

Ordinance No. 2021-26

AN ORDINANCE APPROVING THE LOT 1, THOMAS REPLAT, LOCATED AT 200 GRANT AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as Lot 1, Thomas Replat, located at 200 Grant Avenue, petitioned the City Council for approval of the Lot 1, Thomas Replat; and

WHEREAS, on April 30, 2021, the property was properly posted and legal notice was sent to all affected property owners; and

WHEREAS, on April 28, 2021, proper legal notice was published in the Park Record and on the Utah Public Notice website according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission, on May 12, 2021, held a public hearing and forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council on May 27, 2021, held a public hearing and took final action on the Plat Amendment; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Lot 1, Thomas Replat.

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 Lot 1, Thomas Replat, 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 in the HR2B District and consists of a 3,634 square foot vacant lot.
2. The applicant is removing remnant interior lot lines and creating a new lot to be known as Lot 1, 200 Grant Avenue, PC-587.
3. The Plat Amendment does not affect the lot boundaries or lot size of the Parcel, and the Parcel will continue to be compliant with the HR2B Lot and Site Requirements.
4. The Minimum Lot Area is 1,875 for a Single Family Dwelling. The Lot Area is not sufficient for a Duplex Dwelling. Commercial Uses require a Conditional Use permit (CUP).
5. The Lot Size is compatible with surrounding lots.
6. The lot is located in the Historic District and a Historic District Design Review (HDDR) will be required prior to building permit.
7. Staff finds Good Cause for this Plat Amendment as the Amendment removes remnant interior lot lines and will remain compliant with the Lot and Site Requirements.

8. No Public Streets, Right-of-Way or easement is being vacated or amended.

Conclusions of Law:

1. There is good cause for this Plat Amendment as it removes remnant interior lot lines, does not affect the lot boundaries or lot size of the Parcel, and the Parcel will continue to be compliant with the HR2B Lot and Site Requirements.
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 amended 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 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 request for an extension is submitted in writing and approved by the City Council.
3. A Plat Note shall indicate the Street address of Lot 1 is 200 Grant Avenue.
4. A Plat Note shall indicate the Plat is subject to Ordinance 2021-26.

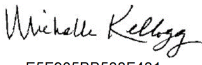
SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 27th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

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 Andy Beerman, MAYOR

ATTEST:

DocuSigned by:

 E5F905BB533F431...
 Michelle Kellogg, City Recorder



APPROVED AS TO FORM:

DocuSigned by:

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 City Attorney's Office

Exhibits

Attachment A – Thomas Replat

