STATE OF UTAH

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the ROBBINS ADDITION ANNEXATION TO PARK CITY located in PARK CITY, dated SEPTEMBER 15, 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the ROBBINS ADDITION ANNEXATION TO PARK CITY located in SUMMIT COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 26th day of September, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203069

September 15, 2025

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Honorable Lieutenant Governor, Deidre Henderson

NOTICE IS GIVEN that the City Council of Park City, Utah ("Council") at a regular meeting of the Council, duly convened pursuant to notice, on December 19, 2024, adopted Ordinance No. 2024-22, titled, "ORDINANCE APPROVING AN ANNEXATION OF APPROXIMATELY 0.94 ACRES KNOWN AS THE ROBBINS PARCEL LOCATED IN THE THAYNES NEIGHBORHOOD, PARK CITY, UTAH, AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY TO ZONE THE ROBBINS PARCEL SINGLE FAMILY AND SENSITIVE LAND OVERLAY"; and subsequently at a regular meeting of the Council, the Council duly convened pursuant to notice, on August 14, 2025 and adopted Ordinance No. 2025-18, titled, "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" ("Annexation Ordinance"). Copies of the Annexation Ordinances are attached.

A copy of the Final Local Entity Plat satisfying the applicable legal requirements in Utah Code § 17-23-20, approved as a final local entity plat by the Acting Summit County Recorder-Surveyor, is also attached.

The Annexation Ordinances approved the annexation of the property described in the Annexation Ordinance and shown on the Final Local Entity Plat into the legal boundaries of Park City, Utah.

The City Council, as approving authority, certifies that all requirements applicable to the annexation of the property into the legal boundaries of Park City, Utah, as more particularly described in the Annexation Ordinance and shown on the Final Local Entity Plat, have been met.

The Council respectfully requests the issuance of a Certificate of Annexation pursuant to the provisions of Utah Code § 67-1a-6.5.

DATED this 15 day of September 2025

CITY COUNCIL, PARK CITY, UTAH

By: Nann Worel

Nann Worel, Mayor

VERIFICATION

State of Utah,

§

County of Summit

Subscribed and sworn to before me Nann Worel, on this

15th day of September, 2025 by

Michelle Kellogg.

(Print Name)

Michelle Kellogg

Notary Public Signature

MICHELLE KELLOGG
NOTARY PUBLIC-STATE OF UTAH
My Commission Expires March 29, 2027
COMMISSION NUMBER 730283

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

ORDINANCE NO. 2024-22

ORDINANCE APPROVING AN ANNEXATION OF APPROXIMATELY 0.94 ACRES KNOWN AS THE ROBBINS PARCEL LOCATED IN THE THAYNES NEIGHBORHOOD, PARK CITY, UTAH, AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY TO ZONE THE ROBBINS PARCEL SINGLE FAMILY AND SENSITIVE LAND OVERLAY

WHEREAS, on August 22, 2023, the Petitioners 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 Sections 10-2-403 et seq.;

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 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 recommendation to City Council to approve the proposed annexation and zoning of the Robbins Parcel, with conditions set forth in the Annexation Agreement (Exhibit B);

WHEREAS, on December 19, 2024, the City Council conducted a public

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hearing and considered the annexation and zoning map amendment;

WHEREAS, the City Council finds the annexation of Summit County Parcel SS-104-B and requested zoning map amendment (Exhibit C) are consistent with the Park City General Plan and Land Management Code;

WHEREAS, terms of the Annexation Agreement stipulate a comprehensive Sensitive Land Overlay Analysis to be conducted at the time of final plat review to establish Limits of Disturbance including building site, driveway access, and other site planning requirements to enhance rather than detract from the aesthetic quality of the northern entry corridor and ensuring that the final plat will result in development compatible with the surrounding neighborhood; and

WHEREAS, the Annexation Agreement, between the City and Boyer Robbins JV, L.C., pursuant to Land Management Code Section 15-8-5(C), setting forth further terms and conditions of the Annexation and final subdivision plat, is herein attached as Exhibit B.

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

SECTION 1. ANNEXATION APPROVAL. The Property is hereby annexed into the corporate limits of Park City, Utah, according to the Annexation Plat executed in substantially the same form as is attached to the Annexation Agreement and according to the Findings of Fact, Conclusions of Law, and Conditions of Approval stated below and within the Annexation Agreement.

The Property so annexed shall enjoy the privileges of Park City as described in the Annexation Agreement and shall be subject to all City levies and assessments, conditions, and restrictions as described in the terms of said Annexation Agreement.

The Property shall be subject to all City laws, rules, and regulations upon the effective date of this Ordinance.

SECTION 2. ANNEXATION AGREEMENT. The City Council hereby authorizes the Mayor to execute the Annexation Agreement in substantially the same form as is attached hereto and as approved to form by the City Attorney.

SECTION 3. 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 10-2-401 et seq., the Park City General Plan, and Park City Annexation Policy Plan - Land Management Code Chapter 8 *Annexation*.

SECTION 4. OFFICIAL PARK CITY ZONING MAP AMENDMENT. The Official Park City Zoning Map is hereby amended to include Parcel SS-104-B in

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

the Single Family Zoning District and Sensitive Land Overlay as shown in Exhibit C.

SECTION 5. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND CONDITIONS OF APPROVAL.

Findings of Fact

1. On August 22, 2023, the applicants filed an annexation petition with the City Recorder for annexation of Parcel SS-104-B, currently within the jurisdiction of Summit County and completely surrounded by properties within the Park City municipal boundary.
2. The applicant requests annexation and zoning approval of a 0.94-acre parcel owned by the Boyer Robbins JV, L.C., ("Robbins Parcel") and the requested zoning is Single Family.
3. The property is within the Park City Municipal Corporation Annexation Expansion Area in the adopted Annexation Policy Plan (Land Management Code (LMC) Chapter 8) and is contiguous with the current Park City Municipal Boundary along the south and west property lines with the Iron Canyon Annexation (1983), along the north property line with Aspen Springs (formerly Smith Ranch) Annexation (1988), and along the west property line with the Ross annexation (1993). The property is an island of unincorporated land.
4. The applicant submitted an annexation plat for the 0.94-acre parcel, prepared by a licensed surveyor, and additional annexation petition materials according to provisions of the City's Annexation Policy Plan and Utah Code.
5. On February 24, 2024, the Summit County Council considered the annexation petition and declined to protest the annexation pursuant to Utah Code Section 10-2-407.
6. The petition was accepted by the City Council on March 7, 2024 and certified by the City Recorder on April 4, 2024. Legal notice was published in the Park Record and the Utah Public Notice Website as required by Utah Code. Notice of certification was mailed to affected entities as required by Utah Code. No protests to the petition were filed.
7. The proposed annexation parcel is the only non-annexed property owned by the Petitioner in the surrounding area.
8. A Preliminary Subdivision Plat was submitted with the annexation petition, which proposes combining the 0.94-acre parcel with adjacent Parcels IC-MISC and PCA-105 (already within City limits) to increase the developable acreage to 1.73 and create three lots for development of three Single-Family Dwellings.
9. On September 19, 2024, the applicant submitted a revised Preliminary Plat for creation of one 1.73-acre lot for development of one Single-Family Dwelling (SFD) and one affordable Accessory Apartment.
10. Pursuant to LMC § 15-7.1-6(A)(2), a final plat application shall include remnant pieces of Parcel IC-MISC. Dedication of such parcels to the City

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

as public right-of-way and open space shall be addressed at the time of final plat subdivision. (Meeting Audio, 2:34)

11. The annexation parcel is surrounded by lands that are within the Sensitive Land Overlay (SLO), near the base of Iron Mountain, with proximity to the McPolin Farm and Highway 224, the City's northern entry corridor, and therefore annexing the 0.94-acre property into the SLO is a natural extension of the SLO boundary.
12. The proposed 1.73-acre lot with one SFD and affordable Accessory Apartment is compatible with the density of the surrounding subdivisions, Iron Canyon and Aspen Springs, which have an average net density of one dwelling unit per 1.6 acres (average between the two subdivisions).
13. The average lot size of properties adjacent to the Robbins Parcel is 1.33 acres.
14. Single-Family Dwellings directly adjacent to the Robbins Parcel have an average Gross Residential Floor Area of 5,779 square feet and in the adjacent Aspen Springs Phase II Subdivision, plat notes allow up to 8,250 square feet of Gross Residential Floor Area for SFDs on lots 1.7 acres in area or greater.
15. Pursuant to LMC § 15-8-1, purpose of annexation requirements, including to protect community character, assure orderly growth and protect entry corridors and viewsheds, the Planning Commission, at the October 23, 2024 public hearing recommended a maximum Gross Residential Floor Area for the SFD of 7,500 square feet, based on a compromise between the average square footage of existing adjacent SFDs (5,779 square feet) and the comparable maximum Gross Residential Floor Area and relative lot size of neighboring lots in the Aspen Springs Phase II subdivision, which has a plat note allowing a maximum Floor Area of 8,250 square feet on lots 1.7 acres or larger.
16. The Planning Commission also recommended, at the October 23 public hearing, the second level of the SFD be limited to 35% of total Floor Area of the SFD.
17. The annexation parcel and surrounding property proposed for subdivision and development is visible from Highway 224 along the northern entry corridor.
18. To protect view sheds and the northern entry corridor, the Planning Commission recommends limiting the SFD building height to 25 feet from Existing Grade.
19. LMC § 15-8-5(C)(6) requires compliance with the Affordable Housing Resolution in effect at the time of annexation petition. Resolution 05-2021 Affordable Housing Guidelines Section (8)(A) requires a developer to provide Affordable Unit Equivalents (AUEs) for 20% of the total Residential Unit Equivalents (RUEs) in the annexation.
20. As conditioned, the annexation petition complies with the Affordable Housing requirements pursuant to LMC § 15-8-5(C)(6).
21. The Staff Review Team, including the Planning Director, City Engineer, Public Works Director, Fire Marshal, Police Chief, utility providers, and Park City School District, reviewed the annexation petition and confirmed

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

City services have sufficient capacity to support the SFD and affordable Accessory Apartment.

22. Park City Public Utilities Department requires the Developer install water infrastructure to serve development on the lot according to the specifications outlined in the Annexation Agreement.
23. Construction and alignment of the sanitary sewer shall be established as part of the Final Subdivision Plat for the Property; the preferred alignment of the sanitary sewer shall be that alignment which results in the least visual impact and site disturbance while meeting the site design and construction requirements of the Snyderville Basin Water Reclamation District.
24. In connection with the Final Subdivision Plat review process, on-site storm water detention facilities, or alternatives, as approved by the Park City Engineer, may be required; the timing for the construction of such storm water detention facilities shall be determined by the City Engineer; maintenance of on-site storm water detention facilities will be the responsibility of the Petitioner or future homeowner.

Conclusions of Law

1. The Annexation and Zoning Map amendment, as conditioned, are consistent with Utah Code, the Annexation Policy Plan, the Park City General Plan, and the Land Management Code.
2. Approval of the Annexation and Zoning Map amendment, as conditioned, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The Official Zoning Map shall be amended to zone the property Single Family and Sensitive Land Overlay.
2. The Annexation Agreement approved by City Council shall be fully executed and recorded at Summit County
3. A final subdivision plat to create a legal lot of record, in compliance with the terms of the Annexation Agreement, shall be submitted to the Planning Department to be reviewed by the Planning Commission for Final Action and, upon approval, recorded at Summit County
4. A comprehensive Sensitive Land Analysis shall be completed at the time of Final Plat submittal to establish platted Limits of Disturbance for the Single-Family Dwelling and affordable Accessory Apartment, driveway, and hard surface areas, for neighborhood compatibility and to protect viewsheds and the northern entry corridor.
5. The Final Plat shall be in substantial compliance with the Preliminary Subdivision Plat (Attachment 2 of the Annexation Agreement), except to incorporate the terms of the Annexation Agreement, including public improvements, easements and plat notes.
6. The Final Plat shall include plat notes as outlined in the Annexation Agreement.

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

7. The Final Plat shall dedicate a ten-foot-wide utility, public access, drainage, and snow storage easement along the property's frontage on Iron Canyon Drive.
8. A non-vehicular public pedestrian sidewalk located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive shall be constructed to City Standards and Specifications as required by the City Engineer.
9. The sidewalk and all required public improvements shall be completed prior to issuance of a certificate of occupancy for the SFD.
10. All exterior lighting shall be reviewed with the building permit application for compliance with the dark sky requirements of the LMC.
11. The annexation is subject to the City's Affordable Housing Resolution 05-2021 and as further described in the Annexation Agreement. The affordable housing obligation shall be provided through an affordable Accessory Apartment not to exceed 1,000 square feet on the property, unless otherwise approved by the Park City Housing Authority. The unit will not count against the maximum allowed Gross Residential Floor Area for the SFD.
12. All conditions and restrictions of the Annexation Agreement shall apply to the Final Plat.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon publication of this Ordinance, recordation of the Annexation Plat and Annexation Agreement, and in compliance with state annexation filing requirements, pursuant to Utah Code Section 10-2-425.

PASSED AND ADOPTED this 19th day of December 2024.

PARK CITY MUNICIPAL CORPORATION

Signed by:
Nann Worel
57775BCB46414F6...

Nann Worel, MAYOR

ATTEST:

DS

DocuSigned by:
Michelle Kellogg
E5F905BB533F431...

Michelle Kellogg, CITY RECORDER

APPROVED AS TO FORM:

Signed by:
Mark Harrington
B7478B7734C7490...

City Attorney's Office

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

Exhibit A: Legal Description
Exhibit B: Annexation Agreement and Attachments
Exhibit C: Zoning Map Amendment

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

[Exhibit A]

LEGAL DESCRIPTION
PREPARED FOR
THE BOYER COMPANY
PARK CITY, UTAH
(June 10, 2020)
20-0230

ROBBINS ADDITION BOUNDARY

A portion of the SW1/4 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 N00°18'13"E along the Section line 546.41 feet and West 2,938.66 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence along said corporate limits the following four (4) courses: 1) S89°34'50"W 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) S89°59'10"E (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; 4) South 199.38 (Record: 200.00) feet to the point of beginning.

Contains: 40,830 +/- Square Feet

FEE EXEMPT
UTAH CODE ANNOTATED § 63J-1-505

ENTRY NO. 01234817
04/28/2025 10:08:03 AM B: 2857 P: 1722
Agreement PAGE 1/9
GREGORY R. WOLBACH, PLS, COUNTY RECORDER-SURVEYOR
FEE 0.00 BY PARK CITY MUNICIPAL

[Exhibit B]

When recorded, please return to:
PARK CITY MUNICIPAL CORPORATION
City Recorder
PO Box 1480
Park City UT 84060

ROBBINS PARCEL ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this "**Agreement**") is made by and between Park City Municipal Corporation (hereinafter, "**PCMC**" or the "**City**") and property owner, Boyer Robbins JV, LLC, a Utah limited liability company and annexation sponsor and applicant, Ivory Homes, LLC[1] (hereinafter, "**Petitioner**") to set forth the terms and conditions under which Park City will annex certain land owned by Petitioner (hereinafter, **"Robbins Parcel"** or "**Petitioner's Property**"), consisting of approximately 0.94 acres and located in unincorporated Summit County, Utah, within the Thaynes Neighborhood on Iron Canyon Drive. The Robbins Parcel is surrounded on all sides by Park City Municipal and is proposed to be annexed into Park City Municipal. The petition includes a Preliminary Subdivision Plat that proposes combining two adjacent parcels within the City boundary to create a 1.73- acre lot for future development of one Single-Family Dwelling and affordable Accessory Apartment; the proposed annexation of the 0.94-acre parcel, together with the proposed preliminary plat to create one lot, shall be referred to as the "Annexation Petition." The Annexation Petition requests annexation into the corporate limits of Park City and extension of municipal services to the Robbins Parcel. The Robbins Parcel is subject to the terms of this Annexation Agreement. The City and Petitioner are sometimes collectively referred to in this Agreement as the "Parties" or individually as a "Party". This Agreement is made under authority of Utah Code § 10-2-401 et seq.;

WHEREAS, the Robbins Annexation includes the Robbins Parcel, with tax identification number SS-104-B, owned by Petitioner and consisting of 0.94 acres in the Thaynes Neighborhood, more specifically described as,

> Beginning at a point on a Easterly line of IRON CANYON SUBDIVISION, according to the Official Plat thereof onfile in the Office of the Summit County Recorder as Entry No. 212520, said point located N00°18'13"E 369.32 feet along the Section line and West 2,877.20 feet from the Southeast Corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian; thence N89°55'48"W 1.61 feet to the Easterly Right-of-Way line of Iron Canyon Drive; thence along said street the following six (6) courses: 1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 125.00 feet (radius bears: West) a distance of 196.35 feet through a central angle of 90°00'00" Chord: N45°00'00"W 176.78 feet; 2) West 90.50 feet; 3) along the arc of a curve to the right with a radius of 75.00 feet a distance of 117.81 feet through a central angle of 90°00'00" Chord: N45°00'00"W 106.07 feet; 4) North 26.50 feet; 5) along the arc of a curve to the left with a radius of 165.00 feet a distance of 259.18 feet through a central angle of

[1] Ivory Homes, LLC submitted the annexation petition on behalf of property owner, Boyer Robbins JV, LLC

90°00'00" Chord: N45°00'00"W 233.35 feet; 6) West 121.04 feet; thence North 13.59 feet to the Southerly line of ASPEN SPRINGS RANCH PHASE 1 SUBDIVISION, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 349163; thence S88°50'22"E 315.25 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 993024 in Book 2235 at Page 175; thence along said deed S89°04'02"E' 124.30 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 1073622 in Book 2419 at Page 667; thence along said deed S89°04'02"E 78.15 feet to a point on the Northerly extension of the Easterly line of said IRON CANYON SUBDIVISION; thence along said extension and said plat the following three (3) courses: 1) South 248.32 feet; 2) N89°34'50"E 60.71 feet; 3) S00°04'12"W 147.53 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land:

A part of the Southwest Quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point located on a Westerly line of THAYNES CREEK RANCH ESTATES, PHASE 2, according to the Official Plat thereof recorded February 3, 2015 as Entry No. 1012100 of the Official Records of the Summit County Recorder, said point located N00°18'13"E 501.61 feet along the Section Line and N89°41'47"W 2,877.76 feet from the Southeast Corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along said plat S00°04'12"W 28.59 feet; thence S89°34'50"W 60.71 feet; thence North 29.00 feet to the Southwesterly corner of a parcel of land as determined by Survey filed November 4, 2016 as File No. S0008857 in the Office of the Summit County Surveyor; thence along said parcel N89°58'03"E 60.75 feet to the point of beginning;

WHEREAS, in furtherance of the foregoing, the Petitioner desires to annex the Robbins Parcel into the corporate limits of the City and, to that end, a complete Annexation Petition for the Annexation Property was filed with the City on August 22, 2023. The Annexation Petition was accepted by the City Council on March 7, 2024, and certified by the City Recorder on April 4, 2024. The Planning Commission reviewed the Annexation Petition on September 25, 2024 and October 23, 2024;

WHEREAS, the City Council considered and adopted Ordinance No. 2024-22, approving the Annexation Petition at a public hearing on December 19, 2024;

WHEREAS, in connection with the Robbins Annexation, the Annexation Property is proposed to be zoned Single Family (SF Zone). The SF Zone is a City zoning district allowing for low density, single family home development that maintains existing predominately single family detached residential neighborhoods, maintains the character of mountain resort neighborhoods with compatible design, and requires a streetscape that minimizes impacts on existing residents and reduces the architectural impacts of the automobile. The SF zoning district is more fully described in the City's Land Management Code. The Annexation Property will also be zoned with the Sensitive Land Overlay;

NOW, THEREFORE, in furtherance of the Annexation Petition, in consideration of City's action to annex Petitioner's property, and in consideration of the mutual promises contained herein, as well as the mutual benefits to be derived here from, the Parties agree that the terms and conditions of the Robbins Annexation shall be as follows:

1. **Property**. The Robbins Parcel to be annexed is approximately 0.94-acres in area, as depicted on the annexation plat attached as Attachment 1 (the "**Annexation Plat**") and as more fully described in Ordinance No. 2024-22.

2. **Zoning**. Upon Annexation, the Petitioner's Parcel will be zoned Single Family (SF) and Sensitive Land Overlay (SLO). The official zoning map of Park City shall be amended to include this property and zoning designations, as approved in Ordinance No. 2024-22.

3. **Nightly Rentals Prohibited in Perpetuity**. In approving the Annexation, the City Council and Planning Commission materially relied upon the Petitioner's stipulation to prohibit Nightly Rentals. The Final Plat shall include a plat note prohibiting Nightly Rentals as defined by the Land Management Code at the Petitioner's Property.

4. **Subdivision Plat and Required Plat Notes**. Pursuant to Land Management Code Section 15-8-3, on August 22, 2023, a Preliminary Subdivision Plat was submitted for the Robbin's Parcel, which proposed combining the 0.94-acre parcel with adjacent Parcel PCA-105 and portions of Parcel IC-MISC (already within City limits) to increase the developable acreage to 1.73 acres and create three lots for development of three Single-Family Dwellings. On September 19, 2024, the applicant submitted a revised Preliminary Plat (Attachment 2) for creation of one 1.73-acre lot for development of one Single-Family Dwelling.

A final subdivision plat to create a legal lot of record shall be submitted to the Planning Department to be reviewed by the Planning Commission for Final Action and, upon approval, recorded at Summit County. Pursuant to LMC § 15-7.1-6(A)(2), a final plat application shall include remnant pieces of Parcel IC-MISC. Dedication of such parcels to the City as public right-of-way and open space shall be addressed at the time of final plat subdivision. The following notes shall be included on the final plat:

4a. **Plat Note 1**: Nightly Rentals are prohibited at the Property.

4b. **Plat Note 2**: Development of the Lot is limited to one Single-Family Dwelling and one affordable External Accessory Structure; the Lot shall not be subdivided further.

4c. **Plat Note 3**: the Single-Family Dwelling shall be limited in size with a maximum Gross Residential Floor Area of 7,500 square feet with the second level Floor Area not to exceed 35% of the overall Gross Residential Floor Area.

4d. **Plat Note 4**: Building height of the Single-Family Dwelling shall be limited to 25 feet from Existing Grade. Building height of the Accessory Apartment shall be limited to 18 feet from Existing Grade. Building Height exceptions per LMC § 15-2.11-4 apply to the Single-Family Dwelling, and do not apply to the External Accessory Structure. Additional External Accessory Structures are prohibited.

4e. **Plat Note 5:** All construction activity and Structures shall be contained within the Limits of Disturbance, as approved by the City Engineer and the Planning Commission.

The maximum Gross Residential Floor Area requirement for the Robbins Parcel does not include the required affordable Accessory Apartment as specified in Paragraph 10 below. The land use development of the Property shall be governed by the maximum density stipulated in this Agreement, and by the Final Subdivision Plat.

Further, as part of the Final Subdivision Plat approval process, the Planning Commission shall review the Final Plat for compliance with the Sensitive Land Overlay and to ensure an appropriate Limits of Disturbance is established. The Planning Commission shall be the land use authority to review the Final Plat and issue a Final Action letter.

5. **Sensitive Land Overlay**. The subject property is surrounded by lands that are within the Sensitive Land Overlay, near the base of Iron Mountain, with proximity to the McPolin Farm and Highway 224, the City's northern entry corridor. The Petitioner's Property shall be annexed into the Sensitive Land Overlay and a comprehensive Sensitive Land Analysis will be required at the time of Final Plat processing, to evaluate the impact of development on sensitive environmental and aesthetic areas.

6. **Public Access, Utility, Drainage and Snow Storage Easement, and Sidewalk**. The Final Plat shall include dedication to the City of a ten-foot-wide, non-exclusive, public easement across the Petitioner's Property along the frontage of Iron Canyon Drive, for the purposes of public access, utilities, irrigation, storm water drainage, and snow storage. A condition precedent to Certificate of Occupancy for the Single-Family Dwelling on the 1.73-acre lot is construction of a non-vehicular public pedestrian sidewalk, to be located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive, constructed to City Standards and Specifications as required by the City Engineer. Any obligations or guarantees with respect to the construction of such sidewalk shall be governed by the terms and conditions of the Final Subdivision for the Property.

7. **Sanitary Sewer, Line Extensions and Storm Water Detention Facilities.** Construction and alignment of the sanitary sewer shall be established as part of the Final Subdivision Plat for the Property (as accepted by the City and filed in the official real estate records of Summit County, Utah, the "**Subdivision Plat**"). The preferred alignment of the sanitary sewer shall be that alignment which results in the least visual impact and site disturbance while meeting the site design and construction requirements of the Snyderville Basin Water Reclamation District.

In connection with the Final Subdivision Plat review process, on-site storm water detention facilities, or alternatives, as approved by the City Engineer, may be required. The timing for the construction of such storm water detention facilities shall be determined by the City Engineer, at the time of Subdivision Plat review (the "**Storm Detention Facilities**"). Maintenance of on-site storm water detention facilities will be the responsibility of the Petitioner or of a future Lot owner.

8. **Water Rights.** No water rights are associated with the property; the Petitioner does not own any water rights.

9. **Water Facilities and Infrastructure.** Certain water facilities and systems to serve future development of Petitioner's Property shall be required to be constructed by the Developer/Owner and, to

the extent they are dedicated to the City, easements therefore granted to the City, all of which shall be determined, and agreed to, by the affected parties and the City during the Final Subdivision review process (the "**Water Facilities**"). Petitioner acknowledges that water impact fees will be collected by City in the same manner and in the same amount as with other development within municipal boundaries and that impact fees so collected will not be refunded to Petitioner or to individual building permit applicants developing within the proposed annexation area.

Developer/Owner agrees to the following terms pertaining to Water Facilities:

9a. Design Drawings conforming to Park City Water Standard Plans and Specifications (Engineering & Construction Division | Park City, UT).

9b. Design must include connection points to existing Park City water infrastructure.

9.c Fire Hydrants may be needed to meet Park City Water and Park City Fire District requirements.

9d. All designs will be subject to the review and approval of the Public Utilities Department pursuant to the September 13, 2024 Public Utilities Department review letter.

There are existing water related easements in the project area which include but are not limited to the following: Summit County Recorder Entry No. 125799 and 134110. Details as to the grantee, purpose and future use and/or abandonment must be provided to the Public Utilities Team for review prior to Final Subdivision Plat approval.

A one-inch waterline is shown on the site plan of the annexation petition drawing package. Details as to the owner, purpose, and future use of this water line must be provided to the Public Utilities Team for review prior to Final Subdivision Plat approval.

The Final Subdivision Plat and building permit submittal shall meet all requirements to conform to the standards of the Public Utilities Department.

10. **Affordable Housing Requirement**. Affordable housing shall be provided in a manner consistent with the City's Affordable Housing Resolution 05-2021. An annexation requires Affordable Unit Equivalents (AUEs) for 20% of Residential Unit Equivalents (RUEs) to be constructed. One RUE is equivalent to 2,000 square feet of Floor Area. One AUE is defined as having a minimum of 900 square feet of Net Livable Space, which Resolution 05-2021 defines as the calculated interior living area measured interior wall to interior wall, including all interior partitions, and including but not limited to habitable basements and interior storage areas, closets, and laundry areas, and excluding uninhabitable basements, mechanical areas, exterior storage, stairwells, garages, patios, decks, and porches.

Based on the maximum Gross Residential Floor Area of 7,500 square feet for the Single-Family Dwelling, the annexation requires 0.75 AUE to be constructed, which is a minimum of 675 square feet of Net Livable Space. The affordable housing obligation shall be provided through the following:

- Construction of an Accessory Apartment on site

The affordable Accessory Apartment shall not exceed 1,000 square feet in Floor Area or 18 feet in

Building Height from Existing Grade and shall provide no more than one Parking Space for the Accessory Apartment tenant. The Accessory Apartment does not count against the Gross Residential Floor Area limitation of 7,500 square feet. Parking on Iron Canyon Drive for the SFD and Accessory Apartment is prohibited. The Applicant shall include the proposed affordable Accessory Apartment location in the SLO analysis required at the Final Subdivision phase and shall locate such affordable Accessory Apartment within the area least visible from designated Vantage Points.

Developer is responsible for the following steps to be completed to comply with the affordable housing requirement.

- Submit a Housing Mitigation Plan to the Housing Authority for approval.
- Recordation of a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms, prior to issuance of Certificate of Occupancy for the Single-Family Dwelling.
- Submit Annual compliance reporting to the Housing Authority

Prior to issuance of a building permit for the SFD, a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms in a form approved by the City Attorney's Office shall be recorded with Summit County. The affordable Accessory Apartment shall be completed prior to or concurrently with issuance of Certificate of Occupancy for the SFD.

The property owner of the SFD shall submit an annual compliance report to the Housing Authority.

12. **Planning Review Fees**. Lot owner of the platted lot within the proposed subdivision shall be responsible for all standard and customary, and generally-applicable planning, building, subdivision and construction inspection fees imposed by the City in accordance with the Park City Land Management Code and the Park City Municipal Code.

13. **Impact and Building Fees**. Lot owner(s) within the proposed subdivision shall be responsible for all standard and customary, and generally-applicable, fees, such as development, impact, park and recreation land acquisition, building permit and plan check fees due and payable for construction on the Property at the time of application for any building permits. Ownership of water rights shall not change the application of the Impact Fee Ordinance to the Property.

14. **Acceptance of Public Improvements**. Subject to fulfillment of all the conditions of the Subdivision Final Action Letter and, further, Park City's final approval of the construction of any such public improvements, those water facilities, utilities, fire hydrants, and easements as may be agreed by Parties in connection with the Final Subdivision Plat review and approval process (the "**Public Improvements**"), shall be conveyed and dedicated to the City, for public purposes.

15. **Snow Removal and Storage**. Park City shall not be obligated to remove snow from private sidewalks unless the sidewalks are classified as part of a community trail system and incorporated into the City wide snow removal program. A public snow storage easement shall be provided along Iron Canyon Drive and identified on the Final Subdivision plat to be located within the ten-foot-wide public easement described in section 6.

16. **Fiscal Impact Analysis**. Compared to large annexations that may result in significant commercial and/or residential development, this annexation would create one lot and up to two households. The City's property tax for a primary residence is 0.55%. The impact to the City in terms of service costs is negligible.

17. **Traffic Mitigation**. A review and analysis of impacts of the development on neighboring streets and major intersections was conducted by staff. No mitigation measures are proposed due to the low density and low level of impact of the proposed development on local streets and at major intersections.

19. **Effective Date**. This Annexation Agreement is effective upon recordation of the annexation plat and the filing and recordation of the annexation ordinance, and further, the City provides notice of the recordation to the parties of this Annexation Agreement.

20. **Governing Law; Jurisdiction and Venue**. The laws of the State of Utah shall govern this Annexation Agreement. The City and Petitioner agree that jurisdiction and venue are proper in Summit County.

21. **Real Covenant, Equitable Servitude**. This Annexation Agreement constitutes a real covenant and an equitable servitude on the Property. The terms of this Agreement touch and concern and both benefit and burden the Property. The benefits and burdens of this Agreement run with the land, and are intended to bind all successors in interest to any portion of the Property. This Agreement, a certified copy of the ordinance approving the Annexation **(the "Annexation Ordinance")**, and the Annexation Plat shall be recorded in the County Recorder's Office of Summit County, Utah.

22. **Assignment**. Neither this Agreement nor any of the provisions, terms or conditions hereof may be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be evidenced by letter from the City to Petitioner or its successors or assigns; provided that, notwithstanding the foregoing, the City hereby consents to the assignment of the rights and responsibilities, and the benefits, of this Agreement, in whole or in part, upon written notice to the City; and provided that, in connection with and to the extent of any such assignment, Petitioner shall not have any further rights or responsibilities under this Agreement as and to the extent accruing from and after the date of any such assignment.

23. **Compliance with City Code**. Notwithstanding section 19 of this Agreement, from the time the Park City Council (the "**City Council**") approves of this Agreement and upon completion of the Annexation by recordation of the annexation plat with the County Recorder's Office of Summit County, Utah, the Property shall be subject to compliance with any and all City Codes and Regulations pertaining to the Property.

24. **Full Agreement**. This Agreement, together with the recitals and attachments to this Agreement (which are incorporated in and made a part of this Agreement by this reference), the approving Ordinance for the Annexation (Ordinance No.2024-22) and the written agreements expressly referenced herein, contain the full and complete agreement of the Parties regarding the Annexation of the Property

into the City. Only a written instrument signed by all Parties, or their successors or assigns, may amend this Annexation Agreement.

25. **Amendments**. Any substantive amendments to this Annexation Agreement shall be processed in accordance with the Park City Land Management Code and Utah Code in effect at the time an application for amendment is filed with the City Planning Department.

25. **No Joint Venture, Partnership or Third Party Rights**. This Agreement does not create any joint venture, partnership, undertaking or business arrangement among the Parties. Except as otherwise specified herein, this Agreement, the rights and benefits under this Agreement, and the terms or conditions hereof, shall not inure to the benefit of any third party.

26. **Vested Rights**. Subject to the provisions of this Agreement, Petitioner (or its assigns) shall have the right to develop and construct the proposed Subdivision in accordance with the uses, density, and configuration of development approved in the Final Subdivision plat when approved, subject to and in compliance with other applicable ordinances and regulations of Park City.

27. **Nature of Obligations of Petitioner**. Applicant is liable for performance of the obligations imposed under this Agreement only with respect to the portion of property which it owns and shall not have any liability with respect to the portion of the property owned by the City.

28. **Severability**. If any part or provision of this Annexation Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Annexation Agreement except that specific provision determined to be unconstitutional, invalid, or enforceable. If any condition, covenant or other provision of the Annexation Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by the law.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement as of the 24th day of April, 2025.

(Signatures begin on following page)

PARK CITY MUNICIPAL CORPORATION,
A political subdivision of the State of Utah

By: Nann Worel
Nann Worel, Mayor

Dated this 24 day of April, 2025

ATTEST: City Recorder

By: Michelle Kellogg
Michelle Kellogg, City Recorder

Dated this 24th day of April, 2025

APPROVED AS TO FORM:

Margaret Plane
City Attorney's Office

Dated this 24 day of April, 2025.

BOYER ROBBINS JV, L.C., a Utah limited liability company, Petitioner

By: _____

Name: Brian Gochnour
Manager

Dated this 17th day of APRIL, 2025

Acknowledgement (notary)

BEVERLY BOTT
Notary Public State of Utah
My Commission Expires on:
January 25, 2026
Comm. Number: 722639

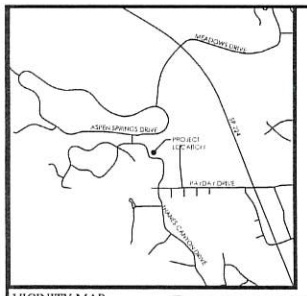
Beverly Bott 4/17/2025
Notary Public for the State of Utah
County of Salt Lake

Attachments:
1. Annexation Plat
2. Preliminary Subdivision Plat

Docusign Envelope ID: 412F7403-BBD4-4A60-8088-C44A1C69CAC4

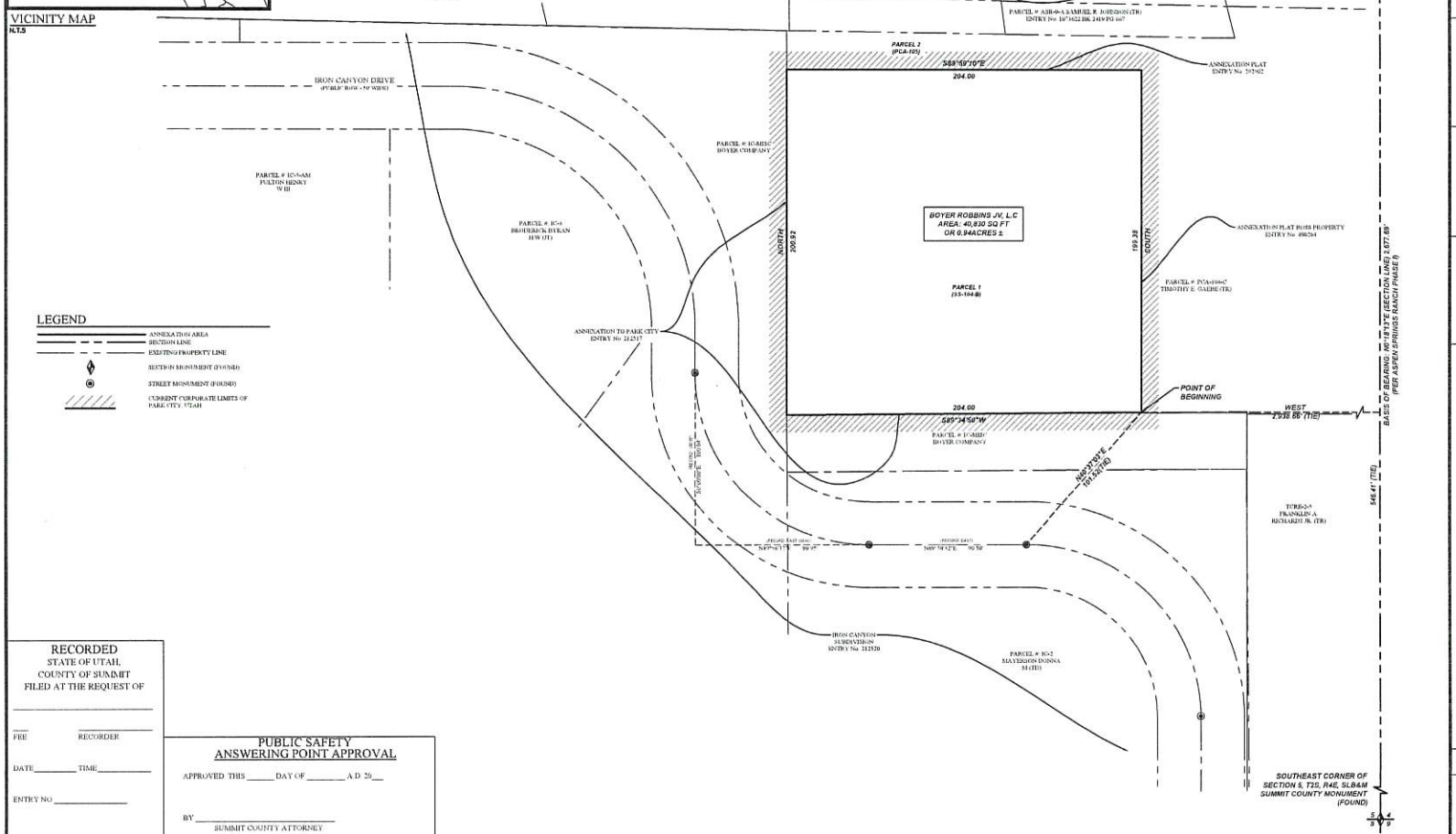
ROBBINS ADDITION ANNEXATION TO PARK CITY

LOCATED IN THE SW1/4 OF SECTION 5,
T2S, R4E, SLB&M
PARK CITY, UTAH COUNTY, STATE OF UTAH



VICINITY MAP
N.T.S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



LEGEND

- ANNEXATION AREA
- SECTION LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (FOUND)
- CURRENT CORPORATE LIMITS OF PARK CITY, UTAH

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12514439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify that this Plat is a true and accurate map of the tract of land to be annexed into Park City, County of Summit, State of Utah.

BOUNDARY DESCRIPTION

A portion of the SW1/4 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 S60°18'33"E along the Section line 546.41 feet and West 2,938 on feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M. (basis of bearing along said corporate limits the following four (4) courses: 1) S89°34'50"W 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. 297502 in the Office of the Summit County Recorder, 3) S89°39'16"E (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. 406284 in the Office of the Summit County Recorder, 4) South 199.38 (Record 200.00) feet to the point of beginning.

Contains 40,830 +/- Square Feet

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12514439

05/10/23
DATE

SURVEYOR'S SEAL

FINAL FOCAL ENTITY PLAT APPROVAL

APPROVED IN COMPLIANCE WITH SECTION 17-23-20 OF THE UTAH CODE ON THIS _____ DAY OF_____ A.D. 20__

BY ACTING SUMMIT COUNTY SURVEYOR
(SUMMIT COUNTY SURVEY MANAGER)

DATE

SURVEYOR'S SEAL

RECORDED
STATE OF UTAH,
COUNTY OF SUMMIT
FILED AT THE REQUEST OF

FEE RECORDER

DATE_____ TIME_____

ENTRY NO _____

PUBLIC SAFETY
ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20__

BY _____
SUMMIT COUNTY ATTORNEY

PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC

ENGINEER'S CERTIFICATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

BY _____
SUMMIT COUNTY ATTORNEY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE PARK CITY ENGINEER

CERTIFICATE TO ATTEST

I CERTIFY THAT THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS____ DAY OF_____A.D. 20__

BY_____
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS __ DAY OF_____A.D. 20__

BY_____
MAYOR

PLANNING COMMISSION

RECOMMENDED BY BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF_____ A.D. 20__

BY_____
CHAIRPERSON

FINAL LOCAL ENTITY PLAT

ROBBINS ADDITION ANNEXATION TO PARK CITY

LOCATED IN THE SW1 4 OF SECTION 5,
T2S, R4E, SLB&M
PARK CITY, UTAH COUNTY, STATE OF UTAH

SCALE 1" = 30'

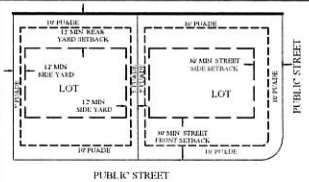
Docusign Envelope ID: 412F7405-BBD4-4A06-918B-C44A1C08CAC4

IRON CANYON PHASE 2

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E.
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS

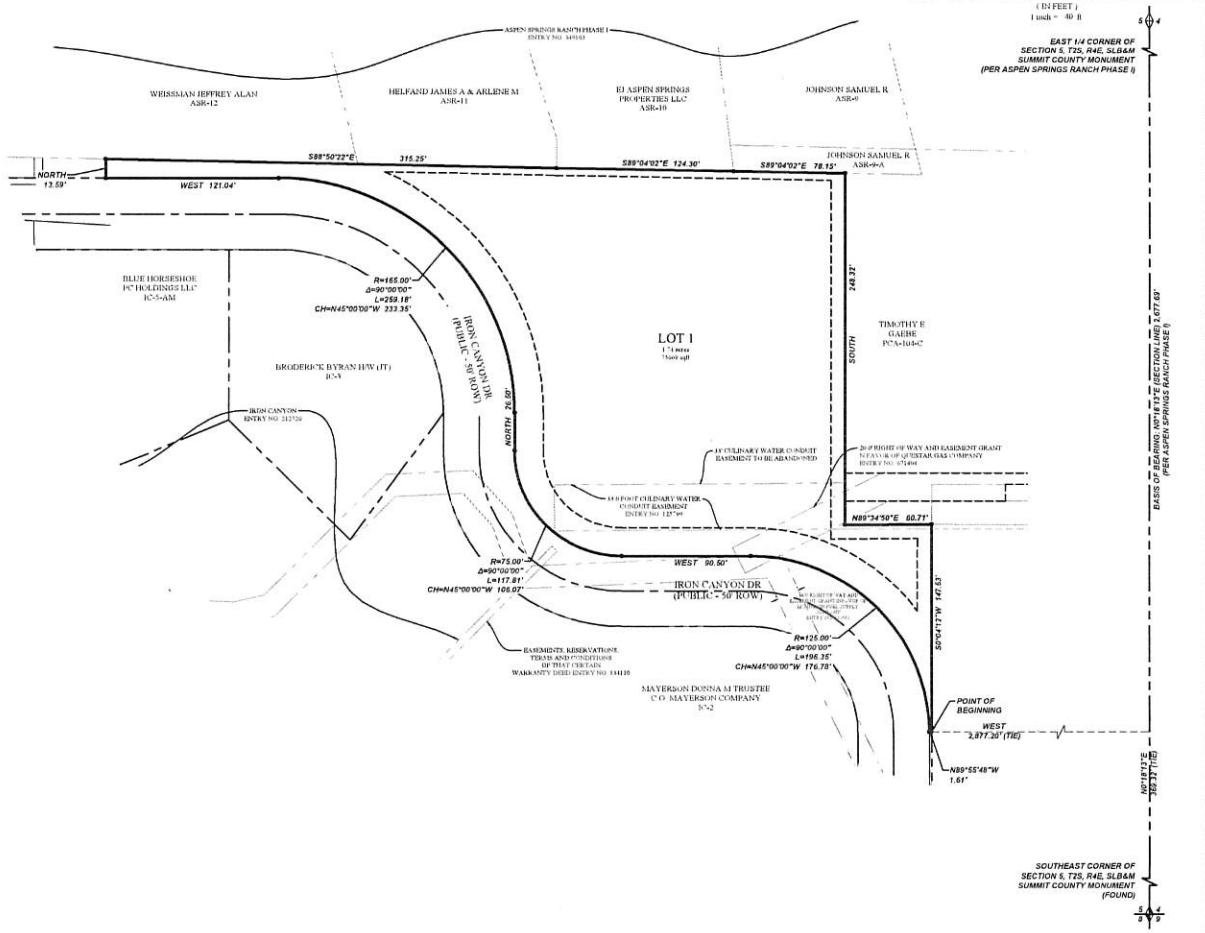
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point on a Easterly line of IRON CANYON Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 212520, said point located S00°18'15"E 369.32 feet along the Section line and West 2,877.20 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence S86°55'48"W 1.61 feet to the Easterly Right-of-Way line of Iron Canyon Drive; thence along said street the following six (6) courses: 1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 125.00 feet (radius bears: West) a distance of 196.35 feet through a central angle of 90°00'00" (Chord: N45°00'00"W 176.78 feet, 2) West 90.50 feet, 3) along the arc of a curve to the right with a radius of 75.00 feet a distance of 117.81 feet through a central angle of 90°00'00" (Chord: N45°00'00"W 106.07 feet, 4) North 76.59 feet, 5) along the arc of a curve to the left with a radius of 165.00 feet a distance of 259.18 feet through a central angle of 90°00'00" (Chord: N45°00'00"W 233.35 feet, 6) West 121.04 feet, thence North 13.59 feet to the Southerly line of ASPEN SPRINGS RANCH PHASE I Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 349163, thence S89°50'22"E 315.25 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 993024 in Book 2285 at Page 175; thence along said deed S89°04'02"E 124.30 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 1078622 in Book 2410 at Page 967; thence along said deed S89°04'02"E 78.15 feet to a point on the Northerly extension of the Easterly line of said IRON CANYON Subdivision; thence along said extension and said plat the following three (3) courses: 1) South 248.32 feet, 2) N89°34'50"E 80.71 feet, 3) S00°04'12"W 847.53 feet to the point of beginning.

Containing 75,669 square feet or 1.74 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

IRON CANYON PHASE 2
SUBDIVISION

DO HEREBY DEDICATE TO SUMMIT COUNTY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ___ DAY OF _____ A.D. 20___

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

PREPARED FOR:
OWNER/DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST, UTAH 84111
(801) 521-5687
CONTACT: RICHARD MOFFAT

PREPARED BY:
FOCUS ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS _____ DAY OF _____ 20__ BY _____	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 20__	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ A.D. 20__	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 20__	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 20__
	CHAIRMAN	PARK CITY ENGINEER	PARK CITY ATTORNEY	PARK CITY RECORDER	PARK CITY MAYOR

IRON CANYON PHASE 2
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E.
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____
FEE _____ SUMMIT COUNTY RECORDER

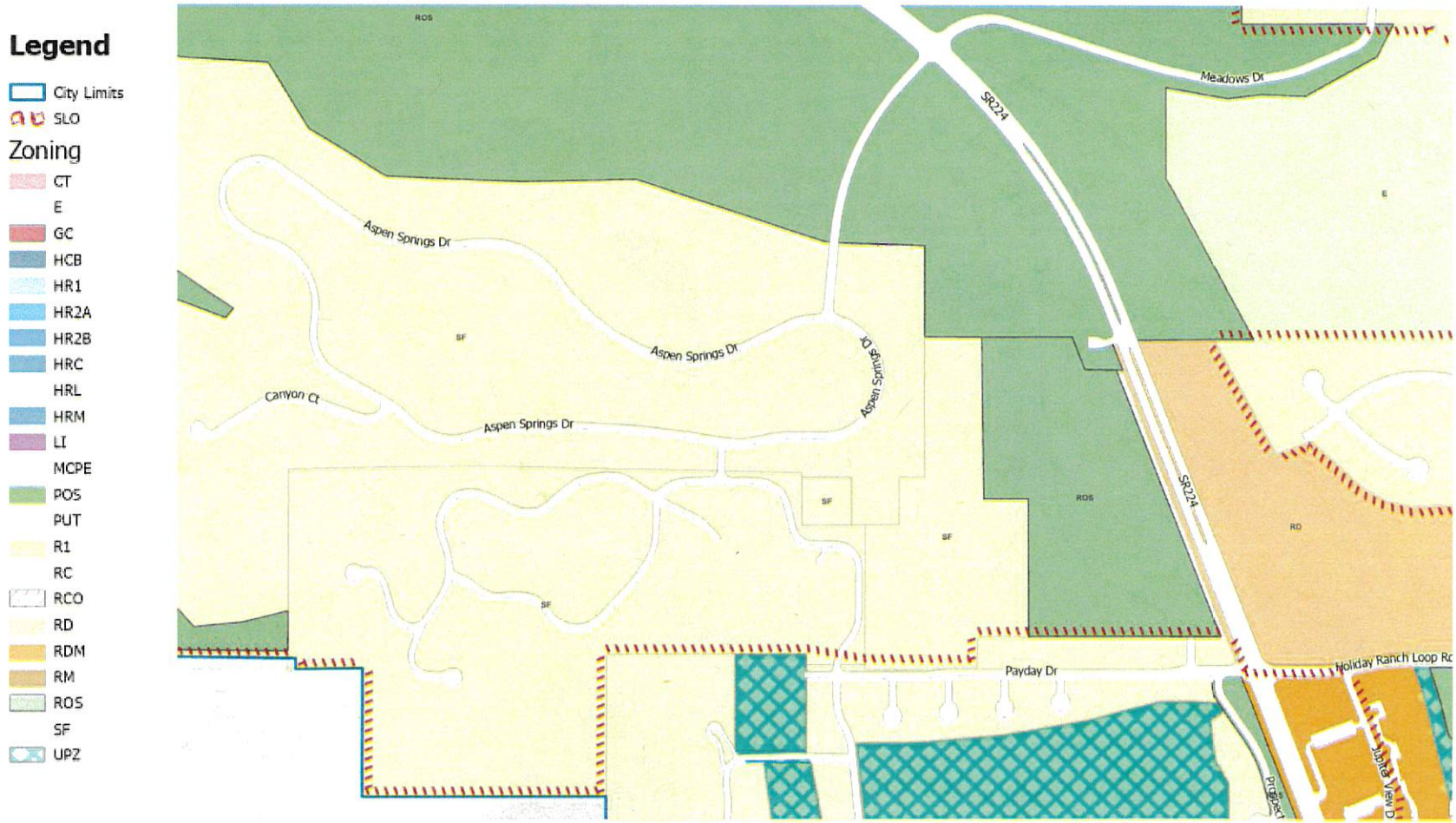
s:\2020\20-03\20-03C\dwg\Plats\C2_ - final plat.dwg

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

[Exhibit C]

Zoning Map Amendment

Excerpt from the Official Park City Coning Map



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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;

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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

Docusign Envelope ID: FF3CBCF0-2ABA-4EEF-8010-6A0C1D59165F

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 14th day of August, 2025.

PARK CITY MUNICIPAL CORPORATION

Signed by:
Nann Worel
57775BCB46414F6...
Nann Worel, MAYOR

ATTEST:

DS

DocuSigned by:
Michelle Kellogg
E5F905BB533F431...
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Signed by:
Mark Harrington
B7478B7734C7490...
City Attorney's Office

Exhibit A: Legal Description, Amended

Docusign Envelope ID: FF3CBCF0-2ABA-4EEF-8010-6A0C1D59165F

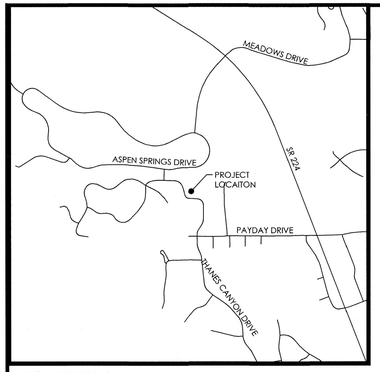
EXHIBIT A

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°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°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°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.

FINAL LOCAL ENTITY PLAT
ROBBINS ADDITION ANNEXATION TO PARK CITY

LOCATED IN THE SW1/4 OF SECTION 5,
T2S, R4E, SLB&M
PARK CITY, SUMMIT COUNTY, STATE OF UTAH



VICINITY MAP
N.T.S

N

S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EAST 1/4 CORNER OF SECTION 5, T2S, R4E, SLB&M SUMMIT COUNTY MONUMENT (PER ASPEN SPRINGS RANCH PHASE I)

ASPEN SPRINGS RANCH PHASE I SUBDIVISION ENTRY No. 349163

PARCEL #: ASR-12 WEISSMAN JEFFREY ALAN (TR)

PARCEL #: ASR-11 JAMES A. & ARLENE M. HEFLAND (TR)

PARCEL #: ASR-10 EJ ASPEN SPRINGS PROPERTIES LLC ENTRY No. 993024 BK:2235 PG:175

PARCEL #: ASR-9 SAMUEL R. JOHNSON (TR)

PARCEL #: ASR-9-A SAMUEL R. JOHNSON (TR) ENTRY No. 1073622 BK:2419 PG:667

PARCEL 2 (PCA-105)

S89°59'10"E 204.00

ANNEXATION PLAT ENTRY No. 292902

IRON CANYON DRIVE (PUBLIC ROW - 50' WIDE)

PARCEL #: IC-MISC BOYER COMPANY

PARCEL #: IC-5-AM FULTON HENRY W III

PARCEL #: IC-3 BRODERICK BYRAN H/W (JT)

BOYER ROBBINS JV, L.C
AREA: 40,830 SQ FT
OR 0.94ACRES ±

NORTH 200.92

199.38 SOUTH

PARCEL 1 (SS-104-B)

ANNEXATION PLAT ROSS PROPERTY ENTRY No. 400284

PARCEL #: PCA-104-C TIMOTHY E. GAEBE (TR)

ANNEXATION TO PARK CITY ENTRY No. 212517

STREET MONUMENT 2" RTB

POINT OF BEGINNING

WEST 2,938.66' (TIE)

BASIS OF BEARING: N0°18'13"E (SECTION LINE) 2,677.69'
(PER ASPEN SPRINGS RANCH PHASE I)

204.00 S89°34'50"W

PARCEL #: IC-MISC BOYER COMPANY

(RECORD: 100.00) S0°00'00"E 100.04'

S40°37'53"E 101.52'(TIE)

546.41' (TIE)

TCRE-2-5 FRANKLIN A. RICHARDS JR. (TR)

(RECORD: EAST (100.00)) N89°58'32"E 99.95'

(RECORD: EAST) N89°58'32"E 90.50'

STREET MONUMENT 2" RTB

STREET MONUMENT 2" RTB

IRON CANYON SUBDIVISION ENTRY No. 212520

PARCEL #: IC-2 MAYERSON DONNA M (TD)

SOUTHEAST CORNER OF SECTION 5, T2S, R4E, SLB&M SUMMIT COUNTY MONUMENT (FOUND)

LEGEND

- ANNEXATION AREA
- SECTION LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (FOUND)
- CURRENT CORPORATE LIMITS OF PARK CITY, UTAH

1. ANNEXATION IS SUBJECT TO ALL CONDITIONS OF APPROVAL AS LISTED IN ORDINANCE NO. 2024-22
2. PARCEL IS ZONED SINGLE FAMILY (SF) AND SENSITIVE LAND OVERLAY (SLO).
3. SEE RECORD OF SURVEY DRAWING BY SPENCER W. LIEWELYN, PLS 10516507, DATED JUNE 11, 2020, AND RECORDED ON MAY 5, 2022 AT ENTRY S0010932, IN BOOK 0003 AT PAGE 0400, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS 9th DAY OF Sept A.D. 2025

BY: JEFF WARD, GIS COORDINATOR
SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

PLAT PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 25th DAY OF July A.D. 2025

BY _____
PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

7/22/25 _____
DATE PARK CITY ENGINEER

CERTIFICATE TO OF ATTEST

I CERTIFY THAT THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS 24th DAY OF July A.D. 2025

BY Michelle Kellogg
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 28 DAY OF August A.D. 2025

BY _____
MAYOR

PLANNING COMMISSION

RECOMMENDED BY BY THE PARK CITY PLANNING COMMISSION THIS 13 DAY OF Aug A.D. 2025

BY _____
CHAIRPERSON

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify that this Plat is a true and accurate map of the tract of land to be annexed into Park City, County of Summit, State of Utah.

BOUNDARY DESCRIPTION

A portion of the SW1/4 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 N00°18'13"E along the Section line 546.41 feet and West 2,938.66 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence along said corporate limits the following four (4) courses: 1) S89°34'50"W 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) S89°59'10"E (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; 4) South 199.38 (Record: 200.00) feet to the point of beginning.

Contains: 40,830 +/- Square Feet

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

06/27/25
DATE

PROFESSIONAL LAND SURVEYOR No. 12554439 JUSTIN LUNDBERG STATE OF UTAH 06/27/25

SURVEYOR'S SEAL

SUMMIT COUNTY SURVEYOR

THIS FINAL LOCAL ENTITY PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH SECTION 17-23-20 OF THE UTAH CODE ON THIS 11th DAY OF Aug., 2025

BY: GREGORY R. WOLBACH, PLS 187788
SUMMIT COUNTY SURVEYOR

STATE OF UTAH GREGORY R. WOLBACH NO. 187788 PROFESSIONAL LAND SURVEYOR 7-11-25

SURVEYOR'S SEAL

RECORDED

No. DATE:
STATE OF UTAH TIME:
COUNTY OF SUMMIT FEE:
RECORDED AND FILED AT THE REQUEST OF:

BY: SUMMIT COUNTY RECORDER