

Ordinance No. 16-17

AN ORDINANCE APPROVING THE 921 NORFOLK AVENUE PLAT AMENDMENT LOCATED AT 921 NORFOLK AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 921 Norfolk Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on March 1, 2016, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 5, 2016, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on March 23, 2016, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on March 23, 2016, forwarded a positive recommendation to the City Council; and,

WHEREAS, on April 14, 2016, 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 921 Norfolk Avenue Plat Amendment.

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

SECTION 1. APPROVAL. The 921 Norfolk Avenue Plat Amendment, as shown in Exhibit B, 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 921 Norfolk Avenue.
2. The property is in the Historic Residential (HR-1) District.
3. The subject property consists of all of Lot 6 and the north half of Lot 5, Block 15 of Snyders Addition to Park City Survey. The proposed plat amendment creates one (1) lot of record.
4. This site was previously listed on Park City's Historic Sites Inventory (HSI) and was designated as Significant until 2009 when it was removed from the Historic Sites Inventory.
5. The Plat Amendment removes one (1) lot line going through the existing structure.
6. The proposed Plat Amendment combines the property into one (1) lot measuring 2,812.5 square feet.
7. A single-family dwelling is an allowed use in the District.

8. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lots meet the minimum lot area for single-family dwellings.
9. The minimum lot width required is twenty-five feet (25'). The proposed lot meets the minimum lot width requirement at 37.5 feet along Norfolk Avenue.
10. The maximum building footprint allowed based on proposed lot size is 1,200.49 square feet. The existing Building Footprint equates to approximately 1,200 square feet.
11. The existing house is valid non-complying structure.
12. LMC § 15-9-3 (B) indicates that non-complying structures that were lawfully constructed with a permit prior to a contrary change in this Code, may be used and maintained, subject to the standards and limitations of LMC 15-9.
13. The front/rear yard setbacks are ten feet (10') minimum. The combined front/rear yard setbacks are twenty feet (20') minimum.
14. The side yard setbacks are three feet (3') minimum. The total side yard setbacks are six feet (6') minimum.
15. 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.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
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:

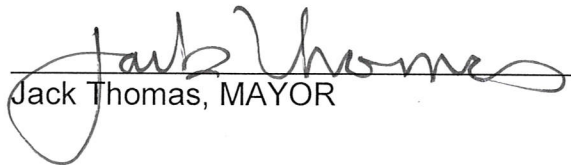
1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' 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. The property owner shall address/remove the encroachment of the concrete retaining walls, concrete steps and garage, over the front (east) property line into the City Right-of-Way (ROW).
4. The existing stone pavers and concrete steps encroaching over the north property line into the neighboring property at 927 Norfolk shall either be removed or the applicant shall enter into an encroachment agreement with their neighbor for these improvements.
5. The existing railroad tie retaining wall encroaching over the south side property line into the neighboring property at 915 Norfolk shall either be removed or the applicant shall enter into an encroachment agreement with their neighbor for these improvements.

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

PASSED AND ADOPTED this 14th day of April, 2016.

PARK CITY MUNICIPAL CORPORATION




Jack Thomas, MAYOR

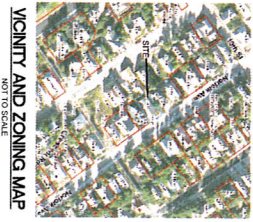
ATTEST:


City Recorder

APPROVED AS TO FORM:

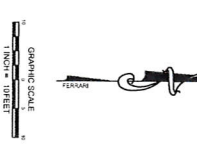

Mark Harrington, City Attorney

Exhibit B



VICINITY AND ZONING MAP
NOT TO SCALE

921 NORFOLK AVENUE SUBDIVISION
AMENDMENT TO ALL OF LOT 6 AND THE NORTH HALF OF LOT 5
BLOCK 15 SANDERS ADDITION TO PARK CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 28 RANGE 4E
SALT LAKE BASE AND MERIDIAN



OWNERS DEDICATION AND CONSENT TO RECORD

IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS HAND AND SEAL THIS _____ DAY OF _____ 2015.

ARIEL MCNEILY AND _____

GEORGE GOODMAN AS TRUSTEES IN COMMON

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
ON THIS _____ DAY OF _____ 2015, _____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, SAID GEORGE GOODMAN, AS TRUSTEES IN COMMON, ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THAT HE SIGNED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____
RECORDING NO. _____

LEGAL DESCRIPTION:

FORBES SALES, THE NORTH 1/2 OF LOT 7 AND ALL OF LOT 6, BLOCK 15, SANDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDS OFFICE.

THE SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF LOT 7 AND ALL OF LOT 6, BLOCK 15, SANDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDS OFFICE.

LOT 1: ALL OF LOT 1921 NORFOLK AVENUE PLAT AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDS OFFICE.

LOT 2: ALL OF LOT 1921 NORFOLK AVENUE PLAT AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDS OFFICE.

LOT 3: ALL OF LOT 1921 NORFOLK AVENUE PLAT AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDS OFFICE.

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NOTES:

1. ADDED THE DEDICATIONS WILL BE REQUIRED FOR NEW CONSTRUCTION AS REQUIRED BY THE SALT LAKE COUNTY RECORDS OFFICE.

SURVEYOR'S STATEMENT

I, GEORGE A. FERRELL, OF PARK CITY, UTAH, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 24088. THIS PLAT AND MEASUREMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT ACCURATELY REPRESENTS THE TRUE AND CORRECT MEASUREMENT OF THE SAID PROPERTY.

GEORGE A. FERRELL, P.L.S. 20080107005
MAY 01, 2015

LEGEND:

- PROPERTY LINE
- CENTERLINE
- EASEMENT
- LOT LINE TO BE REPAVED
- STREET ADDRESS ON NORFOLK AVE.

FERRARI SURVEYING, LLC
7215 ASPEN PARK DRIVE
CITY, UT 84003

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR COMPLIANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ 2015 A.D.
BY: _____ S.E.V.I.C.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ 2015
BY: _____ CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH PLAT ACT ON THIS _____ DAY OF _____ 2015 A.D.
BY: _____ PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ 2015 A.D.
BY: _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SAID PLAT WAS APPROVED BY THE PARK CITY ENGINEER ON THIS _____ DAY OF _____ 2015 A.D.
BY: _____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2015 A.D.
BY: _____ MAYOR

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, AND FILED AT THE REQUEST OF _____ DATE _____ THE _____ PAGE _____ FEE _____ RECORDER _____

