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:

<u>SECTION 1. APPROVAL.</u> 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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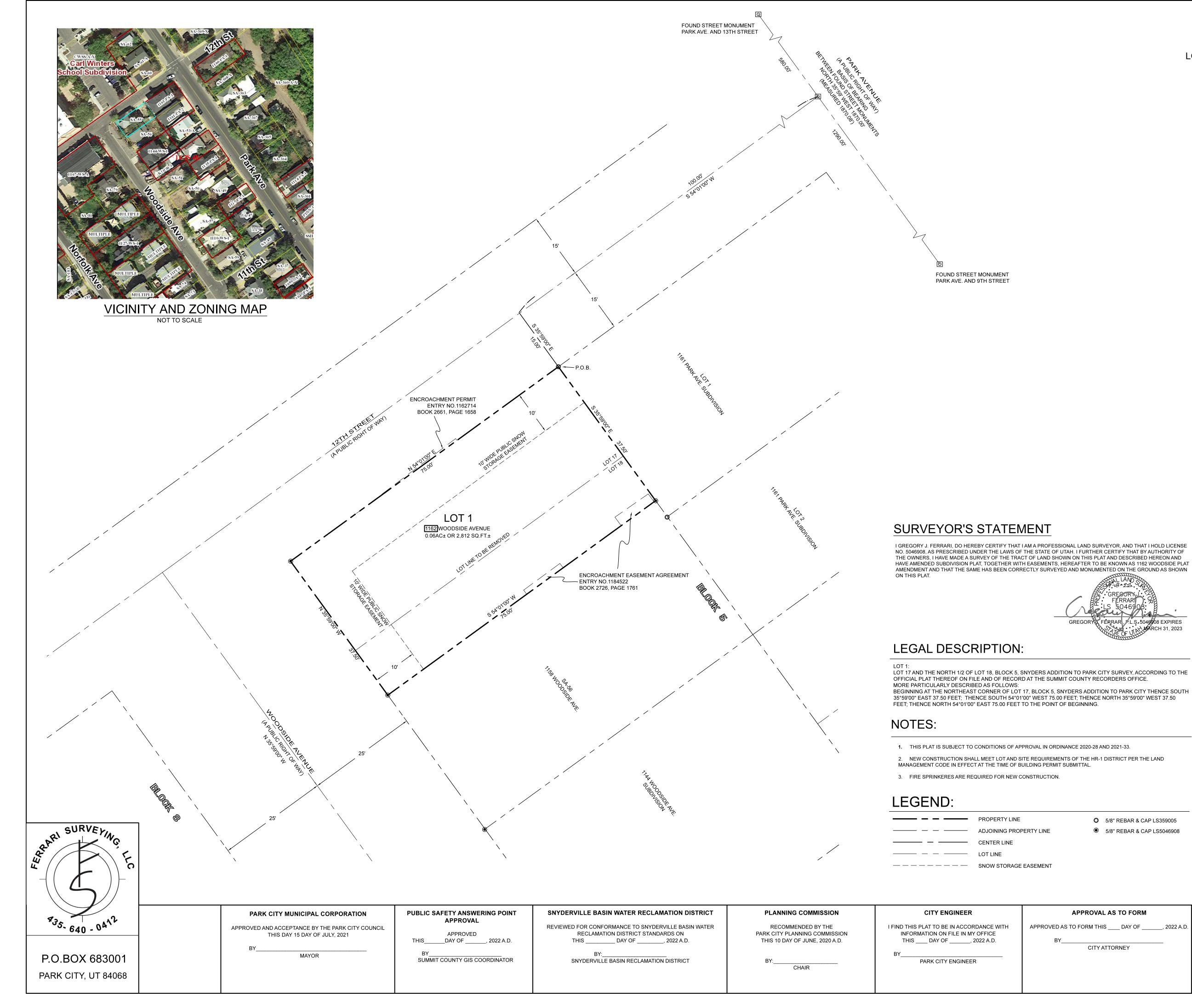
		Nann Worl 57775BCB46414F6	10/14/2022
ATTEST:	DocuSigned by:	Nann Worel, MAYOR	Date
City Recor	E5F905BB533F431		

APPROVED AS TO FORM:

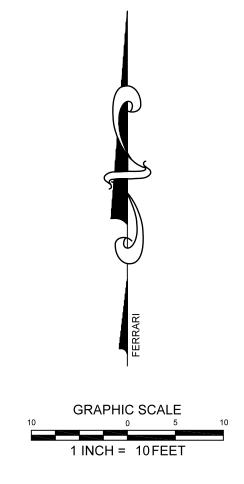
ocuSigned by:

City Attorney's Office

Attachment 1 – Proposed Plat



1162 WOODSIDE PLAT AMENDMENT AMENDMENT TO A PORTION OF BLOCK 5 SNYDERS ADDITION TO PARK CITY LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 2S RANGE 4E SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

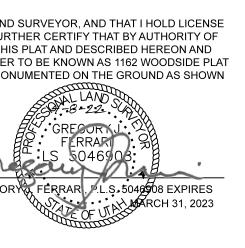


OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THIS PLAT AMENDMENT TO BE PRÉPARED TO BE HEREAFTER KNOWN AS THE 1162 WOODSIDE PLAT AMENDMENT DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS, EASEMENTS AND OTHER AREAS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO HEREBY CONVEY ANY OTHER 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

BRANDON AUCUNAS

SAMANTHA BURKLEY



O 5/8" REBAR & CAP LS359005

• 5/8" REBAR & CAP LS5046908

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2022 A.D.

CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF COUNTY OF) SS

ON THIS _____ DAY OF _____ ____ 2022, BRANDON AUCUNAS

PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE 1162 WOODSIDE AVENUE PLAT AMENDMENT.

MY COMMISSION EXPIRES NOTARY PUBLIC RESIDING IN _

ACKNOWLEDGMENT

STATE OF COUNTY OF) SS

ON THIS _____ DAY OF _____ __ 2022, SAMANTHA BURKLEY

PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE 1162 WOODSIDE AVENUE PLAT AMENDMENT. MY COMMISSION EXPIRES

NOTARY PUBLIC RESIDING IN _____ _____

CONSENT TO RECORD

STATE OF COUNTY OF

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

BY_____ AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF _____, 2022 BY:__

MY COMMISSION EXPIRES ____ NOTARY PUBLIC

RESIDING IN



I CERTIFY THIS PLAT MAP WAS APPROVED BY THE LAND USE AUTHORITY THIS ____ DAY OF _____, 2022 A.D.

CITY RECORDER

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF_____

DATE____TIME____BOOK____PAGE____

ENTRY NO.

FEE

COUNTY RECORDER