

ORDINANCE NO. 2000 - 21

AN ORDINANCE AMENDING THE UTAH COUNTY ZONING  
ORDINANCE AS TO SECTIONS 2-2B(59), 2-2B(77), 2-2B(84), 3-29A,  
3-29B(2), 5-6A, 5-6A(8), 7-24E, 7-25B AND 7-25D

THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF UTAH ORDAINS AS  
FOLLOWS:

**PART I:**

Section 2-2 B (59) of the Utah County Zoning Ordinance is hereby amended to read as follows:

General Plan: A plan within the meaning of sections of 17-27-103, 17-27-301, and 17-27-302 of the Utah Code Annotated 1953, which has been recommended by the Planning Commission and adopted by the County Commission to set forth general guidelines for the proposed future development of land. The plan may include elements concerning land use, transportation, the environment, public services, redevelopment, economics, plan implementation and other topics. The plan, however, is only an advisory guide for land use decisions.

**PART II:**

Section 2-2 B (77) of the Utah County Zoning Ordinance is hereby amended to read as follows:

Large Scale Development: A development or subdivision which has been recommended for approval, approval with conditions, or denial by the Planning Commission, and approved by the County Commission, and which consists of several buildings and structures planned and developed under unified control as a single unit or project, including a planned unit development, a planned subdivision, a mountain home development, a recreational resort, and a mobile home park.

**PART III:**

Section 2-2 B (84) of the Utah County Zoning Ordinance is hereby amended to read as follows:

Mountain Home Development: A type of large-scale development designed for constructing dwellings in mountain settings while protecting the fragile environment.

**PART IV:**

Section 3-29 A of the Utah County Zoning Ordinance is hereby amended to read as follows:

No conditional use permit shall be approved or disapproved by the Planning Commission, and no variance or special exception shall be acted on by the Board of Adjustment, unless sufficient notice is given to the owners of record of adjacent property. The Planning Commission and County Commission shall also be subject to the requirements of this section when they respectively recommend and/or approve a large scale development under zoning sections 6-1 to 6-6.

**PART V:**

Section 5-6 A (the 4<sup>th</sup> unnumbered paragraph of the Declaration of Legislative Intent) of the Utah County Zoning Ordinance is hereby amended to read as follows:

Because of a combination of factors, including accessibility from existing roads, availability of water, suitable topographical soil and vegetative conditions, and aesthetic attractions, part of the territory included within this zone is capable of accommodating certain types of recreational and housing development without undue adverse effect on the quality of the watershed, provided that such developments are limited in size and are constructed and maintained under carefully regulated conditions.

**PART VI:**

Section 5-6 A (8) of the Utah County Zoning Ordinance is hereby amended to read as follows:

To permit dwellings, recreation areas, and certain types of development to take place in areas of critical environmental concern under conditions which will result in the conservative of the water supply, vegetation, soils, wildlife, and other natural resources within the zone.

**PART VII:**

Section 7-24 E of the Utah County Zoning Ordinance is hereby amended to read as follows:

The Planning Commission shall take action to recommend to the County Commission approval or disapproval of any proposed large-scale development projects in accordance with the terms of zoning sections 6-1 to 6-6 plus any procedural by laws the Planning Commission may have adopted under authority of this ordinance. Zoning sections 6-1 to 6-6 constitute the standards and criteria for recommending approval or disapproval of the requested conditional use permit and for recommending approval or disapproval of a plat. Approval of a plat constitutes the granting of a conditional use permit for a large scale development. The fact that "dwellings" may be permitted uses in the underlying zone does not alter or affect the

standards and criteria applicable for approval or disapproval of a large scale development.

**PART VIII:**

Section 7-25 B of the Utah County Zoning Ordinance is hereby amended to read as follows:

The County Commission may adopt a general plan for Utah County, or amend any existing general plan, by following the procedures of sections 17-27-303 and 17-27-305 of the Utah Code Annotated 1953. Notwithstanding anything contained in this Ordinance to the contrary, the general plan for Utah County is only an advisory guide for land use decisions.

**PART IX:**

Section 7-25 D of the Utah County Zoning Ordinance is hereby amended to read as follows:

The County Commission shall take action to approve or disapprove proposed large scale development projects by following zoning sections 6-1 to 6-6. Zoning sections 6-1 to 6-6 constitute the standards and criteria for approval or disapproval of the requested conditional use permit and for approval or disapproval of a plat. Approval of a plat constitutes the granting of a conditional use permit for a large scale development. The fact that "dwellings" may be permitted uses in the underlying zone does not alter or affect the standards and criteria applicable for approval or disapproval of a large scale development.

**PART X:**

Section 3-29 B(2) of the Utah County Zoning Ordinance is hereby amended to read as follows:

The notice, to be deemed "sufficient," must be mailed five (5) days or more prior to the time of the Planning Commission, County Commission, or Board of Adjustment meeting wherein the item will be considered, and must contain the applicant's name, the location of the property that is being considered, the type of approval or change in land use requested, and the time, place, and location of the meeting.

**PART XI:**

Insert pages reflecting the above amendments are hereby ordered to be filed in the three (3) file copies of the Official Utah County Zoning Ordinance on file with the Utah County Clerk/Auditor.

**PART XII:**

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 ordered published this 22nd day of August, 2000.

**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. Kuhni  
Utah County Clerk/Auditor

**APPROVED AS TO FORM:**

C. Kay Bryson  
Utah County Attorney

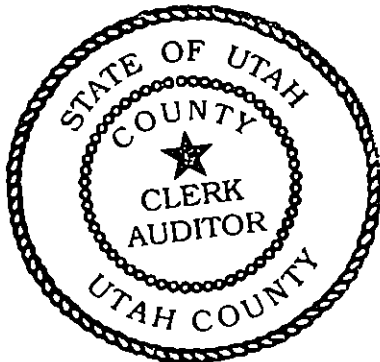
By: Linda Stuebeland  
Deputy

Approved  Disapproved

By: [Signature]  
Deputy

Date of Publication: \_\_\_\_\_ [one time, as soon as possible]

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# PROOF OF PUBLICATION

from

## The Daily Herald

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STATE OF UTAH

Utah County

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

ATTEST: Approved as to Form  
Arlin V. Kuhnli, County Clerk/Auditor  
By: Linda Strickland, Deputy  
By: David H. Shaw, Deputy  
Legal Notice No. 504055 Published in The Daily Herald  
September 1, 2000

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