

Ordinance No. 2019-15

AN ORDINANCE APPROVING THE 1137 LOWELL AVENUE PLAT AMENDMENT LOCATED AT 1137 LOWELL AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1137 Lowell Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on February 13, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on February 13, 2019, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners on February 13, 2019; and

WHEREAS, the Planning Commission held a public hearing on February 27, 2019, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on February 27, 2019, forwarded a positive recommendation to the City Council; and,

WHEREAS, on April 4, 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 1137 Lowell Avenue Plat Amendment located at 1137 Lowell Avenue.

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

SECTION 1. APPROVAL. The 1137 Lowell 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 property is located at 1137 Lowell Avenue.
2. The property consists of consists of the entirety of Lots 9, 10, 23, 24, and a remnant portion of Lots 8 and 25 of Block 34 of Snyder's Addition.
3. The proposed lot is 7,840 square feet in size.
4. The lots on this block of Lowell Avenue average 3,152.17 square feet in size, with the smallest lot at 2,590 square feet and the largest at 8,820 square feet in size.
5. There are 9 lots, or 39 percent of the lots on this block, which contain duplexes and 61 percent of the lots contain single-family dwellings.
6. There have also been similar plat amendments on 6 of the lots on this block.

7. The proposed lot is consistent with size of other lots in this vicinity and is smaller than the adjacent lots to the south on Lowell Avenue.
8. The property is in the Historic Residential – 1 (HR-1) District.
9. The property is vacant.
10. The proposed lot meets the minimum lot area of 1,875 square feet for a single-family dwelling.
11. The proposed lot also meets the minimum lot area of 3,750 square feet for a duplex dwelling.
12. The City received a complete Plat Amendment application for the 1137 Lowell Avenue Plat Amendment on January 15, 2019.
13. To the east side of the lot, there is an existing asphalt driveway along the front side of the subject property approximately 25-28 feet wide with an associated railroad tie retaining wall across the width of the lot. The road extends from 43 to 50 feet from the front property line to the edge of asphalt. This is a shared driveway in use by the neighboring properties to the north.
14. There is also an existing trail running through the middle of the lot from east to west. There is no documentation or easement indicating that this is a public trail; formal public trail connections in this area are considered via the Kings Crown development. This trail will not need to be relocated with future development and is not a part of the City's Trails Master Plan.
15. The minimum lot width of 25 feet is also met as the proposed width is 56 feet.
16. The proposed lot will also be 140 feet deep.
17. The minimum Front and Rear Setbacks are 15 feet each.
18. The minimum Side Setbacks are 5 feet each and 14 feet total.
19. The maximum building footprint is 2,523.24 square feet.
20. The proposed lot leaves no remnant parcels under this ownership.
21. A Historic District Design Review application is required for any new construction proposed at the existing site.
22. A full Steep Slope Conditional Use Permit is required for any structure exceeding 200 square feet on or projecting over an existing slope of thirty percent (30%) or greater.

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 public easement is also required for areas within 10 feet of the existing sewer line running through this property.

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

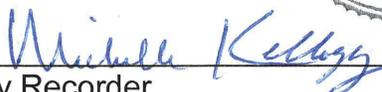
PASSED AND ADOPTED this 4th day of April, 2019.

PARK CITY MUNICIPAL CORPORATION




MAYOR

ATTEST:


City Recorder

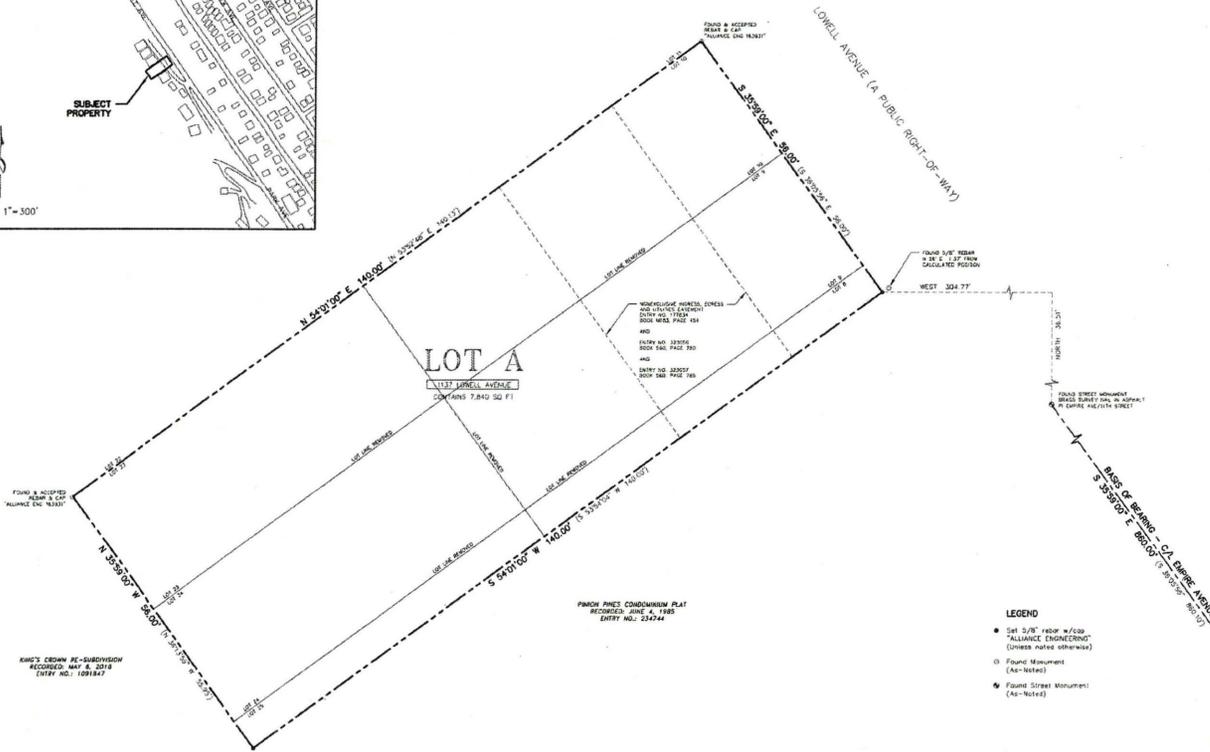
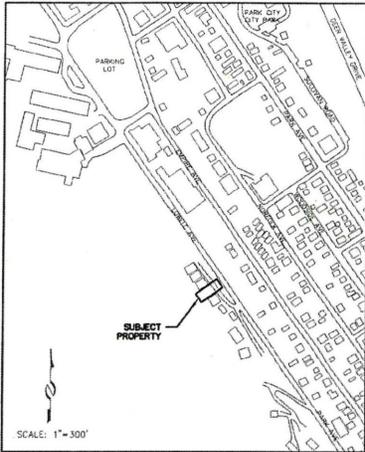
APPROVED AS TO FORM:


City Attorney

Attachment 1 – Proposed Plat

Exhibit A - Proposed Plat

VICINITY MAP



1137 LOWELL AVENUE PLAT AMENDMENT

LOCATED IN BLOCK 34, SNYDER'S ADDITION TO PARK CITY,
AND THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby 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, and that by authority of the owners, 1137 LOWELL AVENUE PLAT AMENDMENT has been reviewed under my direction, and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

LEGAL DESCRIPTION

The northerly 6 feet of Lot 8 and the northerly 6 feet of the easterly 65 feet of Lot 25 and all of Lots 9 and 10 and the easterly 65 feet of Lot 23 and 24 of Block 34, Snyder's Addition to Park City, according to the official plat thereof on file and of record in the Summit County Recorder's Office, being more particularly described as follows:

Beginning at a point North 35 degrees 59 minutes West 193.75 feet from the northeast corner of Norstar Subdivision, said northeast corner being the same as the southeast corner of Lot 1 of said Block 34 and running thence North 35 degrees 59 minutes West 56 feet; thence South 34 degrees 01 minutes West 140 feet; thence South 35 degrees 59 minutes East 56 feet; thence North 54 degrees 01 minutes East 140 feet to the point of beginning.

Together with and subject to an easement for ingress and egress and utilities over the following described property:

Commencing at a point located North 760.42 feet and West 3193.34 feet from the east one-quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 54 degrees 01 minutes 00 seconds West 20.54 feet; thence North 32 degrees 15 minutes 00 seconds West 62.13 feet; thence South 54 degrees 01 minutes 00 seconds West 23.51 feet; thence North 40 degrees 31 minutes 16 seconds West 63.20 feet; thence North 35 degrees 59 minutes 00 seconds West 209.99 feet; thence North 54 degrees 01 minutes 00 seconds East 25.00 feet; thence South 35 degrees 59 minutes 00 seconds East 201.24 feet; thence North 54 degrees 01 minutes 00 seconds East 20.00 feet; thence South 35 degrees 59 minutes 00 seconds East 193.75 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereafter as 1137 LOWELL AVENUE PLAT AMENDMENT, does hereby certify that it has caused this plat to be prepared, and does hereby consent to the recreation of this 1137 LOWELL AVENUE PLAT AMENDMENT.

In witness whereof, the undersigned set her hand this _____ day of _____, 2019.

CHANTAL FAMILY PARTNERSHIP, LTD., a Texas limited partnership

By: Heide L. Turlow, General Partner

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

On this _____ day of _____, 2019, Heide L. Turlow, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the General Partner of CHANTAL FAMILY PARTNERSHIP, LTD., a Texas limited partnership, and that said document was signed by her on behalf of said partnership by authority of its Operating Agreement or Resolution of its members, and she acknowledged to me that she executed the 1137 LOWELL AVENUE PLAT AMENDMENT.

By: _____
Notary Public

Print Name _____

Residing in: _____

My commission expires: _____

Commission No. _____



NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2019-_____.
- Measured bearings and distances, when different from record, are shown in parenthesis ().

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 222 Main Street, P.O. Box 2654, Park City, Utah 84302-2654	(435) 649-3447 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2019 BY _____ S.B.W.F.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2019 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2019 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2019 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2019 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2019 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
	JOB NO.: 6-8-18 FILE: K:\SnydersAddition\dwg\sr\plat2018\060818.dwg						