

**AN ORDINANCE APPROVING THE 901 NORFOLK AVENUE SUBDIVISION PLAT
LOCATED AT 901 AND 907 NORFOLK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of the properties known as the Snyder's Addition to Park City Amended Lots 1, 2, and 3, Block 15 located at 901 and 907 Norfolk Avenue, have petitioned the City Council for approval of the 901 Norfolk Avenue Subdivision; 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 according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on April 9, 2014 to receive input on the proposed subdivision;

WHEREAS, on April 9, 2014 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 8, 2014 the City Council held a public hearing on the proposed 901 Norfolk Avenue Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 901 Norfolk Avenue Subdivision.

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 901 Norfolk Avenue Subdivision, as shown in Exhibit 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 901 and 907 Norfolk Avenue within the Historic Residential (HR-1) District.
2. On December 17, 2013, the applicant submitted an application for a plat amendment to amend three (3) lots containing a total of 5,625 square feet into two (2) lots of record in order to conform to the found rebar and cap and the existing ownership for 901 Norfolk Avenue and 907 Norfolk Avenue.
3. The proposed Lot 1 will contain 1,950 square feet and Lot 2 will contain 3,675 square feet.
4. The application was deemed complete on January 2, 2014.

5. The HR-1 zone requires a minimum lot area of 1,875 square feet for a single-family dwelling and 3,750 square feet for a duplex.
6. Based on the lot areas, the maximum footprint allowed for Lot 1 is 873.8 square feet and for Lot 2 is 1,494.7 square feet.
7. The properties have frontage on and access from Norfolk Avenue.
8. Lot 1 contains an existing historic single family dwelling and Lot 2 contains an existing non-historic single family dwelling. Both dwellings currently sit on the existing lot lines.
9. As conditioned, the proposed plat amendment does not create any new non-complying or non-conforming situations.
10. The historic home at 901 Norfolk encroaches into the 9th Street ROW by less than one foot (1') and must obtain an encroachment agreement with the City for that encroachment prior to plat recordation.
11. The plat amendment secures public snow storage easements across the frontage of the lots.

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 shall be issued unless the applicant has first made application for a Historic District Design Review and a Steep Slope CUP application if applicable.
4. The applicant shall obtain an encroachment agreement from the City prior to recording the plat for the encroachments into the 9th Street ROW.
5. Modified 13-D sprinklers may be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.
6. A 10 foot (10') wide public snow storage easement is required along the frontage of the lots with Woodside Avenue and shall be shown on the plat.

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

publication.

PASSED AND ADOPTED this 8th day of May, 2014

PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:



Marci Heil, City Recorder

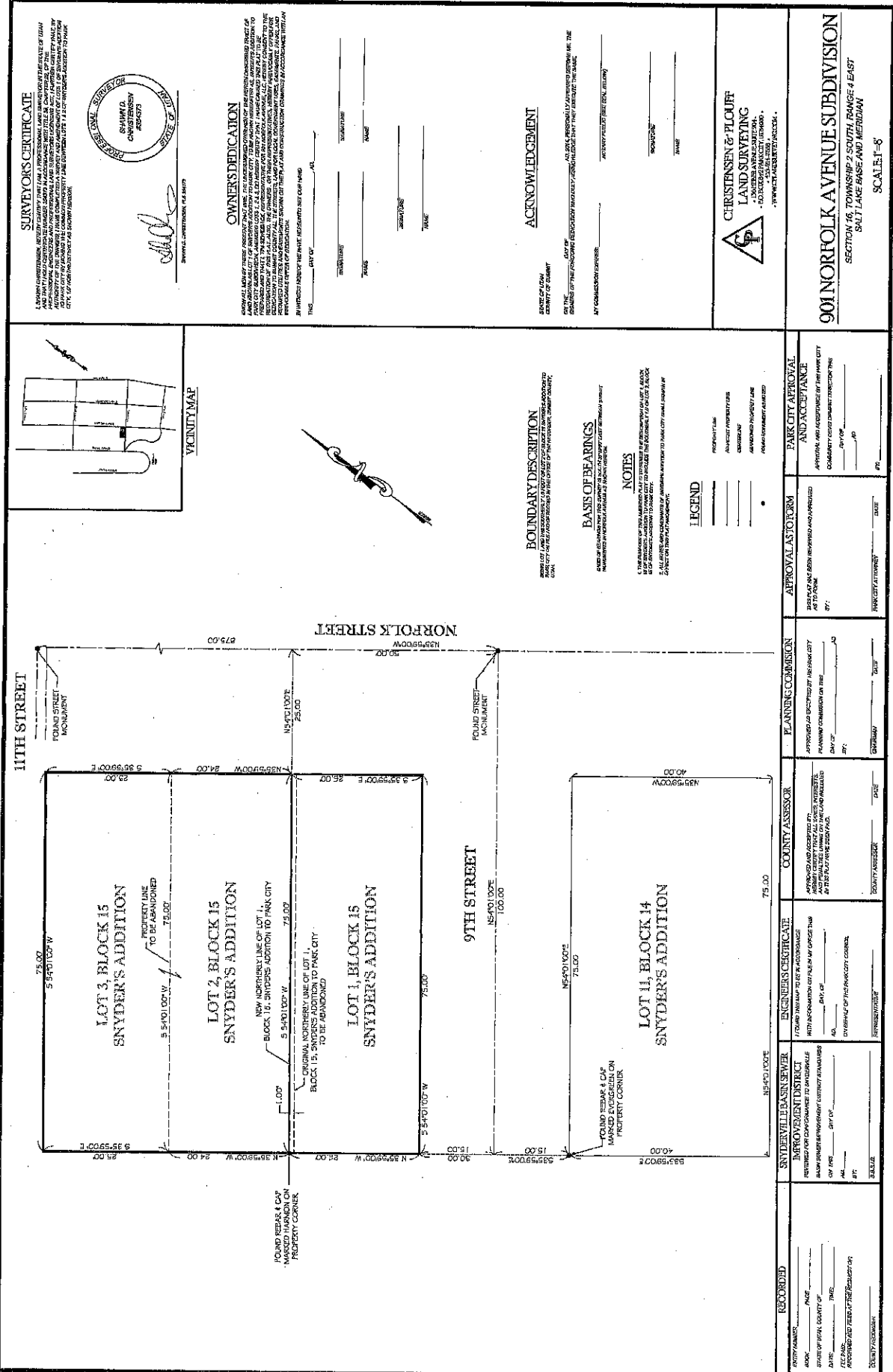
APPROVED AS TO FORM:



Mark Harrington, City Attorney



EXHIBIT A



SURVEYORS CERTIFICATE

I, CHRISTENSEN & FLOUFF, LAND SURVEYING, a professional corporation, duly organized under the laws of the State of Virginia, and duly qualified to practice as a professional corporation, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Virginia, and that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Virginia, and that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Virginia.



OWNERS DEDICATION

THESE LOTS OF LAND ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF PARK CITY, IOWA, AND THE CITY OF PARK CITY, IOWA, SHALL HAVE THE RIGHT TO TAKE AND USE THE SAME FOR ANY PUBLIC PURPOSE, AND THE CITY OF PARK CITY, IOWA, SHALL HAVE THE RIGHT TO TAKE AND USE THE SAME FOR ANY PUBLIC PURPOSE, AND THE CITY OF PARK CITY, IOWA, SHALL HAVE THE RIGHT TO TAKE AND USE THE SAME FOR ANY PUBLIC PURPOSE.

THIS _____ DAY OF _____ A.D. 19____

BY _____

BY _____

BY _____

ACKNOWLEDGEMENT

STATE OF IOWA
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 19____

BEFORE ME, the undersigned authority, 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.



CHRISTENSEN & FLOUFF
LAND SURVEYING
A PROFESSIONAL CORPORATION
2525 13TH STREET, S.W.
DES MOINES, IOWA 50319

901 NORFOLK AVENUE SUBDIVISION
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
SCALE: 1" = 6'

BOUNDARY DESCRIPTION

THESE LOTS ARE HEREBY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

ALL BEARINGS ARE TRUE BEARINGS AS DETERMINED BY MEANS OF A THEODOLITE.

NOTES

1. THE BOUNDARY DESCRIPTIONS ARE BASED UPON THE SURVEY RECORDS OF THE SURVEYOR.

2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR OTHER PERMANENT MARKERS.

LEGEND

- PROPERTY LINE
- ABANDONED PROPERTY LINE
- CHANGING PROPERTY LINE
- ABANDONED PROPERTY LINE
- PROPERTY LINE

RECORDED BOOK _____ PAGE _____ STATE OF IOWA, COUNTY OF _____ FILED _____ THIS _____ DAY OF _____ A.D. 19____ AT _____ IOWA RECORDED AND FILED AT THE REGISTRY OF DEEDS COUNTY RECORDS	IMPROVEMENT DISTRICT THESE LOTS ARE SUBJECT TO THE IMPROVEMENT DISTRICT OF _____ CITY OF _____ IOWA. BY _____ DAY OF _____ A.D. 19____	ENGINEERS CERTIFICATE I HAVE DRAWN THIS PLAN TO SCALE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME ACCURATELY REPRESENTS THE ACTUAL SURVEY AND THE LAND THEREON. BY _____ DAY OF _____ A.D. 19____ OVERSEER OF THE PARK CITY COMMISSION	COUNTY ASSESSOR THESE LOTS ARE SUBJECT TO THE ASSESSMENT OF THE COUNTY OF _____ IOWA. BY _____ DAY OF _____ A.D. 19____	PLANNING COMMISSION APPROVED AND RECOMMENDED BY THE PLANNING COMMISSION ON THE _____ DAY OF _____ A.D. 19____ BY _____	PARK CITY APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COMMISSION ON THE _____ DAY OF _____ A.D. 19____ BY _____
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