

**Ordinance No. 2019-09**

**AN ORDINANCE APPROVING AN EXTENSION OF THE MARCH 8, 2018 APPROVAL OF THE RIDGE AVENUE PLAT AMENDMENT, ORDINANCE NO. 2018-09, 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 Plat;

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

WHEREAS, the applicant submitted a letter requesting an extension of approval on November 26 2018; and

WHEREAS, on January 29, 2019 the City Council held a public hearing on the requested date extension; and

WHEREAS, it is in the best interest of Park City, Utah to conduct a public hearing and approve the extension of approval of the Ridge Avenue Plat Amendment.

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 extension of approval of the 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 plat amendments.
3. Neither the public nor any person will be materially injured by the Plat Amendment.
4. Extension of 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 by March 8, 2020, two (2) years from the original date of the City Council approval. If recordation has not occurred by March 8, 2020, 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, etc., 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 29<sup>th</sup> day of January, 2019.

PARK CITY MUNICIPAL CORPORATION



Andy Beerman, MAYOR

ATTEST:



Michelle Kellogg  
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington  
Mark Harrington, City Attorney

