Draft Ordinance No. 2021-34

AN ORDINANCE APPROVING THE 1003 NORFOLK AVENUE AMENDED PLAT, LOT 1 AND LOT 2 IN BLOCK 16 OF SNYDER'S ADDITION, PARK CITY, UTAH.

WHEREAS, the owners of the property known as 1003 Norfolk Avenue, petitioned the City Council for approval of the 1003 Norfolk Avenue Subdivision; and

WHEREAS, on July 13, 2021, the property was properly posted, and legal notice was sent to all affected property owners; and

WHEREAS, on July 13, 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 July 28, 2021, held a public hearing and forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council on September 2, 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 1003 Norfolk Avenue 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 1003 Norfolk Avenue Subdivision, 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 1003 Norfolk Avenue in the Historic Residential (HR-1) District.
- 2. The property consists of two lots, Lot 1 and Lot 2, SA-164.
- 3. The lot is improved with a house built circa 1904 which is considered a Landmark Historic Structure constructed across the internal lot line.
- 4. The combined lot will meet all Lot and Site Requirements and the density of the site is not changing.
- 5. Any redevelopment will be subject to the City's HDDR process.
- 6. Staff finds Good Cause for this Plat Amendment as it will remove an internal lot line under the Landmark Historic Structure, and it will create a new lot of record for the existing historic structure and use.
- 7. The findings in the analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this Plat Amendment as the Amendment will preserve the present land Use and character of the Historic residential area, will remove an

- internal lot line under the Landmark historic structure, and will create a new lot of record.
- 2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions, including LMC § 15-7.
- 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.
- 5. No Public Streets, Right-of-Way or easements have been vacated or amended.

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 request for an extension is submitted in writing and approved by the City Council.
- 3. The applicant shall enter into an encroachment agreement with the City for the garage prior to recording the plat amendment.
- 4. A Plat Note shall indicate that the Plat is subject to Ordinance 2021-34.

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

PASSED AND ADOPTED this 2nd day of September 2021.

PARK CITY MUNICIPAL CORPORATION

Docusigned by:

Andy Beerman, MAYOR

ATTEST:

Docusigned by:

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Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Docusigned by:

Mark Harrington

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City Attorney's Office

15 ENTRY NUMBER:
900K
STATE OF UTAH, COUNTY OF
DATE:
FEE PAD:
RECORDED AND FILED AT THE REQUES RECORDED **BLOCK 10** Park City Surveying BLOCK 13 1003 NORFOLK AVENUE AMENDED PLAT
LOT 1 & LOT 2 IN BLOCK 16 OF SNYDER'S ADDITION TO PARK CITY
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
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STAMPED "ALLANCE ENG.
1.5 163931" FOUND SURVEY MONUMENT (AS DESCRIBED IN PECCRIS FOUND MAE & BRASS - NE STANDED "NE STANDED LOT 3 1009 NORFOLK SA-165-A STREET MONUMENT BY: JEFF WARD, GIS DIRECTOR SJAWIT COUNTY DIS COORDINATOR OMEST SECURIONAL ALC SECURIT TO RECORD THAT WAS A THE DESCRIPTION OF THE THAT WAS A THAT SECURIOR THAT OF THAT PERSONALTY ROOM TO BE OF PRODRE OF THE BASIS OF SATER-CIPTER ENDINGE, TO TOO SHOW SHOW THE BASIS OF SATER-CIPTER ENDINGE, TOO SHOW SHOW THE BASIS OF SATER-CIPTER ENDINGE, TOO THE BASIS OF SATER-CIPTER ENDINGE OF THE OWN CERTIFICATE OF ATTEST CERTIFY THIS RECORD OF SURVEY MAP PPROVED BY PARK CITY COUNCIL THIS DAY OF 12 12 TBBRT2 HT8 PARK CITY PLANNING COMMISSION PPROVED AND ACCEPTED BY THE PARK CITY LANNING COMMISSION ON THIS _____ DAY OF 28 28 23 23 BASIS OF BEARINGS & VICINITY MAP 24 25 ALL OF LOT 1 AND LOT 2 OF BLOCK 16, SHYDDIS ADDITION TO PAIR CITY, ACCIDITION TO THE OFFICIAL PLAT THEREOF ON PLE AND OF RECORD IN THE OPPICE OF THE STAMMT COUNTY, UTAH RECORDER'S OPPICE, RECORDED FEB. 15, 1912. COUNCIL APPROVAL & ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____ 13 4. THE FLAT IS SHEED TO PARK OIT ORGANISE SE-3, ENTRY 188603, RECORDS EXPREMENT IN, 19.
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Exhibit A - 1003 Norfolk Avenue Subdivision