

ROCKY RIDGE TOWN
ORDINANCE NO. 2019-02

**AN ORDINANCE OF ROCKY RIDGE TOWN, UTAH, ADOPTING
THE *PLANNING & ZONING CHANGE IN UTILITY EASEMENTS
AND OFFSETS FOR ALL REGULAR RESIDENTIAL LOTS WITHIN
ROCKY RIDGE*; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, Easements on lots have been excessive and making use of lots for buildings is difficult, particularly with steep lots on the west side of Westridge Rd;

WHEREAS, Easements for Phase C and later were grandfathered over from Phase B and not addressed to specific lots in steeper areas with less friendly building conditions and future lots of smaller sizes where area will be more limited;

WHEREAS, The original thirty (30) foot easement now in existence was intended for use of possible future utilities such as sewer and allotted along road edges even when utilities were nonexistent on said edges;

WHEREAS, Rocky Ridge Town deems it feasible to lessen utility easements while still meeting utility spacing needs and allowing for more area for building on existing and future lots;

WHEREAS, Rocky Ridge Town deems it necessary to address current needs for All Residential Lots by specifying easements conducive to above considerations;

WHEREAS, Rocky Ridge Town deems it more feasible to plan any future sewer to be run under roads considering other obstacles now present in the easement area as well as ease of regular access to any future sewer system;

NOW, THEREFORE, be it ordained by the Town Council of Rocky Ridge, Utah, as follows:

Section 1: Structural offset

- Minimum of thirty feet (30') from road right of way.
- Minimum of ten feet (10') from all other lot lines.

Section 2: Utility offsets (i.e., irrigation systems, septic systems, etc.)

- Ten Feet (10') utility easement from road right of way with ten feet (10') minimum from *actual* utility locations.

Section 3: Repealer Clause

- All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4: Severability Clause

- Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

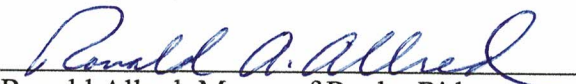
Section 5: Effective Date

- This Ordinance shall be in full force and effect immediately upon posting or publication.

PASSED AND ADOPTED by the Rocky Ridge Town Council on March 20, 2019.

	Aye	Nay	Absent	Abstain
Mayor Ronald Allred	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeremy Allred	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Gold	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forrest Lewis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dallin Mangels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Presiding Officer:



Ronald Allred, Mayor of Rocky Ridge

Attest:



Bethany Sturgeon, Recorder of Rocky Ridge



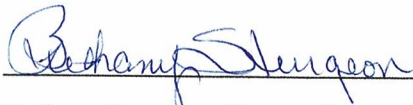
RECORDED on the 26th day of March, 2019

PUBLISHED OR POSTED this 26th day of March, 2019

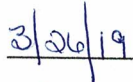
CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. 10-3-713, 1953 as amended: I, the Recorder of Rocky Ridge, hereby certify that the foregoing Ordinance was duly passed, and published or posted at:

1. Mailbox Building, and
2. Bungalow Bliss; and
3. MLA Building, on the above referenced dates.



Bethany Sturgeon, Deputy Town Clerk / Recorder



Date