

Ordinance No. 12-05

ORDINANCE APPROVING THE 920 NORFOLK AVENUE PLAT AMENDMENT LOCATED AT 920 NORFOLK AVENUE, PARK CITY, UTAH

WHEREAS, the owners of property located at 920 Norfolk Avenue have petitioned the City Council for approval of the 920 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; and

WHEREAS, the Planning Commission held a public hearing on March 14, 2012, to receive input on the 920 Norfolk Avenue Plat Amendment;

WHEREAS, the Planning Commission, on the aforementioned date, forwarded a positive recommendation to the City Council;

WHEREAS; the City Council, held a public hearing on March 29, 2012; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the 920 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 920 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 property is located at 920 Norfolk Avenue within the Historic Residential (HR-1) Zoning District.
2. The HR-1 Zone District allows for detached single-family dwellings as a permitted use.
3. The existing 1,840 square foot home known as the "Fred Larson House" was built in 1892 and is shown on the Historic Sites inventory as a "Landmark Site".
4. The proposed amended plat will solve existing nonconformities associated with the existing home, including the fact that the home currently straddles two (2) lot lines and has a one-foot (1) side-yard setback between it and the existing lot line. The new amended plat will erase the lot lines the home now straddles, and will create a new nineteen foot (19') side-yard setback.
5. The existing home will continue to have a legal-nonconforming 4.5 side-yard setback to the north property line of proposed Lot 1. Five feet is the current setback requirement in the HR-1 Zone.
6. The proposed amended plat combines existing south half of Lot 27 and Lots 28 through 31 of Block 10 of the Snyder's Addition (four and a half existing lots) into three new lots.
7. Lot 1 with the historic house will include the south half of lot 27, lot 28 and the north half of lot 29, Lot 2 will contain the south half of lot 29 and lot 30, and Lot 3 will contain Lot 31.
8. Proposed Lot 1 is 3,750 square feet, proposed Lot 2 is 2,812.5 square feet, and proposed Lot 3 is 1,875 square feet.

9. Any new construction on any of the Lots will require approval through the Historic Design Review (HDDR) process, as well as any future additions to the existing historic home.
10. Conformity with the Design Guidelines for Historic Districts and Historic Sites adopted in 2009 will be required for any new construction or additions and exterior remodeling of the existing historic home.
11. The existing historic home has no available off-street parking, however none are required due to the fact that the home is historic, and historic homes are exempt from off-street parking requirements.

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.

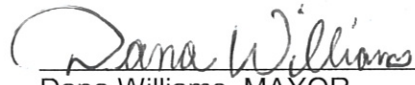
Conditions of Approval:

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. No building permits shall be issued for additions to the existing home, or for new homes on the adjoining lots, until the subdivision is recorded.
4. A 10 foot wide public snow storage easement will be provided along the frontage of the property.

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

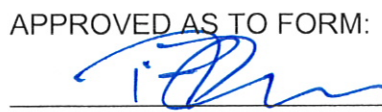
PASSED AND ADOPTED this 29th day of March, 2012.

PARK CITY MUNICIPAL CORPORATION


 Dana Williams, MAYOR

ATTEST:

 Janet M. Scott, City Recorder

APPROVED AS TO FORM:

 Mark D. Harrington, City Attorney

