

AN ORDINANCE AMENDING SECTION 7-10, "ZONING COMPLIANCE PERMIT REQUIRED," OF THE UTAH COUNTY LAND USE ORDINANCE

THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

Part I:

The Utah County Land Use Ordinance, Section 7-10, is hereby amended to read as follows:

7-10: ZONING COMPLIANCE PERMIT REQUIRED

ENT 21306:2006 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Feb 23 9:08 am FEE 0.00 BY STL
RECORDED FOR COMMUNITY DEVELOPMENT

A. INITIAL ZONING COMPLIANCE PERMIT

It shall be unlawful to construct, use or occupy, or permit the construction, use or occupancy, of any building or premise until an initial zoning compliance permit has been issued by the Zoning Administrator stating that the proposed use of the building or land conforms to the requirements of this ordinance.

B. ZONING COMPLIANCE PERMIT TO CHANGE A NONCONFORMING USE OR A NONCOMPLYING STRUCTURE

No nonconforming use or noncomplying structure shall be changed or extended until a zoning compliance permit is issued by the Zoning Administrator stating that the proposed use of the building or land conforms to the requirements of this ordinance.

C. CERTIFICATE OF OCCUPANCY - FINAL ZONING COMPLIANCE PERMIT, LIMITED REVIEW

Where the Zoning Administrator has determined that a proposed building or use will comply with this ordinance and issues a building permit therefore; and the construction has been completed; the Administrator's scope of review in issuing a Certificate of Occupancy - Final Zoning Compliance Permit shall be limited to the approved application form, approved plans, and the terms of the approved permits, not a review de novo. (Any action to review the issuance of the permit or the terms thereof shall be in accordance with provisions of section 7-19 of this ordinance).

D. CERTIFICATE OF OCCUPANCY - FINAL ZONING COMPLIANCE PERMIT ISSUED UPON COMPLETION OF CONSTRUCTION; EXCEPTION

A Certificate of Occupancy - Final Zoning Compliance Permit shall not be issued until all construction is completed.

Exception: Upon written request of the permit holder, the Zoning Administrator may authorize the issuance of a temporary certificate of occupancy for a building or other structure, for a period not to exceed one year, upon finding that all life-safety requirements of the construction codes and all conditions of zoning approval have been completed, provided a cash or surety bond has been posted with the Zoning Administrator in an amount equal to the cost of completing the work covered by the permit and plans. The amount of the bond shall be established by the Zoning Administrator based on the recommendation of the Building Inspector (however, if there is disagreement, the Board of County Commissioners may determine the cost of completion and set the bond amount, upon appeal by the permit holder to the Board of County Commissioners).

Part II:

Insert pages reflecting the above 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 Land Use 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 become effective fifteen (15) days after its passage, and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

PASSED and ordered published this 21st day of February, 2006.

UTAH COUNTY COMMISSION

VOTE



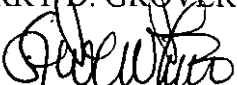
LARRY A. ELLERTSON, CHAIR

Aye



JERRY D. GROVER, COMMISSIONER

Aye



STEVE WHITE, COMMISSIONER

Aye

ATTEST:
KIM T. JACKSON
County Clerk/Auditor

By: *Lynida Spickland*
Deputy

APPROVED AS TO FORM:
KAY BRYSON
County Attorney

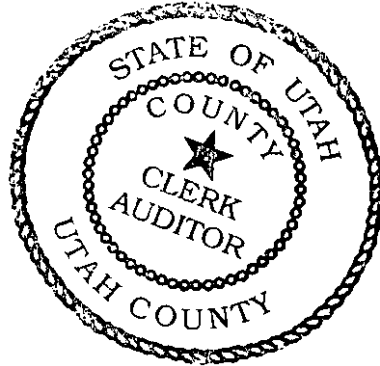
Approved

Disapproved

By: *Ronald H. [Signature]*
Deputy

Date of Publication: Once only, as soon as possible

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PROOF OF PUBLICATION

from

The Daily Herald

STATE OF UTAH } SS.
Utah County }

PUBLIC NOTICE
ORDINANCE NO. 2006-4, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON FEBRUARY 22, 2006, AMENDING SECTION 7-10, "ZONING COMPLIANCE PERMIT REQUIRED," OF THE UTAH COUNTY LAND USE ORDINANCE.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE. COMMISSIONER LARRY A. ELERTSON, COMMISSIONER STEVE WHITE, AND COMMISSIONER JERRY D. GROVER VOTED IN FAVOR OF THE ORDINANCE.
Legal Notice 216732 Published in The Daily Herald February 25, 2006

I, Paula Stallings, being first duly sworn 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, #216732--PUBLIC NOTICE ORDINANCE, and which is a copy, was published in said newspaper the first publication having been made on the 25th day of February, 2006, and the last on the 25th day of February, 2006; 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.

Paula Stallings

Subscribed and sworn before me
this 27th day of February, 2006.

Denise K White Notary Public

Residence: Orem, Utah

My commission expires February, 2007

