

**AN ORDINANCE AMENDING SECTION 3-6, "ADJACENT LOTS IN THE SAME OWNERSHIP," OF THE UTAH COUNTY LAND USE ORDINANCE**

THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

ENT 46092:2006 PG 1 of 2  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Apr 18 9:30 am FEE 0.00 BY STL  
RECORDED FOR COMMUNITY DEVELOPMENT

**Part I:**

The Utah County Land Use Ordinance, Section 3-6 is hereby amended to read as follows:

**3-6: ADJACENT UNSUBDIVIDED PARCELS IN THE SAME OWNERSHIP**

Where two or more adjacent parcels of land are owned by the same person or entity, and are not included within a recorded subdivision plat or large scale development plat, the land included in the parcels may be considered to be one parcel for the purpose of meeting the requirements of this ordinance for a building lot, provided the owner(s) records a Declaration of Zoning Lot with the County Recorder which describes the subject parcels and which covenants that none of the territory described therein will be alienated from the appurtenant building nor used to qualify for some other building or use unless such is permitted by a change in the land use ordinance, and have provided a title report which establishes that the Declaration of Zoning Lot has priority over any trust deed, mortgage, or other interest which may encumber the property. "Adjacent" shall mean touching along a common side.

**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 28th day of March, 2006.

UTAH COUNTY COMMISSION

VOTE

*Larry A. Ellertson*  
LARRY A. ELLERTSON, CHAIR

*Aye*

*Jerry D. Grover*  
JERRY D. GROVER, COMMISSIONER

*Aye*

*Steve White*  
STEVE WHITE, COMMISSIONER

*Aye*

ATTEST:  
KIM T. JACKSON  
County Clerk/Auditor

APPROVED AS TO FORM:  
KAY BRYSON  
County Attorney

By: *Brenda Strickland*  
Deputy

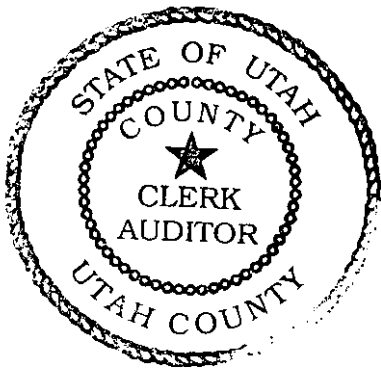
Approved

Disapproved

By: *Ronald [Signature]*  
Deputy

Date of Publication: Once only, as soon as possible

P:\Planning-Zoning\Ord-Res-Aff\2006 3-6 Adjacent Parcels .ORD.wpd



# PROOF OF PUBLICATION

from

## The Daily Herald

STATE OF UTAH } SS  
Utah County }

NOTICE  
ORDINANCE NO. 2006-7, ADOPTED BY THE  
BOARD OF COUNTY COMMISSIONERS OF  
UTAH COUNTY, UTAH, ON MARCH 28, 2006,  
AMENDING SECTION 3-8, "ADJACENT LOTS IN  
THE SAME OWNERSHIP," OF THE UTAH  
COUNTY LAND USE ORDINANCE.

A COMPLETE COPY OF THE ORDINANCE IS  
AVAILABLE AT THE COUNTY CLERK/AUDI-  
TOR'S OFFICE, COMMISSIONER LARRY A. EL-  
LERTSON, COMMISSIONER STEVE WHITE,  
AND COMMISSIONER JERRY D. GROVER  
VOTED IN FAVOR OF THE ORDINANCE.  
Legal Notice 222886 Published in The Daily Herald  
April 1, 2006.

I, Paula Stallings, 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,  
#222886-ORDINANCE NO. 2006-7, , and which  
is a copy, was published in said newspaper  
the first publication having been made on  
the 1st day of April, 2006, and the  
last on the 1st day of April, 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 3rd day of April, 2006.

*Denise K. White* Notary Public

Residence: Orem, Utah

My commission expires February, 2007

