

Ordinance 15-16

AN ORDINANCE APPROVING THE 1021 PARK AVENUE SUBDIVISION, LOCATED AT 1021 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the 1021 Park Avenue Subdivision located at 1021 Park Avenue, have petitioned the City Council for approval of the 1021 Park Avenue Subdivision; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code on April 25, 2015; and

WHEREAS, proper legal notice was sent to all affected property owners on April 22, 2015 according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on May 13, 2015 to receive input on the proposed subdivision;

WHEREAS, on May 13, 2015 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 18, 2015 the City Council held a public hearing on the proposed 1021 Park Avenue Subdivision; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the proposed 1021 Park 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 1021 Park 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 plat is located at 1021 Park Avenue within the Historic Residential (HR-1) District.
2. The 1021 Park Avenue Subdivision consists of Lots 5 & 6 of Block 4 of the Snyder's Addition to the Park City Survey.
3. On February 25, 2015, the applicants submitted an application for a plat amendment to combine two (2) lots containing a total of 3,750 square feet into one (1) lot of record.
4. The application was deemed complete on March 11, 2015.

5. The site is a developed parcel which had a historic structure which has been deconstructed, identified on the City's Historic Sites Inventory (HSI) as a "Landmark" site.
6. The lots at 1021 Park Ave are currently vacant after the historic home was deconstructed in order to satisfy the Building Department's Notice and Order.
7. Approval of the HDDR for deconstruction was noticed on March 18, 2015.
8. The Encumbrance and Agreement for Historic Preservation for 1021 Park Avenue states that the historic home must be reconstructed as outlined in the Historic Preservation Plan by March 30, 2017.
9. The HR-1 zone requires a minimum lot area of 1,875 square feet for a single family dwelling.
10. The maximum footprint allowed in the HR-1 zone is 1,518.75 square feet for the proposed lot based on the lot area of the lot.
11. The plat amendment secures public snow storage easements of ten (10') feet across the frontage of the lot.
12. Lots 5 & 6 of Block 4 of the Snyder's Addition to the Park City Survey are located in a FEMA flood zone X, which is an area with an 0.2% annual chance of flooding or an areas with a 1% annual chance of flooding with average depths of less than one (1) foot.
13. The front yard setback is approximately 13 feet, the rear yard setback is approximately 16 feet and the side yard setbacks are approximately 11 feet each. These setbacks meet the requirements of the Land Management Code.

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. Recordation of this plat is required prior to building permit issuance for any construction on the proposed lot.
4. Modified 13-D sprinklers will 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.

5. A ten foot (10') wide public snow storage easement is required along the frontage of the lots with Park Avenue and shall be shown on the plat.
6. All conditions of approval from the HDDR approval of March 18, 2015 continue to apply.

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

PASSED AND ADOPTED this 18th day of June, 2015

PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:



Marci Heil, City Recorder



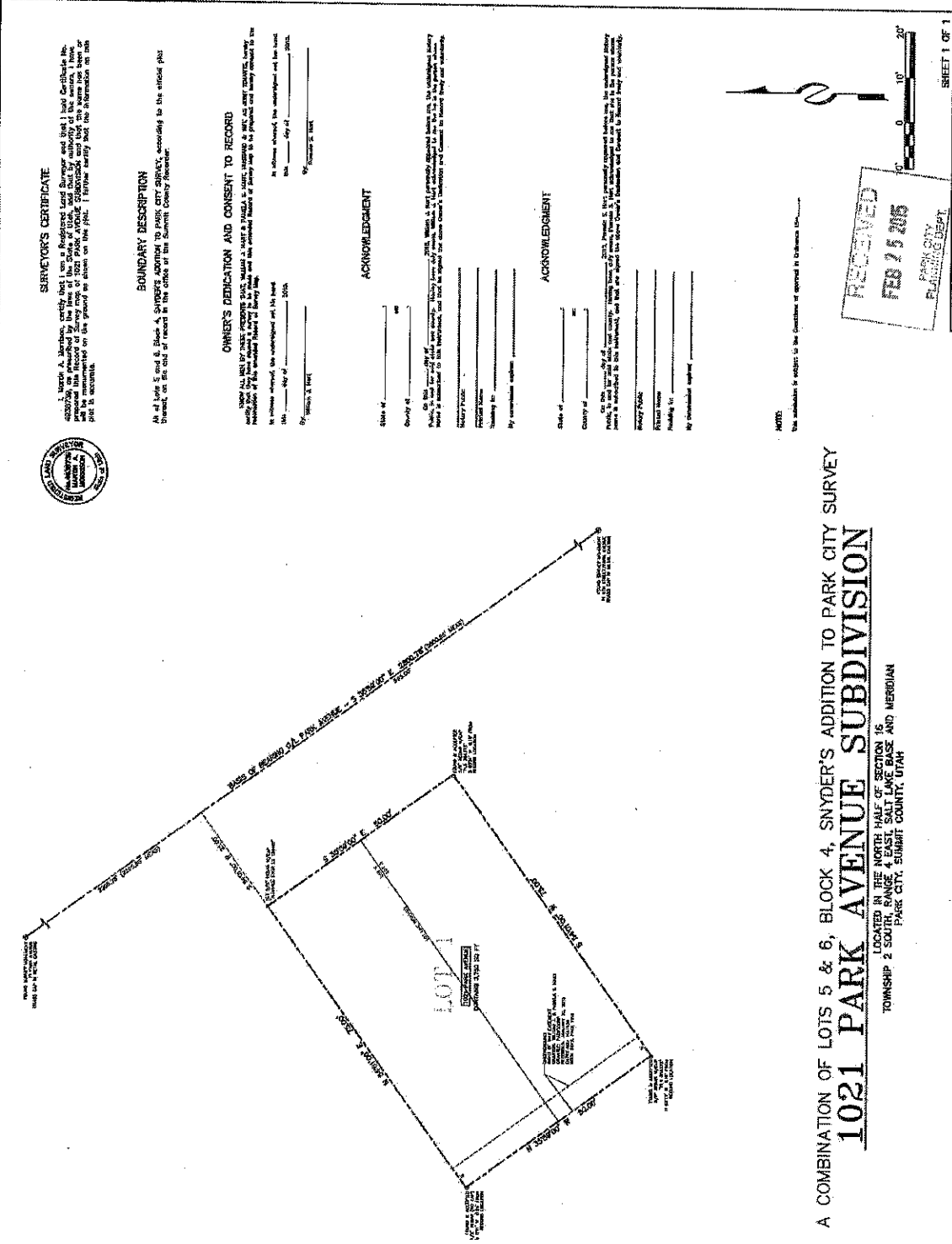
APPROVED AS TO FORM:



Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit A



SURVEYOR'S CERTIFICATE
 I, **MARK A. SNYDER**, being duly sworn, a Registered Land Surveyor and State Licensed Geomatics Engineer, do hereby certify that the above described plat is correct and true to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated.

BOUNDARY DESCRIPTION
 An all being 5 and 6, Block 4, SNYDER'S ADDITION TO PARK CITY SUBDIVISION, according to the attached plat located on the site of record in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD
 I, **MARK A. SNYDER**, being duly sworn, do hereby certify that the above described plat is correct and true to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated.

ACKNOWLEDGMENT

State of _____
 County of _____
 I, _____, do hereby certify that the above described plat is correct and true to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated.

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NOTES:
 The subdivision is subject to the conditions of approval in Subdivision 1.

A COMBINATION OF LOTS 5 & 6, BLOCK 4, SNYDER'S ADDITION TO PARK CITY SURVEY
1021 PARK AVENUE SUBDIVISION
 LOCATED IN THE NORTH HALF OF SECTION 16
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH



SHEET 1 OF 1

<p>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ 2015 BY _____</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2015 BY _____ CHAIR</p>	<p>ENGINEER'S CERTIFICATE I, MARK A. SNYDER, being duly sworn, do hereby certify that the above described plat is correct and true to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated, and that the same has been prepared in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 20, Utah Code Annotated.</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 2015 BY _____ PARK CITY ATTORNEY</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2015 BY _____ MAYOR</p>	<p>CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ 2015 BY _____ PARK CITY RECORDER</p>	<p>RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ RECORDER _____</p>
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