

Ordinance No. 2020-06

AN ORDINANCE APPROVING THE 322 PARK AVENUE PLAT AMENDMENT
LOCATED AT 322 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 322 Park Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on December 20, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, on December 21, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on January 8, 2020, to receive input on the Plat Amendment; and

WHEREAS, the Planning Commission, on January 8, 2020, forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 30, 2020, the City Council held a public hearing to receive input on the Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 322 Park Avenue Plat Amendment located at 322 Park Avenue.

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

SECTION 1. APPROVAL. The 322 Park Avenue Plat Amendment, 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 322 Park Avenue.
2. The property consists of Lot 27 and Lot 28 of Block 11 of the Park City Survey.
3. The property is in the Historic Residential (HR-2A) District.
4. The properties are vacant of structures with the exception of a retained utility pad area that is a remnant of the previous incarnation of the adjacent building to the north and crosses the lot line between Lot 27 and Lot 28.
5. The lots are further constrained by a number of easements.
6. The applicant proposes to combine the subject Lots into one Lot of Record.
7. The proposed Lot meets the Lot and Site Requirement of the Land Management Code.

8. The applicant has stated that no project is proposed for the combined lots at the present time.
9. Any future project on the site will be subject to the Design Guidelines for Park City's Historic Districts and the Land Management Code.
10. No public Streets, Right-of-Way, or easements will be vacated or amended as a result of this Plat Amendment.

Conclusions of Law:

1. There is good cause for this Plat Amendment that will combine two lots into one larger lot resolving having an existing structure cross lot lines (the retaining walls and utility pads) and make the constrained lot more developable, potentially allowing for a Single Family Dwelling or other Use with a Conditional Use Permit.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Lot combinations.
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 Planner, 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 will record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the Plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
3. New construction shall meet Lot and Site Requirements of the HR-2A District per the Land Management Code in effect at the time of building permit submittal.
4. A Historic District Design Review application is required for any new construction proposed at the Site.
5. A 10 foot wide public snow storage easement is required along Park Avenue.

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

PASSED AND ADOPTED this 30th day of January, 2020.

PARK CITY MUNICIPAL CORPORATION



Mayor Andy Beerman

ATTEST:

Michelle Kellogg
Michelle Kellogg, City Recorder



APPROVED AS TO FORM:

Margaret Plane
Margaret Plane, Special Counsel

