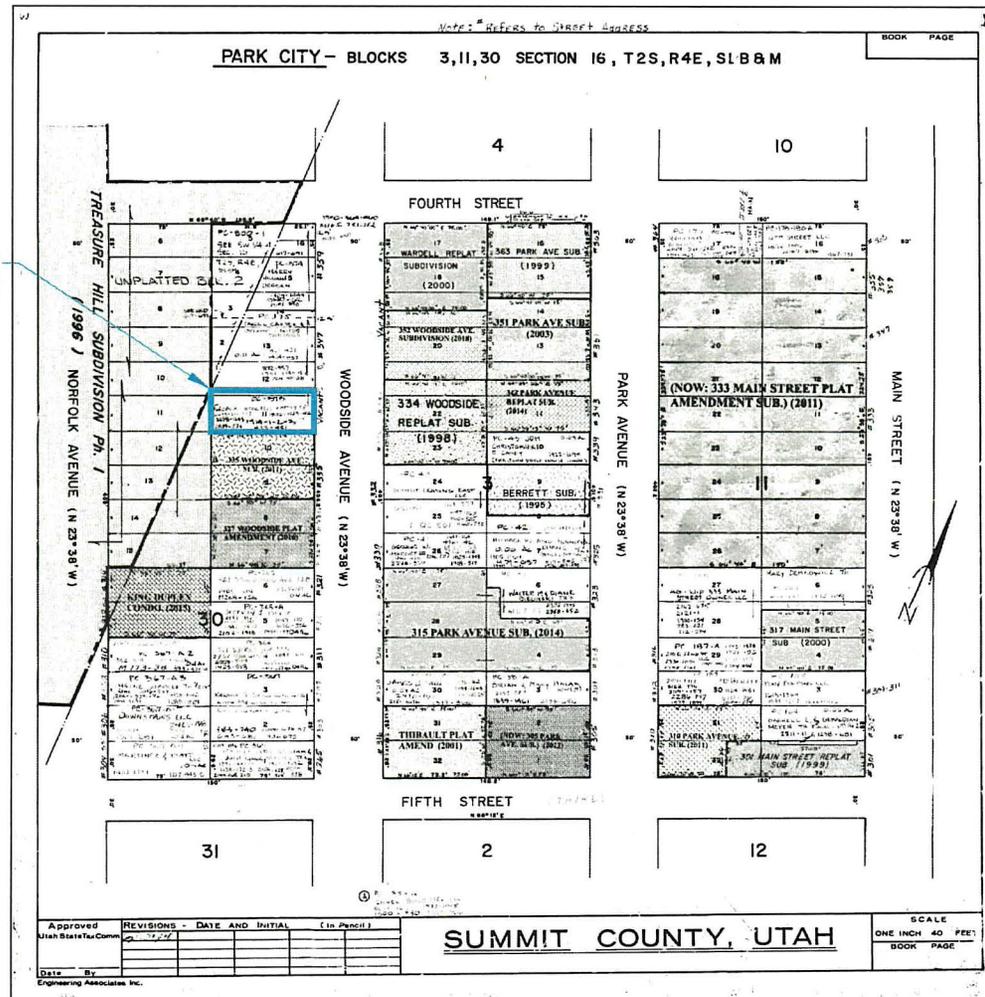
1. Basis of Bearing for this survey is between the found street monuments as shown on this plot.
2. Field work for this survey was completed September 5, 2018, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements or setbacks were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Treasure Hill Subdivision Phase I, 335 Woodside Avenue Subdivision Plat, Records of Survey S-1070, S-6281 & S-7249 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were used to determine the boundary as shown on this plot.
6. Site Benchmark: Water Manhole, Elevation=7170.1' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set or found as shown.
9. Measured bearings and distances, when different from record, are shown in parenthesis ().

LEGEND

- Set 5/8" iron w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- ⊙ Found Street Monument (As-Noted)



 (435) 848-8467 CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS 223 Main Street, P.O. Box 2014, Park City, Utah 84302-2014	STAFF: CHARLES GALATI RYAN BEZ JASON WYHNE	EXISTING CONDITIONS & TOPOGRAPHIC MAP 341 WOODSIDE AVENUE BLOCK 30, PARK CITY SURVEY	SHEET 1 OF 1
	DATE: 9/10/18	FOR: DEBRA BOOZALIS JOB NO.: 1-8-18 FILE: X:\PCS\dwg\sr\sn\2018\010818\010818-341 Woodside Ave.dwg	



 <small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 322 Main Street P.O. Box 2554 Park City, Utah 84002-2554</small>	<small>(435) 842-8487</small> STAFF: RYAN BETZ MARSHALL KING	OWNERSHIP EXHIBIT 341 WOODSIDE AVENUE BLOCK 30, PARK CITY SURVEY	SHEET 1 OF 1
	DATE: 9/12/18	FOR: DEBRA BOOZALIS JOB NO.: 1-B-18 FILE: X:\ParkCitySurvey\dwg\Exhibits\341 Woodside-ownership map.dwg	