



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
FEBRUARY 5, 1998**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, February 5, 1998.

A G E N D A

Work Session - City Council Chambers - Lower Level

4:30 p.m. Council Questions and Comments
5:00 p.m. Parking Status Report
5:30 p.m. Review of regular meeting

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV PUBLIC HEARINGS

1. Ordinance amending the plat at 951, 957, 963 and 973 Woodside Avenue to combine Lots 13 through 16 of Block 10 of the Snyders Addition to the Park City Survey
2. Ordinance amending the plat at 940 Woodside Avenue to combine Lots 25 and 26 of Block 3 of the Snyders Addition to the Park City Survey

V CONSENT AGENDA

1. Ordinance approving a plat amendment for Lots 13-16 of Block 10, of Snyders Addition to the Park City Survey, at 951, 957, 963 and 973 Woodside Avenue, Park City, Utah
2. Ordinance approving a plat amendment for Lots 25 and 26 of Block 3, of the Snyders Addition to the Park City Survey, at 940 Woodside Avenue, Park City, Utah

VI ADJOURNMENT

Posted: 2/2/98



**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
FEBRUARY 5, 1998**

Present: Mayor Pro Tem Chuck Klingenstein, Council members Roger Harlan, Shauna Kerr, and Paul Sincock

Toby Ross, City Manager; Jodi Hoffman, City Attorney; Jerry Gibbs, Public Works Director; Tom Bakaly, Finance Manager; Bob Stephens, Administrative Services Manager; Rick Lewis, Community Development Director; Lloyd Evans, Chief of Police; Bob Johnston, Leisure Services Manager; Patrick Putt, Planning Manager; Eric DeHaan, City Engineer; Meg Ryan, Planner; Kevin LoPiccolo, Planner; Kurt Von Puttkammer, Planner; Kirsten Whetstone, Planner; Derek Satchell, Planner; Linda Cook, Special Projects Coordinator; Hope Bleecker, Transportation Director; Brian Andersen, Parking Manager; Garah Jones, Public Works; and Cindy LoPiccolo, Legal Assistant.

Sheila Hayloft-Berry, Historical Main Street Merchants Association

Absent: Mayor Brad Olch; Councilmember Hugh Daniels

Mayor Pro Tem Klingenstein called the Work Session to order at 4:40 p.m. in the Council Chambers, 445 Marsac Avenue, Park City, Utah.

1. Council questions and comments.

Councilmember Harlan reported he would like to attend a breakfast meeting 'Constituents as Customers: A New Vision for Municipal Government' sponsored by the Sutherland Institute and USU;

Stated the parking sign may be confusing to people coming up Deer Valley Drive; Director Gibbs responded he will investigate, however, has not received complaints or heard that anyone has been mislead.

Councilmember Sincock expressed concern regarding the paid parking schedule noting it will be off in April, back on during summer tourist season, then off again in fall, then back on again for winter tourist season, suggested paid parking be year round with significant reduction of fees during the off seasons instead, noted electronic meters are easily modified; Councilmember Harlan inquired how people would know about the change in charges; City Manager Ross responded the suggestion could be evaluated;

**City Council Work Session Notes
February 5, 1998**

Referred to the County letter concerning a Utah Communications Agency Network system which could have major cost implications for the public safety department; Chief Evans reported the concept is currently under discussion, he is in communication with Salt Lake City, Salt Lake and Summit County police departments, pointed out costs of \$1,000 to \$3,000 per portable unit and reported Salt Lake City is presently very uncomfortable with the proposed system; explained it is a point to point radio system much like cellular phones and noted the system may work well in a flat terrain, however, one transmitter on the hill will not be sufficient and numerous cells would be necessary to ensure all mountainous areas are covered; stated a number of issues such as who will purchase, maintain and own the cells need evaluation before a decision is made;

Reported a long-term Main Street retailer inquired if the city had any purview to address Main Street landlords who are putting pressure on tenants to double the rent on the rent cycle evidently by using some recent high rents that have come in for short-terms as a basis; suggested a possible Swede Alley master plan may provide for more affordable rent space; Councilmember Kerr noted recent parking issues and retail sales should bring some reality to the landlords; Mayor Pro Tem Klingenstein commented the question is how do you get out of town landlords to understand the local situation; Councilmember Sincock stated he is concerned about the possible change in complexion of Main Street retail, however nothing staff can address at this time.

Councilmember Kerr stated she has no comments in keeping with retreat discussion.

Mayor Pro Tem Klingenstein reported the Historical District Commission (HDC) requests direction on what kind of decisions they need to make concerning Swede Alley and current projects; Director Lewis reported this issue has recently been discussed with staff and may be a project where Council may wish to consider hiring a consulting team to work with staff; Councilmember Sincock noted Myles Rademan will organize a public process addressing this issue also;

Reported he spoke to Tim LaPage concerning Thaynes Canyon bus service, noted a transportation open house February 24 at Miners Hospital, and is hopeful the transportation plan will be completed by April to allow decisions for neighborhood service to be made by next season;

Thanked Director Lewis and Planning staff for the new General Plan; Director Lewis pointed out General Plan maps are on the computer, can be printed any size and any element or segment enlarged;

Expressed appreciation for courtesy and assistance of a new Building Department staff person who did not know he was a Councilmember at time he was applying for a building permit;

Commented Myles Rademan received a nice write-up in the January issue of Planning Magazine and distributed copies.

**City Council Work Session Notes
February 5, 1998**

2. Parking Status Report.

Transportation Director Bleecker presented an update concerning the paid-parking program, provided the following information:

- Ampco will repair equipment with intermittent card acceptance problems;
- American Express is now accepted;
- Quick card inventory is 5,500, approximately 5,000 have been issued;
- Hang tag demand continuing, selling 30-40 per day;
- 2,000 tokens were purchased by Historic Main Street Merchants Association for distribution to customers;
- Electronic database for appeals currently being updated, pleased with software and currently feeding backlog of appeals into the system, Adjudication Officer Paul Lammers has processed approximately 45 appeals with 350 additional appeals outstanding;
- 6,128 parking tickets have been written by Ampco to date, however, of those 4,450 were first-time violator warnings, leaving 1,738 tickets currently in the system;
- Staff has joined enforcement officers on regular walks for review purposes, there are four enforcement officers, one to cover Main Street, one for Swede Alley, one for short term 30 minute zones and one for residential areas, the short term parking officer is now assisted by the Main Street and Swede Alley officers to increase presence at the Post Office area;
- Post Office is posted for 30 minute parking from 11:00 a.m. to 10:00 p.m., however, tickets are not written after 8:00 p.m., staff is working with the Police Department to monitor, Deputy City Attorney Harrington assisted with lease of the 30 minute Post Office spaces to allow for enforcement;
- Signs have been improved, additional 30-minute signs were placed on Main Street, 10 additional entrance signs were placed reminding people they are entering a paid parking area;
- Free lots are utilized heavily, approximately 110%, some unsafe parking situations;
- China Bridge 3rd level permit lot spaces are filled weekdays, Saturday less, 2nd level utilization on weekdays 15% to 45%, half full at 3:00 - 4:00 p.m. in afternoon.

Director Bleecker requested Council consideration of employee permit system for garage as a whole, notify public 1st and 2nd level lots are available, have shared paid and permit parking in the garage in order to significantly increase utilization and free up some spaces in the free lots, noted time spent on route would only be slightly increased, important to have garage spaces efficiently utilized and there is a safety concern with the 4th level of China Bridge.

Councilmember Sincock suggested two different employee permits, one for daytime work hours and one for evening work hours 3 p.m. on to permit evening employees use of the 3rd level for weekdays and weekends; suggested different colored permit stickers designating those time frames, using same formula to determine number of permits to issue; concurred with staff suggestion

**City Council Work Session Notes
February 5, 1998**

to open up parking levels to both paid and permit parking and requested matrix and recommendations how that would work.

Director Gibbs stated staff recommends opening at least one level to employee permit parking to meet Council's goal to utilize available parking, staff sees merit to mixing permit and paid parking as the number of permits sold will be limited allowing for ample paid parking spaces, very beneficial in eliminating some of the safety issues; stated suggestion for separate day and evening permits an excellent idea, evening employees can be identified and special permit sale made; noted staff has a list of 130 interested employees that did not get a permit and probably another 100+ that are interested that did not leave their name.

Councilmember Kerr expressed preference to keeping levels separate for enforcement reasons and pointed out it was one of the goals not to confuse permit parking with paid parking.

Councilmember Harlan commented clear signs are very important, and any permits sold for remainder of season should be offered at a lower price.

Sheila Haloff-Berry, representing Historical Main Street Merchants Association, clarified the \$30 permit is not an annual permit but for one season; reported she met with City Manager and transportation staff to discuss issues and brainstorm as business profit was down 50% due to multiple issues; stated not concerned about employer/employee parking but getting local business back, focused on getting Main Street merchants positive about the program so they can be positive with their customers, working with KPCW and issuing parking tokens to customers; suggested simplification of program, use of color, signs, free parking Sundays and token discounts to local organizations/businesses to issue to customers; stated locals and merchants need to understand reason for implementation, there are now empty spaces for customers whereas spaces were taken up by employees prior to program, she was initially against the program but has come to see parking for customers; pointed out it is upsetting to a tourist if they come back to their car and see a parking ticket, feels it is not clear that you have to pay for parking on Main Street and suggested the welcome sign include notification; expressed opinion something should be done for residents adjacent to Main Street and Park Avenue that must have permits.

Mayor Pro Tem Klingenstein commented the people that complain about urbanization, traffic, and large buildings are ones complaining about the parking program and would rather see pavement and construction of a large parking structure for their convenience; noted parking charges are minor; thanked Ms. Haloff-Berry for her comments and support.

Council concurred to direct staff to implement separate day and evening/weekend permits, evening pass to cover from 3:00 p.m. applicable to levels 2 and 3, level 2 will be shared paid parking/permit area with clear signs designed that it is a dual area, same formula to be

used to determine number of permits to be issued, and implement a discount program to associations and merchants for purchase of parking tokens.

City Manager Ross guest passes will be issued to residents in the residential permit area outside the pay zone.

Councilmember Sincock pointed out some residents did not receive \$10 parking cards that were mailed out in water bills because of multi-unit bills. City Manager Ross responded they will be issued one if they call in.

3. **Review of Regular Meeting.** Council deferred to regular meeting.

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Prepared by Cindy LoPiccolo



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
FEBRUARY 5, 1998**

I ROLL CALL

Mayor Pro Tem Chuck Klingenstein called the regular meeting of the City Council to order February 5, 1998, at 6:03 p.m., in the City Council Chambers, 442 Marsac Avenue, Park City, Utah, with Councilmembers Roger Harlan, Shauna Kerr, and Paul Sincok present. Mayor Brad Olch and Councilmember Hugh Daniels were absent.

Staff in attendance: Toby Ross, City Manager; Jodi Hoffman, City Attorney; Jerry Gibbs, Public Works Director; Tom Bakaly, Finance Manager; Bob Stephens, Administrative Services Manager; Rick Lewis, Community Development Director; Lloyd Evans, Chief of Police; Bob Johnston, Leisure Services Manager; Patrick Putt, Planning Manager; Eric DeHaan, City Engineer; Meg Ryan, Planner; Kevin LoPiccolo, Planner; Kurt Von Puttkammer, Planner; Kirsten Whetstone, Planner; Derek Satchell, Planner; Linda Cook, Special Projects Coordinator; Hope Bleecker, Transportation Director; Brian Andersen, Parking Manager; Garth Jones, Public Works; and Cindy LoPiccolo, Legal Assistant.

II PUBLIC INPUT None

III COMMUNICATIONS FROM COUNCIL AND STAFF

Councilmember Kerr noted the County Commission meeting in Coalville next Monday night; pointed out it is noticed as a public meeting.

City Attorney Hoffman reported enforcement action will be posted at Treasure Mountain Inn (TMI) and calls may be received.

IV PUBLIC HEARINGS

1. Hearing, having been advertised as required by law, was opened to consider: Ordinance amending the plat at 951, 57, 963 and 973 Woodside Avenue to combine Lots 13 through 16 of Block 10 of the Snyders Addition to the Park City Survey.

Planner Von Puttkammer presented the staff report and recommendation to adopt the ordinance amending the plat to combine Lots 13 through 16 of Block 10 in the Snyder's Addition Survey creating three lots (40', 25' and 35' wide) as requested by the applicant; noted it is a reduction of density, four phone calls were received all of which were information gathering and complimentary regarding restoration of the house, the 35' width on corner lot was incorporated to

avoid future reason for variance. With no questions or comments, the public hearing was closed.

2. Hearing, having been advertised as required by law, was opened to consider: Ordinance amending the plat at 940 Woodside Avenue to combine Lots 25 and 26 of Block 3 of Snyders Addition to the Park City Survey

Planner LoPiccolo presented the staff report and recommendation to adopt the Ordinance approving a plat amendment as conditioned; reported no calls were received from neighbors.

Councilmember Harlan requested explanation referring to lot line schematics on page 20, Exhibit B. Planner LoPiccolo explained adjacent Park Avenue lots were deeper than normal.

With no further comments or questions, the public hearing was closed.

V CONSENT AGENDA

Shauna Kerr, "I move approval of the Consent Agenda". Paul Sincock seconded.
Motion carried.

Hugh Daniels	Absent
Roger Harlan	Aye
Shauna Kerr	Aye
Chuck Klingenstein	Aye
Paul Sincock	Aye

1. Ordinance approving a plat amendment for Lots 13-16 of Block 10, of Snyders Addition to the Park City Survey, at 951, 957, 963 and 973 Woodside Avenue, Park City, Utah. (Refer to Public Hearing/Staff Report)

2. Ordinance approving a plat amendment for Lots 25 and 26 of Block 3, of the Snyders Addition to the Park City Survey, at 940 Woodside Avenue, Park City, Utah. (Refer to Public Hearing/Staff Report)

VI ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

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The meeting for which these minutes were prepared was noticed by posting 24 hours in advance and by delivery to the news media two days prior to the meeting.

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City Council Meeting
February 5, 1998

Prepared by Cindy LoPiccolo.



Janet M. Scott

Janet M. Scott, City Recorder



PARK CITY

1884

CITY COUNCIL STAFF REPORT

DATE: February 5, 1998
DEPARTMENT: Planning Department
AUTHOR: Kurt von Puttkammer, AIA *K*
TITLE: 951, 957, 963, 973 Woodside Avenue, plat amendment for Lots 13-16, Block 10, of Snyder's Addition Survey
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

Staff requests the City Council conduct a public hearing, consider public input, and review the project within the context of the Land Management Code. Staff recommends the City Council adopt an ordinance amending the plat at 951-973 Woodside Avenue, to combine Lots 13 through 16 of Block 10, the Snyder's Addition Survey, to create three lots (40', 25', and 35' wide) as the applicant has requested.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Applicant:	Thomas Peek, Jr.
Proposal:	Plat amendment for Lots 13 through 16 of Block 10 of the Snyder's Addition Survey plat
Zoning:	HR-1, Historic Residential
Adjacent Land Uses:	Residential-Single family
Date of Application:	September 5, 1997
Project Planner:	Kurt von Puttkammer, AIA
Recommendation:	Approve with conditions

B. Background.

On April 15, 1997, the Community Development Department Director approved a lot combination for Lots 13 and 14 of Block 10. The applicant requested this administrative process to allow the Building Department to issue a building permit for rehabilitation of the historic building, located at 951 Woodside Avenue, which crossed lot lines.

The initial discussion with the applicant was that eventually a combination of the four lots would be made into three wider lots. The administrative lot combination enabled the applicant to complete the rehabilitation in the Spring of 1997.

On January 14, 1998, the Planning Commission reviewed the Plat Amendment, held a public hearing (no public input was offered), and forwarded a recommendation for approval to the City Council.

C. Analysis.

Lot combinations similar to this have been encouraged in the HR-1 zone with the goal of achieving lots wider than 25'-0" to create a development pattern consistent with the historic pattern of varying building facade widths. The replat will combine four 25'-0" wide lots into one 40'-0" wide lot, one 25'-0" wide lot, and one 35'-0" wide lot on the corner.

Currently, the historic building occupies the 40'-0" wide lot. Due to the required side yard setbacks, the remaining two lots will produce different allowable building widths (22' wide and 19' wide). The size of the existing historic building necessitates the southerly lot width of 40' and the additional side yard requirements for corner lots dictated the remaining lot width for the middle lot.

D. Department Review

The Community Development Department has reviewed this plat amendment request. The request was discussed at the September 30 Staff Review meeting where the City Engineer and Chief Building Official were in attendance. No concerns were brought to the attention of the Planning Department.

E. Noticing

This project was noticed to property owners within 300' of the affected property on December 29, 1997. In addition, this item was advertised in the Park Record on January 3, 1998, as a regular agenda item. Staff received four inquiries from neighbors who requested additional information which addressed their concerns.

ALTERNATIVES:

- A. Approve the Plat Amendment, thereby, allowing the relocation of the existing lot lines.
- B. Deny the Plat Amendment, thereby, retaining the current parcel configuration.
- C. Continue the item for further discussion and input.

SIGNIFICANT IMPACTS:

This proposed amendment will provide three different lot widths, thereby producing three different allowable building envelopes.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the plat amendment is not approved as proposed, the owner will be able to construct one single family structure on each of the existing 25'-0" x 75'-0" lots.

RECOMMENDATION:

Staff recommends the City Council discuss whether or not this proposal results in a project consistent with Chapter 15 and successfully mitigate the impacts resulting from the proposed development. Following the discussion, Staff recommends the City Council conduct a public hearing, consider public input, and approve the proposed plat amendment of Lots 13 through 16, Block 10, of the Snyder's Addition based on the following:

Findings of Fact

1. The Park City LMC, Chapter 15: Subdivision application procedure and approval process regulates the subdivision of land and amendments to existing subdivided land within the Corporate limits of Park City.
2. The Project is located in the HR-1 Historic Residential, zoning district.
3. The plat amendment completes the combination of four lots into three lots.
4. The proposed lot sizes of 3,000 square feet (2,024 max. floor area), 1,875 square feet (1,687 max. floor area), and 2,625 square feet (1,912 max. floor area) are consistent with the existing ownership patterns in the surrounding area.
5. The project is located on Woodside Avenue with high intensity residential uses and with minimal construction staging area.
6. The project is located on Woodside Avenue which is narrow street and with minimal snow storage areas.
7. A rehabilitated historic structure is located on the lot at 951 Woodside Avenue.

Conclusions of Law:

1. There is good cause for the amendment in that the final plat will result in one lot less than the original configuration of four lots.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.

Conditions of Approval:

1. City Attorney and City Engineer review and approval of the plat amendment, for compliance with the Land Management Code and these conditions of approval, is a condition precedent to plat recordation.
2. All Standard Project Conditions and Land Management Codes shall apply.

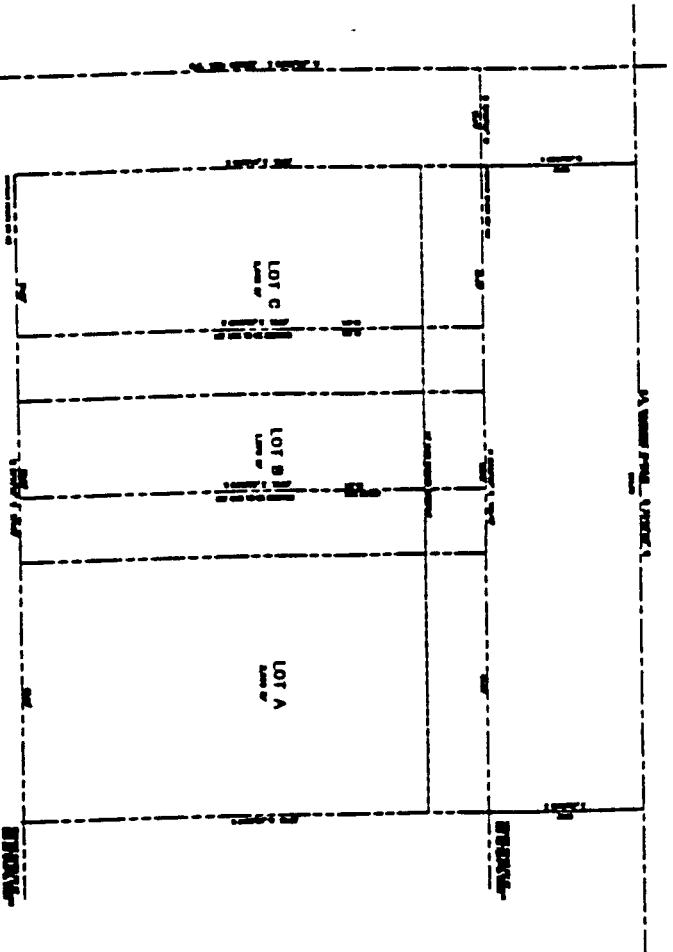
3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
4. A Construction Mitigation Plan will be required from the applicant prior to any issuance of a building permit for construction on the newly created parcels.
5. A ten foot (10'-0") non-exclusive snow storage easement along Woodside Avenue shall be dedicated to the City and noted on the amended plat.
6. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

EXHIBITS:

Exhibit A-Proposed plat map

Exhibit B-Vicinity map

EXHIBIT "A"



RECEIVED

PLAT
FAIR CITY
PLANNING DEPT

P E E K - A - B O O R E P L A T

SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SALT LAKE COUNTY, UTAH

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

NOTARY PUBLIC

1. The State of Utah of the County of _____, Salt Lake County, do hereby certify that _____ is the owner of the above described land.

WITHIN THE PLAT AREA, ANY PERSON WHOSE INTEREST IS AFFECTED BY THE PLAT SHALL HAVE THE RIGHT TO OBJECT TO THE PLAT AND TO REQUEST A REVISION OF THE PLAT. THE RIGHT TO OBJECT SHALL BE EXERCISED BY FILING A WRITTEN OBJECTION WITH THE PLANNING DEPARTMENT OF THE CITY OF PARK CITY, UTAH, WITHIN THE TIME FRAME SPECIFIED IN THE PLAT.	ALL INTERESTS IN THE PLATED LAND SHALL BE SUBJECT TO THE PLAT AND TO THE REVISIONS THEREOF. THE PLAT SHALL BE THE FINAL AUTHORITY IN THE EVENT OF A DISPUTE.	THE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE PLANNING DEPARTMENT OF THE CITY OF PARK CITY, UTAH, ON THIS _____ DAY OF _____, 20____.	THE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE PLANNING DEPARTMENT OF THE CITY OF PARK CITY, UTAH, ON THIS _____ DAY OF _____, 20____.	THE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE PLANNING DEPARTMENT OF THE CITY OF PARK CITY, UTAH, ON THIS _____ DAY OF _____, 20____.
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951-97 Woodside Ave

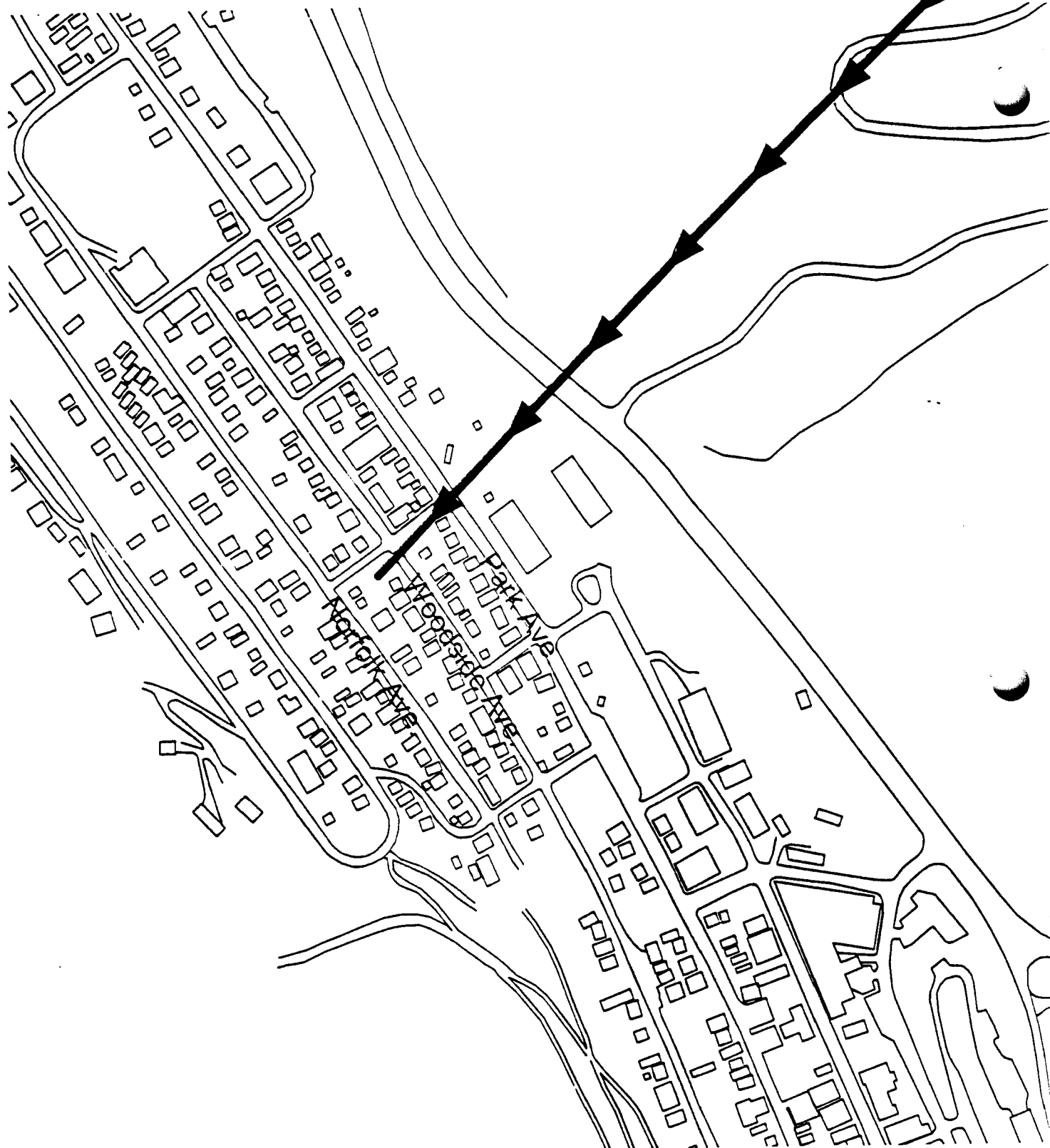


EXHIBIT "B"
Vicinity Map



Ordinance No. 98-

**AN ORDINANCE APPROVING THE PEEK-A-BOO REPLAT
AT 951-973 WOODSIDE AVENUE, CONSOLIDATING LOTS 13 THROUGH 16,
BLOCK 10, OF SNYDER'S ADDITION SURVEY,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, UTAH**

WHEREAS, the owner's agent, Thomas Peek, Jr., of the property at 951-973 Woodside Avenue, located in the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Park City, Utah, has petitioned the City Council for approval of a plat amendment; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and state law; and

WHEREAS, on January 14, 1998 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on February 5, 1998, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment;

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

SECTION 1. FINDINGS OF FACT.

1. The Park City LMC, Chapter 15: Subdivision application procedure and approval process regulates the subdivision of land and amendments to existing subdivided land within the Corporate limits of Park City.
2. The Project is located in the HR-1 Historic Residential, zoning district.
3. The plat amendment completes the combination of four lots into three lots.
4. The proposed lot sizes of 3,000 square feet (2,024 max. floor area), 1,875 square feet (1,687 max. floor area), and 2,625 square feet (1,912 max. floor area) are consistent with the existing ownership patterns in the surrounding area.
5. The project is located on Woodside Avenue with high intensity residential uses and

with minimal construction staging area.

6. The project is located on Woodside Avenue which is narrow street and with minimal snow storage areas.
7. A rehabilitated historic structure is located on the lot at 951 Woodside Avenue.

SECTION 2. CONCLUSIONS OF LAW.

The City Council hereby concludes that there is good cause for the above-mentioned plat amendment and that neither the public nor any person will be materially injured by the proposed plat. The plat is consistent with the Park City Land Management Code and applicable State law.

SECTION 3. PLAT APPROVAL.

The plat amendment located at 951-973 Woodside Avenue, is hereby approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the plat amendment, for compliance with the Land Management Code and these conditions of approval, is a condition precedent to plat recordation.
2. All Standard Project Conditions and Land Management Codes shall apply.
3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
4. A Construction Mitigation Plan will be required from the applicant prior to any issuance of a building permit for construction on the newly created parcels.
5. A ten foot (10'-0") non-exclusive snow storage easement along Woodside Avenue shall be dedicated to the City and noted on the amended plat.
6. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 5 th day of February, 1998.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney

M:\CDD\KVP\CC\CC98\951-73WO.ORD

CITY COUNCIL STAFF REPORT

Date: February 5, 1998
Department: Planning Department
Title: 940 Woodside Avenue-Plat amendment
Type of Item: Legislative

Summary Recommendations: Conduct a public hearing and adopt the attached Ordinance approving a plat amendment as conditioned to combine Lots 25 & 26 in Block 3 of the Park City Survey.

A. Topic

Project Statistics:

Applicant: Carolyn Helm
Location: 940 Woodside Avenue
Proposal: Plat amendment
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Residential
Project Planner: Kevin LoPiccolo

B. Background

On January 21, 1998, the Planning Commission voted to forward to City Council a positive recommendation to approve the final plat amendment to combine two lots at 940 Woodside Avenue.

The applicant is requesting to combine Lots 25 and 26 of Block 3 of the Snyders Addition to the Park City Survey. An existing non-historic structure crosses over an existing property line. The applicant requests that these two lots be combined into one lot of record. The property will be 50' wide by 50' deep. The proposed request to combine the property will alleviate the existing problem of having a structure crossing two lots.

The applicant filed a building permit to add a foundation and skirting to the non-historic structure. The permit was issued, but expired. Since the scope of work was only to add a foundation and skirting around the foundation, the Planning Department required that the

property owner file for a lot combination to resolve the lot line issue of having a building crossing the lot line. The applicant applied for an Administrative Lot Combination to combine two lots into one. However, the applicant was not able to obtain all the signatures of all the adjoining property owners.

C. Analysis

Staff has evaluated the overall project against the Land Management Code, Section 7.1, Historic Residential, HR-1 and determined the proposed lot combination complies as presented with all requisite City codes. The combined lot will be consistent with some of the lot sizes in the immediate area.

Combining the lots will produce a 50' x 50' lot. Since the structure is existing, the lot combination will not affect the required setback for a lot width of this size. The code requires that a sum of 10 feet be required for lots 25 to 50 feet. The structure complies with the 5 foot sideyard setback on each side. Not approving the lot combination would continue the current lot configuration of having an existing non-historic structure cross lot lines. In addition, the lot combination will allow the applicant to pursue the skirting around the foundation.

D. Department Review

The City's Staff Review Team and City Attorney's Office have reviewed this request.

Alternatives

- A. Approve the proposed plat amendment creating one 2,500 square foot lot.
- B. Deny the plat amendment and retain the original form of the parcels.
- C. Continue the item and request further evaluation from staff.

Significant Impacts

Approval of the plat amendment will allow the combination of two lots into one lot of record. Ultimately, the creation of one lot will allow the property owner to complete the skirting around the foundation, and will bring the structure into conformance with the Land Management Code and Uniform Building Code that does not allow structures to cross lot lines.

Consequences of not taking the recommended action

Denial of this application would preclude the applicant from skirting around the foundation. Under the current lot configuration, the skirting around the foundation would not be feasible since the existing structure crosses a property line.

Recommendation

The Community Development Department recommends approval of the proposed ordinance attached as Exhibit A, approving the plat amendment subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is in the HR-1 District.
2. The plat amendment combines 2 lots into one 2,500 square foot lot.
3. The proposed lot size, 2,500 square feet, is consistent with the existing lot sizes in the surrounding area.
4. Dedication of a ten foot (10'-0") non-exclusive snow storage easement, along Woodside Avenue, is necessary to provide adequate snow removal services.
5. The applicant stipulates to all conditions of approval.

Conclusions of Law

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.

Conditions of Approval

1. City Attorney and City Engineer review and approval of the plat amendment, for compliance with the Land Management Code, is a condition precedent to plat recordation.
2. All Standard Project Conditions and Land Management Codes shall apply.
3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
4. A ten foot (10'-0") non-exclusive snow storage easement along Woodside Avenue shall be dedicated to the City on the amended plat.
5. No remnant lot created hereby is separately developable.

EXHIBITS

Exhibit A- Ordinance
Exhibit B- Plat map
Exhibit C- Existing Plat
Exhibit D- Proposed Plat
Exhibit E- Location map

M:\cdd\cc98\wooa940.ph1

Ordinance No. 97-

AN ORDINANCE APPROVING LOT LINE ADJUSTMENT, AMENDING THE SYNDERS ADDITION TO THE PARK CITY SURVEY TO COMBINE LOTS 25 AND 26 OF BLOCK 3 AT 940 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owner, Carolyn Helm. of the property known as 940 Woodside Avenue, has petitioned the City Council for approval of an amendment to the amended Park City Survey; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on January 14, 1998 the Planning Commission held a public hearing to receive public input on the proposed final plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, a financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

WHEREAS, the proposed plat amendment combines Lots 25 and 26 of Block 3 into one parcel.

WHEREAS, it is in the best interest of Park City, Utah to approve the Lot Line Adjustment (Plat Amendment);

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The property is in the HR-1 District.
2. The plat amendment combines 2 lots into one 2,500 square foot lot.
3. The proposed lot size, 2,500 square feet, is consistent with the existing lot sizes in the surrounding area.
4. Dedication of a ten foot (10'-0") non-exclusive snow storage easement, along Woodside Avenue, is necessary to provide adequate snow removal services.

5. The applicant stipulates to all conditions of approval.

SECTION 2. Conclusions of Law. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.

SECTION 3. Conditions of Approval. The proposed plat amendment attached as Exhibit A is hereby adopted with the following Conditions of Approval:

1. City Attorney and City Engineer review and approval of the plat amendment, for compliance with the Land Management Code, is a condition precedent to plat recordation.
2. All Standard Project Conditions and Land Management Codes shall apply.
3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
4. A ten foot (10'-0") non-exclusive snow storage easement along Woodside Avenue shall be dedicated to the City on the amended plat.
5. No remnant lot created hereby is separately developable.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 5th day of February, 1998.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, Assistant City Attorney

WOODSIDE AVE
940, 944

Area 13.1

lot 27

lot 26

lot 25

lot 24

lot line to be removed

Brian O'Brien
SA-15 A

50'

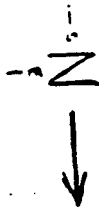


EXHIBIT C - EXISTING PLAT

25'

25'

Traced Description: Ld's 25 426 Block 3 Snyder's Addition to Park City Less strip 25 FT WIDE OFF ELY

End SD lots M99-391 M61-112-113 M59-43 1-3 SEE QCD M187-159 M146-52 CONT 0.01

AC 332-14, 17, 19 (Joanna Cameron - UND 50% INT; Carolyn Helm - UND 50% INT)

525-456

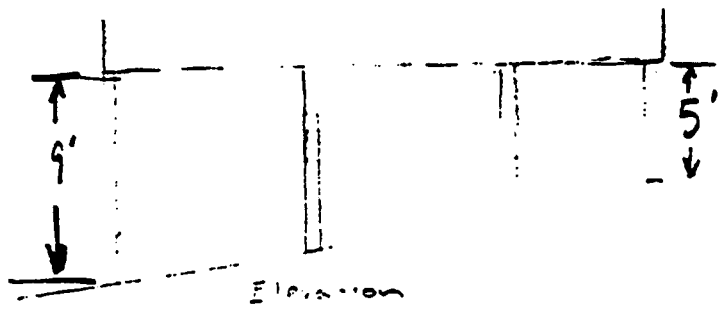
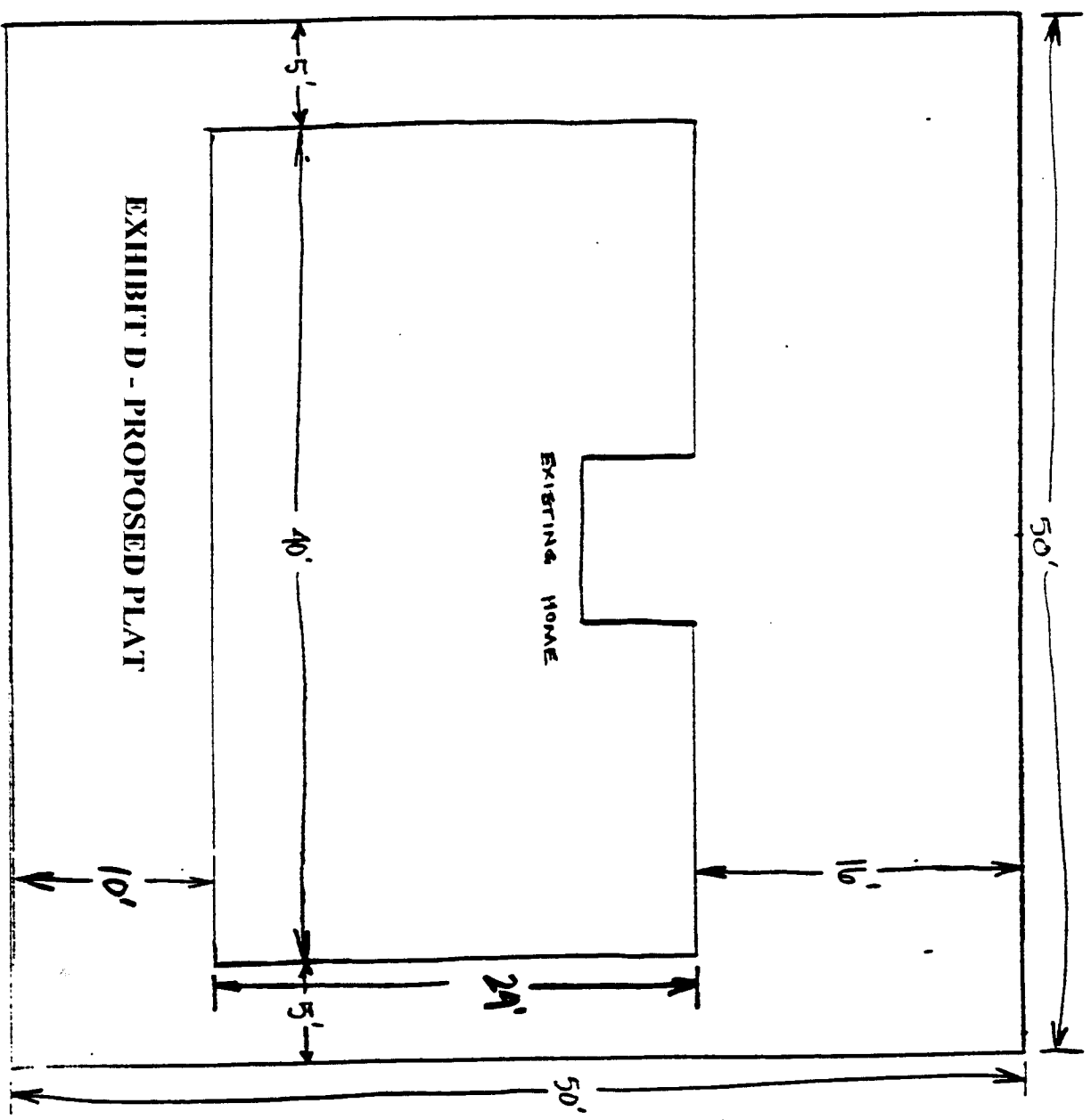
SCALE 1/4" = 2'

PLOT Plan
 644 Woodside Ave

1/4" = 2'

area of
 closed crawl
 space = 936 sq
 ft

WOODSIDE AVE



940-944 Woodside Avenue

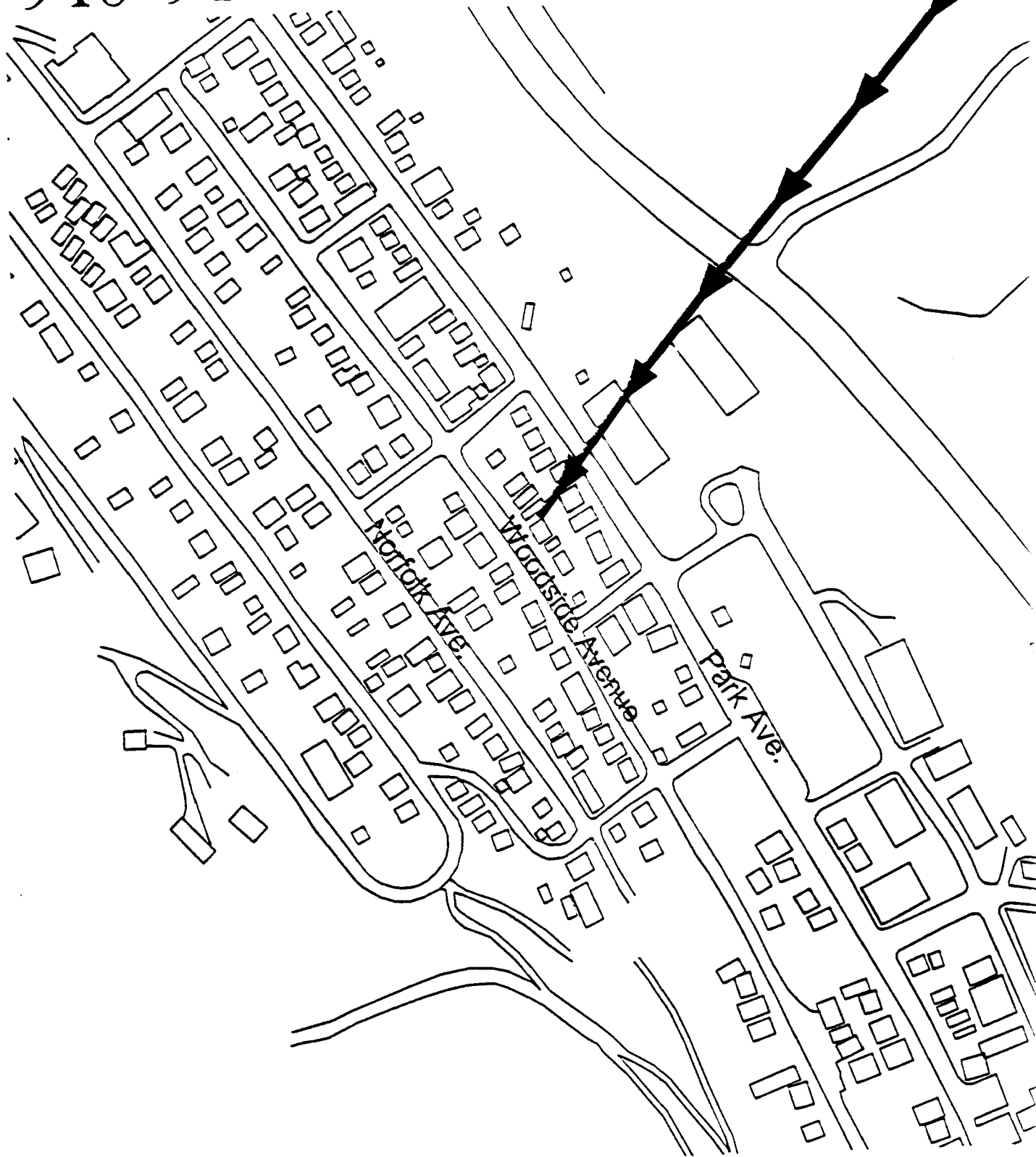
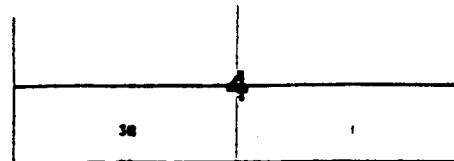
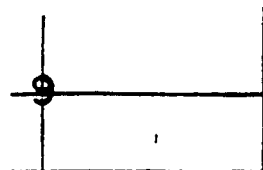


EXHIBIT E - LOCATION MAP

Vicinity Map

SNYDERS ADDITION



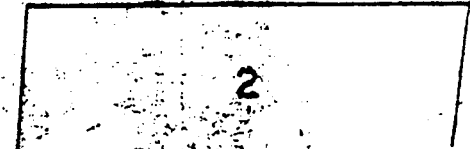
(10TH STREET)
HALLADAY STREET (N 54°01'E)

42	SA-109 THOMAS C. PETER 1982-10-10
41	SA-108 THOMAS C. PETER 1982-10-10
40	SA-107 THOMAS C. PETER 1982-10-10
39	SA-106 THOMAS C. PETER 1982-10-10
38	SA-105 THOMAS C. PETER 1982-10-10
37	SA-104 THOMAS C. PETER 1982-10-10
36	SA-103 THOMAS C. PETER 1982-10-10
35	SA-102 THOMAS C. PETER 1982-10-10
34	SA-101 THOMAS C. PETER 1982-10-10
33	SA-100 THOMAS C. PETER 1982-10-10
32	SA-99 THOMAS C. PETER 1982-10-10
31	SA-98 THOMAS C. PETER 1982-10-10
30	SA-97 THOMAS C. PETER 1982-10-10
29	SA-96 THOMAS C. PETER 1982-10-10
28	SA-95 THOMAS C. PETER 1982-10-10
27	SA-94 THOMAS C. PETER 1982-10-10
26	SA-93 THOMAS C. PETER 1982-10-10
25	SA-92 THOMAS C. PETER 1982-10-10
24	SA-91 THOMAS C. PETER 1982-10-10
23	SA-90 THOMAS C. PETER 1982-10-10
22	SA-89 THOMAS C. PETER 1982-10-10
21	SA-88 THOMAS C. PETER 1982-10-10
20	SA-87 THOMAS C. PETER 1982-10-10
19	SA-86 THOMAS C. PETER 1982-10-10
18	SA-85 THOMAS C. PETER 1982-10-10
17	SA-84 THOMAS C. PETER 1982-10-10
16	SA-83 THOMAS C. PETER 1982-10-10
15	SA-82 THOMAS C. PETER 1982-10-10
14	SA-81 THOMAS C. PETER 1982-10-10
13	SA-80 THOMAS C. PETER 1982-10-10
12	SA-79 THOMAS C. PETER 1982-10-10
11	SA-78 THOMAS C. PETER 1982-10-10
10	SA-77 THOMAS C. PETER 1982-10-10
9	SA-76 THOMAS C. PETER 1982-10-10
8	SA-75 THOMAS C. PETER 1982-10-10
7	SA-74 THOMAS C. PETER 1982-10-10
6	SA-73 THOMAS C. PETER 1982-10-10
5	SA-72 THOMAS C. PETER 1982-10-10
4	SA-71 THOMAS C. PETER 1982-10-10
3	SA-70 THOMAS C. PETER 1982-10-10
2	SA-69 THOMAS C. PETER 1982-10-10
1	SA-68 THOMAS C. PETER 1982-10-10

WOODSIDE AVENUE (N 35°59' W)

17	SA-20 MIL-169
16	SA-19 MIL-169
15	SA-18 MIL-169
14	SA-17 MIL-169
13	SA-16 MIL-169
12	SA-15 MIL-169
11	SA-14 MIL-169
10	SA-13 MIL-169
9	SA-12 MIL-169
8	SA-11 MIL-169
7	SA-10 MIL-169
6	SA-9 MIL-169
5	SA-8 MIL-169
4	SA-7 MIL-169
3	SA-6 MIL-169
2	SA-5 MIL-169
1	SA-4 MIL-169

(7TH STREET)
SHEPARD STREET (N 54°01'E)
CLOSURE M 292-553



PARK AVENUE (N 35°59' W)

O	INITIAL	(In Parenth)

SUMMIT COUNT