

**Ordinance 15-43**

**AN ORDINANCE APPROVING THE 812 NORFOLK AVENUE PLAT AMENDMENT,  
LOCATED AT 812 NORFOLK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of the property located at 812 Norfolk Avenue, have petitioned the City Council for approval of the 812 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 812 Norfolk Avenue Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 812 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 812 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 812 Norfolk Avenue within the Historic Residential (HR-1) District.
2. The 812 Norfolk Avenue Plat Amendment consists of Lots 19 and the southerly ½ of 18 of Block 11 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 2,472.5 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 2,472.5 square feet.
7. The maximum footprint allowed in the HR-1 zone is 1075.5 square feet for the proposed lot based on the lot area of the lot.
8. There is an existing, non-historic structure located at 812 Norfolk Avenue.
9. The existing structure does not meet the current side yard setback requirement of three feet (3') along the current lot line between Lots 18 and 19.
10. The remnant parcel of lot 18 is undevelopable as is twelve and a half feet (12.5') in width 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 four foot (4') wide walkway easement along the north property line of the combined lots will be recorded on the plat.
5. 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 5<sup>th</sup> day of November, 2015.



PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Jack Thomas, MAYOR

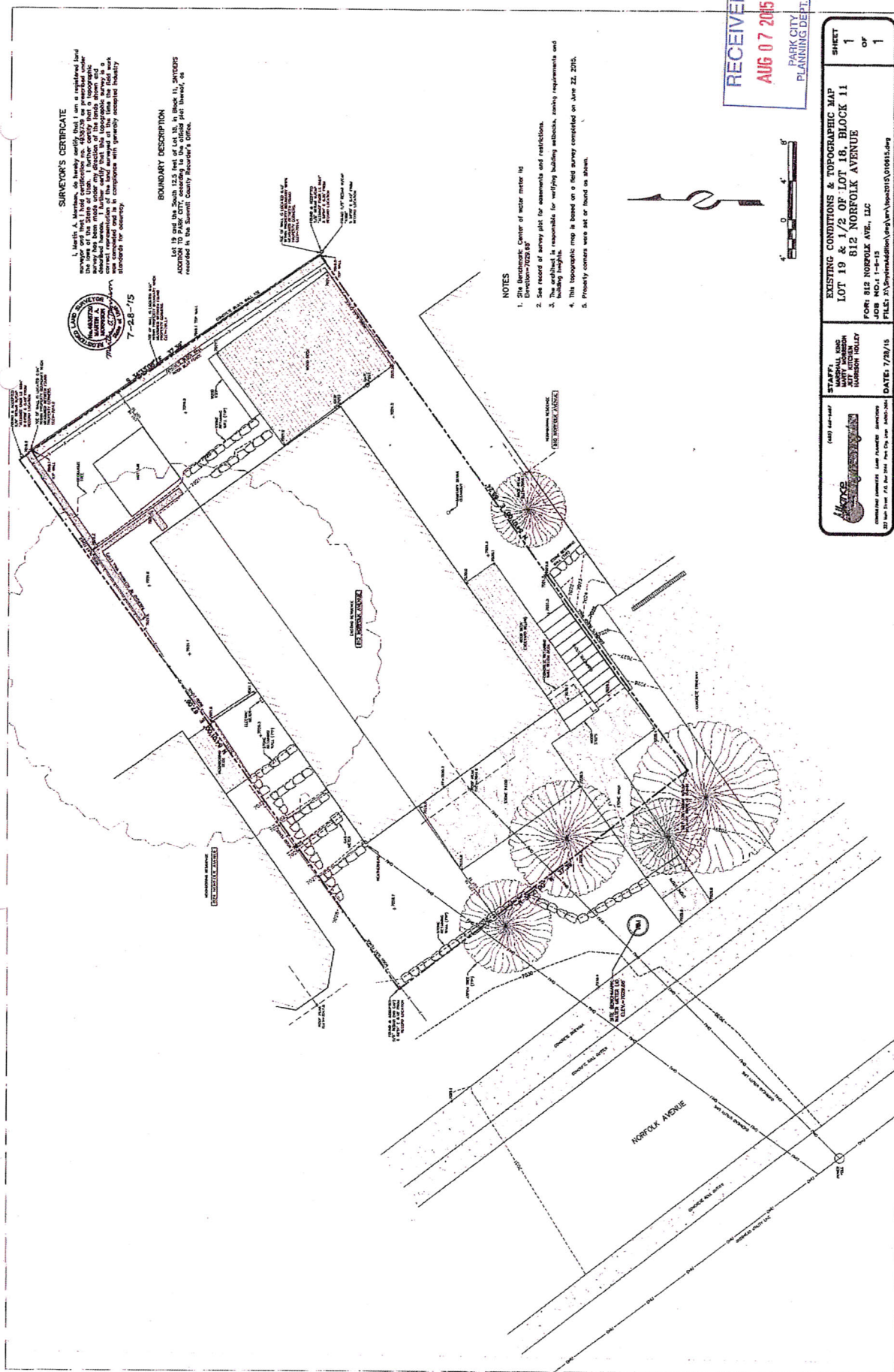
ATTEST:

  
\_\_\_\_\_  
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Mark Harrington, City Attorney





**SURVEYOR'S CERTIFICATE**

I, Mark A. Winters, the holder of a registered land surveyor and land listing certificate no. 463272 or predecessor name, hereby certify that this is a true and correct copy of the original survey map as shown to me by the client and that the same is in compliance with generally accepted industry standards for accuracy.



7-28-15

**BOUNDARY DESCRIPTION**

Lot 19 & 1/2 of Lot 18, Block 11, 812 NORFOLK AVENUE, PARK CITY, VIRGINIA, 24150, as recorded in the Summit County Recorder's Office.

**NOTES**

1. The benchmark center of north meter is Elevation=7029.87'
2. See record of survey plot for measurements and restrictions.
3. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
4. This topographic map is based on a field survey completed on June 22, 2015.
5. Property corners were set or found as shown.

RECEIVED  
AUG 07 2015  
PARK CITY  
PLANNING DEPT.

<p>Mark D. Collins Surveying 100 West Street, 4th Floor, Park City, Utah 84302-2000 Phone: 435.768.8888</p>	<p>STAFF: MARK D. COLLINS JAY L. ANDERSON ROBERT W. HOLEY</p>	<p>DATE: 7/28/15</p>
	<p>EXISTING CONDITIONS &amp; TOPOGRAPHIC MAP LOT 19 &amp; 1/2 OF LOT 18, BLOCK 11 812 NORFOLK AVENUE</p>	<p>FOR: 812 NORFOLK WTR., LLC JOB NO.: 14-15</p>
<p>SHEET 1 OF 1</p>		