

Ordinance No. 2019-03

**AN ORDINANCE APPROVING THE 510 ONTARIO AVENUE PLAT AMENDMENT
LOCATED AT 510 ONTARIO AVENUE, PARK CITY, UTAH.**

WHEREAS, the property owners of the property located at 510 Ontario Avenue have petitioned the City Council for approval of a Plat Amendment; and

WHEREAS, on November 24, 2018, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on November 28, 2018, the site was properly noticed and posted according to the 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 14, 2018, to receive input on the Plat Amendment; and

WHEREAS, the Planning Commission on December 12, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 15, 2019, 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 510 Ontario Avenue Plat Amendment located at 510 Ontario Avenue.

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

SECTION 1. APPROVAL. The 510 Ontario Avenue 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 site is located at 510 Ontario Avenue.
2. The site consists of an existing single-family dwelling accessed off Ontario Avenue.
3. The site is within the Residential District.
4. The proposed Plat Amendment consists of two (2) metes and bounds parcels (723 and 4,191 square feet each, respectively) plus a portion of Roundabout Condominium Plat common space consisting of 2,731.8 square feet.
5. On October 4, 2016 a special warranty deed was recorded at Summit County from Roundabout LLC to Eliot Realty LLC consisting of 2,731.8 square feet of common space of the Roundabout Condominiums.

6. October 4, 2016 a quit claim deed was recorded at Summit County from Roundabout Homeowners Association, Inc., to Eliot Realty LLC consisting of 2,731.8 square feet of open space of the Roundabout Condominiums.
7. The October 4, 2016 property transfer of the 2,731.8 square feet of common area of the Roundabout Condominiums took place without City approvals.
8. The proposed Plat Amendment consists of one (1) lot of record 7,646 square feet in size.
9. This proposal does not increase density as there is already a single-family dwelling.
10. The minimum lot area for a single-family dwelling is 2,812 square feet; duplex dwelling is 3,750 square feet; and triplex dwelling is 5,625 square feet.
11. The applicant has been working with the Planning Dept. for an addition / renovation / remodel to the existing single-family dwelling.
12. Single-family and duplex dwellings are listed as allowed uses, and a triplex dwelling is listed as a conditional use.
13. The Residential District requires a minimum front setback of fifteen feet (15'), new front facing garages for single-family and duplex must be at least twenty feet (20'), a minimum rear setback of ten feet (10'), and a minimum side setback of five feet (5').
14. The proposed Plat Amendment, one (1) lot subdivision, meets front, rear, and side setbacks.

Conclusions of Law:

1. There is good cause for the Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Plat Amendments.
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 shall record the Plats 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 plats 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. A Plat note shall be added to limit one (1) single-family dwelling. No duplexes / triplexes allowed based on its proximity to the Historic District.
4. A ten foot (10') snow storage and non-exclusive public utility easement to extend along Ontario Avenue shall be noted on the Plat.
5. A Plat note shall be added indicating that access to the lot shall be from Ontario Avenue.
6. A Plat note shall be added indicating the portion of the site located within Flood Zone AO.

7. Prior to plat recordation the applicant shall be responsible of submitting to the Engineering Department proof that there are no existing utilities on the five foot (5') utility easement and a new five foot (5') utility easement is required along the side property line. If existing utilities are found with the five foot (5') utility easement, the proposed plat will not vacate the utility easement.
8. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the Plat.

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

PASSED AND ADOPTED this 15th of January, 2019.

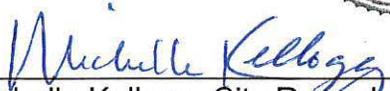
PARK CITY MUNICIPAL CORPORATION



Andy Beerman, MAYOR



ATTEST:



Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

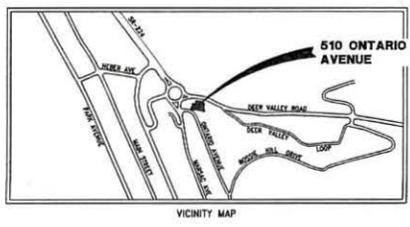
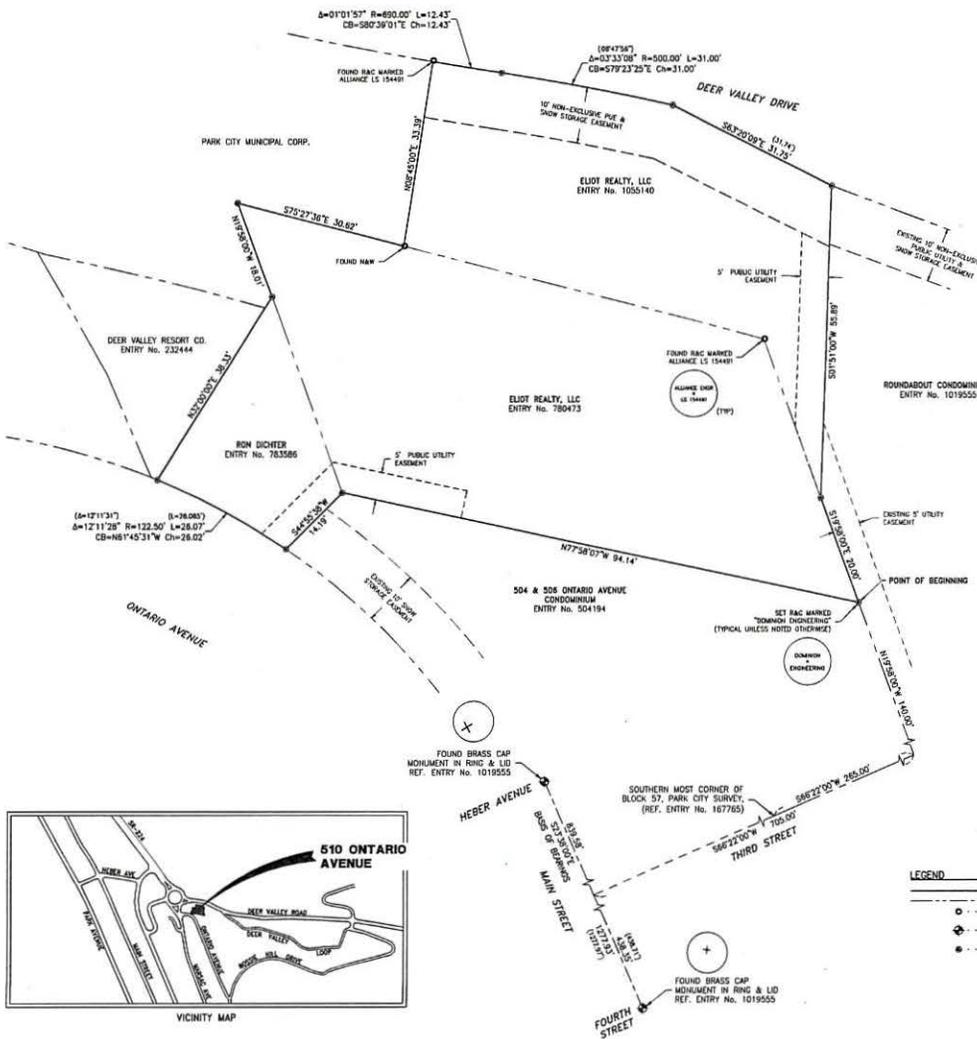
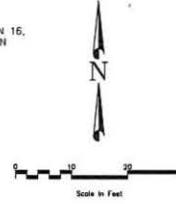


Mark Harrington, City Attorney

Exhibit A1 Attachment 1 – 510 Ontario Avenue Plat Amendment

510 ONTARIO AVENUE

A ONE LOT SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, James D. Pitkin, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into streets hereafter to be known as

510 ONTARIO AVENUE

subdivision and that the same has been surveyed and monuments have been placed on the ground as represented on this plat. I further certify that the requirements of all applicable statutes and ordinances of the Salt Lake County Land Use Code have been complied with.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah; more particularly described as follows:

BEGINNING at a point that is North 56°22'00" East 265.00 feet and North 19°58'00" West 140.00 feet from the Southeastmost corner of Block 57, Park City Survey according to the Amended plat thereof, recorded as Entry No. 199887 as recorded in the Office of the Summit County Recorder, and running thence North 77°58'07" West 94.14 feet; thence South 44°55'38" West 14.19 feet to the boundary and right-of-way line of Ontario Avenue and a point on a 122.50 foot radius non-tangent curve to the left; thence Northwest 28.07 feet along the arc of said curve through a central angle of 12°11'28" (chord bears North 61°45'31" West 26.02 feet); thence North 32°00'00" East 38.33 feet; thence North 19°58'00" West 18.01 feet; thence South 75°27'36" East 30.62 feet; thence North 08°45'00" East 33.39 feet to the southerly boundary and right-of-way line of Deer Valley Drive and a point on a 690.00 foot radius non-tangent curve to the left; thence Southeast 12.43 feet along said Road and the arc of said curve through a central angle of 01°01'57" (chord bears South 80°39'01" East 12.43 feet) to a point of reverse curvature with a 500.00 foot radius curve to the right; thence Southeast 31.00 feet along said Road and the arc of said curve through a central angle of 03°33'08" (chord bears South 79°23'29" East 31.00 feet); thence South 63°20'09" East 31.75 feet along said Road; thence South 01°51'00" West 55.89 feet; thence South 19°58'00" East 20.00 feet to the POINT OF BEGINNING.

Contains one lot and 7,646 square feet or 0.17 acres, more or less.

Date: April 19, 2018



James D. Pitkin, PLS.
License No. 171546

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the tracts of land described above, having caused the same to be subdivided into lots and streets to be hereafter known as

510 ONTARIO AVENUE

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, hereby consent and give approval to the recording of this plat.

In witness whereof, I have hereunto set my hand this _____ day of _____ 20____
ELLIOT REALTY, LLC

In witness whereof, I have hereunto set my/our hand this _____ day of _____ 20____
Ron Dichter

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____ } ss
On this _____ day of _____, 20____
_____, personally appeared before me, who being by me duly sworn, did acknowledge that _____ is the _____ of ELLIOT REALTY, LLC, a Utah Nonprofit Corporation, that the foregoing Owner's Dedication was signed by _____ on behalf of said entity.
Commission Number: _____
Commission Expires: _____ Print Name: _____
A Notary Public Commissioned in Utah

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____ } ss
On the _____ day of _____, 20____
_____, personally appeared before me, who being by me duly sworn, did acknowledge that he executed the foregoing Owner's Dedication.
Commission Number: _____
Commission Expires: _____ Print Name: _____
A Notary Public Commissioned in Utah

LEGEND

- BOUNDARY LINE OF SUBJECT PROPERTY
- - - - - ADJACENT PROPERTY LINES
- FOUND CORNERS (AS NOTED)
- ⊕ FOUND STREET MONUMENTS (REF. ENTRY NO. 199887 & 1019555)
- ⊙ SET 5/8" REBAR & CAP MARKED "DOMINION ENGINEERING" (OR AS NOTED)

PROJECT NO. 2953-01 SHEET NO. 1 OF 1 FILE NAME: 510 ONTARIO SCALE: 1"=10'	PREPARED BY Dominion Engineering Associates, L.C. 5604 South Green Street Murray, Utah 84123 801-713-3000	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. 20____ CITY ENGINEER	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 20____ SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	CITY PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 20____ CHAIRMAN	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ CITY ATTORNEY	COUNCIL APPROVAL & ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ CITY RECORDER	SUMMIT COUNTY RECORDER RECORDED & FILED AT THE OFFICE OF THE STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF _____ Date _____ Time _____ Book _____ Page _____ SUMMIT COUNTY RECORDER
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