

Ordinance No. 11-04

**ORDINANCE APPROVING THE 2ND AMENDED LOTS 2-4 AND
3RD AMENDED LOT 1 ALTA VISTA SUBDIVISION PLAT,
PARK CITY, UTAH**

WHEREAS, the owners of the property located at 7905, 7965, 8045 Woodland View Drive have petitioned the City Council for approval of the 2ND Amended Lots 2-4 and 3RD Amended Lot 1 Alta Vista Subdivision; 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; and

WHEREAS, the Planning Commission held a public hearing on January 12, 2011, to receive input on the proposed plat amendment; and

WHEREAS, the Planning Commission, on January 12, 2011, forwarded a recommendation to the City Council; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment to create three legal lots of record from four existing lots and reduce the density of the subdivision.

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 2ND Amended Lots 2-4 and 3RD Amended Lot 1 Alta Vista Subdivision, 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 in the Residential Development (RD) zone and is subject to Section 15-2.13 of the Land Management Code and the Deer Valley Master Planned Development.
2. The RD zone is characterized by single family permanent and second homes and resort development condominiums and hotels.
3. The property is located at 7905 – 8045 Woodland View Drive in the Silver Lake neighborhood of Deer Valley.
4. The property consists of Lots 1, 2, 3, and 4 of the 1st Amended Lots 2 -7 and 2nd Amended Lot 1 Alta Vista subdivision. The plat amendment creates three lots of record from the existing four lots of record.

5. There is an existing single family home located on both Lot A and Lot C of the proposed 2ND AMENDED LOTS 2-4 AND 3RD AMENDED LOT 1 Alta Vista Subdivision. A new home may be built upon the vacant Lot B
6. There is no maximum house size in the Alta Vista subdivision.
7. There is a maximum area of disturbance of 10,000 square feet for each lot in the subdivision.
8. There is a minimum rear setback shown on the plat. The maximum rear setback is for all building improvements with the exception of cantilevered decks. Site disturbance can occur beyond this line and must be included in the maximum area of disturbance allowed. No driveway access is allowed from Royal Street.
9. There is no minimum or maximum lot size associated with the Alta Vista subdivision.
10. The combined lots result in the following areas per lot: Lot A is 43,315 square feet. Lot B is 30,742 square feet. Lot C is 51,517 square feet.
11. The plat amendment does not increase the density allowed by the Deer Valley Master Planned Development.
12. The applicant stipulates to the conditions of approval.
13. The discussion in the Analysis section is incorporated herein.

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 plat amendments.
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.

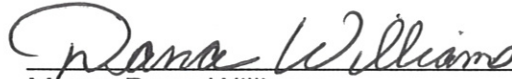
Conditions of Approval:

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; requirements for utility, snow storage, and encroachment agreements; and any conditions of approval, prior to recordation of the plat.
2. The applicant will record the subdivision 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 subdivision will be void, unless the City Council grants an extension of the approval.
3. The single unit of density that is forfeited in the subdivision is not transferable.
4. The Plat notes as shown in the analysis section of this report must be included on the new subdivision plat.

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

PASSED AND ADOPTED this 27th day of January, 2011.

PARK CITY MUNICIPAL CORPORATION



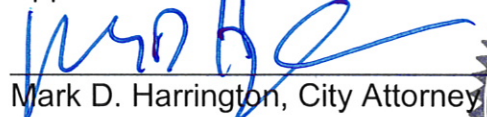
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

