

ORDINANCE NO. 1999 - 19

**AN ORDINANCE ENACTING SECTION 2-2-B-31.5, ENACTING SECTION 6-4-A-2(e),  
AND AMENDING SECTION 6-4-E-5(e), OF THE OFFICIAL UTAH COUNTY ZONING  
ORDINANCE OF UTAH COUNTY DEALING WITH MOUNTAIN HOME  
DEVELOPMENTS**

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF UTAH ORDAINS AS  
FOLLOWS:

PART I:

Utah County Zoning Ordinance Sections 2-2-B-31.5 and 6-4-A-2(e) are enacted to read as follows:

**Section 2-2-B-31.5** Development Cluster

A provision in certain large scale developments that requires the area of individual lots to be reduced and requires that an area be retained as common open space.

**Section 6-4-A-2(e)** Development Clusters

Clustering of building lots is required to provide more common open space, protect the environmentally sensitive lands, allow better use of development sites, and make possible more economical development of the site.

Utah County Zoning Ordinance Section 6-4-E-5(e) is amended to read as follows:

**Section 6-4-E-5(e)** Spacing of Clusters

No one-family dwelling within a cluster shall be located closer than 200 feet to a dwelling within another cluster.

PART II:

Insert pages reflecting the above enactments and amendments, including a title page which bears the enactment date of this ordinance, are hereby ordered to be filed in the three copies of the Utah County Zoning Ordinance which are on file with the Utah County Clerk-Auditor.

PART III:

If any of the sections, sentences, clauses or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdictions, such shall not affect or invalidate the remaining portion contained herein.

PART IV:

This ordinance shall take effect: 1) sixteen (16) days after it is passed, or 2) after it has been published, whichever date is later.

**PASSED and order published** this 2nd day of November, 1999.

UTAH COUNTY COMMISSION

VOTE

Jerry D. Grover  
Jerry D. Grover, Chairman

AYE

Gary R. Herbert  
Gary R. Herbert, Commissioner

AYE

David J. Gardner  
David J. Gardner, Commissioner

AYE

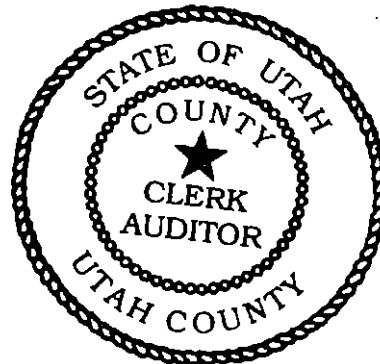
ATTEST:  
ARLIN V. KUHN  
Utah County Clerk/Auditor

APPROVED AS TO FORM:  
KAY BRYSON  
Utah County Attorney

By: Lynna Strickland  
Deputy Clerk/Auditor

By: [Signature]  
Deputy County Attorney

Date of Publication: once only, as soon as possible.



# PROOF OF PUBLICATION

from

## The Daily Herald

STATE OF UTAH

Utah County

SS. \_\_\_\_\_

### ORDINANCE NO. 1899 - 18

AN ORDINANCE ENACTING SECTION 2-2-B-31.5, ENACTING SECTION 8-4-A-2(e), AND AMENDING SECTION 8-4-E-5(e), OF THE OFFICIAL UTAH COUNTY ZONING ORDINANCE OF UTAH COUNTY DEALING WITH MOUNTAIN HOME DEVELOPMENTS

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF UTAH ORDAINS AS FOLLOWS:

#### PART I:

Utah County Zoning Ordinance Sections 2-2-B-31.5 and 8-4-A-2(e) are enacted to read as follows:

#### Section 2-2-B-31.5 Development Cluster

A provision in certain large scale developments that requires the area of individual lots to be reduced and requires that an area be retained as common open space.

#### Section 8-4-A-2(e) Development Clusters

Clustering of building lots is required to provide more common open space, protect the environmentally sensitive lands, allow better use of development sites, and make possible more economical development of the site.

Utah County Zoning Ordinance Section 8-4-E-5(e) is amended to read as follows:

#### Section 8-4-E-5(e) Spacing of Clusters

No one-family dwelling within a cluster shall be located closer than 200 feet to a dwelling within another cluster.

#### PART II:

Insert pages reflecting the above enactments and amendments, including a title page which bears the enactment date of this ordinance, are hereby ordered to be filed in the three copies of the Utah County Zoning Ordinance which are on file with the Utah County Clerk-Auditor.

#### PART III:

If any of the sections, sentences, clauses or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

#### PART IV:

This ordinance shall take effect: 1) sixteen (16) days after it is passed, or 2) after it has been published, whichever date is later.

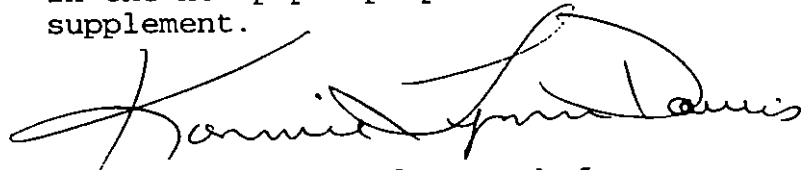
PASSED and order, published this 2nd day of November, 1999.

UTAH COUNTY COMMISSION  
Jerry D. Grover, Chairman  
Gary R. Herbert, Commissioner  
David J. Gardner, Commissioner

ATTEST:  
ARLUN V. KUHN  
Utah County Clerk/Auditor  
By: /s/ Cinda Strickland  
Deputy Clerk/Auditor  
Legal Notice No. 602269 Published in The Daily Herald  
November 14, 1999

APPROVED AS TO FORM:  
KAY BRYDON  
Utah County Attorney  
By: /s/ David H. Shawaroff  
Deputy County Attorney

I, Konnie Lynn Davis, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, #502269-PO#14411-ORDINANCE NO., and which is a copy, was published in said newspaper, the first publication having been made on the 14th day of November, 1999, and the last on the 14th day of November, 1999; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.



Subscribed and sworn before me  
this 16th day of November, 1999

  
Notary Public

Residence: Orem, Utah

My commission expires January 13, 2001

