

**Ordinance No. 2022-42**

**AN ORDINANCE APPROVING THE HEIMPEL PLAT AMENDMENT, LOCATED AT 455 WOODSIDE AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of the property located at 455 Woodside Avenue petitioned the City Council for approval of the Heimpel Plat Amendment; and

WHEREAS, on August 31, 2022, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on August 31, 2022, notice was posted to the property; and

WHEREAS, on August 31, 2022, courtesy notice was mailed to property owners within 300 feet of 455 Woodside Avenue; and

WHEREAS, on September 14, 2022, the Planning Commission reviewed the application and held a public hearing; and

WHEREAS, on September 14, 2022, the Planning Commission forwarded a positive recommendation for City Council's consideration on October 27, 2022; and

WHEREAS, on October 27, 2022, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management code including § 15-7.1-3(B), § 15-12-15(B)(9), 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 Heimpel Plat Amendment, located at 455 Woodside Avenue, 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 455 Woodside Avenue.
2. The property is listed with Summit County as Parcel number PC-356 and consists of Lot 10 and half of Lot 11 of Block 29, Park City Survey.
3. The Applicant owns Lot 10 and half of Lot 11.
4. The property is in the Historic Residential (HR-1) Zoning District.
5. The Site is vacant.
6. Historically, 455 Woodside Avenue contained a Single-Family Dwelling which was demolished in 2000.
7. The owner of 455 Woodside Avenue submitted for an HDDR on August 10, 2022, which is currently being processed by the Planning Department.

8. The Lot of 455 Woodside Avenue will require to a Steep Slope Conditional Use Permit.
9. The LMC regulates Lot and Site Requirements per LMC § 15-2.2-3.
10. 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 for is 2,812 sq. ft.
11. The minimum Lot width in the HR-1 Zoning District is 25 feet. The proposed Lot width is 37.5 feet.
12. The required front Setback for Lot depths of 75 feet is ten feet (10').
13. The required Side Setback is three feet (3').
14. In the HR-1 Zoning District, the Maximum Building Footprint =  $(\text{Lot Area}/2) \times 0.9^{\text{Lot Area}/1875}$ . The Maximum Building Footprint for the proposed Lot is 1,201 square feet.
15. Building Height in the HR-1 Zoning District is 27 feet.
16. The findings in the Analysis section of the Staff Report are incorporated herein.
17. There is Good Cause for combining Lot 10 and half of Lot 11 because the proposal is consistent with character of residential development and will be required to comply with the Design Guidelines for Historic Districts.
18. The plat amendment does not vacate or amend any portion of the platted Right of Way.
19. No easement is vacated or amended as a result of the plat amendment.

### **Conclusions of Law**

1. The Plat Amendment 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 Plat Amendment.
3. 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's Office, 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 (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Plat approval 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 construction, to be approved by the Chief Building Official.
4. Any new development must comply with the Land Management Code and requires Historic District Design Review.

- 5. City Engineer review and approval of all Lot grading, utility installation, public improvement, and drainage plans for compliance with City standards is required prior to issuance of any building permits.
- 6. No remnant portion of Lot 12 is separately developable.

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

PASSED AND ADOPTED this 27<sup>th</sup> day of October, 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:  
*Nann Worel*  
57775BCB46414F6...

Nann Worel, MAYOR

ATTEST:

DocuSigned by:  
*Michelle Kellogg*  
E5F905BB533F431...

A circular digital signature seal with a blue border. Inside the seal, the text "DS" is at the top, "City of Park City" is in the middle, and "Utah" is at the bottom. The seal is partially overlapping the signature area.

City Recorder

APPROVED AS TO FORM:

DocuSigned by:  
*Mark Harrington*  
D7478D7734C7400...

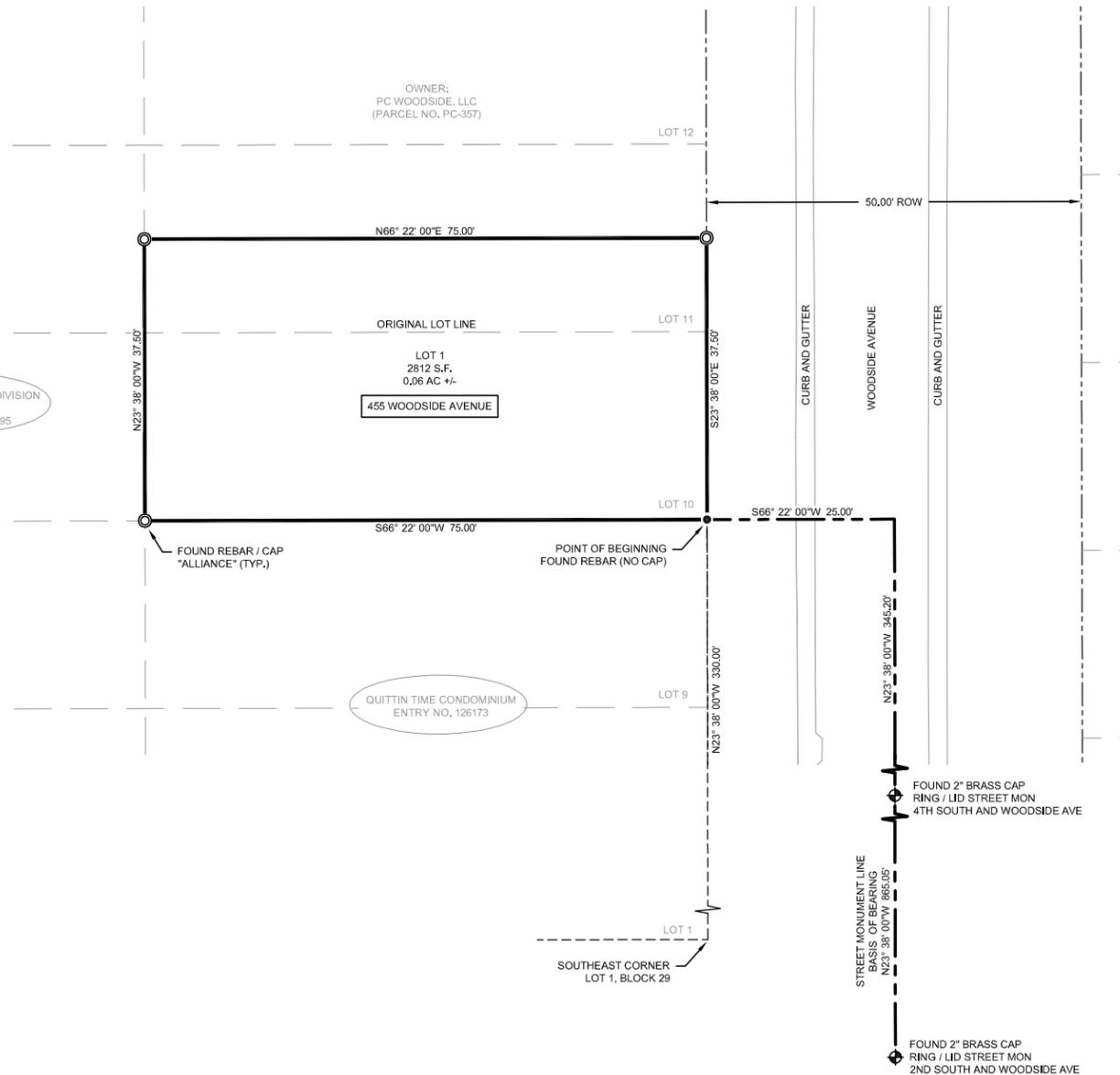
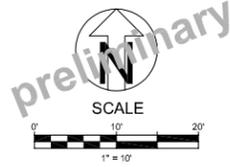
City Attorney's Office

**Attachment 1 – Proposed Plat**

# HEIMPEL SUBDIVISION

## AMENDING LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 29, PARK CITY SURVEY

LOCATED IN THE:  
SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



TREASURE HILL SUBDIVISION  
PHASE 1  
ENTRY NO. 452295

QUITTIME CONDOMINIUM  
ENTRY NO. 126173

LEGEND	
MONUMENT LINE	-----
BOUNDARY LINE	=====
ADJACENT LOT LINE	-----
FOUND MONUMENT (AS NOTED)	● ○ ⊕
CURB AND GUTTER	=====
ORIGINAL LOT LINE	-----

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS HEIMPEL SUBDIVISION, AMENDING LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 29, PARK CITY SURVEY, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ NAME: \_\_\_\_\_ TITLE \_\_\_\_\_ FOR 1270 ROTHWELL LLC. \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN \_\_\_\_\_, UTAH

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ }

MY COMMISSION EXPIRES: \_\_\_\_\_

**SUBDIVISION BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATE UPON A PORTION OF BLOCK 29, PARK CITY SURVEY, BEING ALL OF LOT 10 AND THE SOUTH HALF OF LOT 11 OF SAID BLOCK 29, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2 INCH BRASS CAP RING AND LID STREET MONUMENT AT 4<sup>TH</sup> SOUTH AND WOODSIDE AVENUE, THENCE NORTH 23°38'00" WEST 345.20 FEET, THENCE SOUTH 66°22'00" WEST 25.00 TO A POINT ON THE WEST LINE OF WOODSIDE AVENUE AND THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING NORTH 23°38'00" WEST 333.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 29; THENCE SOUTH 66°22'00" WEST 75.00 FEET; THENCE NORTH 23°38'00" WEST 37.50 FEET; THENCE NORTH 66°22'00" EAST 75.00 FEET TO A POINT ON THE WEST LINE OF SAID WOODSIDE AVENUE; THENCE SOUTH 23°38'00" EAST 37.50 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS: 2,812 S.F. / 0.06 AC +/-

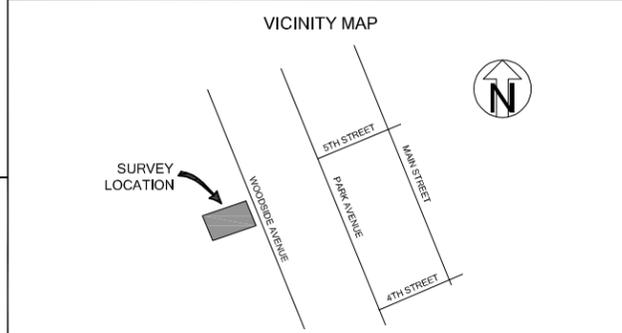
- NOTES**
- THE PURPOSE FOR THIS PLAT AMENDMENT IS TO COMBINE LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 29, PARK CITY SURVEY.
  - THE OWNER OF RECORD AT THE TIME THIS PLAT WAS COMPLETED IS 1270 ROTHWELL LLC, WARRANTY DEED, ENTRY NUMBER 1176913, AS RECORDED SUMMIT COUNTY RECORDER'S OFFICE.
  - THIS PLAT AMENDMENT WAS PERFORMED AT THE REQUEST OF RYAN HEIMPEL AND PARK CITY.
  - THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION, AS SHOWN ON PARK CITY SURVEY BLOCKS 4, 10, AND 29, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
  - THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 2021-\_\_\_\_\_.
  - ZONING IS HR-1, HISTORIC RESIDENTIAL

**SURVEYOR'S CERTIFICATE**

I, MARK S. NICKEL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7028650, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HEIMPEL SUBDIVISION, AMENDING LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 29, PARK CITY SURVEY AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE \_\_\_\_\_

MARK S. NICKEL  
P.L.S. 7028650



**ROCKY MOUNTAIN POWER**

ROCKY MOUNTAIN POWER SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP, AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E..

ROCKY MOUNTAIN POWER - REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**DOMINION ENERGY**

DOMINION ENERGY / QUESTAR GAS APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, QUESTAR MAY SECURE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABOGATION OF WAIVER OF ANY OTHER EXISTING RIGHTS, CALCULATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-346-8532.

DOMINION ENERGY - REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION**

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ CHAIR \_\_\_\_\_

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE SUMMIT COUNTY FIRE DISTRICT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT \_\_\_\_\_

**COUNCIL APPROVAL AND ACCEPTANCE**

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_

**CERTIFICATE OF ATTEST**

I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ PARK CITY RECORDER \_\_\_\_\_

**ENGINEER'S CERTIFICATE**

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ SUMMIT COUNTY ENGINEER \_\_\_\_\_

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ PARK CITY ATTORNEY \_\_\_\_\_

**PUBLIC SAFETY ANSWERING POINT APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ SUMMIT COUNTY GIS COORDINATOR \_\_\_\_\_

**SUMMIT COUNTY RECORDER**

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF \_\_\_\_\_,

FEE \_\_\_\_\_ RECORDER \_\_\_\_\_

TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_

LAND SURVEYING

PO BOX 95029  
SOUTH JORDAN, UT 84095  
PHONE: (801) 446-1820  
WWW.FLINTUTAH.COM

DRAWN BY: JD	CHECKED BY: MSN	PROJECT NO. 211007	1" = 10'
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REVISION	DATE	BY
5	05/03/2022	
4		
3		
2		
1		
#		

CLIENT

RYAN HEIMPEL  
455 WOODSIDE AVENUE  
PARK CITY, UTAH

CONTACT: RYAN HEIMPEL  
PHONE: (310) 924-2115

PROJECT

HEIMPEL SUBDIVISION  
455 WOODSIDE AVENUE  
PARK CITY, UTAH  
SE 1/4 SEC 16, T2S, R4E, S1B&M

SHEET TITLE

AMENDED SUBDIVISION PLAT

NUMBER: \_\_\_\_\_

ACCOUNT: \_\_\_\_\_

SHEET 1 OF 1