

**Ordinance No. 2021-XX**

**AN ORDINANCE APPROVING 909 WOODSIDE AVENUE PLAT AMENDMENT,  
LOCATED AT 909 WOODSIDE AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 909 Woodside Avenue petitioned the City Council for approval of the 909 Woodside Avenue Plat Amendment; and

WHEREAS, on May 24, 2021 notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on May 25, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 26, 2021, courtesy notice was mailed to property owners within 300 feet of the 909 Woodside Avenue; and

WHEREAS, on June 9, 2021, the Planning Commission reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, on June 9, 2021, the Planning Commission forwarded a \_\_\_\_\_ recommendation for City Council's consideration on July 1, 2021; and

WHEREAS, on June 9, 2021, 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 15-2.11, 15-3 and 15-7.

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

**SECTION 1. APPROVAL.** The 909 Woodside Avenue Plat Amendment at 909 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**

***Background:***

1. On May 7, 2021, the Planning Department received a complete Plat Amendment application.
2. The property is located at 909 Woodside Avenue.
3. The Legal Description is Lots 3 & 4 Block 10 Snyder's Addition to Park City. SA-100-101.
4. The property is designated as Significant on the Park City Historic Sites Inventory and was built in Circa 1900.

5. The Applicant is proposing to remove an internal lot line between Lots 3 & 4 of Block 10, Snyder's Addition to Park City Survey.

**Zoning District:**

6. The property is located in the Historic Residential Density (HR-1) Zoning District.

**Lot and Site Requirements**

7. The proposed Lot complies with the HR-1 Zoning District Requirements outlined in LMC § 15-2.2.
8. On March 26, 2021, the Applicant submitted a complete Plat Amendment application.
9. The applicant proposes the removal of the internal lot line to create .
10. The existing Structure was built around 1946 prior to the Land Management Code setback requirements in the HRM Zoning District.
11. The property was designated as a "Significant" Site on the Park City Historic Site Inventory (HSI) in 2009.
12. On June 9, 2021, the Planning Commission reviewed the proposed Plat Amendment and forwarded a (unanimous positive) recommendation to City Council.

**Zoning District:**

1. The property is in the Historic Residential (HR-1) Zoning District.

**Public Notice Requirements:**

2. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on May 26, 2021. Staff mailed courtesy notice to property owners within 300 feet on May 26, 2021. The *Park Record* published notice on May 24, 2021.

**Lot and Site Requirements**

3. The LMC also regulates Lot and Site Requirements per LMC §15-2.2-3.
4. 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 sizes comply with this requirement, containing 3,750 square feet.
5. The minimum Lot width in the HR-1 Zoning District is 25 feet. The proposed Lot complies with this requirement, containing 50 feet.
6. The required Front Setback for Lot depths less than 75 feet is ten feet (10'). Lot A and Lot B comply.
7. The required Rear Setback is ten feet (10'). Lot A and Lot B comply.
8. The required Side Setback is five feet (5'). Lot A is Legal Non-Conforming, as is. Lot B currently complies.
9. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

**Conclusions of Law**

1. There is Good Clause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code, including [LMC § 15-2.2](#) HR-1 and [LMC § 15-7.1-6](#) Final Subdivision Plat.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. 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 (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 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.
4. 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.
5. Any new construction shall comply with the Land Management Code at the time of Application submittal.
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.
7. Any new construction shall comply with the Land Management Code at the time of Application submittal.
8. A ten foot (10') public snow storage easement on Woodside Avenue shall be noted on the Plat.

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

PASSED AND ADOPTED this 1<sup>st</sup> Day of July, 2021.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Andy Beerman, MAYOR

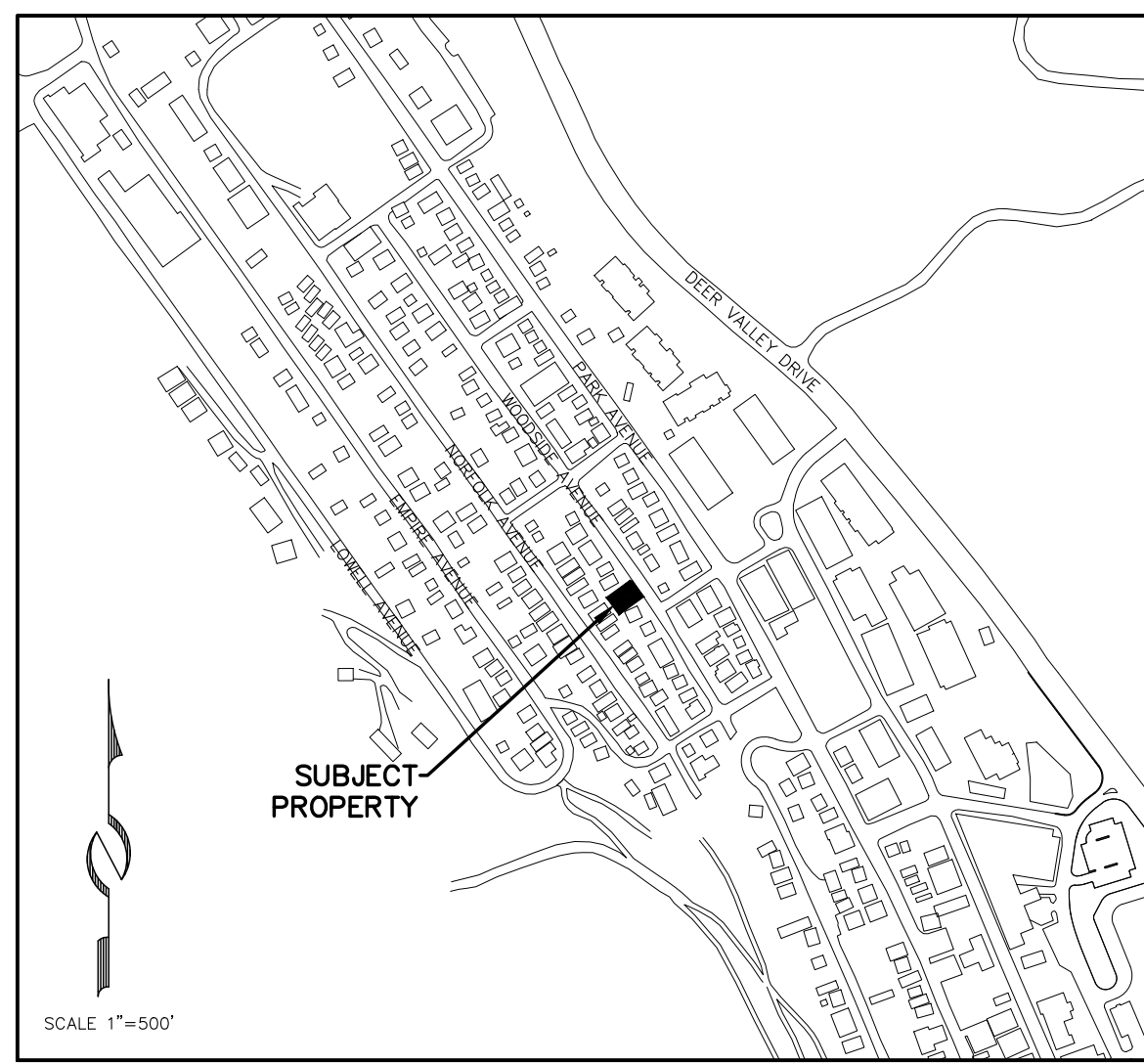
ATTEST:

\_\_\_\_\_  
City Recorder

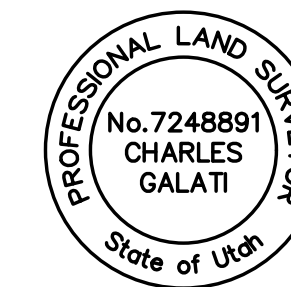
APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Harrington, City Attorney

DRAFT



VICINITY MAP



**SURVEYORS CERTIFICATE**

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 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, and have combined said land into one (1) lot, hereafter to be known as 909 WOODSIDE AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

**LEGAL DESCRIPTION**

Lots 3 and 4, Block 10, SNYDERS ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder.

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

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as 909 WOODSIDE AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys 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 \_\_\_\_\_, 2021.

PCDP, LLC, a Utah limited liability company

By: \_\_\_\_\_  
Jonathan Hangartner, Manager

**ACKNOWLEDGMENT**

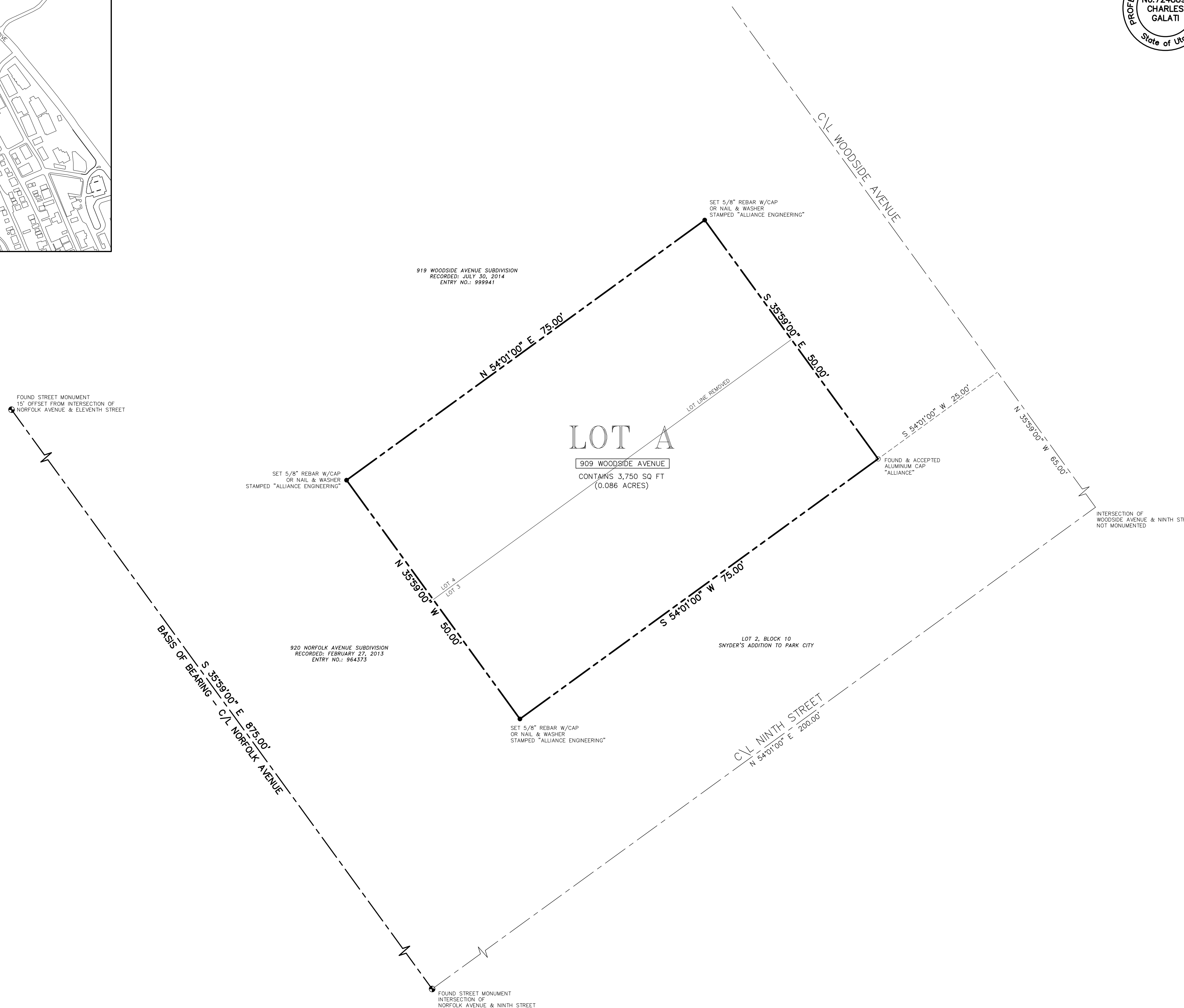
STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, Jonathan Hangartner 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, did say that he is the Manager of PCDP, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the 909 WOODSIDE AVENUE PLAT AMENDMENT.

By: \_\_\_\_\_  
Notary Public  
Printed Name \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

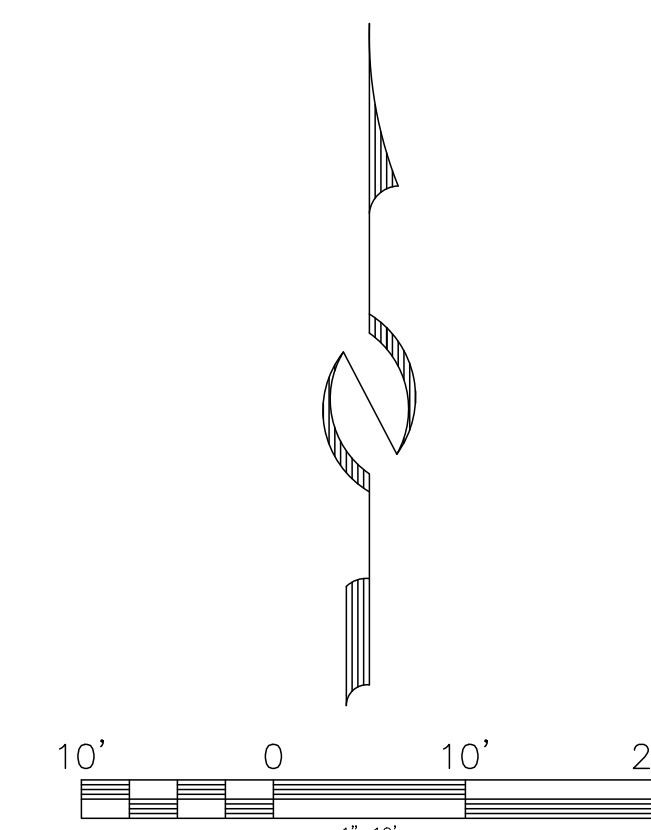
**NOTE**

- This plat amendment is subject to the Conditions of Approval in Ordinance 2021-\_\_\_\_\_.



# 909 WOODSIDE AVENUE PLAT AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF 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

<p>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021 BY _____ ENGINEERING DEPARTMENT</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2021 BY _____ CHAIR</p>	<p>ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021 BY _____ PARK CITY ENGINEER</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2021 BY _____ PARK CITY ATTORNEY</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021 BY _____ MAYOR</p>	<p>CERTIFICATE OF ATTEST I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021 BY _____ PARK CITY RECORDER</p>	<p>PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS _____ DAY OF _____, 2021 BY _____ SUMMIT COUNTY GIS COORDINATOR</p>	<p>RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____</p>
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