

Ordinance No. 2018-09

AN ORDINANCE APPROVING THE RIDGE AVENUE PLAT AMENDMENT, LOCATED AT 123 RIDGE AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Alice Claim Subdivision AND 123 Ridge Avenue, have petitioned the City Council for approval of the Ridge 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 according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on May 25, 2016, July 13, 2016, and July 27, 2016 to receive input on the proposed subdivision;

WHEREAS, on May 25, 2017, February 15, 2018, and March 8, 2018 the City Council held a public hearing on the proposed Alice Claim Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed Alice Claim Subdivision plat.

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 Ridge 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 site is located 123 Ridge Avenue.
2. The site is Lot 1 of the Ridge Avenue Subdivision.
3. The site is within the HRL District.
4. The applicant requests that the City review the Ridge Avenue Plat Amendment.
5. The applicant proposes a change to adjust Lot 1.
6. The proposed amendment swaps a 2,057 square foot triangular portion of Lot 1 with corresponding 2,057 square foot triangular portion of Lot 9 and Lot 8 of the proposed Alice Claim Subdivision and Plat Amendment.
7. There is no increase or reduction in the size of either subdivision.
8. The resulting reconfiguration allows the "squaring up" of these lots through this Plat Amendment and the adjacent Lot 9 and Lot 8 of the proposed Alice Claim Subdivision and Plat Amendment.

Conclusions of Law

1. There is good cause for this plat amendment as associated with the Alice Claim Subdivision and Plat Amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions and plat amendments.
3. Neither the public nor any person will be materially injured by the 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. If the plat is not recorded within this time period, it shall be null and void and any resubmittal shall be a new application which is subject to all review requirements, zoning restrictions and subdivision regulations at the time of the submittal.
3. The conditions of approval of the Ridge Avenue Subdivision shall continue to apply.

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

PASSED AND ADOPTED this 8th day of March, 2018

PARK CITY MUNICIPAL CORPORATION



Andy Beerman, MAYOR

ATTEST:





Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

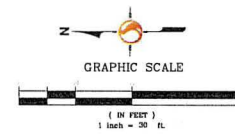
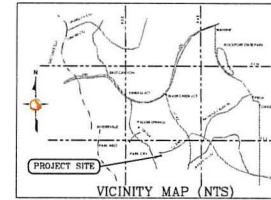
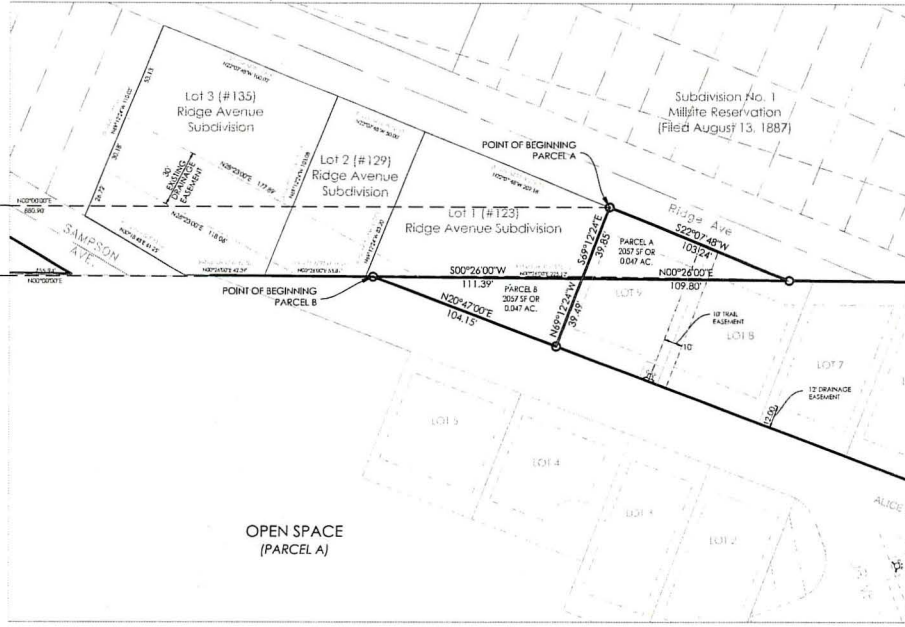


Mark Harrington, City Attorney

Attachment 1 - Proposed Plat Amendment

RIDGE AVENUE SUBDIVISION AMENDING LOT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



NOTES

- The basis of bearings of this Plat is between two existing Section Corner Monuments, the bearing between the Northeast Corner and the North Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, is N89°07'21"W, as measured in the field.
- The purpose of this plat is to amend Lot 1 to include Parcel B, and to remove Parcel A shown on the original plat of Ridge Avenue Subdivision as recorded December 13, 1993, Entry No. 44448 in the Summit County Recorder's Office.
- This amended plat is subject to all of the restrictions pertaining to the original recorded plat, other than any easements shown herein. They include, but not limited to, easements, right-of-way, covenants, conditions, restrictions, and other matters of record.
- The dimensions shown on record on this plat are taken from said recorded Ridge Avenue Subdivision plat, which shows the distances to be calculated rather than measured or record.

SURVEYOR'S CERTIFICATE

I, Greg Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 181228 as prescribed under the laws of the State of Utah. I further certify that authority of the Owner, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as:

RIDGE AVENUE SUBDIVISION AMENDING LOT 1

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

PARCEL A
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Southeastern line of Lot 1, Ridge Avenue Subdivision as shown on the plat recorded December 13, 1993, Entry No. 44448 in the Summit County Recorder's Office, said point being 103.24 feet to the Southwesterly Corner of said Lot 1; thence, along the West line of said Lot 1, 103.24 feet to the Southwesterly Corner of said Lot 1; thence, along the West line of said Lot 1,

Contains: 2700 Square Feet or 0.048 Acres.

PARCEL B
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the West line of Lot 1, Ridge Avenue Subdivision as shown on the plat recorded December 13, 1993, Entry No. 44448 in the Summit County Recorder's Office, said point being 103.24 feet to the Southwesterly Corner of said Lot 1; thence, along the West line of said Lot 1,

Contains: 2012 Square Feet or 0.046 Acres.



Date: _____
GREGORY A. CATES
P.L.S. No. 181228

OWNER'S DEDICATION

Know all men by these presents that _____ the _____ (undersigned owner) of the above described tract of land, having owned the same to be subdivided into lots and streets as hereafter known as:

RIDGE AVENUE SUBDIVISION AMENDING LOT 1

do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for Public use.

In witness whereof, _____ day of _____ A.D., 20____ this _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH } ss.
On the _____ day of _____ A.D., 20____ personally appeared before me _____ who being duly sworn or affirmed, do say that herein is the _____ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: _____
My commission expires: _____ Name: _____ Notary Public commissioned in Utah

RIDGE AVENUE SUBDIVISION AMENDING LOT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SEITTEL, DEPARTMENT OF HERALD
JAN 11 2011 10:00 AM
FEE: _____ BOOK: _____ PAGE: _____
SUMMIT COUNTY RECORDER

NORTH EAST CORNER SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
BEARING & DISTANCE TO NE CORNER
OF NE 1/4 SECTION 21
N 89° 07' 21" W
103.24 FT
SEE MAP SHEET 8-2011

NORTH 1/4 CORNER SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
BEARING & DISTANCE TO NE CORNER
OF NE 1/4 SECTION 21
N 89° 07' 21" W
103.24 FT
SEE MAP SHEET 8-2011

| EASEMENT APPROVAL | |
|---------------------|------|
| OWNER | DATE |
| HOODY TRADING POWER | DATE |
| CERTAINLY (LAWYER) | DATE |
| CONTRACT | DATE |

Owner agrees to this plat only for the purpose of confirming that the plat contains public utility easements. Owner may bring any other easements to bear to verify this instrument. The approval does not constitute obligation or waiver of any other rights. It is agreed that a condition provided by law or statute. This instrument does not constitute acceptance, approval or confirmation of any items contained on the plat including those set forth in the Owners Declaration and the Notes and does not constitute a guarantee of accuracy unless otherwise stated herein. For further information please contact Stantec's right of way department at 1-800-368-6522

| No. | Revisions | By | Date |
|-----|-----------|----|------|
| | | | |

| Project Number | Rev. | Owner/Subdivider |
|--------------------|------|--------------------|
| 123-129 Ridge, LLC | | 123-129 Ridge, LLC |
| | | P.O. BOX 244 |
| | | PARK CITY, UTAH |
| | | 84060 |

| SNYDERVILLE BASIN SEWER DISTRICT |
|---------------------------------------------------------------|
| REVIEW FOR CONFORMANCE ON THE _____ DAY OF _____ A.D., 20____ |
| S.W.R.D. |

| MAYOR |
|-----------------------------------------------------------------------------------------------------|
| APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20____ |
| MAYOR |

| PARK CITY ENGINEER |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I, _____ PARK CITY ENGINEER, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THE OFFICE AND IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. |
| DATE _____ PARK CITY ENGINEER |

| APPROVAL AS TO FORM |
|----------------------------------------------------------|
| APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ |
| ATTORNEY |



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123-129 Ridge, LLC, 123-129 Ridge, LLC, 123-129 Ridge, LLC