

Ordinance No. 13-05

**AN ORDINANCE APPROVING THE 1063 NORFOLK AVENUE PLAT AMENDMENT
LOCATED AT 1063 NORFOLK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of property located at 1063 Norfolk Avenue have petitioned the City Council for approval of the 1063 Norfolk Avenue Plat Amendment; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on December 12 2012, to receive input on the 1063 Norfolk Avenue Plat Amendment;

WHEREAS, the Planning Commission, on the aforementioned date, forwarded a recommendation to the City Council;

WHEREAS; the City Council, held a public hearing on January 24, 2013; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the 1063 Norfolk Avenue Plat Amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 1063 Norfolk Avenue Plat Amendment as shown in Exhibit "B" 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 1063 Norfolk Avenue within the Historic Residential (HR-1) Zoning District.
2. The property is shown on the Historic Sites inventory as a "Significant Site" and includes a 739 square foot mining-era home constructed in 1911.
3. The applicants are requesting to combine one and a half Old Town lots into one Lot of Record.
4. The plat amendment is necessary in order for the applicant to move forward with and HDDR for the purpose of a basement level and rear yard addition to the home.
5. The amended plat will create one new 2,812.5 square foot lot.
6. Currently the property is one and a half separate Old Town Lots, Lot 16 and half of Lot 15. The other half of Lot 15 is adjoined to Lot 14.

7. The existing historic 739 square foot home is listed as "Significant" on the Historic Sites Inventory.
8. The applicant is considering a basement level addition to the home, including a garage and a rear yard addition. The application will also include a proposal to bring back the original covered front porch and bay window, as well as remove the front attic window, which was an out-of-period addition.
9. The existing historic home straddles Lots 15 and 16 of the Snyders Addition and cannot be moved per the Historic District Guidelines.
10. The proposed additions to the existing historic home will require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.
11. The maximum building footprint allowed is 1,201 per the HR-1 LMC requirements. The current square footage is 739, which would allow a maximum footprint addition of 462 square feet.
12. There are nonconforming setbacks associated with this property, including the north side yard and (west/east/south) front yard setbacks. New additions to the rear of the historic home would require adherence to current setbacks as required in the HR-1 District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
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 Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work that expands the footprint of the home or would first require the approval of an HDDR shall be granted until the plat amendment is recorded with the Summit County Recorder's office.
4. Modified 13-D sprinklers may be required for any addition or renovation of the existing structure, to be determined by the Chief Building Official at the time of review of the building plan permit submittal.

5. A 10 foot wide public snow storage easement will be provided along the frontage of the property.

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

PASSED AND ADOPTED this 24th day of January, 2013.

PARK CITY MUNICIPAL CORPORATION



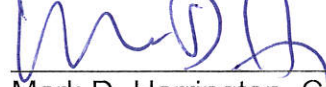
Mayor Dana Williams

Attest:

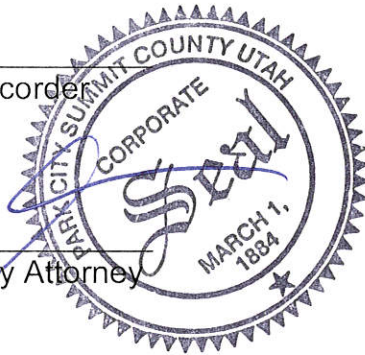


Janet M. Scott, City Recorder

Approved as to form:

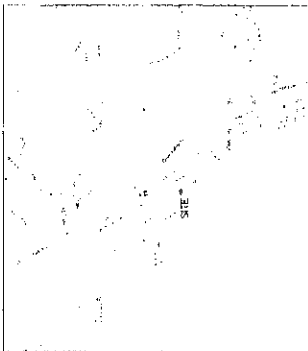


Mark D. Harrington, City Attorney

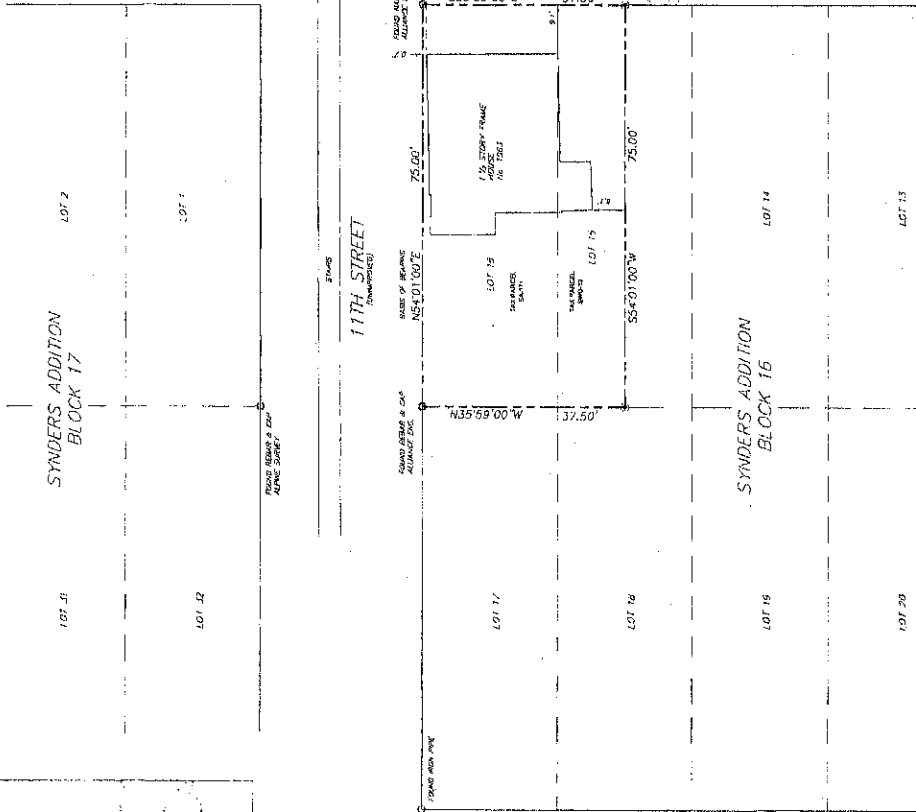


1063 NORFOLK SUBDIVISION

LOCATED IN
BLOCK 16, SYNDERS ADDITION TO PARK CITY
SUMMIT COUNTY, UTAH



VICINITY MAP



NORFOLK AVENUE

EMPIRE AVENUE

LEGAL INCORPORATION

THE PARTS OF LOT 11, AND ALL OF LOT 12, BLOCK 16, SYNDERS ADDITION TO THE SYNDERS ADDITION TO PARK CITY, UTAH, CO. TO BE PLANNED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAN.

OWNER'S DECLARATION AND CONSENT TO RECORD

I, the undersigned, being the owner of the above described property, do hereby declare that the same is not subject to any lien, mortgage, or other encumbrance, and that I have no interest therein, except as herein stated. I hereby consent to the recording of this plan, and to the subdivision of the property as herein shown, and to the issuance of a plat therefor, and to the recording of the same in the public records of the county of Summit, Utah.

"LOT 1" NORFOLK SUBDIVISION

Map No. 1063, Block 16, Addition to Park City, Summit County, Utah, was recorded in the public records of Summit County, Utah, on the 19th day of August, 2012, and is hereby referred to in this plan. The same is hereby referred to in this plan as 'LOT 1'.

Recorded No. 2972

APPROVED BY: JEFFREY S. LARSON, STATE REGISTERED SURVEYOR

LOCAL ORDINANCES

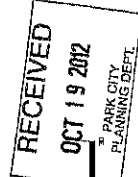
The proposed subdivision complies with all applicable local ordinances, including but not limited to, the zoning ordinance, subdivision ordinance, and other applicable laws of the State of Utah, and the County of Summit, Utah.

CONSENT TO RECORD

The undersigned hereby consent to the recording of this plan, and to the subdivision of the property as herein shown, and to the issuance of a plat therefor, and to the recording of the same in the public records of the county of Summit, Utah.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed and registered Professional Surveyor in the State of Utah, do hereby certify that I am the author of this plan, and that the same is a true and correct representation of the facts as shown to me by the owner of the property, and that I have no interest therein, except as herein stated. I hereby consent to the recording of this plan, and to the subdivision of the property as herein shown, and to the issuance of a plat therefor, and to the recording of the same in the public records of the county of Summit, Utah.



APPROVED BY: JEFFREY S. LARSON, STATE REGISTERED SURVEYOR

LOCATED IN
BLOCK 16, SYNDERS ADDITION TO PARK CITY
SUMMIT COUNTY, UTAH

CERTIFICATE OF ATTEST I, the undersigned, being a duly licensed and registered Professional Surveyor in the State of Utah, do hereby certify that I am the author of this plan, and that the same is a true and correct representation of the facts as shown to me by the owner of the property, and that I have no interest therein, except as herein stated. I hereby consent to the recording of this plan, and to the subdivision of the property as herein shown, and to the issuance of a plat therefor, and to the recording of the same in the public records of the county of Summit, Utah. JEFFREY S. LARSON, STATE REGISTERED SURVEYOR	CITY PLANNING COMMISSION APPROVED BY THE CITY PLANNING COMMISSION ON THE DATE OF _____ 2012. PLANNING COMMISSION CHAIRMAN	COUNCIL APPROVAL AND ACCEPTANCE APPROVED BY THE CITY COUNCIL ON THE DATE OF _____ 2012. MAYOR	CITY ENGINEER I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that I have examined the plan and find it to conform to the requirements of the Utah Subdivision Map Act. PARK CITY ENGINEER	SEWER DISTRICT I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that I have examined the plan and find it to conform to the requirements of the Utah Subdivision Map Act. PARK CITY SEWER DISTRICT	APPROVAL AS TO FORM APPROVED BY THE CITY CLERK ON THE DATE OF _____ 2012. PARK CITY CLERK	RECORDED FILED IN _____ BOOK _____ PAGE _____ OF _____ COUNTY OF SUMMIT, UTAH. RECORDED AND INDEXED BY _____

PARCEL #	AREA (SQ. FT.)	PERCENT
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NO.	DESCRIPTION
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BOUNDARY AND TOPOGRAPHIC SURVEY
 1063 NORFOLK AVENUE
 TAX PARCELS SA-171 & SW-172
 PARK CITY, SUMMIT COUNTY, UTAH

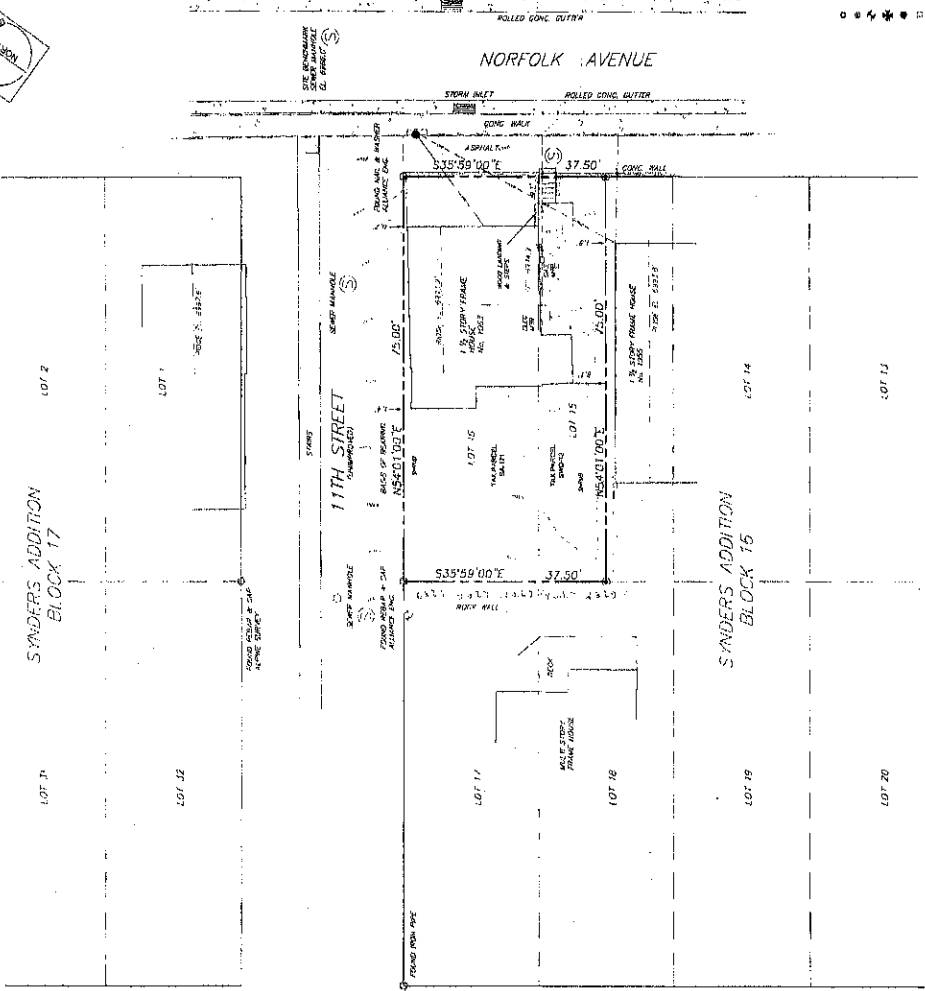
RECEIVED
 LOCATED IN THE OFFICE OF THE CITY CLERK
 BLOCK 16, SYNDERS ADDITION, PARK CITY, UTAH
 OCT 19 2012
 PARK CITY PLANNING DEPT.

SURVEY DESCRIPTION
 THIS SURVEY IS PART OF THE 11th STREET, BLOCK 16, SYNDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT NUMBER 04-110-01 AND IS RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

SUBJECT'S CERTIFICATE
 I, PHILIP E. COMBELL, AS SURVEYOR, WITH ME AS PROFESSIONAL SEAL NO. 12345, HAVE BEEN DULY SWORN AND I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT AS OF THE DATE OF MY SURVEY, OCTOBER 12, 2012.

Block 16, Synders Addition
 11th Street

MARKET VALUE
 The survey was prepared for Nelson and Paul Smith. The property was located in the 11th Street, Block 16, Synders Addition, Park City, Utah. The market value of the property was determined by the appraiser and is shown on the attached public notice. The market value of the property is \$1,234,567.89. The appraiser's report is attached to this survey. The appraiser's report is dated October 12, 2012.



- LEGEND**
- 1 FOUND MONUMENT & CAP (S-1000)
 - 2 SET MONUMENT & CAP (S-1000)
 - 3 STREET BOUNDARY
 - 4 SECTION CORNER
 - 5 UTILITY POLE
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