

Ordinance No. 2022-40

ORDINANCE APPROVING AN EXTENSION OF CITY COUNCIL'S JUNE 18, 2020 APPROVAL OF ORDINANCE NO. 2020-28, AN ORDINANCE APPROVING THE 1162 WOODSIDE AVENUE PLAT AMENDMENT, LOCATED AT 1162 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owner of the property located at 1162 Woodside Avenue petitioned the City Council for approval of a Plat Amendment to remove an internal lot line; and

WHEREAS, on June 10, 2020, the Planning Commission conducted a duly noticed public hearing and unanimously forwarded a positive recommendation to the City Council to approve the 1162 Woodside Avenue Plat amendment; and

WHEREAS, on June 18, 2020, the City Council conducted a duly noticed public hearing and adopted Ordinance No. 2020-28, Approving the 1162 Woodside Avenue Plat Amendment, Located at 1162 Woodside Avenue, Park City, Utah; and

WHEREAS, on July 15, 2021, the City Council conducted a duly noticed public hearing and adopted Ordinance No. 2021-33, approving a one-year extension; and

WHEREAS, due to a change of ownership of the property, the Plat Amendment required modifications and additional review prior to recordation with Summit County;

WHEREAS, the Applicant proposes an extension of approval in order to complete the Plat Amendment and to record the 1162 Woodside Avenue Plat Amendment with Summit County;

WHEREAS, on October 6, 2022, the City Council duly noticed a public hearing for the 1162 Woodside Avenue Plat Amendment, conducted a public hearing, and approved a one-year extension; and

WHEREAS, it is in the best interest of Park City, Utah, to approve the extension of the 1162 Woodside Avenue Plat Amendment through October 6, 2023.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as Findings of Fact. City Council's June 18, 2020 approval of Ordinance No. 2020-28 is hereby extended through October 6, 2023, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On May 8, 2020, the Applicant submitted a complete Plat Amendment application to the Planning Department to combine Lot 17 and the North ½ of Lot 18, Block 5 of the Snyder's Addition to create one Lot.
2. The property is located at 1162 Woodside Avenue and is designated a Landmark Historic Structure on the Park City Historic Sites inventory.
3. The property is in the Historic Residential – 1 Zoning District.
4. The proposed Lot complies with the Historic Residential – 1 Zoning District requirements outlined in Land Management Code Chapter 15-2.2.
5. The minimum lot area is 1,875 square feet. The proposed lot is 2,813 square feet.
6. The minimum lot width is 25 feet. The proposed lot width is 37.5 feet.
7. The lot depth is 75 feet.
8. The maximum building footprint is 1,201 square feet. New development must comply.
9. The minimum front and rear setbacks are 10 feet. New development must comply.
10. The minimum side setback is three feet. New development must comply.
11. The minimum corner lot setback is five feet. New development must comply.
12. The maximum building height is 27 feet. New development must comply.
13. The proposal complies with Land Management Code Section 15-7.1-6(C)(5) for City Council extension of Plat Amendment approvals.

Conclusions of Law

1. There is Good Cause for this Plat Amendment extension because it removes an internal Lot line and resolves non-compliant side setbacks along the south façade of the Landmark Historic Structure.
2. The Plat Amendment extension is consistent with the Park City Land Management Code.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment extension.
4. Approval of the Plat Amendment extension, 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 Utah law, the Land Management Code, and the Conditions of Approval prior to recordation of the plat.
2. The Applicant shall record the plat with Summit County within one year from the date of City Council approval. If recordation has not occurred by October 6, 2023, the plat approval will be void.
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 10-foot public snow storage easement on 12th Street and Woodside Avenue shall be noted on the plat.
5. The property is not located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore it is not regulated by the City for mine related impacts. However, if the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
6. City Engineer review and 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.

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

PASSED AND ADOPTED this 6th day of October, 2022.

PARK CITY MUNICIPAL CORPORATION

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10/14/2022

Nann Worel, MAYOR

Date

ATTEST:

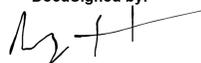
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City Recorder

APPROVED AS TO FORM:

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City Attorney's Office

Attachment 1 – Proposed Plat

