

Ordinance No. 2023-24

**AN ORDINANCE APPROVING THE 593 PARK AVENUE PLAT AMENDMENT,
LOCATED AT 593 PARK AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 593 Park Avenue petitioned the City Council for approval of the 593 Park Avenue Plat Amendment; and

WHEREAS, on March 29, 2023, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on March 28, 2023, courtesy notice was mailed to property owners within 300 feet of 593 Park Avenue; and

WHEREAS, on April 12, 2023, the Planning Commission reviewed the application and held a public hearing; and

WHEREAS, on April 12, 2023, the Planning Commission forwarded a positive recommendation for City Council's consideration on May 11, 2023; and

WHEREAS, on May 11, 2023, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management Code including § 15-7.1-3(B), § 15-12-15(B)(9), and Chapters 15-2.2 and 15-7.

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

SECTION 1. APPROVAL. The 593 Park Avenue Plat Amendment, located at 593 Park Avenue, as shown in Attachment 1, 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 593 Park Avenue.
2. The property is contains Lots 22 and 23 of Block 5 of the Amended Park City Survey.
3. The property is in the Historic Residential-1 (HR-1) Zoning District.
4. The Applicant seeks to remove an existing Lot Line to create one Lot.
5. The property is currently vacant.
6. Ordinance No. 09-37 *An Ordinance approving a Plat Amendment Combining Lots 22 and 23* was adopted by City Council in 2009 but never recorded. The 2009 Plat Amendment approval has since expired.
7. The current minimum Lot Size in the HR-1 Zoning District is 1,875 square feet. The Proposed Lot is 3,750 square feet.
8. The current minimum Lot Width in the HR-1 Zoning District is 25 feet. The Proposed Lot is 50 feet wide.
9. No remnant Parcels are created with this Plat Amendment.

- 10. The proposed Lot Size is consistent with adjacent Lots.
- 11. The findings in the Analysis Section of the Staff Report are incorporated herein.

Conclusions of Law

- 1. The Plat Amendment is consistent with the Land Management Code, including LMC Chapter 15-2.2 *Historic Residential (HR-1) Zoning District*, and LMC § 15-7.1-6, *Final Subdivision Plat*.
- 2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
- 3. 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 Planning Department, 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 shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Plat approval 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. Any new development on 593 Park Avenue must comply with the Land Management Code.
- 4. Any new development on 593 Park Avenue must undergo the Historic District Design Review Process.
- 5. The Plat shall note that this Lot is subject to Ordinance 2023-24.

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

PASSED AND ADOPTED this 11th day of May 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

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 Nann Worel, MAYOR

ATTEST:



DocuSigned by:

 E5F905BB533F431...

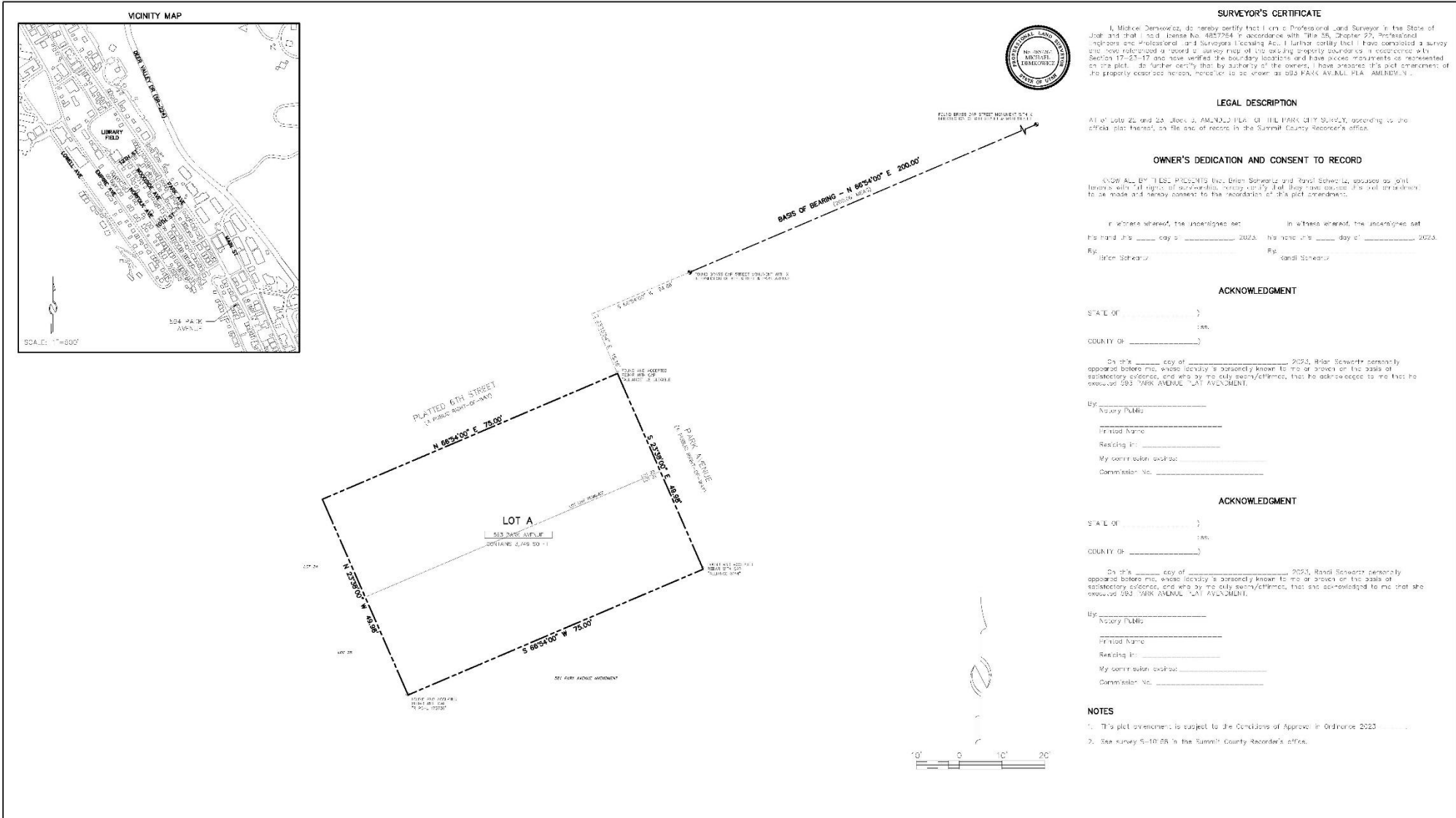
City Recorder

APPROVED AS TO FORM:

DocuSigned by:

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City Attorney



593 PARK AVENUE PLAT AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2023 BY _____ ENGINEERING DEPARTMENT	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2023 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2023 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2023 BY _____ PARK CITY TOWNLEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THE _____ DAY OF _____, 2023 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THE _____ DAY OF _____, 2023 BY _____ PARK CITY RECORDER	PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS _____ DAY OF _____, 2023 BY _____ SUMMIT COUNTY G'S COORDINATOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REGISTER OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
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