

Ordinance 15-42

**AN ORDINANCE APPROVING THE 1055 NORFOLK AVENUE PLAT AMENDMENT,
LOCATED AT 1055 NORFOLK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of the property located at 1055 Norfolk Avenue, have petitioned the City Council for approval of the 1055 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 according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on October 14, 2015 to receive input on the proposed subdivision;

WHEREAS, on October 14, 2015 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on November 5, 2015 the City Council held a public hearing on the proposed 1055 Norfolk Avenue Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 1055 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 1055 Norfolk Avenue Plat Amendment, 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 1055 Norfolk Avenue within the Historic Residential (HR-1) District.
2. The 1055 Norfolk Avenue Plat Amendment consists of Lots 14 and the southerly ½ of 15 of Block 16 of the Snyder's Addition to the Park City Survey.
3. On August 6, 2015 the applicants submitted an application for a plat amendment to combine one and a half (1.5) lots containing a total of 2,812.5 square feet into one (1) lot of record.
4. The application was deemed complete on August 10, 2015.

5. The HR-1 zone requires a minimum lot area of 1,875 square feet for a single family dwelling.
6. The proposed plat amendment creates one (1) lot of record consisting of 2,812.5 square feet.
7. The maximum footprint allowed in the HR-1 zone is 1,201 square feet for the proposed lot based on the lot area of the lot.
8. There is an existing historic structure located at 1055 Norfolk Avenue.
9. The existing historic structure does not meet the current side yard setback requirement of three feet (3') along the current lot line between Lots 14 and 15.
10. The remnant of lot 15 is undevelopable as is twelve and a half feet in width (12.5') which does not meet the minimum lot width in the HR-1 district of twenty-five feet (25').
11. The plat amendment secures public snow storage easements of ten (10') feet across the frontage of the lot.

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. 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.
4. A ten foot (10') wide public snow storage easement is required along the frontage of the lot on Norfolk Avenue and shall be shown on the plat.

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

PASSED AND ADOPTED this 5th day of November, 2015



PARK CITY MUNICIPAL CORPORATION



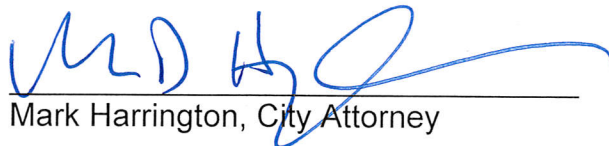
Jack Thomas, MAYOR

ATTEST:



Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney



SURVEYOR'S CERTIFICATE
 I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I have personally surveyed and laid out the plat hereon shown and that the same has been approved by the State of Utah. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

All of Lot 14 and the south half of Lot 15, Block 16, of Snyder's Addition to Park City, according to the official plat thereof on file in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Conbarre Capital, LLC, the undersigned owner of the herein described tract of land, to be shown hereafter as 1055 NORFOLK AVENUE PLAT AMENDMENT has been prepared under my direction and that the same has been approved by me and does hereby consent to the recordation of this Plat. In witness whereof, the undersigned set his hand this _____ day of _____, 2015.

Van D. Greenfield, Manager
 Conbarre Capital, LLC

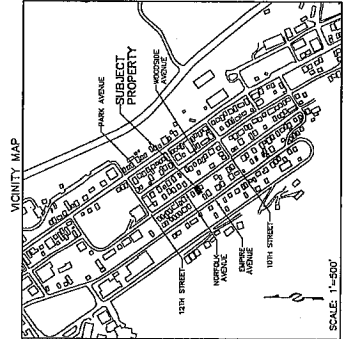
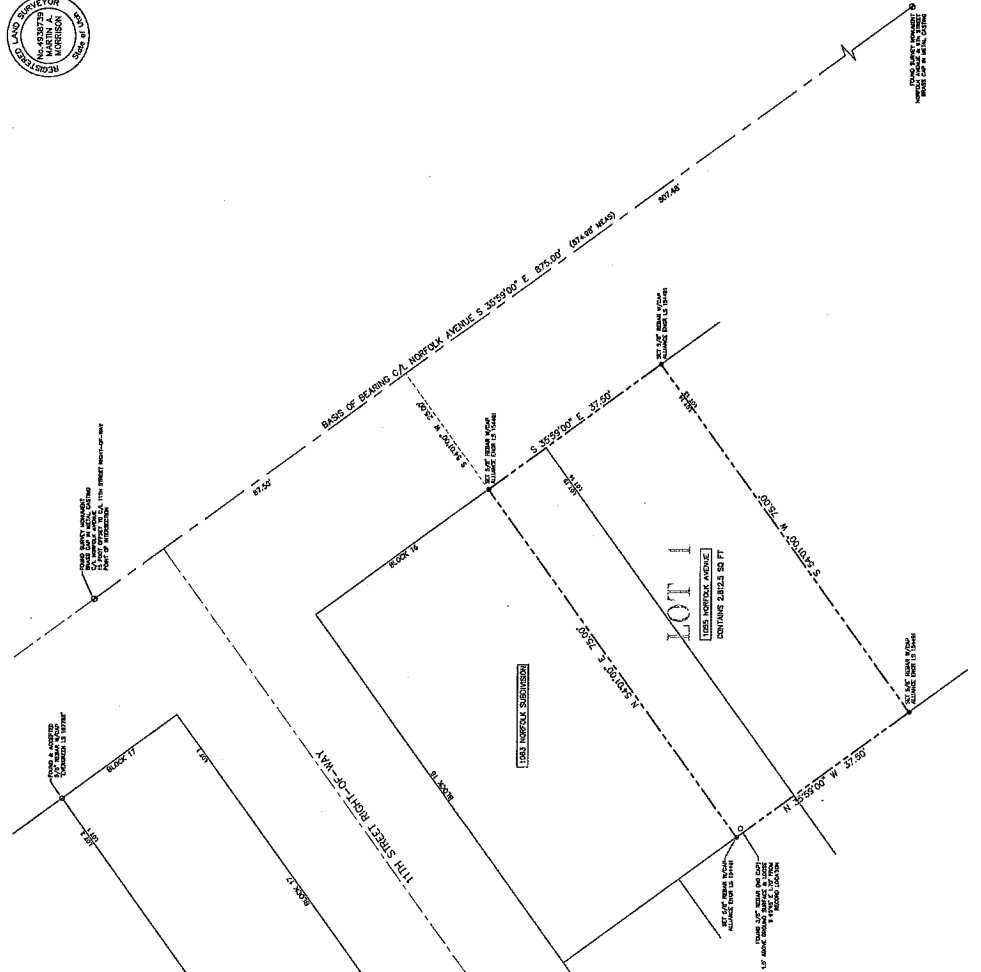
ACKNOWLEDGMENT

State of _____
 County of _____

On this _____ day of _____, 2015, personally appeared before me, the undersigned Notary Public, in and for said state the person named in the foregoing plat, to-wit: _____, the undersigned acknowledged to me that he is the managing member of Conbarre Capital, LLC, and that he executed the above plat, Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in _____
 Printed Name: _____
 Reading in: _____
 My commission expires: _____

NOTE
 This plat amendment is subject to the Conditions of Approval in Ordinance 15-_____



1055 NORFOLK AVENUE PLAT AMENDMENT

AN AMENDMENT TO BLOCK 16, SNYDER'S ADDITION TO PARK CITY SURVEY

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
 PLAN 1508 NO. 8-3-15 FILE: X:\Unrecorded\City\15\plan2015\080515.dwg

<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2015 BY _____ CHAIR</p>	<p>ENGINEER'S CERTIFICATE APPROVAL AS TO FORM THIS _____ DAY OF _____, 2015 BY _____ PARK CITY ENGINEER</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 MADE BY _____ OF _____ CITY COUNCIL THIS _____ DAY OF _____, 2015 BY _____ PARK CITY RECORDER</p>
<p>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2015 BY _____ S.B.W.R.D.</p>	<p style="text-align: center;">RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____</p>		

