

**AN ORDINANCE APPROVING THE 520 PARK AVENUE REPLAT
LOCATED AT 520 PARK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 520 Park Avenue has petitioned the City Council for approval of the 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 February 27, 2013, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on February 27, 2013, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 14, 2013, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 520 Park Avenue Re-plat.

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

SECTION 1. APPROVAL. The 520 Park Avenue Re-plat Plat Amendment as shown in Attachment 1 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 520 & 522 Park Avenue.
2. The property is identified as Lot 43 & 44, Block 9 of the Park City Survey.
3. The property is located in the Historic Residential (HR-2) District.
4. The proposed lot is 3,704 square feet in size.
5. The minimum lot size within the HR-2 District is 1,875 square feet.
6. The lot width of the proposed lot is fifty feet (50').
7. The minimum lot width within the HR-2 District is twenty-five feet (25').
8. The maximum footprint for a lot this size is 1,504 square feet.
9. The site is currently vacant with the exception of a non-historic shed that encroaches towards the north area of the lot.
10. There are no other violations or non-compliances found on the site.
11. No remnant parcels of land are created with this plat amendment.

12. 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 as it removes the need for the variance for Lot 43.
2. The plat amendment reduces the potential density at this property from one (1) unit on each lot to one (1) unit on the combined area; therefore, it also reduces the required parking from four (4) spaces to two (2) spaces.
3. The plat amendment dedicates 10' wide public snow storage easements along Park Avenue.
4. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
5. Neither the public nor any person will be materially injured by the proposed plat amendment.
6. 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.

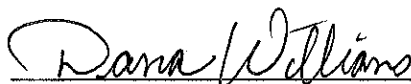
Conditions of Approval:

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 request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Modified 13-D sprinklers may be required for new construction as required by the Chief Building Official at the time of review of the building permit submittal.
4. A 10 foot wide public snow storage easement is required along the frontage of the lot with Park Avenue and shall be shown on the plat.
5. The applicant shall resolve the encroachment of the shed on the 526 Park Avenue by obtaining an encroachment agreement from that neighboring property owner or by removal of the shed encroachment.

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

PASSED AND ADOPTED this 21st day of March, 2013.

PARK CITY MUNICIPAL CORPORATION



Dana Williams, MAYOR

ATTEST:

Jan Scott

Jan Scott, City Recorder



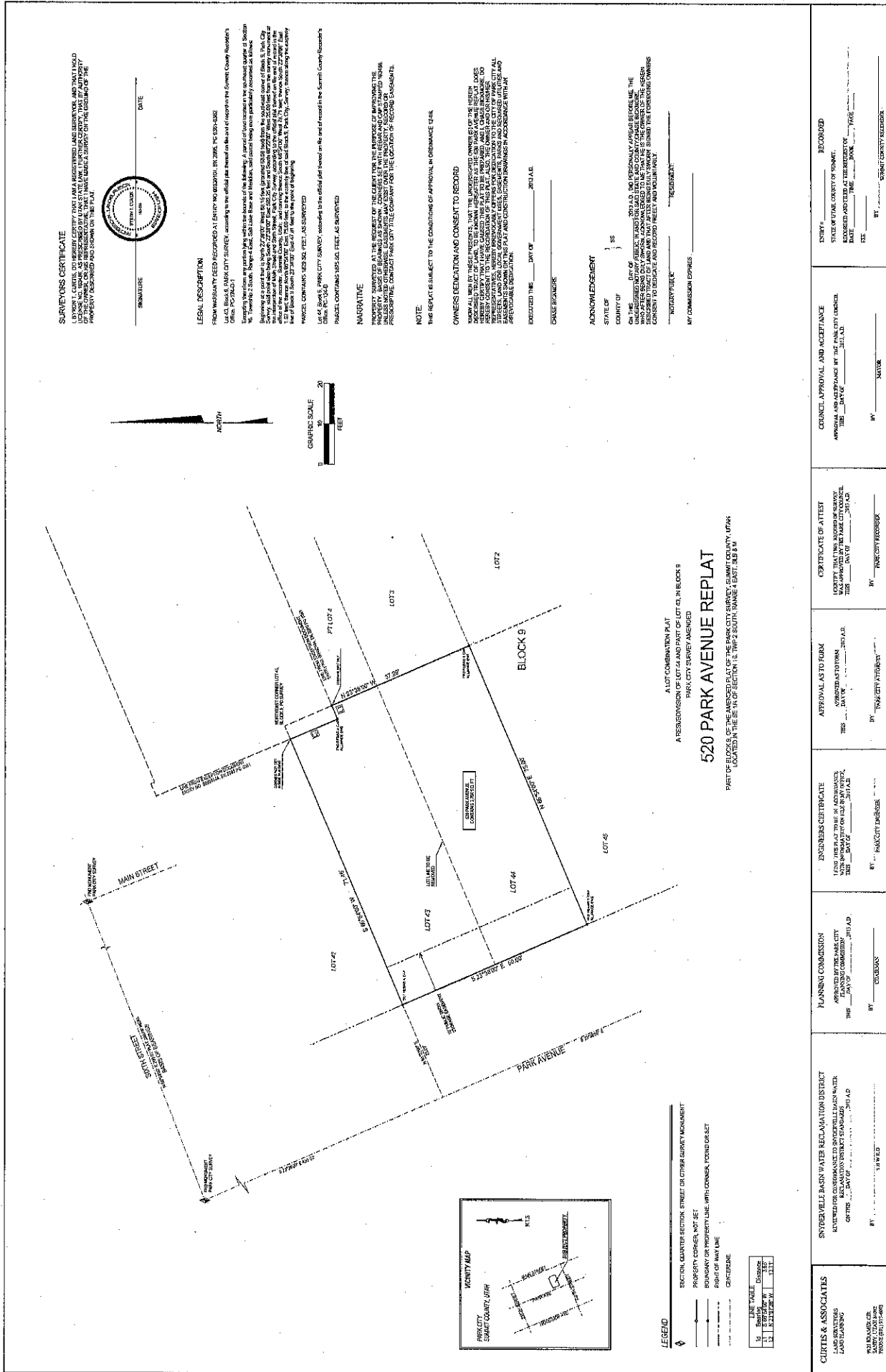
APPROVED AS TO FORM:

Mark Harrington

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

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520 PARK AVENUE REPLAT
 PART OF BLOCK 9 OF THE AMESSED PLAT OF THE PARK CITY SURVEY, SUMMIT COUNTY, UTAH
 LOCATED IN THE SE 1/4 OF SECTION 16, T11P-2 SOUTH, RANGE 4 EAST, S33 & 34

SURVEYORS CERTIFICATE
 I, JAMES L. CURTIS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE FROM THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED A FIELD SURVEY OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT.

LEGAL DESCRIPTION
 FROM AND TO BE BOUND BY THE STATE OF UTAH, COUNTY OF SUMMIT, SURVEY OF BLOCK 9, PARCEL CONTAINING SUBDIVISION AS SURVEYED.

NARRATIVE
 THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 3198 AND 3199. THE PLAT IS SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH STATUTES 20-2-1, 20-2-2, 20-2-3, 20-2-4, 20-2-5, 20-2-6, 20-2-7, 20-2-8, 20-2-9, 20-2-10, 20-2-11, 20-2-12, 20-2-13, 20-2-14, 20-2-15, 20-2-16, 20-2-17, 20-2-18, 20-2-19, 20-2-20, 20-2-21, 20-2-22, 20-2-23, 20-2-24, 20-2-25, 20-2-26, 20-2-27, 20-2-28, 20-2-29, 20-2-30, 20-2-31, 20-2-32, 20-2-33, 20-2-34, 20-2-35, 20-2-36, 20-2-37, 20-2-38, 20-2-39, 20-2-40, 20-2-41, 20-2-42, 20-2-43, 20-2-44, 20-2-45, 20-2-46, 20-2-47, 20-2-48, 20-2-49, 20-2-50, 20-2-51, 20-2-52, 20-2-53, 20-2-54, 20-2-55, 20-2-56, 20-2-57, 20-2-58, 20-2-59, 20-2-60, 20-2-61, 20-2-62, 20-2-63, 20-2-64, 20-2-65, 20-2-66, 20-2-67, 20-2-68, 20-2-69, 20-2-70, 20-2-71, 20-2-72, 20-2-73, 20-2-74, 20-2-75, 20-2-76, 20-2-77, 20-2-78, 20-2-79, 20-2-80, 20-2-81, 20-2-82, 20-2-83, 20-2-84, 20-2-85, 20-2-86, 20-2-87, 20-2-88, 20-2-89, 20-2-90, 20-2-91, 20-2-92, 20-2-93, 20-2-94, 20-2-95, 20-2-96, 20-2-97, 20-2-98, 20-2-99, 20-2-100.

ACKNOWLEDGEMENT
 STATE OF _____ COUNTY OF _____

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2011 A.D.

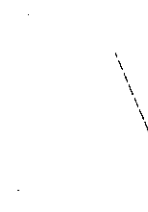
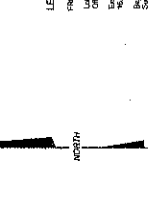
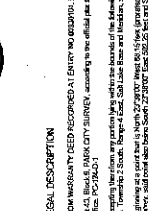
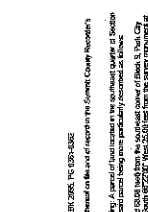
CERTIFICATE OF ATTEST
 I, _____, CLERK OF THE PARK CITY COUNCIL, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS APPROVED BY THE PARK CITY COUNCIL ON THIS _____ DAY OF _____, 2011 A.D.

APPROVAL AS TO FORM
 I, _____, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS ACCORDING TO THE REQUIREMENTS OF UTAH STATUTES 20-2-1, 20-2-2, 20-2-3, 20-2-4, 20-2-5, 20-2-6, 20-2-7, 20-2-8, 20-2-9, 20-2-10, 20-2-11, 20-2-12, 20-2-13, 20-2-14, 20-2-15, 20-2-16, 20-2-17, 20-2-18, 20-2-19, 20-2-20, 20-2-21, 20-2-22, 20-2-23, 20-2-24, 20-2-25, 20-2-26, 20-2-27, 20-2-28, 20-2-29, 20-2-30, 20-2-31, 20-2-32, 20-2-33, 20-2-34, 20-2-35, 20-2-36, 20-2-37, 20-2-38, 20-2-39, 20-2-40, 20-2-41, 20-2-42, 20-2-43, 20-2-44, 20-2-45, 20-2-46, 20-2-47, 20-2-48, 20-2-49, 20-2-50, 20-2-51, 20-2-52, 20-2-53, 20-2-54, 20-2-55, 20-2-56, 20-2-57, 20-2-58, 20-2-59, 20-2-60, 20-2-61, 20-2-62, 20-2-63, 20-2-64, 20-2-65, 20-2-66, 20-2-67, 20-2-68, 20-2-69, 20-2-70, 20-2-71, 20-2-72, 20-2-73, 20-2-74, 20-2-75, 20-2-76, 20-2-77, 20-2-78, 20-2-79, 20-2-80, 20-2-81, 20-2-82, 20-2-83, 20-2-84, 20-2-85, 20-2-86, 20-2-87, 20-2-88, 20-2-89, 20-2-90, 20-2-91, 20-2-92, 20-2-93, 20-2-94, 20-2-95, 20-2-96, 20-2-97, 20-2-98, 20-2-99, 20-2-100.

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2011 A.D.

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 I, _____, ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED ENGINEER AND THAT I HAVE PERSONALLY CONDUCTED A FIELD SURVEY OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT.

SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SPODES MOUNTAIN WATER CONTROL ACT AND THE NATIONAL WATER POLLUTION CONTROL ACT.



CURTIS & ASSOCIATES
 LAND SURVEYORS
 LAND PLANNING
 800 S. KAMAR, SUITE 200
 PARK CITY, UTAH 84303

SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT
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