

Ordinance No. 2022-27

**AN ORDINANCE APPROVING THE 405 WOODSIDE AVENUE SUBDIVISION PLAT,
LOCATED AT 405 WOODSIDE AVENUE, SUMMIT COUNTY, PARK CITY, UTAH**

WHEREAS, the owners of the property at 405 Woodside Avenue petitioned the City Council for approval of the 405 Woodside Avenue Subdivision Plat; and

WHEREAS, on June 8, 2022, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on June 8, 2022, staff mailed courtesy notices to property owners within 300 feet, posted noticed to the Utah Public Notice Website and City Website, and posted noticed to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on June 22, 2022, the Planning Commission reviewed the proposed Subdivision Plat, held a public hearing, and forwarded a positive recommendation to the City Council;

WHEREAS, on July 21, 2022, the City Council reviewed the 405 Woodside Avenue Subdivision Plat and held a public hearing; and

WHEREAS, the 405 Woodside Avenue Subdivision Plat is consistent with the Park City Land Management Code, including § 15-7.1- 3(A), § 15-7.1-6, and Chapters 15-2.2, and 15-7.

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

SECTION 1. APPROVAL. The 405 Woodside Avenue Subdivision Plat is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

FINDINGS OF FACT

1. The property is located at 405 Woodside Avenue.
2. The property is listed with Summit County as Parcel number PC-63.
3. The property is in the Historic Residential (HR-1) Zoning District.
4. The Lot contains 7,500 square feet.
5. No easement is vacated or amended as a result of the Subdivision Plat.
6. The Land Management Code regulates HR-1 Zoning District Lot and Site requirements pursuant to LMC [§ 15-2.2-3](#).
7. The property contains one (1) Single-Family Dwelling, one (1) Accessory Building, and two (2) sheds. Accessory Buildings are an Allowed Use in the HR-1 Zoning District.

8. The Single-Family Dwelling is a Significant Site on the Park City Historic Sites Inventory.
9. A Single-Family Dwelling is an allowed Use in the HR-1 Zoning District and requires a minimum Lot size of 1,875 square feet. The proposed Lot size is 7,500 square feet.
10. The minimum Lot width in the HR-1 Zoning District is 25 feet. The proposed Lot is 50 feet wide.
11. The Lot is 150 feet deep.
12. The required Front and Rear Setbacks are 15 feet for Lot depths over 100 feet.
13. The required Side Setbacks are five feet (5') for Lot widths up to 75 feet.
14. The Maximum Building Footprint in the HR-1 Zoning District = (Lot Area/2) x 0.9^{Lot Area/1875}. The maximum Building Footprint is 2,460 square feet.

Conclusions of Law

1. The Subdivision is consistent with the Park City Land Management Code, including LMC [Chapter 15-2.2 Historic Residential \(HR-1\) Zoning District](#) and [LMC § 15-7.1-6 Final Subdivision Plat](#).
2. Neither the public nor any person will be materially injured by the proposed Subdivision.
3. Approval of the Subdivision, 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. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
4. A non-exclusive ten foot (10') public snow storage easement on Woodside Avenue shall be dedicated on the plat.
5. The Applicant shall include a Plat note indicating the Maximum Building Footprint for the Lot is 2,460 square feet.
6. Any remodel or additions to the historic Structure shall be reviewed by the Historic Preservation Board, and comply with the Land Management Code, including but not limited to Setbacks and Building Height, at the time of Application submittal.
7. The Applicant shall remove encroachments into the Woodside Avenue Right-of-Way and the neighboring property to the south or record an encroachment agreement with Summit County prior to recordation of the Plat.
8. City Engineer approval of all Lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

9. The Applicant shall seek a determination of significance from the Planning Director for the Accessory Building in the Side Setback.

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

PASSED AND ADOPTED this 21st day of July, 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

Nann Worel

57775BCB46414F6

Nann Worel, MAYOR

ATTEST:

DocuSigned by:

Michelle Kellogg

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City Recorder

APPROVED AS TO FORM:

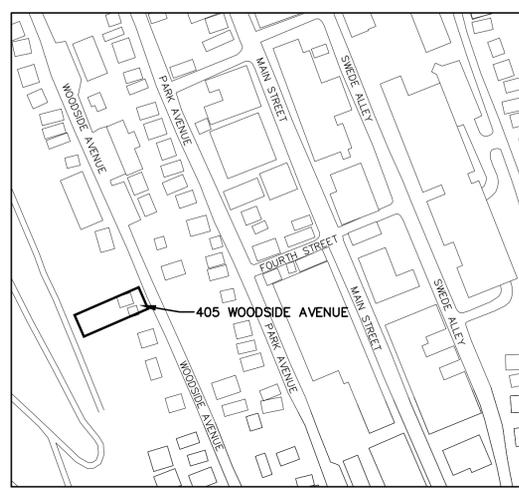
DocuSigned by:

Margaret Plane

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City Attorney

Attachment 1 – Proposed Plat



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, hereafter to be known as 405 WOODSIDE AVENUE SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

DEED DESCRIPTION

That certain piece of land fifty feet frontage by 150 feet deep on the Westerly side of Woodside Avenue, situated in the Southwest Quarter of the Southeast Quarter of Section 16, Township 2, South of Range 4 East, Salt Lake Meridian; and opposite Westerly Lots No. 31 and 32 of Block 4, Park City Plat, said plat being on record in the Recorder's office of Summit County, Utah; together with that certain house and other improvements located thereon, and being more particularly described as follows:

Beginning at a point South 66°40' West 50.00 feet from the Southwest corner of Lot 32, Block 4, Park City Survey, in part of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence South 66°40' West 150.00 feet; thence North 23°38' West 50.00 feet; thence North 66°40' East 150.00 feet; thence South 23°38' East 50.00 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the general personal representative of the above described land, and hereby causes the same to be created as one lot of record, together with easements as set forth to be hereafter known as 405 WOODSIDE AVENUE SUBDIVISION and does hereby dedicate for the perpetual use of the public areas shown on this plat as intended for public use. The undersigned general personal representative also hereby conveys any easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this _____ day of _____, 2022.

Chuck Berriochoa, General Personal Representative of the Estate of Victor Harold Berriochoa, deceased

By: _____

ACKNOWLEDGMENT

STATE OF _____
: ss.
COUNTY OF _____

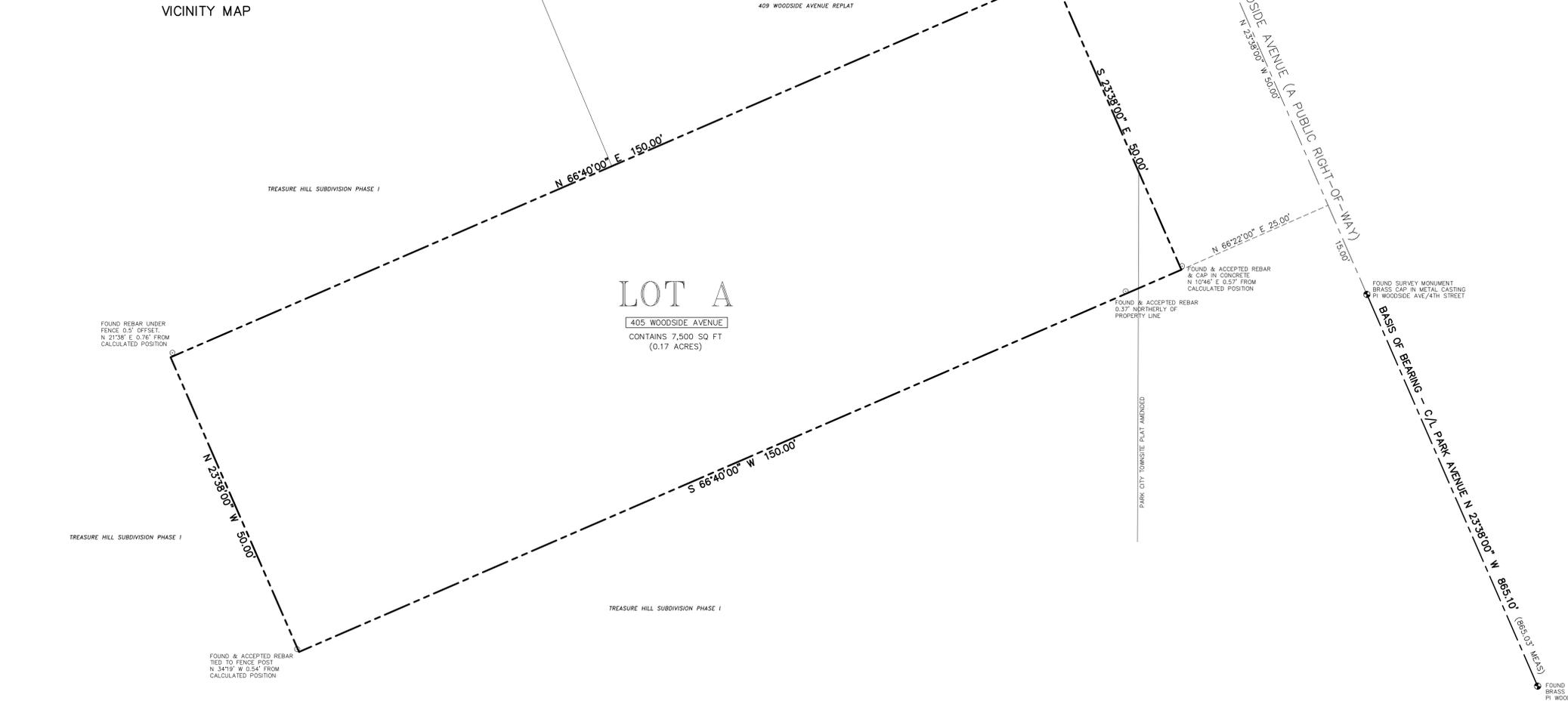
On this _____ day of _____, 2022, Chuck Berriochoa personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that he executed the 405 WOODSIDE AVENUE SUBDIVISION.

By: _____
Notary Public

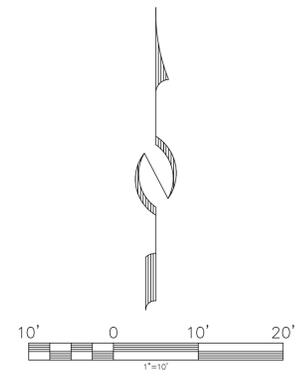
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No. _____

NOTES

- 1. This plat amendment is subject to the Conditions of Approval in Ordinance 2022-_____.
- 2. The property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 938, Map Number 49043C0938D, and has an effective date of March 23, 2021.



LOT A
405 WOODSIDE AVENUE
CONTAINS 7,500 SQ FT
(0.17 ACRES)



405 WOODSIDE AVENUE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2022 BY _____ ENGINEERING DEPARTMENT	PLANNING COMMISSION RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2022 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2022 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2022 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2022 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2022 BY _____ PARK CITY RECORDER	PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS _____ DAY OF _____, 2022 BY _____ SUMMIT COUNTY GIS COORDINATOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
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