

## **ORDINANCE NO. 2025-18**

### **ORDINANCE AMENDING ORDINANCE 2024-22 APPROVING THE ANNEXATION OF APPROXIMATELY 0.94 ACRES KNOWN AS THE ROBBINS PARCEL LOCATED IN THE THAYNES NEIGHBORHOOD, PARK CITY, UTAH, TO MODIFY THE EFFECTIVE DATE AND UPDATE THE LEGAL DESCRIPTION OF THE ANNEXATION PARCEL**

WHEREAS, on August 22, 2023, Ivory Homes, LLC and Boyer and Robbins JV, L.C. ("Petitioners") filed an annexation petition with the City Recorder for annexation of one metes and bounds Parcel SS-104-B ("Property"), currently within the jurisdiction of Summit County and surrounded by properties that are within the Park City municipal boundary;

WHEREAS, the Property is 0.94 acres and is located west of SR 224 and north of Iron Canyon Drive, more specifically described in Legal Description, Exhibit A;

WHEREAS, the Property is within the Park City Annexation Expansion Area and is not included within any other municipal Annexation Expansion Area;

WHEREAS, the City reviewed the petition for compliance with the criteria in Utah Code Section 10-2-806, Annexation petition – Requirements;

WHEREAS, the Petitioner filed a Notice of Intent with the City Recorder and on February 5, 2024, the Petitioner mailed the notice of intent to affected entities;

WHEREAS, on February 13, 2024, Summit County mailed notice and map identifying the area proposed for annexation to each owner of real property within the area proposed to be annexed and within 300 feet of the area to be annexed, and provided the City with a Certificate of Mailing;

WHEREAS, on March 7, 2024, the City Council accepted the petition for further consideration;

WHEREAS, on April 4, 2024, the City Recorder certified the annexation petition and delivered notice to the affected entities required by Utah Code Section 10-2-406, and provided legal notice that the petition had been certified, beginning the required 30-day protest period;

WHEREAS, no protests were filed by affected entities or other jurisdictions within the 30-day protest period;

WHEREAS, the staff review team reviewed the annexation petition and provided comments to the Planning Department by September 13, 2024;

WHEREAS, the Planning Commission, after proper notice, conducted public hearings on the Annexation Petition on September 25 and October 23, 2024;

WHEREAS, on October 23, 2024, the Planning Commission unanimously forwarded a positive recommendation to City Council to approve the proposed annexation and zoning of the Robbins Parcel, with conditions set forth in the Annexation Agreement;

WHEREAS, on December 19, 2024, the City Council conducted a public hearing and adopted Ordinance 2024-22 approving the Annexation of the Robbins Parcel, the Annexation Agreement and a zoning map amendment;

WHEREAS, the Legal Description included in Exhibit B of Ordinance 2024-22 does not match the Legal Description provided on the Annexation Plat and requires modification;

WHEREAS, the updated Legal Description attached herein as Exhibit A matches the Legal Description on the Plat and the Recorded Deed (County Recorder Entry No. 01236871) and shall replace the Legal Description in Exhibit B of Ordinance 2024-22;

WHEREAS, the effective date of the annexation ordinance shall be August 14, 2025;

WHEREAS, the City Council finds the amendment to update the Legal Description in Exhibit B, Annexation Agreement, and the effective date of the annexation ordinance to be consistent with the Park City General Plan and Land Management Code;

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

SECTION 1. APPROVAL OF ANNEXATION AND ZONING MAP AMENDMENT OF ORDINANCE 2024-22. Terms of the annexation approval, zoning map amendment, findings of fact, and conditions of approval in Ordinance 2024-22 continue to apply.

SECTION 2. COMPLIANCE WITH STATE LAW, GENERAL PLAN, AND ANNEXATION POLICY PLAN. This annexation and the proposed zoning meets the standards for annexation set forth in Utah Code Section 10-2-801 et seq., the Park City General Plan, and Park City Annexation Policy Plan - Land Management

Code Chapter 8 *Annexation*.

SECTION 3. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND CONDITIONS OF APPROVAL. The Findings of Fact, Conclusions of Law, and Conditions of Approval of Ordinance 2024-22 are incorporated herein.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication. Recordation of the Annexation Plat and Annexation Agreement shall proceed in compliance with state annexation filing requirements, pursuant to Utah Code Section 10-2-813.

PASSED AND ADOPTED this 14<sup>th</sup> day of August, 2025.

PARK CITY MUNICIPAL CORPORATION

Signed by:

*Nann Worel*

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Nann Worel, MAYOR

ATTEST:



DocuSigned by:

*Michelle Kellogg*

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Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Signed by:

*Mark Harrington*

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City Attorney's Office

Exhibit A: Legal Description, Amended

## EXHIBIT A

A portion of the Southwest quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point on the Current Corporate City Limits of Park City, Utah as defined by the Park City Annexation for Iron Canyon, according to the official plat thereof recorded October 28, 1983 as Entry No. 212517 in the office of the Summit County Recorder, located North  $00^{\circ}18'13''$  East along the Section line 546.41 feet and West 2,938.66 feet from the Southeast corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along said corporate limits the following four (4) courses: (1) South  $89^{\circ}34'50''$  West 204.00 feet; (2) North 200.92 (Record: 200.00) feet to the Southerly line of the Current Corporate City Limits of Park City, Utah as defined by the Park City Annexation for Smith Ranch, according to the official plat thereof recorded July 14, 1988 as Entry No. 292902 in the office of the Summit County Recorder; (3) South  $89^{\circ}59'10''$  East (Record: West) 204.00 feet to the Westerly line of the Current Corporate City Limits of Park City, Utah as defined by the Park City Annexation for the Ross Property, according to the official plat thereof recorded March 17, 1994 as Entry No. 400284 in the office of the Summit County Recorder; and (4) South 199.38 (Record: 200.00) feet to the point of beginning.