

Ordinance 2016-41

**AN ORDINANCE APPROVING THE THAYNES CANYON SUBDIVISION NO. 6,  
FIRST AMENDED – AMENDING LOT 2 LOCATED AT 4 THAYNES CANYON WAY,  
PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the 4 Thaynes Canyon Way, have petitioned the City Council for approval of the Thaynes Canyon Subdivision No. 6, First Amended – Amending Lot 2; and

WHEREAS, on June 29, 2016 proper legal notice was sent to all affected property owners according to the Land Management Code; and

WHEREAS, on June 29, 2016 the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on July 14, 2016 to receive input on the proposed plat amendment; and

WHEREAS, on July 13, 2016 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 1, 2016 the City Council held a public hearing on the proposed Thaynes Canyon Subdivision No. 6, First Amended – Amending Lot 2; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed Thaynes Canyon Subdivision No. 6, First Amended – Amending Lot 2.

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 Thaynes Canyon Subdivision No. 6, First Amended – Amending Lot 2, as shown in Exhibit A, 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 4 Thaynes Canyon Way within the Single Family (SF) District.
2. The Current structure on 4 Thaynes Canyon Way does not comply with the 20 foot setback per the plat and lies 8 feet into the 20 foot setback.
3. The existing easement for 4 Thaynes Canyon Way will be abandoned and replaced with a new easement for the proposed Acceptable Alternative to 120' Hammerhead turnaround if this plat amendment is approved.

4. The Thaynes Canyon Subdivision No. 6 was originally approved by City Council and was recorded on January 9, 1981 as entry No. 175075.
5. The total area of the Lot 2 Thaynes Canyon Subdivision No. 6 is 24,952 square feet.
6. On May 26, 2016, the applicant submitted an application to amend the existing Thaynes Canyon Subdivision No. 6 Plat.
7. The application was deemed complete on May 26, 2016.
8. The proposed plat amendment would memorialize the new Acceptable Alternative to 120' Hammerhead easement for the fire apparatus turnaround.
9. At the time the plat amendment is recorded, an abandonment of the existing temporary easement and a new temporary easement reflecting the hammerhead will be recorded.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions and condominium plats.
3. Neither the public nor any person will be materially injured by the proposed condominium plat amendment.
4. Approval of the condominium 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:

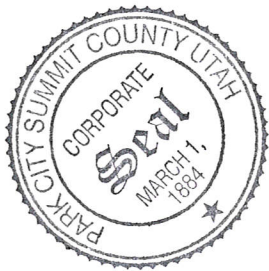
1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within 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.
3. All notes and conditions of approval of Thaynes Canyon Subdivision No. 6, recorded January 9, 1981, as Entry No. 175075 in the office of the Summit County Recorder shall continue to apply.
4. The Acceptable Alternative to 120' Hammerhead turnaround shall be approved and constructed to Fire Code and City Standards and shall meet the requirements of Appendix D Fire Apparatus Access Road from the international fire code prior to building permit issuance.
5. The final easement will be adjusted to meet IFC requirements. Physical adjustments (length, width, squaring of turnaround, pavement standards) to the existing turnaround will be required to be completed by the owner.
6. The turnaround space shall not be used for parking, is for public use, and shall not be signed as private.
7. A public snow storage easement of five feet deep shall be provided at the north end of the turnaround..

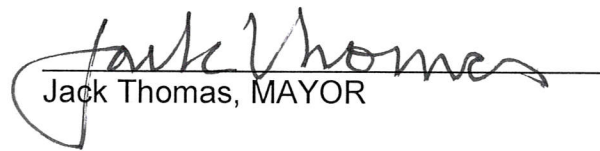
8. At the time the plat amendment is recorded, an abandonment of the existing temporary easement and a new temporary easement reflecting the hammerhead will be recorded.

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

PASSED AND ADOPTED this 1<sup>st</sup> day of September, 2016

PARK CITY MUNICIPAL CORPORATION



  
Jack Thomas, MAYOR

ATTEST:

  
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

  
Mark Harrington, City Attorney



**SURVEYOR'S CERTIFICATE**

I, Mark A. Moxness, certify that I am a Registered Land Surveyor and that I hold Certificate No. 43273 as prescribed by the laws of the State of Utah, and that by authority of the owners, this plat showing the subdivision of the above described land into lots and blocks has been prepared under my direction and that the same has been compared with the ground as shown on this plat. I further certify that the information on this plat is accurate.

**BOUNDARY DESCRIPTION**

Lot 2, THAYNES CANYON SUBDIVISION NO. 6, according to the official plat thereof, recorded in the Office of the County Recorder of Summit County, Utah.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT James A. Ingram, a lawfully acting party, has duly been elected as owner of the above described land and that he has agreed to record this plat in the office of the County Recorder of Summit County, Utah, on this 15th day of \_\_\_\_\_, 2016.

In witness whereof, the undersigned set his hand and seal at the City of \_\_\_\_\_, State of \_\_\_\_\_, on this 15th day of \_\_\_\_\_, 2016.

By: James A. Ingram

**ACKNOWLEDGMENT**

State of \_\_\_\_\_  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, James A. Ingram, a lawfully acting party, has been elected as owner of the above described land and that he has agreed to record this plat in the office of the County Recorder of Summit County, Utah, on this 15th day of \_\_\_\_\_, 2016.

Notary Public: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

**ACKNOWLEDGMENT**

Notary Public: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

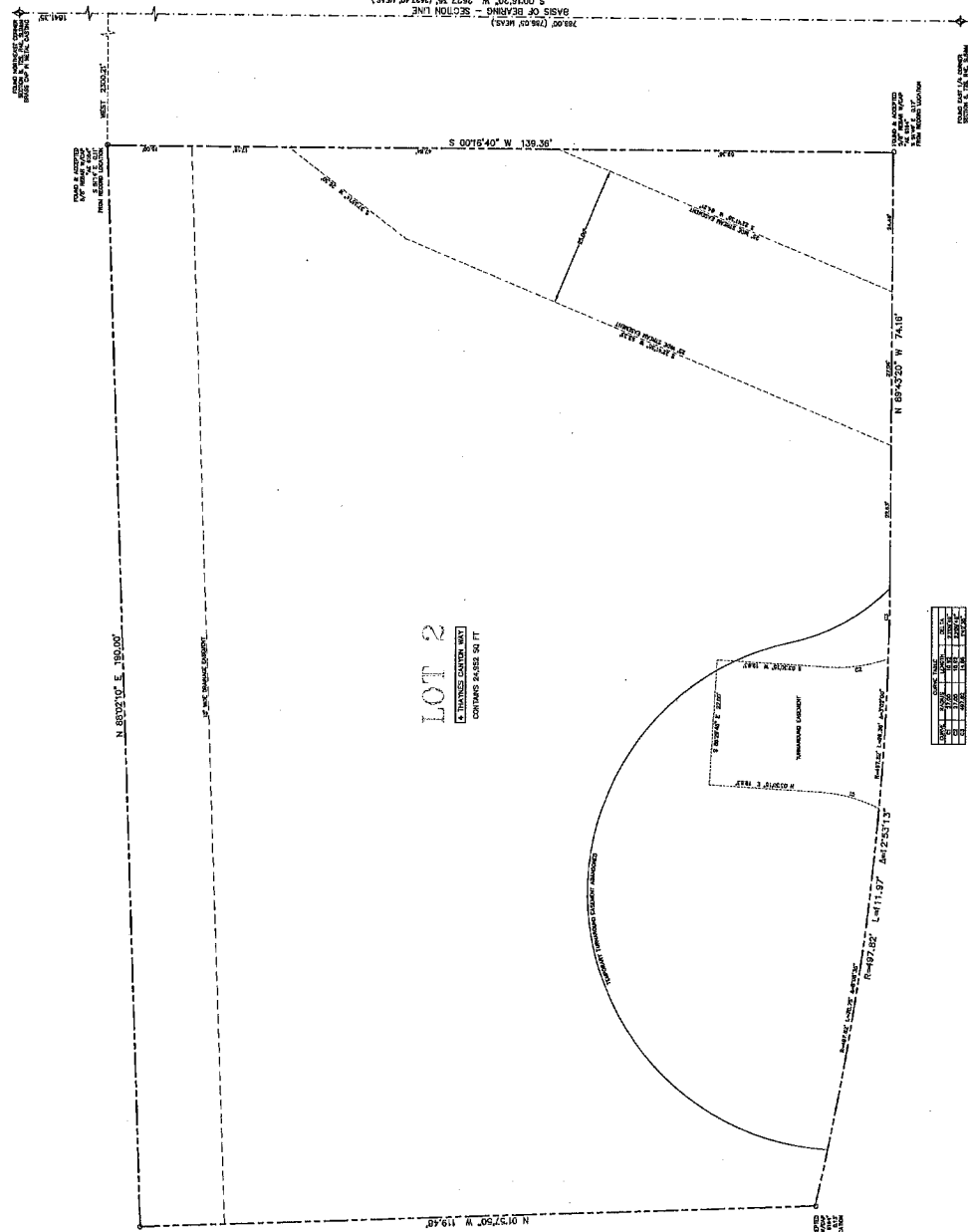
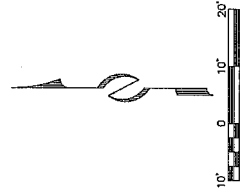
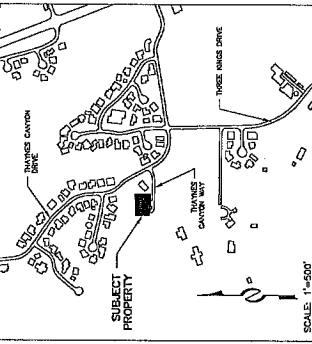
Public: In the presence of me and \_\_\_\_\_, Notary Public, on this 15th day of \_\_\_\_\_, 2016, James A. Ingram, a lawfully acting party, has been elected as owner of the above described land and that he has agreed to record this plat in the office of the County Recorder of Summit County, Utah, on this 15th day of \_\_\_\_\_, 2016.

By: Notary Public: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

**NOTES**

- 1. This subdivision is subject to the Conditions of Approval in Ordinance 19-\_\_\_\_\_.
- 2. Building pads which the lots will be those areas outside of the city's setback requirements in the 5<sup>th</sup> zone and outside of the stream and drainage easements.
- 3. All notes and conditions of approval of Thaynes Canyon Subdivision No. 6, recorded January 9, 1997, as Entry No. 175076 in the office of the Summit County Recorder continue to apply.

VICINITY MAP



**THAYNES CANYON SUBDIVISION NO. 6, LOT 2**

FIRST AMENDED  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

Approval and Acceptance sections for various entities: Engineer's Certificate, Planning Commission, Snyderville Basin Water Reclamation District, Park City Engineer, Park City Attorney, Park City Recorder, and Mayor. Includes dates and signatures.



CONSULTING ENGINEER: JAMES A. INGRAM, LICENSED SURVEYOR  
322 Main Street, P.O. Box 2046, Park City, Utah 84302-2046

