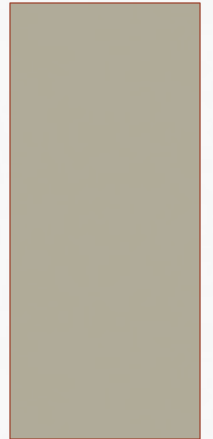


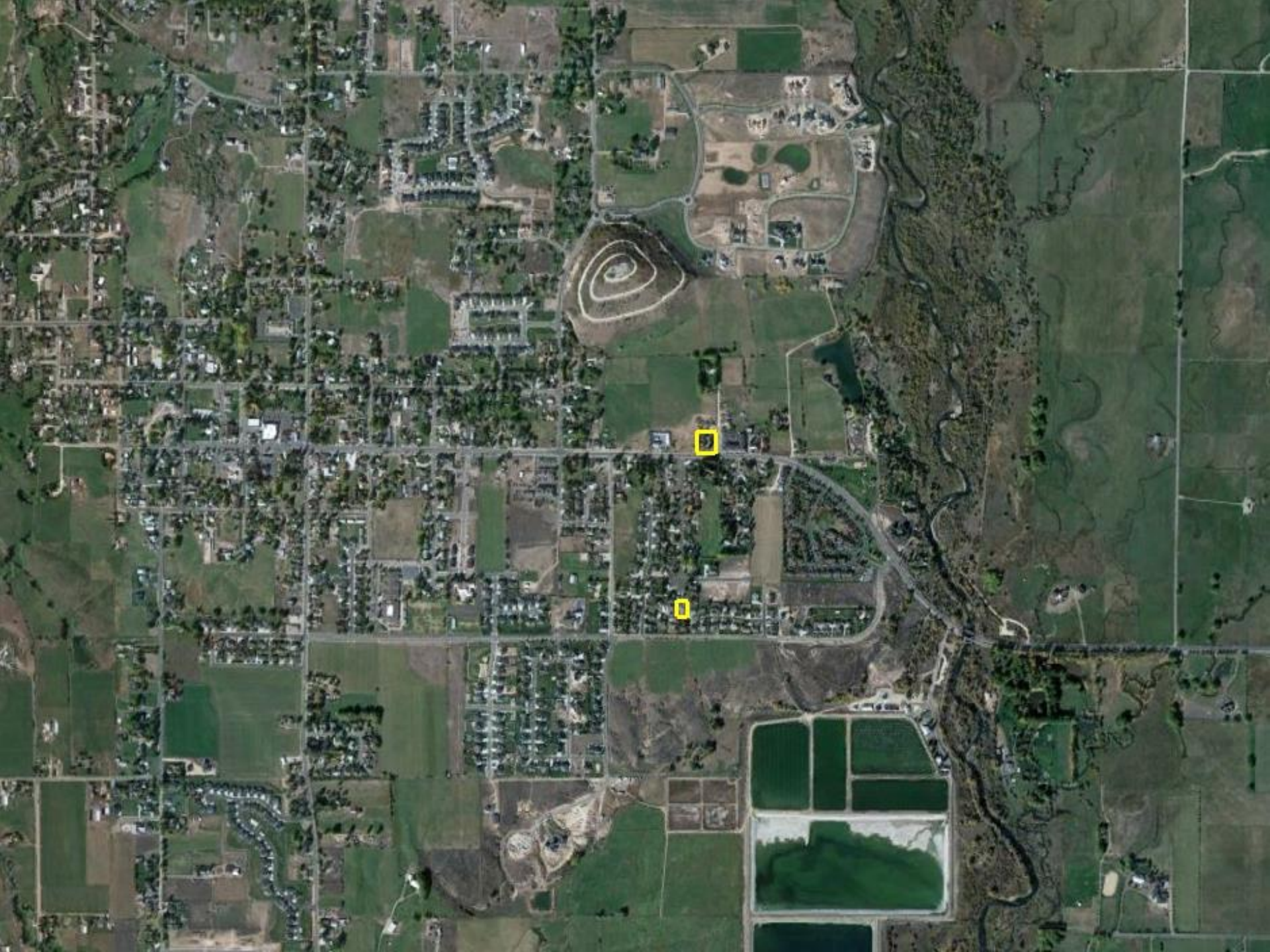
RELOCATION OF DWELLING

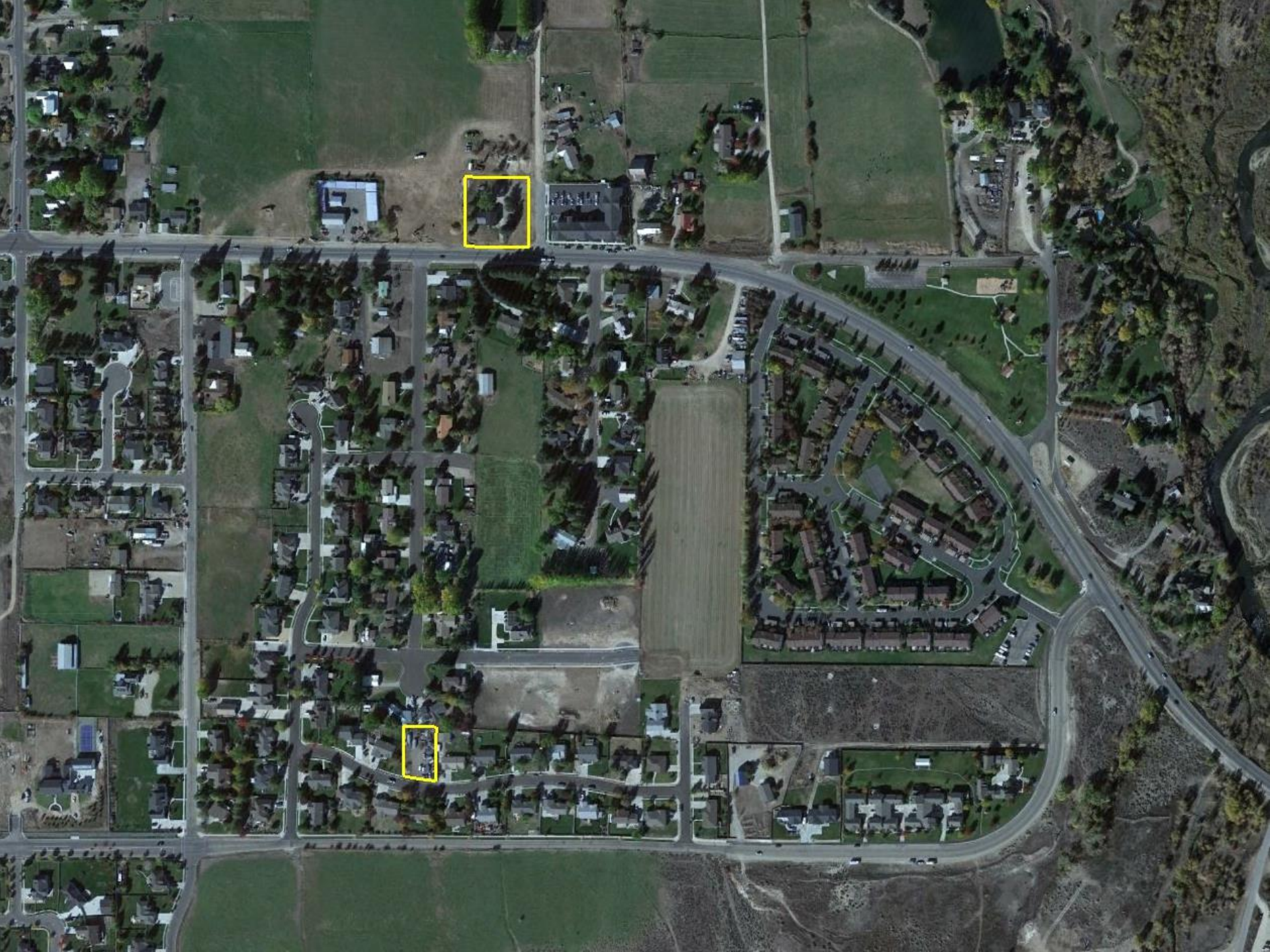
RENDT MARTIN

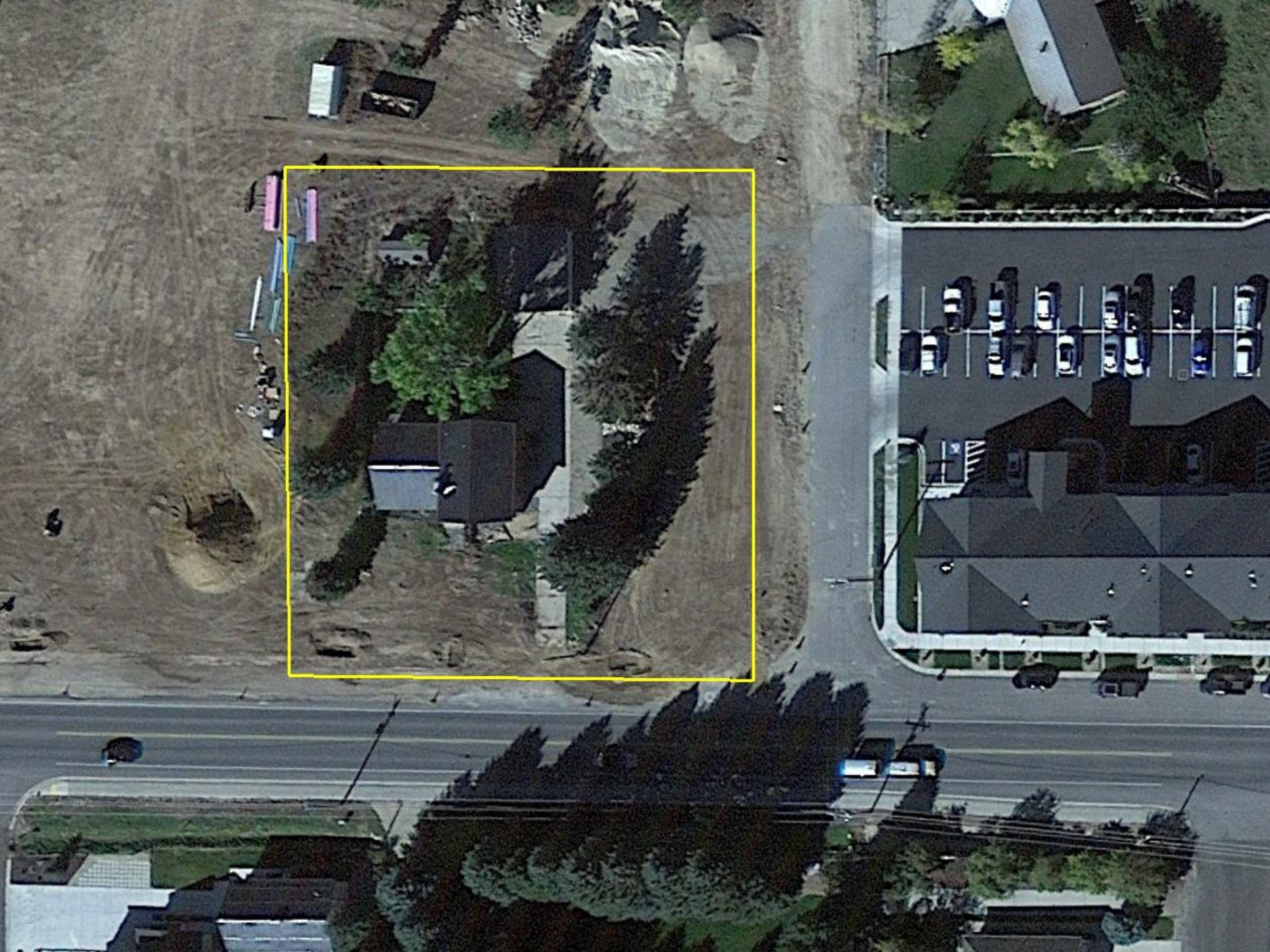


PROJECT SUMMARY

- Move dwelling at 665 East Main to 611 East 260 South
- Proposed site is in an approved subdivision and has all utility connections
- Some utility lines may need to be disconnected and service interrupted to accommodate moving the dwelling
- Some trees will need to be trimmed to allow passage
- Property owners will not be able to park on the street to allow passage





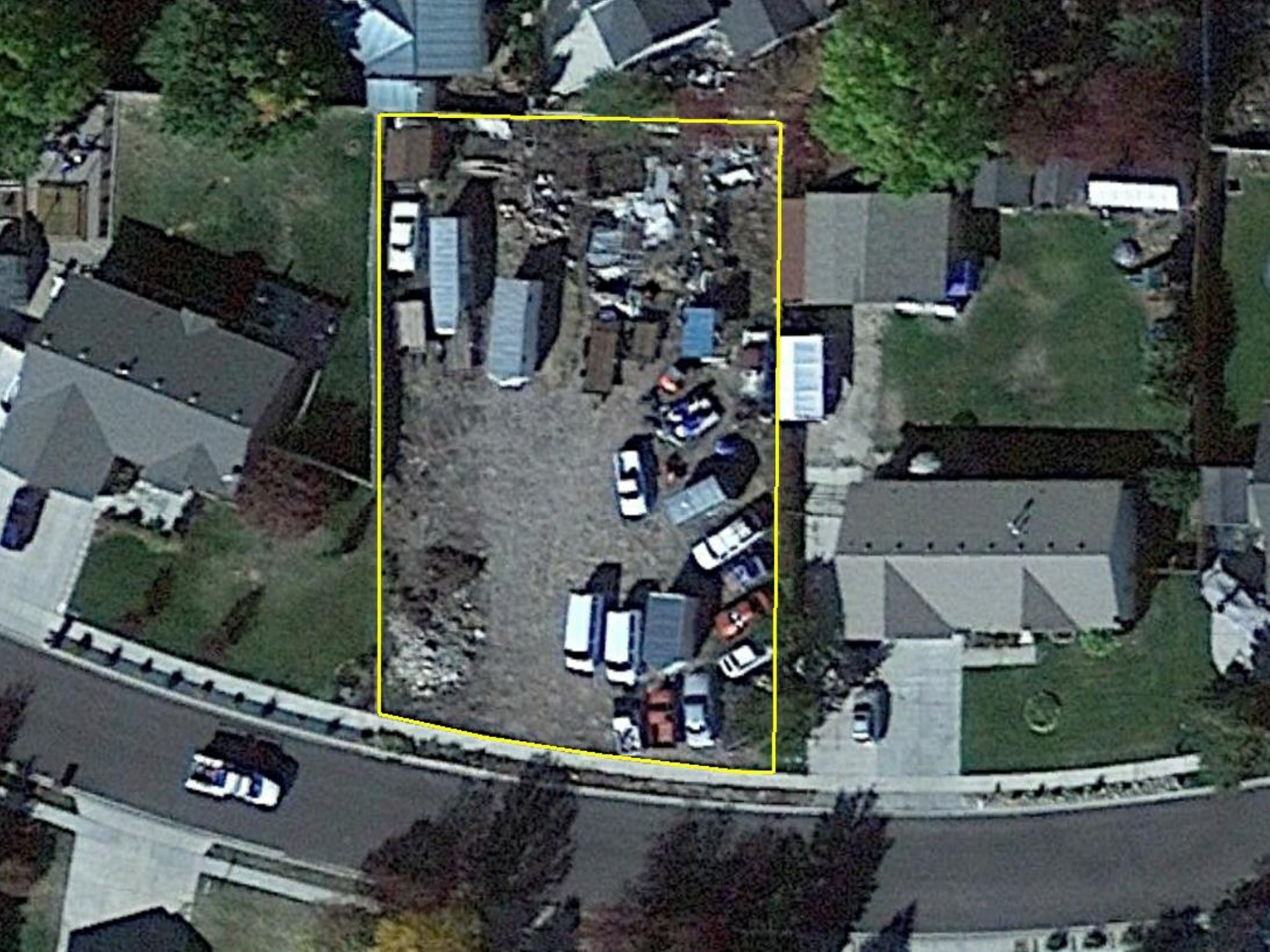


MIDWAY HERITAGE DWELLING



OUTBUILDING









Current Location

Route 1

Route 2

Proposed Location

ROUTE 1



ROUTE 1



ROUTE 1



ROUTE 1



ROUTE 1



ROUTE 2



ROUTE 2



ROUTE 2



ROUTE 2



ROUTE 2



ROUTE 2



SECTION 16.13.310

- 1. Location and address of both the old and new sites.
 - Current address: 665 East Main
 - Proposed address: 611 East 260 South
- 2. Plot plan of the new site, showing adjacent lots on all sides of the property and indicating all structures and improvements on said lots.
 - A plot plan has been submitted. It appears the structure is able to comply with the setback requirements for the R-1-11 zone.

SECTION 16.13.310

- 3. Plans and specifications for the proposed improvements at the new location, including plans for landscaping treatment.
 - The owner will need to apply for a building permit for the proposed location of the dwelling. A foundation will need to be constructed and the dwelling will be inspected as part of the building permit process.
- 4. Certification by a licensed structural engineer that the structure is sound enough to be moved shall be provided
 - Adam Huff, S.E., provided a letter stating that it is feasible to move the dwelling. The proposed site of the dwelling is in an approved subdivision and has the basic services stubbed to the property.

SECTION 16.13.310

- 1. That the building will have no appreciable detrimental effect on the living environment and property values in the area into which the structure is to be moved.
- 2. That the building is in conformity with the quality of buildings existing in the area into which it is proposed to be moved.
- 3. That said building and the lot on which the building is to be located will conform to the requirements of the Land Use Title and other applicable sections of the Municipal Code.

SECTION 16.13.310

- 4. That the location on the lot does not in any substantial way adversely affect buildings or uses on abutting properties.
- 5. That all landscaping, walkways and masonry work about the premises and the required dedications and improvements for streets and facilities and buildings shall be provided in conformity with the standards of the City.
- 6. That a bond or other assurance has been posted as a guarantee that the building and grounds will be improved as stipulated by the City Council before the building is occupied, and that the vacated site will be restored to a safe and slightly condition. The amount of the bond or other assurance shall be at least equal to the cost of employing a contractor to make the improvement to the buildings and premises as required by the City Council.

ITEMS TO CONSIDER

- Dwelling will be elevated at its current location and at the proposed location
 - It's important to minimize the amount of the time the dwelling is elevated
 - Safety
 - Aesthetics on Main Street and in the Fox Den neighborhood if the home is left elevated for an extended period of time

POSSIBLE FINDINGS

- Moving the dwelling will allow the dwelling to not be demolished.
- Dwellings are a permitted use in the R-1-11 zone.
- The property has been used for noncommercial storage but if a dwelling is allowed to be moved onto the property then the use of the property will be more conforming to the surrounding properties.
- Power and communication service will most likely be disrupted to some property owners in the area if the dwelling is moved.

RECOMMENDED CONDITIONS

- 1. The dwelling cannot be left off a foundation for more than 30 days at either its current location or at its proposed location.
- 2. A \$10,000 “out of pocket” account is established with the City to help assure that the dwelling will not be left off a foundation more than the approved amount of time. Each day that the dwelling is left off its foundation more than the approved amount of time then the City will deduct \$100 from the “out of pocket” account. Any money deducted from the account will not be returned to the applicant.
- 3. UDOT approval must be submitted to the City before the building permit for the foundation is issued.

RECOMMENDED CONDITIONS

- 4. Property owners along the chosen route must be informed, by the applicant, with flyers of the date and time when the dwelling will be moved to assure that no vehicles are left parked on the public road.
- 5. Any trees that need to be trimmed must be completed by the applicant with the consent of the owner of the tree.
- 6. Any damage to personal or public property because of the moving of the dwelling is the responsibility of the applicant.
- 7. The applicant must receive approval from Heber Light & Power and any other utility companies before the dwelling is moved and supply the City with proof of the approval.