

**Ordinance No. 10-31**

**ORDINANCE APPROVING THE RISNER RIDGE NO. 2 SUBDIVISION  
PLAT AMENDMENT, PARK CITY, UTAH**

WHEREAS, the Homeowners Association of the Risner Ridge No. 2 Subdivision has petitioned the City Council for approval of the Risner Ridge No. 2 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 No. 2 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 No. 2 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. Other than lots 10 through 13, setback for the rear lot line shall be 15 feet. Setback for the front lot line shall be as required by the Park City Land Management Code, but in any case not less than 15 feet."*
4. Due to the proximity to the golf course the rear setbacks for lots 10 through 13 in Risner Ridge No. 2 Subdivision are more restrictive than the LMC requirements and vary from fifteen (15) to twenty feet (20'). Those additional setback restrictions are already noted on the plat.

5. The plat note will increase the setbacks to or beyond what is required in the Land Management Code.
6. All existing buildings and structures meet the requirements of the proposed note. This note will not create any non-complying structures.
7. 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.

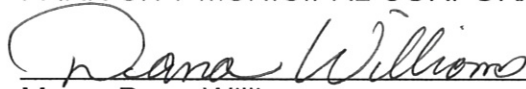
Conditions of Approval:

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 26<sup>th</sup> day of August, 2010.

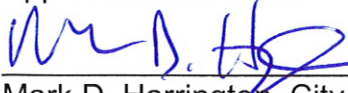
PARK CITY MUNICIPAL CORPORATION

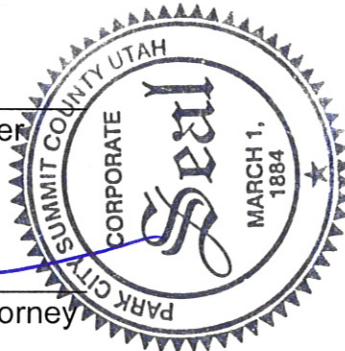
  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney



# RISNER RIDGE NO. 2

**SURVEYOR'S CERTIFICATE**

I, the undersigned, do hereby certify that I am a Registered Civil Engineer, and/or Land Surveyor, and that I and my Associate(s) have made a survey of the above described tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RISNER RIDGE NO. 2

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION	REMARKS
1. BEGINNING AT THE NORTHWEST CORNER OF LOT 20, SECTION 36, T41N, R10E, MOUNTAIN PLAIN MERIDIAN, A 100.00 FEET IRON PIPER FROM THE EAST QUARTER CORNER OF SECTION 36, T41N, R10E, MOUNTAIN PLAIN MERIDIAN, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
2. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
3. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
4. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
5. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
6. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
7. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
8. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
9. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
10. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
11. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
12. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
13. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
14. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
15. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
16. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
17. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
18. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
19. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	
20. FROM SAID POINT OF BEGINNING, BEARING S 89° 56' 42" W, DISTANCE 200.00 FEET TO THE POINT OF BEGINNING.	

**OWNER'S DEDICATION**

I, the undersigned owner, do hereby dedicate for the use of the public all parcels of land shown on this plat as intended for public use in witness whereof I have hereunto set my hand and seal this 15th day of February, 1983.

*(Signature)*  
 STATE OF UTAH  
 COUNTY OF \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH  
 County of \_\_\_\_\_  
 On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in said State of Utah, the signor(s) of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

\_\_\_\_\_  
 NOTARY PUBLIC  
 COUNTY OF \_\_\_\_\_  
 STATE OF UTAH

**RISNER RIDGE NO. 2**

RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF \_\_\_\_\_ STATE OF UTAH  
 RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF \_\_\_\_\_ STATE OF UTAH  
 DATE \_\_\_\_\_ 1983  
 COUNTY CLERK

**CURVE TABLE**

CHORD NO.	BEARING	CHORD	BEARING	CHORD
1	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
2	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
3	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
4	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
5	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
6	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
7	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
8	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
9	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
10	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
11	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
12	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
13	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
14	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
15	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
16	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
17	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
18	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
19	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00
20	S 89° 56' 42" W	200.00	S 89° 56' 42" W	200.00

**PLANNING COMMISSION**

APPROVED THIS 15th DAY OF FEBRUARY, 1983 BY THE PLANNING COMMISSION.

*(Signature)*  
 CHAIRMAN, PARK CITY PLANNING COMMISSION

**CITY ENGINEER**

APPROVED AS TO CORRECTNESS OF THE PLAT AND AS TO THE COMPLETION OF THE SURVEY WORK AND AS TO THE ACCURACY OF THE INFORMATION ON FILE IN THE OFFICE.

\_\_\_\_\_  
 CITY ENGINEER

**ACKNOWLEDGMENT**

STATE OF UTAH  
 County of \_\_\_\_\_  
 On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in said State of Utah, the signor(s) of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

\_\_\_\_\_  
 NOTARY PUBLIC  
 COUNTY OF \_\_\_\_\_  
 STATE OF UTAH

**RISNER RIDGE NO. 2**

RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF \_\_\_\_\_ STATE OF UTAH  
 RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF \_\_\_\_\_ STATE OF UTAH  
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