

SUMMIT COUNTY, UTAH
ORDINANCE NO. 332

**AN ORDINANCE TO OFFICIALLY VACATE A PORTION OF, REALIGN AND RENAME
PARK WEST DRIVE (A PUBLIC ROAD); AND TO VACATE PORTIONS OF PARK CITY WEST
PLAT NO. 1 AND PARK CITY WEST PLAT NO. 2 SUBDIVISIONS.**

WHEREAS, a petition to vacate portions of a public roadway and subdivision plats in The Canyons Resort area was filed with Summit County on June 10, 1998, by ASC Utah, Inc., American Skiing Company Resort Properties, Inc., Wolf Mountain Resorts, L.C. and C&M Properties, L.L.C. - the owners of said property; and

WHEREAS, the Utah Code, Sections 17-27-808 thru 17-27-810 and Section 72-3-108 and the Snyderville Basin Development Code Section 3.9 provide mechanisms to vacate county roadways and subdivision plats; and

WHEREAS, a public hearing has been held with the Summit County Board of Commissioners on July 6, 1998, with notice provided as required in Utah Code, Sections 52-4-6, 17-27-809 and 72-3-108; and

WHEREAS, there is good cause to vacate and realign the portion of Major Drive and Park West Drive as described in the petition because the vacation and realignment will allow the construction of a new public roadway which will provide improved safety, accessibility and circulation to The Canyons Resort and adjacent properties in conjunction with new development in the area; and

WHEREAS, the vacation of the portion of Major Drive and Park West Drive as described in the petition will not be detrimental to the general interests of the community nor materially affect the access enjoyed by other property owners in the area; and

WHEREAS, the renaming of "Park West Drive" to "The Canyons Drive" will reflect the new identity of the area and, therefore, make it easier to locate individual addresses; and

WHEREAS, There is good cause to vacate the portions of Park City West Plat No. 1 and Park City West Plat No. 2 as described in the petition because the vacation will eliminate a number of platted single family lots in areas where this type of development is not appropriate and transfer the development rights to The Canyons Resort Base Village as directed in the Snyderville Basin General Plan; and

WHEREAS, the vacation of the portion of Park City West Plat No. 1 and Park City West Plat No. 2 as described in the petition will not materially injure any person or the public.

NOW, THEREFORE, the County Legislative Body of the County of Summit, State of Utah [hereinafter "Board"], ordains as follows:

Section 1. The Board hereby finds that neither the public nor any person will be materially injured by the subdivision plat vacations and there is good cause to approve the subdivision plat vacations because the vacation will allow a better development for the community which conforms to the Snyderville Basin General Plan.

Section 2. The Board hereby finds that the road vacation will not be detrimental to the general interests of the community nor will the access enjoyed by other property owners and the public be materially changed, and there is good cause to approve the vacation because the vacation will provide improved safety, accessibility and circulation to The Canyons Resort and adjacent properties.

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ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1998 SEP 15 10:49 AM FEE \$1.00 BY DMG
REQUEST: SUMMIT COUNTY CLERK

Section 3. The Board hereby officially vacates the following as of the effective date of this ordinance:

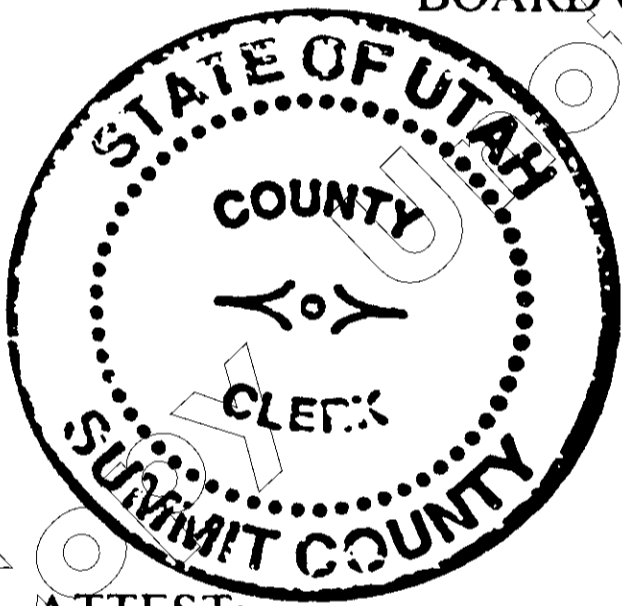
- a. The portion of Park West Drive and Major Drive as described in Attachment A.
- b. The portion of Park City West Plat No. 1 as described in Attachment A.
- c. The portion of Park City West Plat No. 2 as described in Attachment A.

Section 4. The Board directs that the name "Park West Drive" be changed to "The Canyons Drive" for the entire length of roadway between Highway 224 and The Canyons Base area.

Section 5. This Ordinance shall take effect after 15 days of the date below and upon publication in a newspaper published and having general circulation in Summit County.

PASSED AND ADOPTED on this 6th day of July, 1998.

BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, STATE OF UTAH



By

Eric Schifferli, Chair, Summit County Board of Commissioners

Commissioner Richins voted Aye
Commissioner Schifferli voted Aye
Commissioner Soter voted Aye

ATTEST:

County Clerk, Summit County, Utah

**ATTACHMENT A
TO
ORDINANCE NO. 332**

PARK WEST DRIVE AND MAJOR DRIVE:

Beginning at a point East 660.00 feet and North 1253.00 feet from the Southwest corner of the SE¼ of Section 36, T. 1S., R. 3E., SLB&M; thence East 1213.29 feet more or less to the Northwest corner of Red Pine Road; thence North 66.0 feet; thence West 1213.29 feet more or less; thence South 66.0 feet to the point of beginning. Containing 1.84 Acres more or less.

PARK CITY WEST PLAT NO. 1 INCLUDING THE PORTIONS OF PLATTED ROADWAYS LOCATED HEREIN:

Beginning at a point on the Range line North 1254.00 feet from the Southwest corner of Section 31, T. 1S., R. 4E., SLB&M; thence East 1591.44 feet to the Westerly line of State Highway No. 248, said point being on a 1058.676 foot radius curve, the center of which bears North 56°09' East; thence Northerly along said highway and said curve to the right through a central angle of 33°38' a distance of 621.45 feet; thence along said highway North 0°13' West 80.60 feet; thence West 454.34 feet; thence South 180.00 feet; thence East 9.59 feet; thence South 140.00 feet; thence West 765.00 feet; thence South 119.84 feet; thence West 60.00 feet; thence South 24.57 feet; thence West 141.94 feet; thence South 201.88 feet to the point of beginning.

LESS THE FOLLOWING PARCEL:

Beginning at a point North 1254.00 feet and East 650.04 feet from the Southwest corner of Section 31, T. 1S., R. 4E., SLB&M; thence East 941.40 feet to the Westerly line of State Highway No. 248, said point being on a 1058.676 foot radius curve, the center of which bears North 56°09' East; thence Northerly along said highway and said curve to the right through a central angle of 33°38' a distance of 327.87 feet more or less; thence West 508.33 feet more or less; thence South 293.44 feet more or less to point of beginning.

PARK CITY WEST PLAT NO. 2 INCLUDING ALL THE PLATTED ROADWAYS:

Beginning on a point on the Township line West 1456.79 feet from the Southeast corner of Section 36, T. 1S., R. 3E., SLB&M; thence West 430.23 feet; thence South 479.50 feet; thence West 147.29 feet; thence South 25.00 feet; thence West 300.00 feet; thence North 25.00 feet; thence West 126.23 feet; thence North

479.50 feet; thence East 460.23 feet to the Southeast corner of the W½ of the SW¼ of the SE¼ of said Section 36; thence along the East line of the said W½, North 1319.00 feet; thence East 1935.31 feet; thence Easterly along a 309.365 foot radius curve to the left through a central angle of 12°07'40" a distance of 65.48 feet; thence South 67.23 feet to a point on a 375.365 foot radius curve, the center of which bears North 9°38'20" West; thence Westerly along said curve to the right 65.33 feet; thence West 1482.02 feet; thence South 680.60 feet; thence East 90.23 feet; thence South 572.40 feet to the point of beginning. Containing 23.74 Acres

LESS THE FOLLOWING PARCEL:

All lots 9, 10, 11, 12 and 13 of Park City West Plat No. 2. Also described as follows:

Beginning West 2027.02 feet more or less from the Southeast corner of Section 36, T. 1S, R. 3E., SLB&M, said point being the Northwest corner of Lot 13 of Park City West Plat No. 2; thence East 376.23 feet to the Northeast corner of Lot 9 of Park City West Plat No. 2; thence along the East boundary lines of Lots 9, 10, 11 and 12 of Park City West Plat No. 2 the following courses: South 66.00 feet; thence Southerly along a 90.0 foot radius curve to the left through a central angle of 37°00'00" a distance of 38.12 feet to the Southeast corner of Lot 9, Park City West Plat No. 2; thence Southerly along a 90.0 foot radius curve to the right through a central angle of 8°42'40" a distance of 13.68 feet; thence Southerly along a 30.0 foot radius curve to the left through a central angle of 73°01' a distance of 38.25 feet; thence South 16°03' West 52.22 feet; thence South 12°01' West 27.01 feet to the Southeast corner of 10, Park City West Plat No. 2; thence South 09°01' West 51.23 feet; thence South 03°00' West 47.80 feet; thence South 137.425 feet to Southeast corner of Lot 12 of Park City West Plat No. 2; thence West 366.23 feet to the Southwest corner of Lot 13 of Park City West Plat No. 2; thence North 479.50 feet to the point of beginning. Containing 4.18 Acres more or less.

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