

**Ordinance No. 2023-52**

**AN ORDINANCE APPROVING 902 WOODSIDE AVENUE PLAT AMENDMENT,  
LOCATED AT 902 WOODSIDE AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 902 Woodside Avenue petitioned the City Council for approval of the 902 Woodside Avenue Plat Amendment; and

WHEREAS, on October 11, 2023, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on October 11, 2023, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 11, 2023, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on October 25, 2023, the Planning Commission reviewed the proposed Plat Amendment, held a public hearing, and forwarded a positive recommendation for City Council's consideration on November 16, 2023; and

WHEREAS, on November 16, 2023, the City Council reviewed the 902 Woodside Avenue Plat Amendment and held a public hearing; and

WHEREAS, the 902 Woodside Avenue Plat Amendment is consistent with the Park City Land Management Code Chapter 15-2.2 and Section 15-7.1-6.

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

**SECTION 1. APPROVAL.** The 902 Woodside Avenue Plat Amendment at 902 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 902 Woodside Avenue.
2. The Lot is within the Historic Residential - 1 Zoning District.
3. The subject property consists of 56.25 feet of Lot 31 and 32 on Block 3, or Parcel Number SA-10-B).
4. The Plat Amendment proposes to combine two Lots into one Lot.
5. The Lot contains 0.06 acres (2,318 square feet).
6. The proposed Plat Amendment is consistent with the pattern of development in the neighborhood.

**Conclusions of Law**

1. There is Good Cause for this Plat Amendment because it combines two substandard Lots and creates one developable Lot.
2. The Plat Amendment is consistent with the Land Management Code, including LMC Chapter 15-2.2 and § 15-7.1-6 Final Subdivision Plat.
3. The Plat Amendment is consistent with the Land Management Code.
4. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
5. 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 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. Any new construction shall comply with Land Management Code Chapter 15-2.2 regarding Setbacks, Building Height, Building Envelope, Building Pad, etc.
4. No remnant partial lot resulting from this approval is separately developable without a plat amendment in conformance with applicable zoning at the time of application.
5. A non-exclusive ten foot public snow storage easement on Woodside Avenue shall be dedicated on the Plat.

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

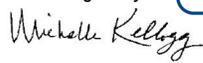
PASSED AND ADOPTED this 16<sup>th</sup> of November, 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:  
  
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Nann Worel, Mayor

ATTEST:

DocuSigned by:  
  
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Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

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Mark Harrington, City Attorney

