

Ordinance No. 10-20

AN ORDINANCE APPROVING THE 1059 PARK AVENUE SUBDIVISION LOCATED WITHIN LOT 14 AND THE SOUTHERLY 10 FEET OF LOT 15 IN BLOCK 4, SNYDERS ADDITION TO THE PARK CITY SURVEY, PARK CITY, SUMMIT COUNTY, UTAH

WHEREAS, the owner of the properties known as 1059 Park Avenue, has petitioned the City Council for approval of a plat amendment for the existing Lot 14 and the southerly 10 feet of Lot 15 in Block 4, Snyders Addition to the Park City Survey; 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 April 28, 2010, to receive input on the 1059 Park Avenue Subdivision; and

WHEREAS, the Planning Commission, on April 28, 2010, forwarded a positive recommendation to the City Council; and

WHEREAS, on May 20, 2010, the City Council approved the 1059 Park Avenue Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 1059 Park 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 1059 Park Avenue 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 at 1059 Park Avenue within the HR-1 zoning district.
2. The plat amendment is for the existing Lot 14 and the southerly 10 feet of Lot 15 in Block 4, Snyders Addition to the Park City Survey
3. The proposed plat amendment will create one lot of record that is 35 feet wide by 75 feet deep. The minimum lot width in the HR-1 zone is 25 feet.
4. The area of the proposed lot is 2625 square feet. The minimum lot size in the HR-1 zoning district is 1875 square feet. There is an existing historic home located at 1059 Park Avenue.

5. The neighborhood is characterized by single family and multi-family homes and condominiums.
6. All findings within the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. As conditioned the subdivision is consistent with the Park City General Plan.

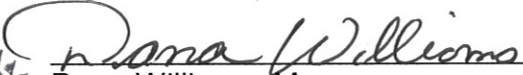
Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording 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 and the plat will be void.
3. A ten foot wide public snow storage easement is required along the front of the property.
4. No remnant parcels are separately developable.

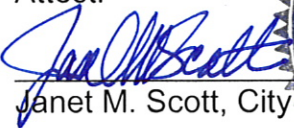
SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 20th day of May 2010.

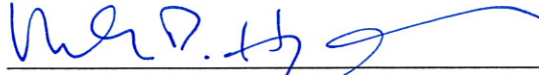
PARK CITY MUNICIPAL CORPORATION


Dana Williams, Mayor

Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, City Attorney





SEAL OF THE CITY OF PARK CITY, UTAH

BEFORE ME, the undersigned authority, on this _____ day of _____, 2013, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public for the State of Utah

PLANNING COMMISSION

WHEREAS, the Commission on the 13th day of _____, 2013, held a public hearing on the proposed subdivision of Lot 14 and the southerly 10' of Lot 15 in Block 4, Synners Addition to Park City Survey, and the Commission has approved the same, and the Commission has adopted the following resolution:

COMMISSION'S RESOLUTION AND COMMENT TO RECORD

That the Commission has approved the subdivision of Lot 14 and the southerly 10' of Lot 15 in Block 4, Synners Addition to Park City Survey, and the Commission has adopted the following resolution:

That the Commission has approved the subdivision of Lot 14 and the southerly 10' of Lot 15 in Block 4, Synners Addition to Park City Survey, and the Commission has adopted the following resolution:

APPROVED AND ADOPTED by the Commission on this _____ day of _____, 2013.

FOR THE COMMISSIONER:

FOR THE CLERK:

ADMINISTRATIVE

Form of _____

County of _____

City of _____

On this _____ day of _____, 2013, I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in my office.

Witness my hand and the seal of the County of _____, Utah, at _____, Utah, this _____ day of _____, 2013.

County Clerk

Notary Public

Notary Public

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Notary Public

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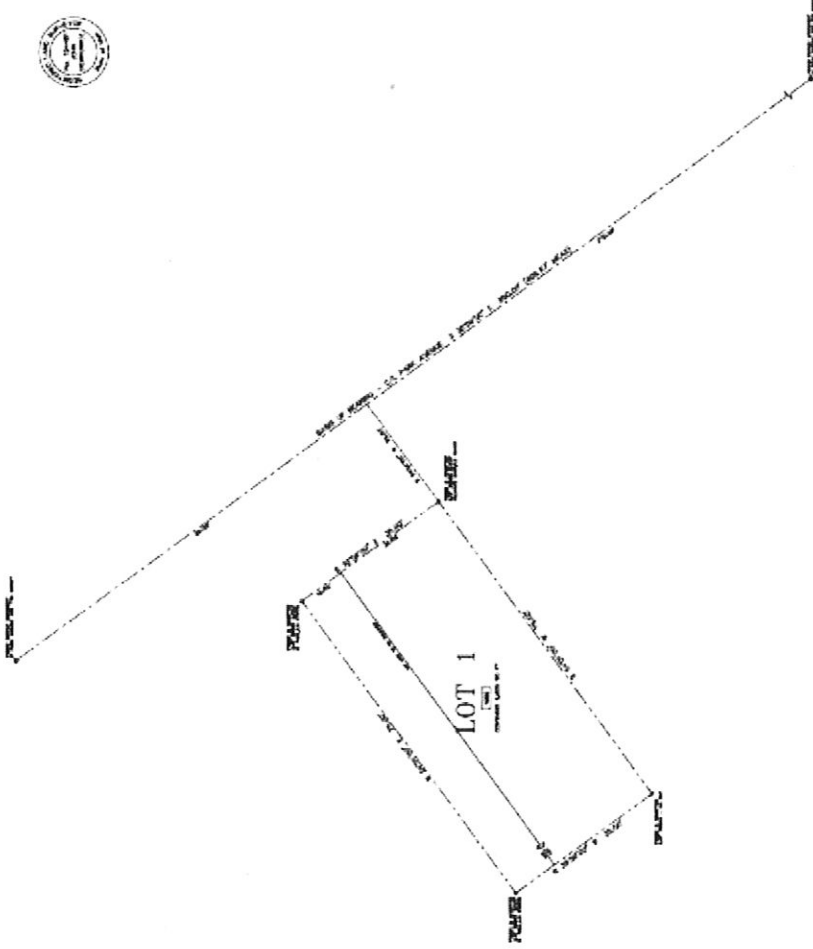
Notary Public

Notary Public

Notary Public

1059 PARK AVENUE SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, 34TH EAST RANGE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH



SHEET 1 OF 1

<p>RECORDED</p> <p>DATE OF ORIGINAL RECORDING: _____</p> <p>AS THE RESULT OF: _____</p> <p>FILE NO.: _____</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE</p> <p>DATE OF ORIGINAL RECORDING: _____</p> <p>AS THE RESULT OF: _____</p> <p>FILE NO.: _____</p>	<p>CERTIFICATE OF APPROVAL</p> <p>DATE OF ORIGINAL RECORDING: _____</p> <p>AS THE RESULT OF: _____</p> <p>FILE NO.: _____</p>	<p>APPROVAL AS TO FORM</p> <p>DATE OF ORIGINAL RECORDING: _____</p> <p>AS THE RESULT OF: _____</p> <p>FILE NO.: _____</p>	<p>ENGINEER'S CERTIFICATE</p> <p>DATE OF ORIGINAL RECORDING: _____</p> <p>AS THE RESULT OF: _____</p> <p>FILE NO.: _____</p>	<p>PLANNING COMMISSION</p> <p>DATE OF ORIGINAL RECORDING: _____</p> <p>AS THE RESULT OF: _____</p> <p>FILE NO.: _____</p>	<p>STREETSIDE WATER TABLE RECLAMATION REPORT</p> <p>DATE OF ORIGINAL RECORDING: _____</p> <p>AS THE RESULT OF: _____</p> <p>FILE NO.: _____</p>
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