

AN ORDINANCE APPROVING THE 124 NORFOLK AVENUE SUBDIVISION PLAT AMENDMENT LOCATED AT 124 NORFOLK AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 124 Norfolk Avenue have petitioned the City Council for approval of the 124 Norfolk Avenue Subdivision 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 June 26, 2013, to receive input on the 124 Norfolk Avenue Subdivision Plat Amendment;

WHEREAS, the Planning Commission, on June 26, 2013, forwarded a positive recommendation to the City Council;

WHEREAS, on July 11, 2013, the City Council held a public hearing on the proposed subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 124 Norfolk Avenue Subdivision 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 124 Norfolk Avenue Subdivision Plat Amendment as shown in Attachment A 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 124 Norfolk Avenue.
2. The property is located in the HR-1 District.
3. The proposed lot is 4,687.5 square feet in size.
4. The minimum lot size within the HR-1 District is 1,875 square feet.
5. The lot width of the proposed lot is sixty two and a half feet (62.5').
6. The minimum lot width within the HR-1 District is twenty-five feet (25').
7. The maximum footprint for a lot this size is 1,801 square feet.
8. The site contains a single family dwelling.
9. The applicant would like to remodel the existing non-historic structure.
10. The existing non-historic structure was built over two (2) lot lines.

11. There are no other violations or non-compliances found on the site.
12. No remnant parcels of land are created with this plat amendment.
13. According to the certified Existing Conditions & Topographic Survey, a wood tie retaining wall encroaches onto the neighboring property, 52 King Road.
14. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

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 (or Record of Survey) for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. If recordation has not occurred within one year's 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 applicant shall resolve the wood tie retaining wall which encroaches onto 52 King Road by obtaining an encroachment agreement from that neighboring property owner or by removal of the wood tie retaining wall before the plat recordation.
4. A 10' (ten foot) snow storage easement shall be dedicated to Park City across the property's frontage on Norfolk Avenue.

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

PASSED AND ADOPTED this 18th day of July, 2013.

PARK CITY MUNICIPAL CORPORATION



Dana Williams, MAYOR

ATTEST:

Sharon Bauman
City Recorder



APPROVED AS TO FORM:

[Signature]
City Attorney

Attachment A – Proposed Plat Amendment

Attachment A - Proposed Plat Amendment



SURVEYOR'S CERTIFICATE

I, Robert J. McElhiney, certify that I am a Registered Land Surveyor and that I hold Certificate No. 10127, State of Utah. I have personally examined the records of the Survey of the herein described 124 NORFOLK SUBDIVISION, I further certify that this plat is a true representation of said property.

Robert J. McElhiney _____ Date _____

109 WOODSIDE SUBDIVISION

LEGAL DESCRIPTION

DEED DESCRIPTION:

PARCEL 1:

The South half of Lot 25 and all of Lots 26 and 27, Block 32, Amended Plat Of The Park City Survey as shown according to the attached plat hereto, on the east of record in the Office of the Summit County Recorder.

LOT A

COMMENCING at a point South 88°34'00" West 75.00 feet, and South 23°25'00" East 90.00 feet, and North 88°22'00" East 25.00 feet to the Southwest corner of Lot 27 of the 109 Woodside Subdivision as shown on the plat of record on entry No. 273375 in the Office of the Recorder, Summit County, Utah; thence South 88°34'00" West 75.00 feet to the intersection of the South 23°25'00" East line of North 88°34'00" East 25.00 feet; thence North 88°34'00" East 25.00 feet; thence South 23°25'00" East 92.20 feet; thence South 88°34'00" West 75.00 feet to the POINT OF BEGINNING. Description contains 4697.50 square feet more or less.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of the herein described tract of land, to be known hereafter as the 124 NORFOLK AVENUE SUBDIVISION, do hereby certify that we have caused this plat to be prepared and recorded in accordance with the provisions of the Utah Subdivision Act, and that we hereby consent to the recording of this plat in the Office of the Recorder, Summit County, Utah. We further certify that we have caused this plat to be prepared and recorded in accordance with the provisions of the Utah Subdivision Act, and that we hereby consent to the recording of this plat in the Office of the Recorder, Summit County, Utah. We further certify that we have caused this plat to be prepared and recorded in accordance with the provisions of the Utah Subdivision Act, and that we hereby consent to the recording of this plat in the Office of the Recorder, Summit County, Utah.

In witness whereof, the undersigned at their hands this _____ day of _____, 2013.

William A. Heide _____

Confidence F. Heide _____

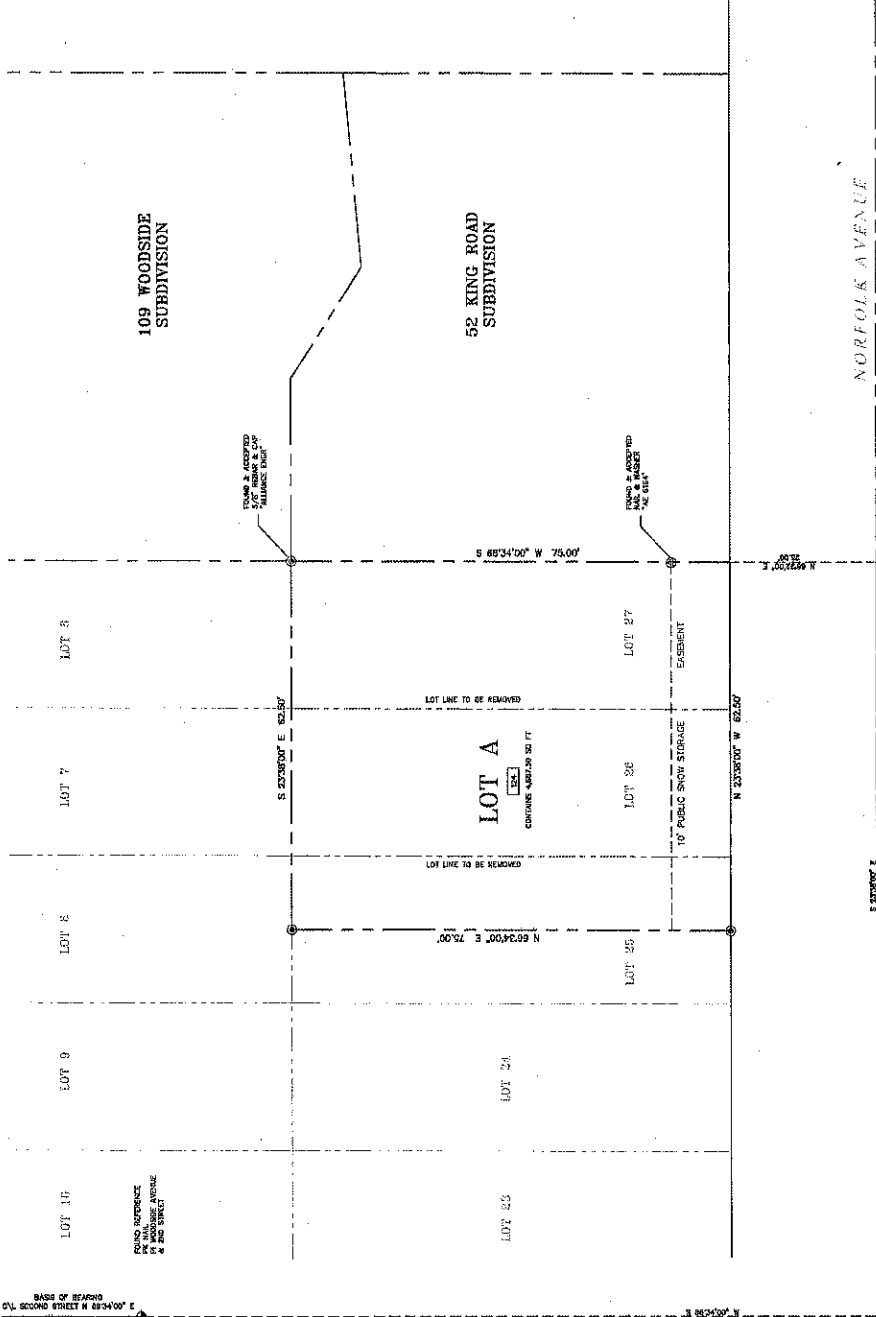
ACKNOWLEDGEMENT

State of _____ County of _____

On this _____ day of _____, 2013, William Heide and Confidence F. Heide, Personally appeared before me, the undersigned Notary Public, in and for said state and county, William A. Heide and Confidence F. Heide, who acknowledged to me that they are the owners of the herein described tract of land and that they signed the above stated Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in _____ Printed Name _____

Residing in: _____ My commission expires: _____



- LEGEND**
- ⊙ REBAR & CAP "ALTA ENGINEERING/ LS JARRIS" TO BE SET
 - ⊙ NAIL & WASHER "ALTA ENGR/ LS JARRIS" TO BE SET
 - ⊙ FOUND REBAR (AS NOTED)
 - ⊙ FOUND STREET DIMENSION
 - ⊙ FOUND NAIL & WASHER (AS NOTED)
- ____ STREET ADDRESS

PLAT NOTES:

1) BASES OF BEARINGS AS NOTED, LOT AND BLOCK DIMENSIONS AS SHOWN ON THE AMENDED PARK CITY MOUNTAIN CONTROL MAP BY BURR & GARRETT, INC. ON FILE AND RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH. RESERVATION DATED JAN. 31, 1997 ON FILE AND OF RECORD AS ENTRY NO. 573573 EACH IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

ALTA ENGINEERING, INC.
LAND PLANNING, DESIGN, SURVEYING, PROJECT MANAGEMENT
CORPORATE OFFICE: 1200 S. 2000 W. PARK CITY, UTAH 84303
PHONE: 435.264.4444

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2013 A.D.
BY _____ CHAIRMAN _____ S.E.M.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2013 A.D.
BY _____ CHAIRMAN _____

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2013 A.D.
BY _____ PARK CITY ENGINEER _____

APPROVAL AS TO FORM
I APPROVE AS TO FORM THIS _____ DAY OF _____, 2013 A.D.
BY _____ PARK CITY ATTORNEY _____

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2013 A.D.
BY _____ PARK CITY RECORDER _____

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2013 A.D.
BY _____ MAYOR _____

A LOT COMBINATION PLAT 124 NORFOLK SUBDIVISION

CONTAINED IN BLOCK 32 OF THE SUBDIVISION NO. 1 MILLSTE RESERVATION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
BY _____ FEE _____ RECORDER _____

Exhibit B – Existing Conditions & Topographic Survey

LEGAL DESCRIPTION

All of LOTS 26, 4, 27 and the South half of LOT 25, BLOCK 32, SUBDIVISION NO. 1, MILLSITE RESERVATION OF THE AMENDED PARK CITY PLAT, SUMMIT COUNTY, UTAH, as the same are shown on the plat of said reservation, Summit County, Utah.

SURVEYOR'S CERTIFICATE

I, Robert J. McRobison, do hereby certify that I am a registered land surveyor and that I hold certification No. 1234567890. I have personally supervised the making of this survey and the setting of monuments thereon. I have also personally checked the accuracy of the measurements and the correctness of the calculations of this survey. I have also personally checked the correctness of the plat of this survey. The field work was completed on July 11, 2012.



Robert J. McRobison
 U.S. No. 549811-2527

LEGEND

- ⊙ FOUND REBAR AND CAP (AS NOTED)
- ⊙ FOUND NAIL AND WASHER (AS NOTED)

NARRATIVE

- 1) The purpose of this survey is to establish the existing conditions on the subject parcel.
- 2) Property corners were set on part of this topographic survey.
- 3) The site of several of the existing buildings was established by Shub & Gage, Inc., recorded on Entry No. 199967 in the Office of the Recorder, Summit County, Utah.
- 4) Project Benchmark center of cover of S26RD Monolith elevation = 7760.00
- 5) Date of field survey, July 11, 2012.
- 6) The architect/engineer is responsible for verifying building setbacks, survey measurements, and building heights.

LOTS 26 & 27 AND THE SOUTH HALF OF LOT 25
 BLOCK 32; SUBDIVISION NO. 1 MILLSITE
 RESERVATION OF THE PARK CITY SURVEY
 EXISTING CONDITIONS &
 TOPOGRAPHIC SURVEY

FOR: WILLIAM & CONNIE HINDLE JOB NO.: 06-13-03

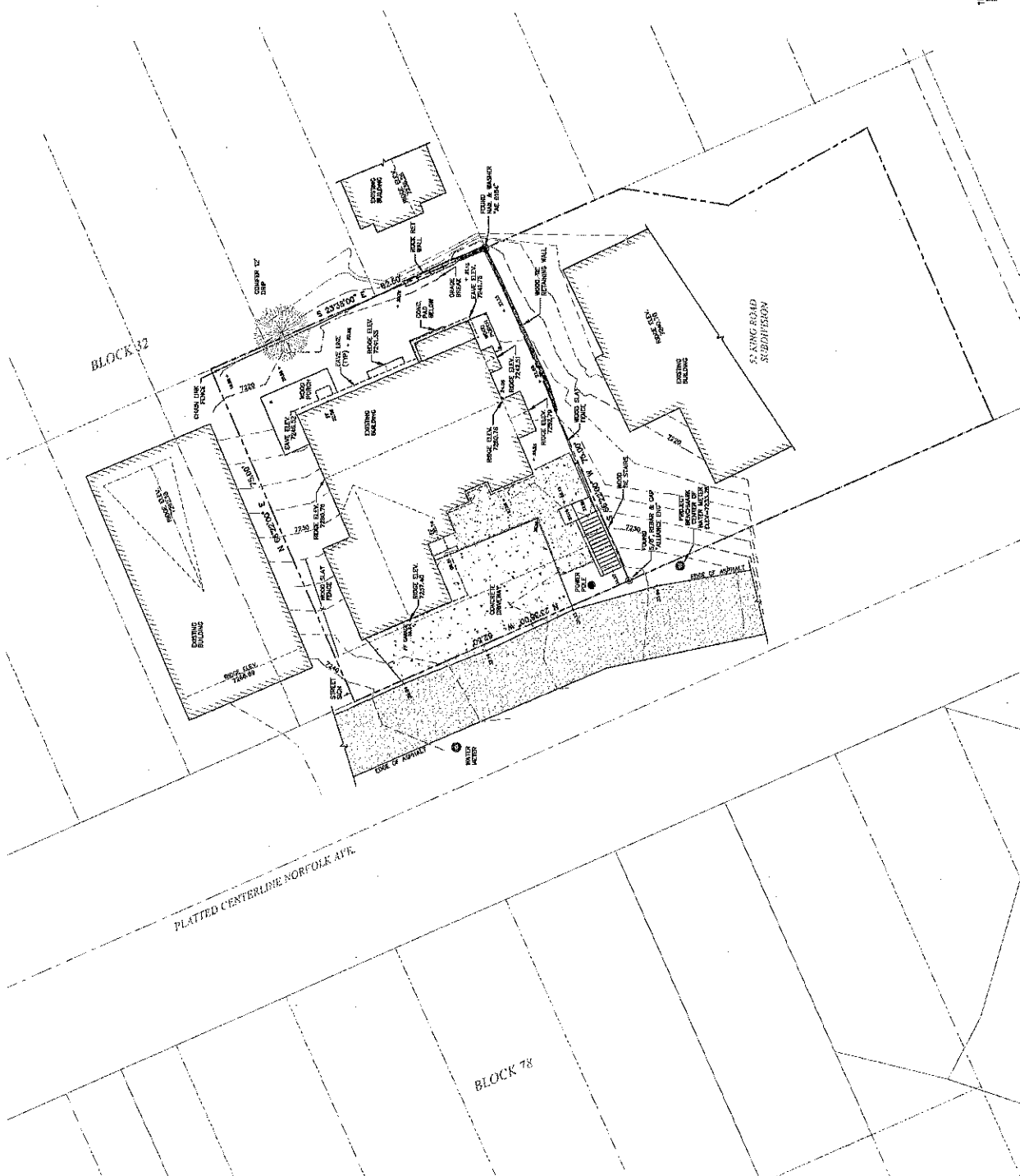
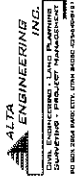


Exhibit C – County Plat Map

NOTE # REFERS TO STREET ADDRESS

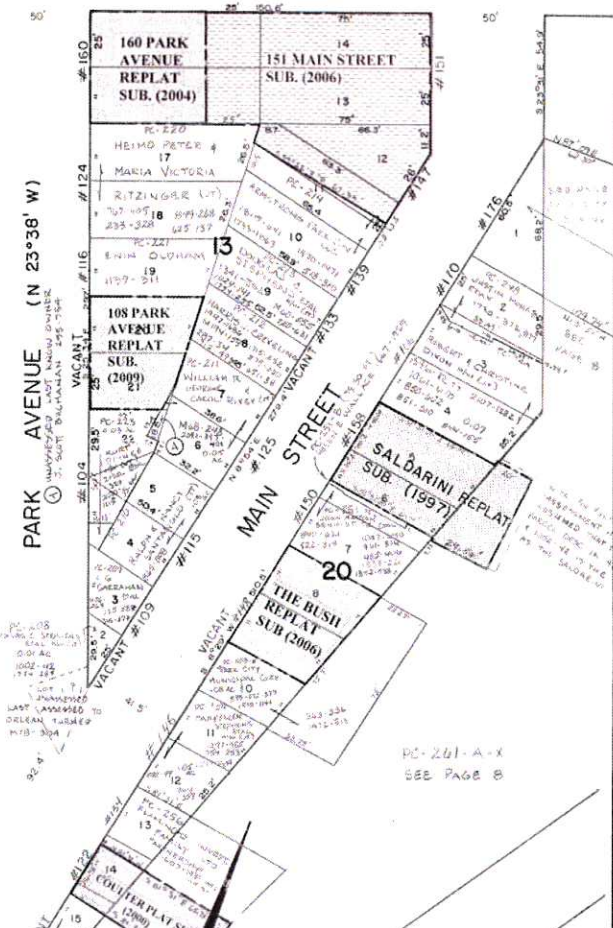
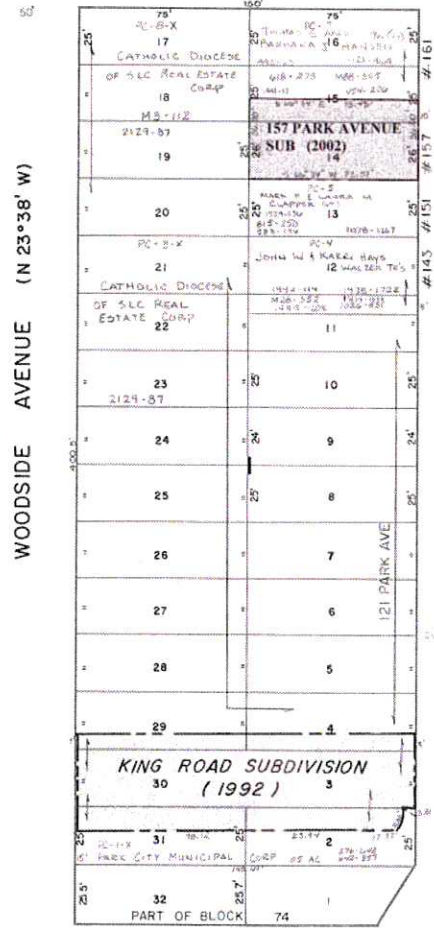
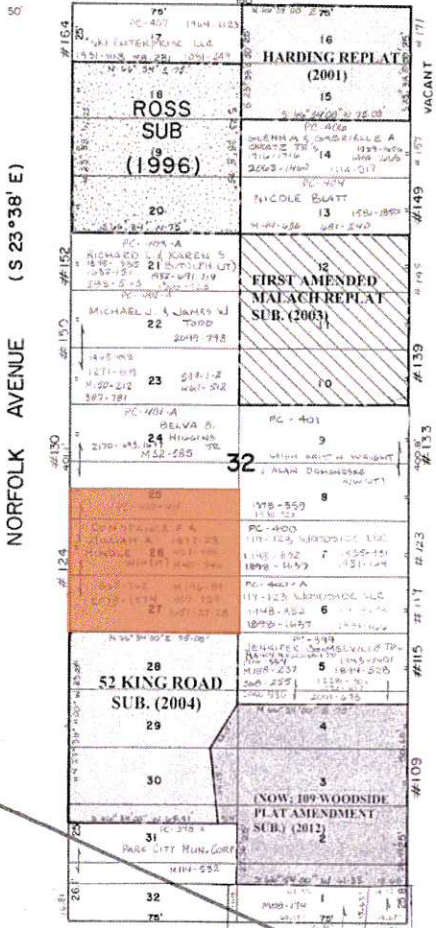
SUMMIT COUNTY UTAH

PARK CITY — BLOCKS 1,13,20,32, SECTION 16, T2S R4E, S.L.B. & M.



2ND STREET

SIXTH STREET (N 66°34'E)



SEVENTH STREET (N 66°22'E)

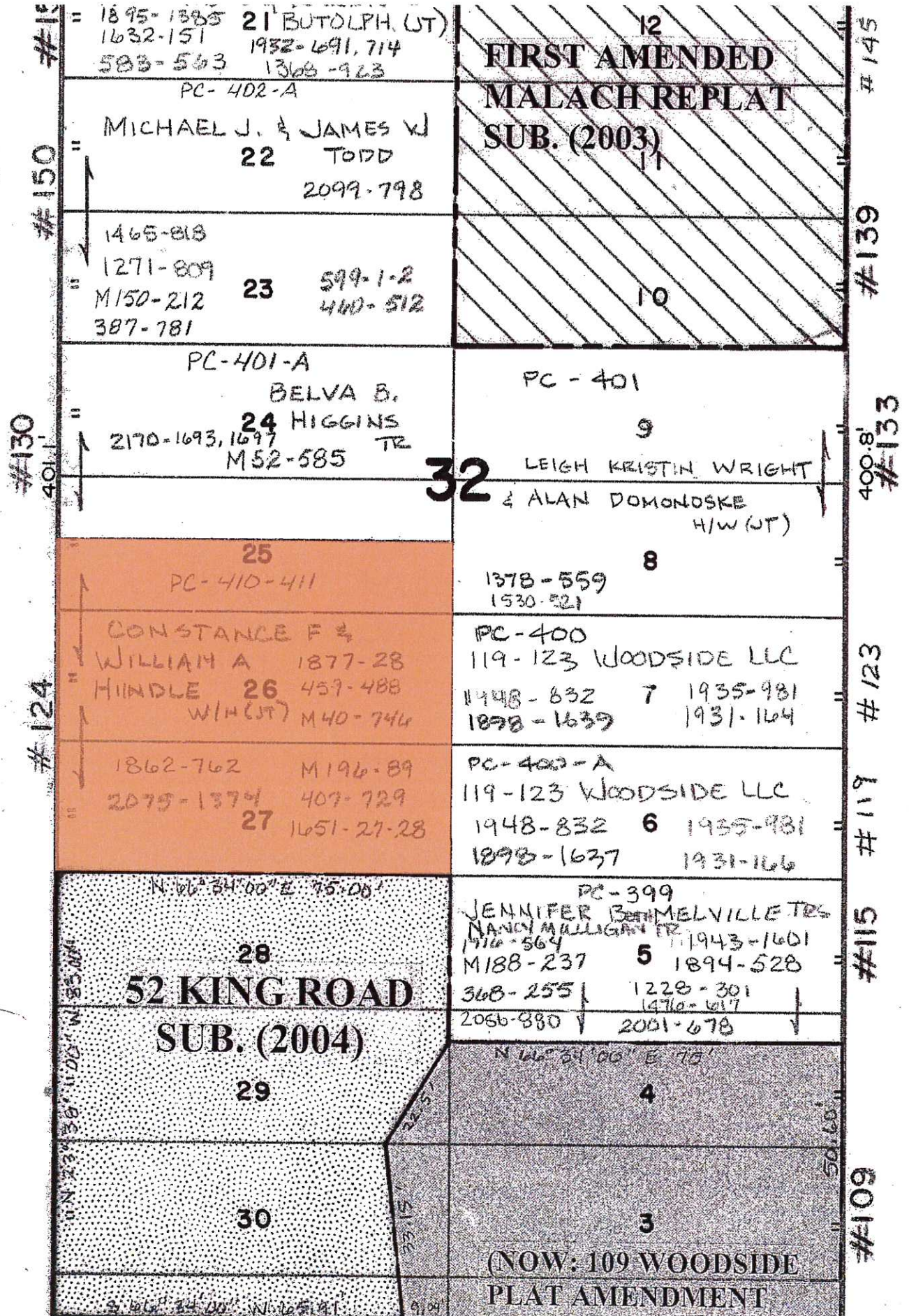
HILL SIDE STREET

SCALE ONE INCH = 40 FEET

SALT LAKE BLUE 12164 1.007 7

NORFOLK AVENUE (S)

WOODSIDE AVENUE (N)





124 NORFOLK SUBDIVISION PLAT AMENDMENT
AERIAL EXHIBIT

ALTA
ENGINEERING
INC.
LAND PLANNING - CIVIL ENGINEERING
SURVEYING - PROJECT MANAGEMENT
PO BOX 2502 HALL CITY, MO 64545-0202

SCALE 1" = 30'