

**Ordinance No. 2020-11**

**AN ORDINANCE APPROVING A ONE YEAR EXTENSION OF THE MARCH 8, 2018 APPROVAL OF THE RIDGE AVENUE SUBDIVISION AMENDING LOT 1 LOCATED AT THE INTERSECTION OF KING ROAD, RIDGE AVENUE, AND SAMPSON AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of the property located at 123 Ridge Avenue has petitioned the City Council for approval of a one year extension of time to record the Ridge Avenue Subdivision Amending Lot 1; and

WHEREAS, on January 16, 2020, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on January 15, 2020, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, on January 30, 2020, the City Council held a public hearing and approved a one year extension through March 8, 2021 Ridge Avenue Subdivision Amending Lot 1 Plat Amendment;

WHEREAS, it is in the best interest of Park City, Utah to approve the one year extension of the March 8, 2019 Ridge Avenue Subdivision Amending Lot 1 Plat Amendment to March 8, 2021.

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

**SECTION 1. APPROVAL.** The one year extension of the March 8, 2019 Ridge Avenue Subdivision Amending Lot 1 Plat Amendment, 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 123 Ridge Avenue.
2. The site is Lot 1 of the Ridge Avenue Subdivision.
3. The project was approved by the City Council on March 8, 2018 as Ordinance 2018-09 and extended for a year as Ordinance 2019-09.
4. Condition of Approval #2 of Ordinance 2019-09 requires that the Plat Amendment be recorded by March 8, 2020.
5. The applicant has stated that they have been working diligently to satisfy the Conditions of Approval of Ordinance 2019-09 but still have to complete some public improvements prior to recording the Plat Amendment.
6. Per [LMC 15-7.1-6\(C\)\(5\) Final Subdivision Plat](#), applicants may request time extensions of the City Council approval by submitting a request in writing to the Planning Department prior to expiration of the approval.
7. The applicant submitted a Request for Extension Application to the Planning Department on December 4, 2019 prior to the March 8, 2020 expiration.

8. The City Council may grant an extension to the expiration date when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the requirements for a Final Plat in Section 15-1-12.
9. Staff has reviewed the applicant's Request for Extension and found no changes in circumstance, including no physical changes to the property or surroundings.

**Conclusions of Law:**

1. There is good cause for this one year extension of the March 8, 2019 Ridge Avenue Subdivision Amending Lot 1 Plat Amendment to March 8, 2021.
2. The extension is consistent with the Park City Land Management Code and applicable State law Subdivisions and Plat Amendments.
3. Neither the public nor any person will be materially injured by the proposed one year extension of the March 8, 2019 Ridge Avenue Subdivision Amending Lot 1 Plat Amendment.
4. Approval of the one year extension, 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. With the exception of Condition of Approval #2 all Conditions of Ordinance 2019-09 remain in full force and effect.
2. The applicant will record the Ridge Avenue Subdivision Amending Lot 1 Plat Amendment prior to March 8, 2021 unless an additional extension is submitted to the Planning Department and approved by the City Council prior to expiration of this approval.

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

PASSED AND ADOPTED this 30<sup>th</sup> day of January, 2020.

PARK CITY MUNICIPAL CORPORATION

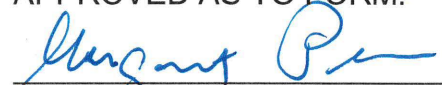
  
\_\_\_\_\_  
Andy Beerman, MAYOR

ATTEST:

  
\_\_\_\_\_  
Michelle Kellogg, City Recorder



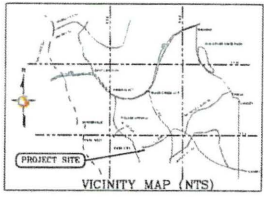
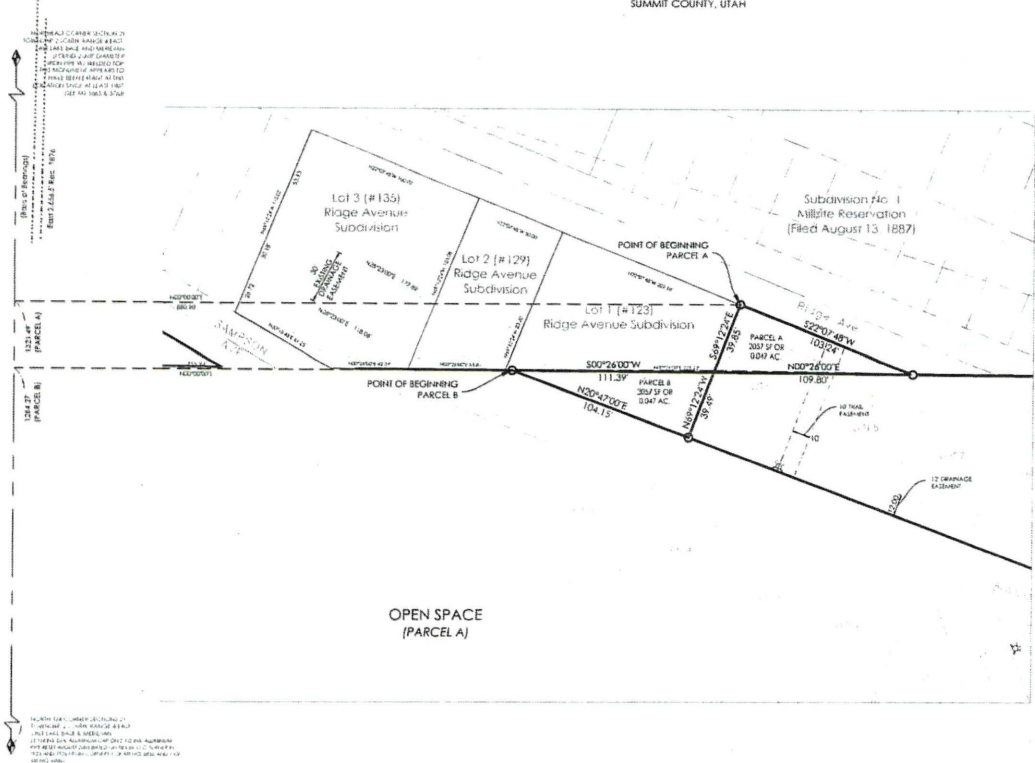
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Margaret Plane, Special Counsel

# 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



**SURVEYOR'S CERTIFICATE**  
I, Greg Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 141224 as provided under the laws of the State of Utah. Further, that by authority of the Owner, I have made a survey of the tract of land shown on this plat and described herein, and have indicated 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 fully 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, 1995, Lot 44402) at the Summit County Recorder's Office, and proceeding  
S00°26'00\"/>

**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 fully 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, 1995, Lot 44402) at the Summit County Recorder's Office, and proceeding  
S00°26'00\"/>

Date: \_\_\_\_\_  
GREGORY A. CATES  
P.L.S. No. 141224  


**OWNER'S DEDICATION**  
Know all men by these presents that \_\_\_\_\_, the \_\_\_\_\_ (underlying owner) of the above described tract of land, bearing a record that same to be indicated into lots and streets to be hereinafter 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 hereinafter described, and  
in witness whereof, \_\_\_\_\_, have hereunto set their hands and seals, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH     §1.  
COUNTY OF \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being the \_\_\_\_\_ of \_\_\_\_\_, and that the within owner's identification was signed by him/her in full of the said corporation by authority of its Board of Directors, and that said corporation executed the same.

My commission number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_ Name: \_\_\_\_\_ Notary Public, commissioned in Utah

**NOTES**  
1. The base of bearings of the Plat is between two existing Section Corner Monuments, the bearing between the Northeast Corner 200' feet North of corner of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, is N09°07'15\"/>

**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 SUMMIT, PLAT NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
PAGE: \_\_\_\_\_  
**PRELIMINARY**  
SUMMIT COUNTY RECORDS

EASEMENT APPROVAL	
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

OWNER'S CERTIFICATE OF TITLE  
I, \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, do hereby certify that I am the owner of the above described tract of land, and that I have no interest in the same, other than that which is hereinbefore stated. I have no knowledge of any other persons claiming an interest in the same, and I have no knowledge of any other persons claiming an interest in the same, other than that which is hereinbefore stated. I have no knowledge of any other persons claiming an interest in the same, other than that which is hereinbefore stated.



STANTEC CONSULTING SERVICES INC.  
2901 S. 1100 W. ST.  
SALT LAKE CITY, UT 84119  
Tel: 801.224.2400  
Fax: 801.224.1475  
www.stantec.com

OWNER/SUBDIVIDER:  
123-129 Ridge, LLC  
P.O. BOX 244  
PARK CITY, UTAH  
84060

3RD DENVILLE BASIN SEWER DISTRICT  
REVIEW FOR CONFORMANCE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

MAYOR  
APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

PARK CITY ENGINEER  
PARK CITY ENGINEER  
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THE OFFICE.  
DATE: \_\_\_\_\_ PARK CITY ENGINEER: \_\_\_\_\_

APPROVAL AS TO FORM  
APPROVED AS TO FORM THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_