

Ordinance No. 2019-28

AN ORDINANCE APPROVING THE DOUBLE H PLAT AMENDMENT, AN AMENDMENT OF LOTS 5, 6, 7, 8 AND THE SOUTH ONE-HALF (1/2) OF LOT 9, BLOCK 56, SNYDER'S ADDITION TO THE PARK CITY SURVEY, LOCATED AT 1120, 1124 & 1128 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 1120, 1124 & 1128 Park Avenue have petitioned the City Council for approval of this Plat Amendment; and

WHEREAS, on April 10, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on April 6, 2019, 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 April 24, 2019, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on April 24, 2019, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 16, 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 Double H Plat Amendment, located at the same address.

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

SECTION 1. APPROVAL. The Double H 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 subject site is located at 1120, 1124, 1128 Park Avenue.
2. The site is within the HRM District.
3. The subject site consists of Lots 5, 6, 7, 8, and the south one-half (1/2) of Lot 9, Block 56, Snyder's Addition to the Park City Survey.
4. Lot 5, 6 and 7 are identified by Summit County as Parcel # SA-364.
5. Lot 8 and 1/2 of Lot 9 are identified by Summit County as Parcel # SA-365. The proposed Plat Amendment creates three (3) lots of record from 4 1/2 Old Town lots.

6. The applicant's proposed reconfiguration includes the removal of two (2) side lot lines going through one historic structure each.
7. The property consists of two (2) historic landmark designated sites at 1124 and 1128 Park Avenue with a side lot line going through each historic structure, as well as a vacant site towards the south at 1120 Park Avenue.
8. The minimum lot size within the HRM District for single family dwellings is 1,875 square feet.
9. The proposed lot size of all three (3) lots is 2,812.5 square feet.
10. The minimum lot width within the HRM District is thirty-seven and half feet (37.5').
11. The proposed lot width of all three (3) lots is thirty-seven and half feet (37.5').
12. The proposed lot reconfiguration meets lot and site requirements of the HRM District.
13. There are two (2) gravel driveways on the property.
14. Gravel is not an authorized material parking areas and driveways as it needs to be hard-surfaced (concrete, asphalt, etc.).
15. Prior to Plat recordation the applicant shall address the two (2) gravel non-compliances through Condition of Approval no. 3 and 4.
16. 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 shall 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. Regarding the 1128 Park Avenue site: Prior to Plat recordation, the applicant shall file appropriate City permits/applications and complete the following options:
 - i) replace the gravel of the driveway with an approved hard-surfaced material, or

- ii) remove the gravel driveway and add landscaping in its place to prevent a vehicle from parking.
- 4. Regarding the 1120 and 1124 Park Avenue site: Prior to Plat recordation, the applicant shall file appropriate City permits/applications and complete one of the following options: i) replace the gravel of the driveway with an approved hard-surfaced material in compliance with the newly created side lot line between 1124 Park and 1120 Park Avenue; or ii) remove the gravel driveway and add landscaping in its place to prevent a vehicle from parking.
- 5. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the plat.
- 6. Ten foot (10') public snow storage easement shall be granted along the Park Avenue Right-of-Way.

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

PASSED AND ADOPTED this 16th day of May, 2019.

PARK CITY MUNICIPAL CORPORATION



Andy Beerman, MAYOR



ATTEST:



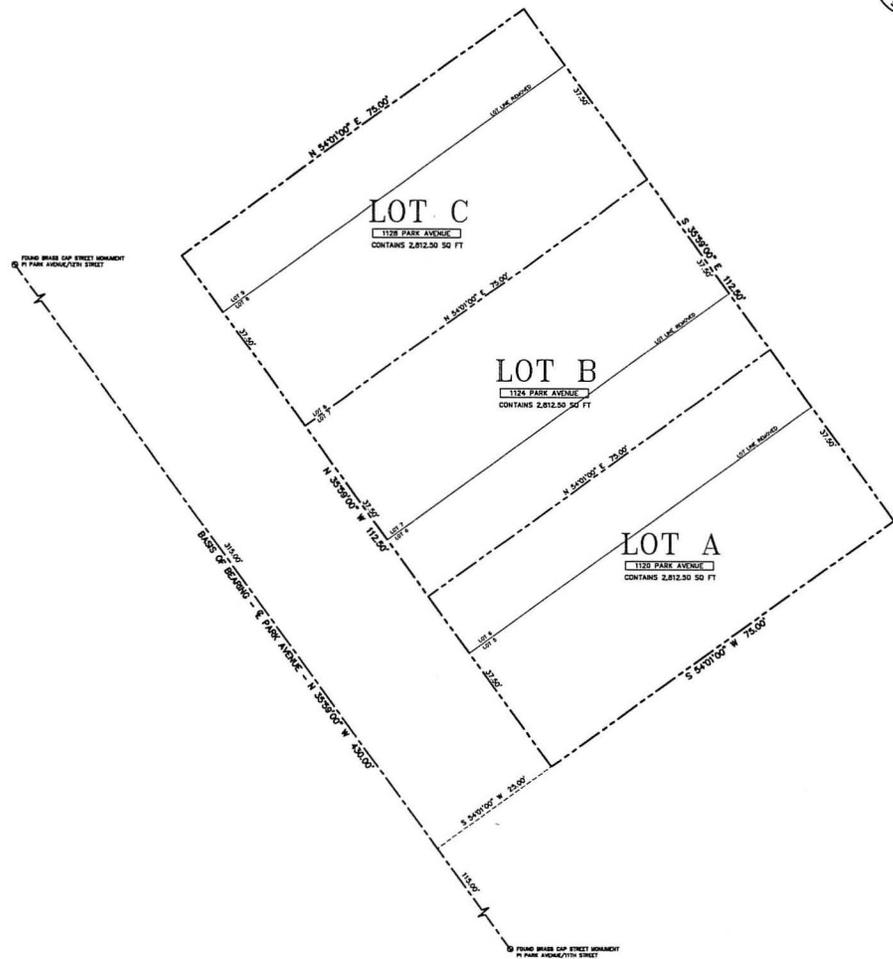
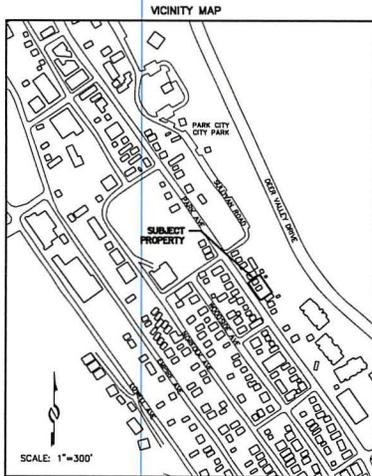
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney

Attachment 1 – Proposed Plat Amendment



SURVEYOR'S CERTIFICATE
 I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 724899, as prescribed by the laws of the State of Utah, and that by authority of the owner, DOUBLE H 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 plot. I further certify that the information on this plot is accurate.

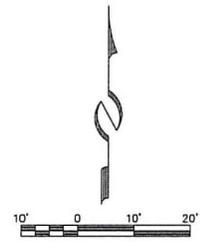
LEGAL DESCRIPTION
 Lots 5, 6, 7, 8, and the South one-half (1/2) of Lot 9, Block 56, Snyders Addition to Park City Survey, according to the official plot thereof on file and of record in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD
 KNOW ALL BY THESE PRESENTS that Jason Hosenfeld, Manager of Hosenfeld/Holt Family, LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, does hereby certify that it has caused this plot to be prepared, and does hereby consent to the recordation of this plot.
 In witness whereof, the undersigned set his hand this ____ day of _____, 2019.
 By: Jason Hosenfeld, Manager
 Hosenfeld/Holt Family, LLC, a Utah limited liability company

ACKNOWLEDGMENT
 State of _____ :ss.
 County of _____
 On this ____ day of _____, 2019, Jason Hosenfeld 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 he is the Manager of Hosenfeld/Holt Family, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the DOUBLE H PLAT AMENDMENT.

By: _____
 Notary Public
 Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

NOTES
 1. This plot is subject to the Conditions of Approval in Ordinance 2019-____ and removes the existing historical lot lines to create three new lots of record.



DOUBLE H PLAT AMENDMENT

LOCATED IN BLOCK 56, SNYDER'S ADDITION TO PARK CITY,
 WITHIN THE NORTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

 (435) 648-8487 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2854 Park City, Utah 84092-2854	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2019 BY _____ S.B.W.R.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.: 7-8-16 FILE: X:\SnydersAddition\dwg\serv\plot2019\070816.dwg						