

Ordinance No. 10-32

**ORDINANCE APPROVING THE RISNER RIDGE SUBDIVISION
PLAT AMENDMENT, PARK CITY, UTAH**

WHEREAS, the Homeowners Association of the Risner Ridge Subdivision has petitioned the City Council for approval of the Risner Ridge Plat Amendment; and

WHEREAS, the properties were properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on August 11, 2010, to receive input on the Risner Ridge Subdivision Plat Amendment;

WHEREAS, the Planning Commission, on August 11, 2010, forwarded a positive recommendation to the City Council;

WHEREAS, the City Council held a public hearing on August 26, 2010, to receive input on the Risner Ridge Subdivision Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Risner Ridge Subdivision Plat Amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Risner Ridge Subdivision Plat Amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is the Risner Ridge Subdivision.
2. The property is within the Residential Development (RD) District.
3. The applicant proposes to add the following note to the plat:
"All buildings and structures on all lots shall be set back at least 15 feet from the side lot lines, 20 feet from the rear lot line, and a minimum of 30 feet from the front lot line".
4. The plat note will increase the setbacks beyond what is required in the Land Management Code.
5. All existing buildings and structures meet the requirements of the proposed note. This note will not create any non-complying structures.

6. The City does not enforce Covenants, Conditions, and Restrictions (CC&Rs), but does enforce notes and instructions on a plat.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.


Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will submit the amended plat to the City for recordation at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 26th day of August, 2010.

PARK CITY MUNICIPAL CORPORATION


Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:

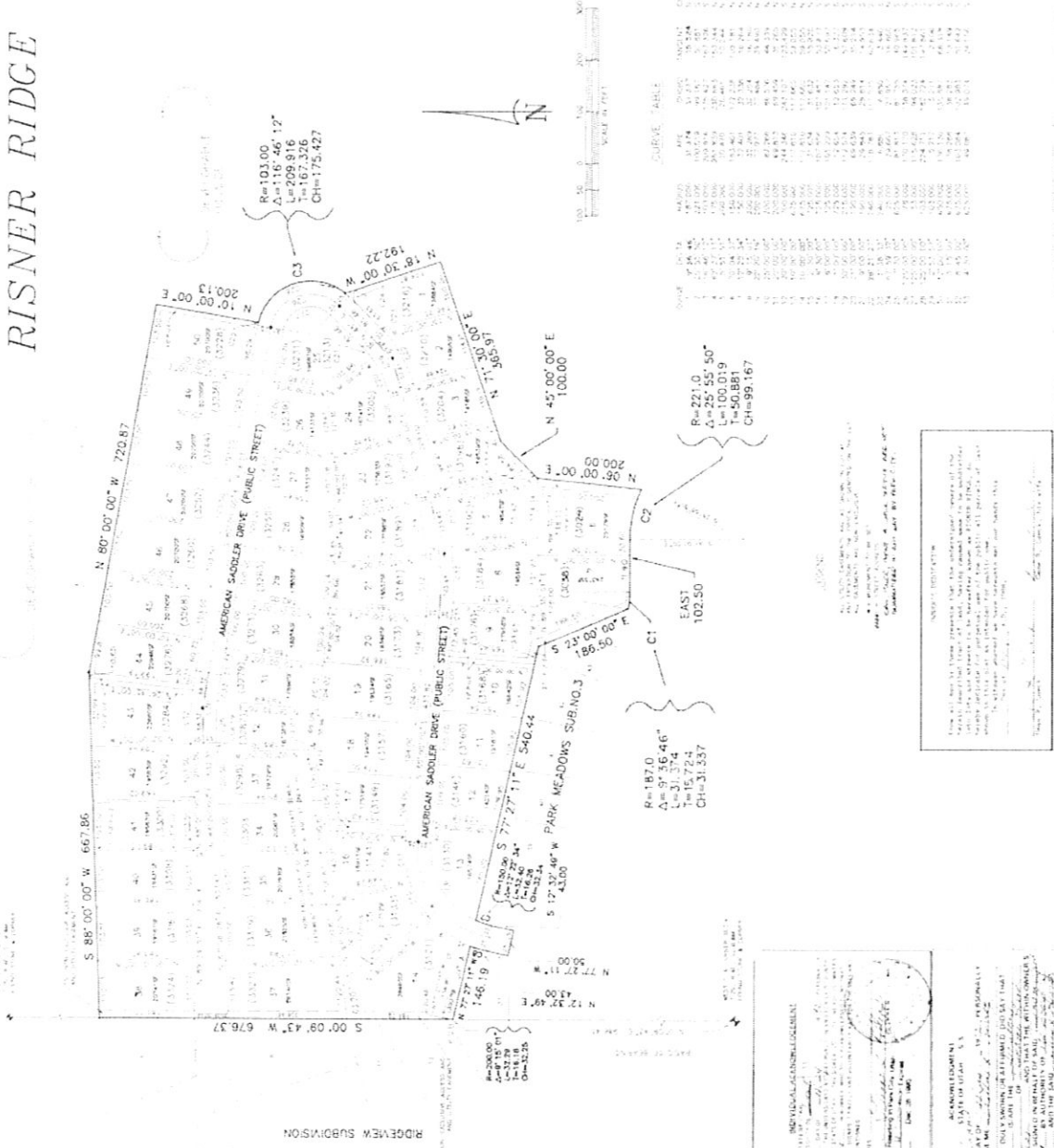


Mark D. Harrington, City Attorney



Exhibit D - Current Plats

RISNER RIDGE



LOT NO.	ACRES	AREA	PERCENTAGE
1	0.10	4,356	0.10
2	0.10	4,356	0.10
3	0.10	4,356	0.10
4	0.10	4,356	0.10
5	0.10	4,356	0.10
6	0.10	4,356	0.10
7	0.10	4,356	0.10
8	0.10	4,356	0.10
9	0.10	4,356	0.10
10	0.10	4,356	0.10
11	0.10	4,356	0.10
12	0.10	4,356	0.10
13	0.10	4,356	0.10
14	0.10	4,356	0.10
15	0.10	4,356	0.10
16	0.10	4,356	0.10
17	0.10	4,356	0.10
18	0.10	4,356	0.10
19	0.10	4,356	0.10
20	0.10	4,356	0.10
21	0.10	4,356	0.10
22	0.10	4,356	0.10
23	0.10	4,356	0.10
24	0.10	4,356	0.10
25	0.10	4,356	0.10
26	0.10	4,356	0.10
27	0.10	4,356	0.10
28	0.10	4,356	0.10
29	0.10	4,356	0.10
30	0.10	4,356	0.10
31	0.10	4,356	0.10
32	0.10	4,356	0.10
33	0.10	4,356	0.10
34	0.10	4,356	0.10
35	0.10	4,356	0.10
36	0.10	4,356	0.10
37	0.10	4,356	0.10
38	0.10	4,356	0.10
39	0.10	4,356	0.10
40	0.10	4,356	0.10
41	0.10	4,356	0.10
42	0.10	4,356	0.10
43	0.10	4,356	0.10
44	0.10	4,356	0.10
45	0.10	4,356	0.10
46	0.10	4,356	0.10
47	0.10	4,356	0.10
48	0.10	4,356	0.10
49	0.10	4,356	0.10
50	0.10	4,356	0.10
51	0.10	4,356	0.10
52	0.10	4,356	0.10
53	0.10	4,356	0.10
54	0.10	4,356	0.10
55	0.10	4,356	0.10
56	0.10	4,356	0.10
57	0.10	4,356	0.10
58	0.10	4,356	0.10
59	0.10	4,356	0.10
60	0.10	4,356	0.10
61	0.10	4,356	0.10
62	0.10	4,356	0.10
63	0.10	4,356	0.10
64	0.10	4,356	0.10
65	0.10	4,356	0.10
66	0.10	4,356	0.10
67	0.10	4,356	0.10
68	0.10	4,356	0.10
69	0.10	4,356	0.10
70	0.10	4,356	0.10
71	0.10	4,356	0.10
72	0.10	4,356	0.10
73	0.10	4,356	0.10
74	0.10	4,356	0.10
75	0.10	4,356	0.10
76	0.10	4,356	0.10
77	0.10	4,356	0.10
78	0.10	4,356	0.10
79	0.10	4,356	0.10
80	0.10	4,356	0.10
81	0.10	4,356	0.10
82	0.10	4,356	0.10
83	0.10	4,356	0.10
84	0.10	4,356	0.10
85	0.10	4,356	0.10
86	0.10	4,356	0.10
87	0.10	4,356	0.10
88	0.10	4,356	0.10
89	0.10	4,356	0.10
90	0.10	4,356	0.10
91	0.10	4,356	0.10
92	0.10	4,356	0.10
93	0.10	4,356	0.10
94	0.10	4,356	0.10
95	0.10	4,356	0.10
96	0.10	4,356	0.10
97	0.10	4,356	0.10
98	0.10	4,356	0.10
99	0.10	4,356	0.10
100	0.10	4,356	0.10

OWNER'S DEDICATION
 This is to certify that the above described tract of land, located within corner to the 42nd Street and 43rd Street, in the City of New York, is being dedicated to the use of a public park, to be known as 'Risner Ridge'.

ACKNOWLEDGMENT
 I, the undersigned, do hereby acknowledge that the above described tract of land is being dedicated to the use of a public park, to be known as 'Risner Ridge'.

Risner Ridge
 PROPERTY OWNERS: [List of names]