

**TOWN OF HIDEOUT, UTAH**

10860 N. Hideout Trail

Hideout, UT 84036

Phone: 435-659-4739

**SUBDIVISION AMENDMENT APPLICATION**

Preliminary Plan without MPD \_\_\_\_\_

Final Plat \_\_\_\_\_

PLANNING COMMISSION	APPLICATION NO. _____
Approved _____	DATE RECEIVED _____
Denied _____	FEE RECEIVED _____
TOWN COUNCIL	Residential <input type="checkbox"/>
Approved _____	Non-Residential <input type="checkbox"/>
Denied _____	Street involved <input type="checkbox"/>

Fee: \$250.00 plus costs

REQUEST: Plat amendment to combine six lots into three new lots, eliminate and vacate one lot from the plat, and add an easement for a storm drain pipe.

Lot 111 will be eliminated and vacated from the plat.

Lots 112 and 113 will be combined into one Lot 112.

Lots 114, 115, and 116 will be combined into two larger lots - Lot 114 and 116.

LOCATION: Lots 111-116 Soaring Hawk Subd. Phase 3

ADDRESS: 11604 North to 11522 North Fox Hollow Court

APPLICANT: Mountain Resort Land Co, LLC

PO Box 681410

Park City, UT 84068

ENGINEER / SURVEYOR: Summit Engineering Group, Inc.

Attn: Mike Johnston

435-654-9229

mike@summitteg.com

**Utah State Code**

**10-9a-608. Vacating, altering, or amending a subdivision plat.**

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated, altered, or amended.

(b) If a petition is filed under Subsection (1)(a), the land use authority shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the land use authority may approve the vacation or amendment of the plat.

(c) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(i) any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification; or

(ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to alter a subdivision plat if:

(a) the petition seeks to:

(i) join two or more of the petition fee owner's contiguous lots;

(ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

(iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;

(iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or

(v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:

(A) owned by the petitioner; or

(B) designated as a common area; and

(b) notice has been given to adjacent property owners in accordance with any applicable local ordinance.

(3) Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to Section 10-9a-609.5.

(4) Each petition to vacate or amend an entire plat or a portion of a plat shall include:

(a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and

(b) the signature of each owner described in Subsection (4)(a) who consents to the petition.

(5) (a) The owners of record of adjacent parcels that are described by either a metes and bounds description or by a recorded plat may exchange title to portions of those parcels if the exchange of title is approved by the land use authority in accordance with Subsection (5)(b).

(b) The land use authority shall approve an exchange of title under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.

(c) If an exchange of title is approved under Subsection (5)(b):

(i) a notice of approval shall be recorded in the office of the county recorder which:

(A) is executed by each owner included in the exchange and by the land use authority;

(B) contains an acknowledgment for each party executing the notice in accordance with the provisions of Title 57, Chapter 2a, Recognition of Acknowledgments Act; and

(C) recites the descriptions of both the original parcels and the parcels created by the exchange of title; and

(ii) a document of conveyance shall be recorded in the office of the county recorder.

(d) A notice of approval recorded under this Subsection (5) does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.

(6) (a) The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to Subsection (6)(c).

(b) The surveyor preparing the amended plat shall certify that the surveyor:

(i) holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;

(ii) has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; and

(iii) has placed monuments as represented on the plat.

(c) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.

(d) Except as provided in Subsection (6)(a), the recording of a declaration or other document that purports to change the name of a recorded plat is void.

Effective 5/13/2014

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Residential ☐

Non-Residential ☐

Street involved ☐

**Fee: \$250.00 plus costs**

**REQUEST:** Plat amendment to combine six lots into four new lots, eliminate and vacate two lots from the plat, and vacate part of the public road at the south end of Fox Hollow Court (and dedicate a new cul-de-sac.)

Lots 122 and 123 will be combined into one new Lot 122.

Lots 124 and 125 will be eliminated and vacated from the plat.

Lot 126 will be enlarged.

Lots 127 and 128 will be combined into one new Lot 128.

Lots 128 and 129 will grant a new easement for a public sewer main line.

**LOCATION:** Lots 122-129 Soaring Hawk Subd. Phase 3

**ADDRESS:** 11416 North to 11425 North Fox Hollow Court

**APPLICANT:** Mountain Resort Land Co, LLC

PO Box 681410

Park City, UT 84068

**ENGINEER / SURVEYOR:** Summit Engineering Group, Inc.

Attn: Mike Johnston

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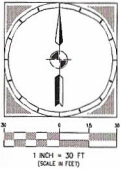
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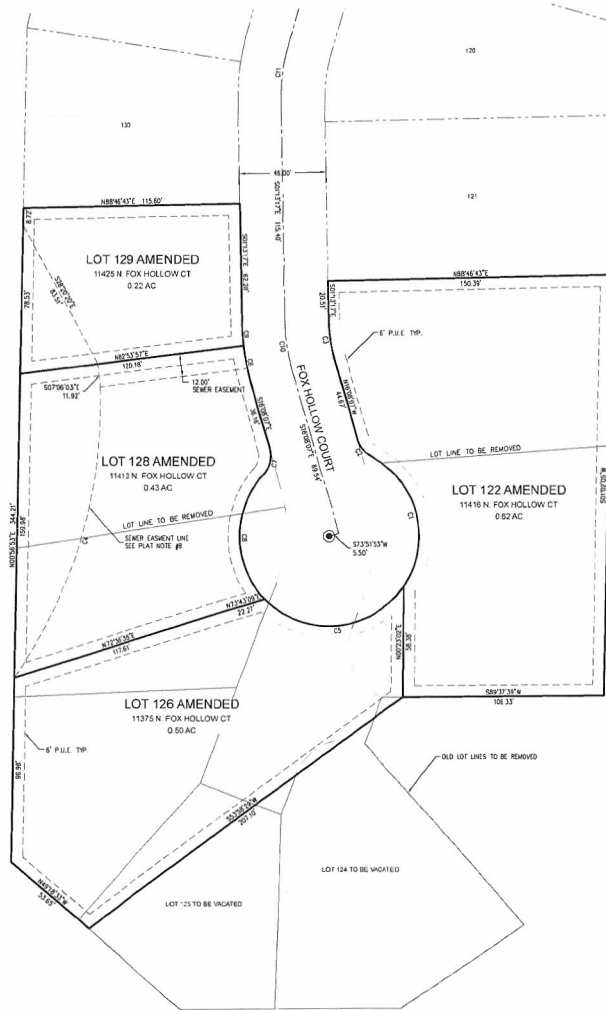
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# SOARING HAWK SUBDIVISION PHASE 3 LOTS 122-129 AMENDED



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Received from Tony Martino check #2857, Star Community Builders, LLC, for the amount of \$500.00 for lot line adjustments for Soaring Hawk #111-#116 and #122-#129.

Lynette Hallam

Town Clerk

2/28/19