

FEE EXEMPT

UTAH CODE ANNOTATED § 63J-1-505

When recorded please return to:
Park City Municipal Corporation
Attn: City Engineer Recorder
PO Box 1480
Park City UT 84060

ENTRY NO. 01154339

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RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 0.00 BY PARK CITY MUNICIPAL CORPORATION



Ordinance No. 2021-04

AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE PARK CITY HEIGHTS, PHASE 1 SUBDIVISION AND PARK CITY HEIGHTS, PHASE 2 SUBDIVISION

WHEREAS, Park City Heights, Phase 1 consists of Lots 1 to 75 in the south half of Section 2 Township 2 South Range 4 East, Salt Lake Base and Meridian; and

WHEREAS, Park City Heights, Phase 2 consists of Lots 201 to 239 in the south half of Section 2 Township 2 South Range 4 East, Salt Lake Base and Meridian; and

WHEREAS, Construction of the public improvements for Phase 1 and Phase 2 have been completed by the developer. The public improvements for Phase 1 and Phase 2 include;

- Road, sidewalks, curb and gutters, way finding signage, water lines and storm drains within the Richardson Flat Road Right-of-Way;
- Water distribution lines, water transmission line, PRV station, water service lines, storm drain system, and
- Roads, sidewalks, curb and gutters and way finding signage within the following Right-of-Way;
 - Ledger Way
 - Piper Way
 - Cinder Drive
 - Cinder Court
 - Kinley Drive
 - Kenai Court
 - Triton Drive
 - Tremper Lane
 - Tremper Court
 - Calamity Lane
 - Bailey Court
 - Beaux Court

WHEREAS, Park City has adopted Land Management Code Section 15-7.2-3, which provides for the City Council to accept (by Ordinance) those public improvements which are dedicated and built in accordance with the requirements of Title 15, Chapter 7 of the Land Management Code;

WHEREAS, Developer has certified to the City Engineer, through submission of detailed "as-built" survey drawings of the Subdivision, indicating location, dimensions, materials, and other information required by the City Engineer, that the layout of the line and grade of all public improvements is in accordance with the City approved construction plans for the development;

WHEREAS, the public improvements within the development described above were installed in accordance with Park City Design Standards Construction Specifications and Standard Drawings and have been duly inspected by the City Engineer; and

WHEREAS, the work for the Park City Heights Phase 1 was complete on October 6, 2015 and the one year warranty period expired on October 6, 2016; and

WHEREAS, the work for the Park City Heights Phase 2 was complete on November 25, 2019 and the one year warranty period expired on November 25, 2020; and

WHEREAS, on January 7, 2021, City Council held a public hearing and approved the acceptance and dedication of Public Improvements for the Park City Heights Phase 1 and Phase 2 Development.

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

SECTION 1. PUBLIC IMPROVEMENTS. The City hereby accepts from the developer all public improvements at and related to the Park City Heights, Phase 1 Subdivision and Park City Heights, Phase 2 Subdivision described above.

SECTION 2. SNOWPLOWING AND MAINTENANCE. The City shall plow snow in Park City Heights, Phase 1 Subdivision and Park City Heights, Phase 2 Subdivision only when 50% of the lots obtain a Certificate of Occupancy.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 7th day of January, 2021.

PARK CITY MUNICIPAL CORPORATION



Andy Beerman

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg
Michelle Kellogg, CITY RECORDER

APPROVED AS TO FORM:

Mark D. Harrington
Mark D. Harrington, CITY ATTORNEY