

ORDINANCE NO. 2009-10

AN ORDINANCE AMENDING THE UTAH COUNTY LAND USE ORDINANCE,  
SECTION 4-1, ZONES ESTABLISHED, AND ADDING A NEW SECTION 5-17,  
GOSHEN VALLEY PLANNED COMMUNITY (PC) ZONE

WHEREAS, the Utah County Commission initiated a review of amending and adding to the UCLUO to more appropriately address the goals and policies of Utah County, including those contained in the Utah County General Plan 2006, and mor particularly the Goshen Valley Specific Area Plan; and

WHEREAS, the Planning Commission addressed the proposed amendments to the UCLUO, during their regularly scheduled agenda meeting of the Planning Commission, and scheduled and held a public hearing regarding the proposed amendments; and

WHEREAS, the Planning Commission recommended that the UCLUO be amended and a new section included, in accordance with the amendments as set forth herein; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the recommendation from the Utah County Planning Commission regarding the proposed amendment and addition to the UCLUO, including information found in the file and any public comments contained therein; and

WHEREAS, the Board of County Commissioners finds that the proposed amendment and addition to the UCLUO will further the goals and policies of Utah County, including those contained in the General Plan and the Goshen Valley Specific Area Plan; and

WHEREAS, the Board of County Commissioners finds that the proposed amendment and addition to the UCLUO is in the best interest of the health, safety, and general welfare of the citizens of Utah County.

THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

**Part I:**

Section 4-1, Zones Established, is hereby amended to add a new Goshen Valley Planned Community (PC) Zone as follows:

4-1: **ZONES ESTABLISHED**

In order to carry out the purposes of this ordinance, the unincorporated territory of Utah County, Utah, is hereby divided into zones as follows:

RA-5	Residential Agricultural Zone
RR-5	Rural Residential Zone
TR-5	Transitional Residential Zone
CE-1	Critical Environmental Zone

ENT 46157:2009 PG 1 of 31  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2009 Apr 29 11:15 am FEE 0.00 BY EO  
RECORDED FOR UTAH COUNTY ATTORNEY

CE-2	Critical Environmental Zone
M&G-1	Mining and Grazing Zone
NC-1	Neighborhood Commercial Zone
HS-1	Highway Service Zone
I-1	Industrial Zone
FPO	Flood Plain Overlay Zone
NHO	Natural Hazards Overlay Zone
A-40	Agricultural Zone
APO	Airport Overlay Zone
PF	Public Facilities Zone
PC	<b>Goshen Valley Planned Community Zone</b>

**Part II:**

Section 5-17, Goshen Valley Planned Community (PC) Zone, is hereby added to the Utah County Land Use Ordinance to read as follows:

(See Exhibit "A")

**Part III:**

The Utah County Land Use Ordinance, as amended herein, is hereby adopted in book form and a copy of said Utah County Land Use Ordinance is hereby ordered to be filed in the office of the Utah County Clerk/Auditor.

**Part IV:**

If any of the sections, sentences, clause 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 V:**

This ordinance shall become effective fifteen (15) days after it is passed, and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

PASSED and ordered published this 3rd day of March, 2009.

UTAH COUNTY COMMISSION

VOTE

*Larry A. Elertson*  
LARRY A. ELERTSON, CHAIR

*Aye*

*Steve White*  
STEVE WHITE, COMMISSIONER

*Aye*

*Gary J. Anderson*  
GARY J. ANDERSON, COMMISSIONER

*Aye*

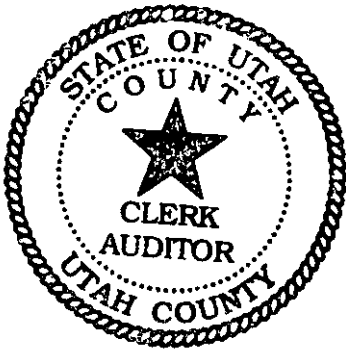
ATTEST:  
BRYAN E. THOMPSON  
County Clerk/Auditor

APPROVED AS TO FORM:  
JEFFREY R. BUHMAN  
County Attorney

By: *Linda Spivey*, Deputy

By: *Paul [Signature]*, Deputy

Date of Publication: Once only, as soon as possible



**SECTION 5-17: GOSHEN VALLEY PLANNED COMMUNITY (P-C) ZONE**

- A.** In recognition of the desirability of holistic long-range planning within the area of the Goshen Valley Specific Area Plan portion of the Utah County General Plan, the Goshen Valley Planned Community Zone (P - C Zone) establishes a process for landowners and the County to work together to determine and plan the potential capacity, intensity, and general types of uses early in the planning process for large-scale developments, while allowing flexibility to respond to changes in market forces and technology over long build-out periods, with provision for allowance of interim uses, such as agriculture and mining.
- B.** It is hereby declared that the specific purposes and intent of the County Commission in establishing the P - C Zone are:
1. To take advantage of the powers and more fully implement the basic purposes for planning and zoning set forth in Utah Code Annotated 1953, as amended.
  2. To promote economic development.
  3. To implement the Goshen Valley Specific Area Plan portion of the Utah County General Plan.
  4. To facilitate investment in infrastructure for economic and community development.
  5. To provide predictability for landowners in development planning and implementation.
  6. To promote long-range planning for large-scale development that:
    - a. Provides employment centers and other employment opportunities balanced over time with appropriate residential uses so as to facilitate a desirable jobs/housing balance with the intent of reducing vehicle miles traveled;

- b. Establishes mixed-use centers in appropriate locations and sizes to meet the needs of residents within close proximity to their homes, with suitable design to shorten auto trips and facilitate walking, biking, and transit use;
- c. Establishes neighborhoods that provide a variety of housing types and that also provide ready access to facilities for the social, religious, educational, and recreational needs of the residents;
- d. Plans to accommodate sufficient density in appropriate locations to support future fixed-guideway transit;
- e. Establishes a network of parks, trails, open space, recreational facilities, and civic facilities to provide recreational opportunities, gathering places, cultural opportunities, and government services to residents;
- f. Establishes a viable nucleus for future incorporation as a sustainable community.

#### C. ZONE AREA.

The P - C Zone is intended to be used over time to facilitate urban development only within the Goshen Valley Specific Area Plan. Each P - C Zone application shall be made by a single owner, except that contiguous land parcels owned by multiple owners may be combined by such owners for zoning, planning, and development purposes through a common development plan. All such owners shall be parties to a Master Development Agreement for such parcels. No land may be included in a P - C Zone Plan or a Community Structure Plan without the consent of the landowner. If a proposed P - C Zone is smaller than 1,000 acres, an applicant shall be required to demonstrate consistency and coordination with already-approved development plans on nearby properties so as to form a unified development layout. Notwithstanding the foregoing, an owner of property that is already zoned as P - C Zone may apply to expand such P - C Zone by applying for rezoning of contiguous property as P - C Zone and for amendment of the adopted P - C Zone Plan, if any, to accommodate such additional property. In acting on requests to apply the P - C Zone to a particular area, the County Commission shall consider, among other factors which the County Commission deems appropriate,

phasing of growth and general consistency with the Goshen Valley Specific Area Plan.

**D. PERMITTED USES.**

Except for those uses listed as prohibited uses herein, the following uses shall be permitted in the P - C Zone if consistent with the land use designations and Development Standards of an approved Community Structure Plan (“CSP”) (or if permitted under Section J entitled “Existing Uses”), if conducted in compliance with the standards and requirements of the P - C Zone, and, where County Commission review is required hereunder, if found by the County Commission to both further the Goshen Valley Specific Area Plan and to be in compliance with the standards and requirements set forth for approval hereunder:

1. Residential uses of all types on a range of lot or parcel sizes, including, without limitation, single-family detached; single-family attached; multi-family residential; town homes; loft and mother-in-law apartments; residential units above ground floor retail, commercial, or office uses; condominiums; group homes as required by law; and any accessory structures or uses which are ancillary to any of the foregoing;
  - a. Retail, service, office, hotel, restaurant, day care, entertainment, and all other commercial uses of any type;
  - b. Public uses, quasi-public uses, and civic uses;
  - c. Mix of permitted uses (including, without limitation, office/commercial, office/residential, and retail/residential) within individual structures, including home-based businesses following the provisions of the County Code;
  - d. Open space, including, without limitation, landscaped areas and areas in natural vegetation, agricultural areas, golf courses, parks, trails, reservoirs and recreational areas and facilities;
  - e. Mining, reclamation, grading, dikes, berms, sand and gravel extraction, and similar activities on an interim basis;
  - f. Industrial, manufacturing, and energy production and distribution;

- g. Utility and transportation facilities and systems, including water and sewer treatment and transmission facilities;
- h. Agricultural uses of all kinds;
- i. Auxiliary and ancillary uses.

Specific standards for location, compatibility, types, and spatial arrangement of specific uses within a Community Structure Plan shall be proposed by the applicant as part of a Development Standards application and shall be subject to the Development Standards review and approval processes described herein. The County Commission may disapprove or modify a proposed standard during the Development Standards approval process if the County Commission finds that the proposed standard or use (i) is inconsistent with the criteria established in this Ordinance for approval of Development Standards; (ii) is not generally consistent with the Goshen Valley Specific Area Plan; (iii) is not appropriate at a particular location due to incompatibility with other surrounding existing or approved uses; (iv) is not supported by sufficient capital facilities or demonstrated ability to fund and provide all necessary public facilities and services; (v) does not promote efficient use of public capital facilities; or (vi) is contrary to the health, safety, or general welfare of the citizens of Utah County. In addition, the above permitted uses are subject to the Community Structure Plan, subdivision, and site plan review and approval requirements and standards in this ordinance and the requirements of other applicable County ordinances.

#### E. PROHIBITED USES.

Notwithstanding anything to the contrary herein, the following uses shall be prohibited within the P - C Zone:

1. Automobile wrecking and salvage yards;
2. A sexually oriented business, as such term is defined in Article 11-2 of the Utah County Code;
3. A building or facility for the refining and processing of petroleum and related products;

4. A building or facility for the fabrication, portion controls (killing, skinning, and meat cutting), slaughtering and processing of domestic livestock or poultry, including rendering plants;
5. A building or facility for the smelting and refining of ferrous and nonferrous metals;
6. A sanitary landfill, and any ancillary trucking, shredding, crushing, grinding, compacting or similar facility, unless such landfill and ancillary uses are approved as a conditional use;
7. Garbage, waste and refuse transfer stations, except for such stations that are approved as a conditional use;
8. Recycling and sorting facilities which are not contained within an enclosed structure, unless such facilities are approved as a conditional use;
9. Correctional institutions;
10. A building, facility or appurtenant structure for the manufacture or storage of explosives; and
11. The raising of mink and similar fur-bearing animals.

**F. SPECIAL REQUIREMENTS.**

1. Only permitted, conditional or accessory uses as set forth in this chapter may be conducted in the P - C Zone. A conditional use permit must be obtained prior to the establishment of a conditional use.
2. The yards around buildings shall be kept free of debris, refuse, weeds, and other flammable material which may constitute a fire hazard.
3. No building site, street, driveway, or other cut or fill shall be made so the side slopes exceed the critical angle of repose of the soil unless engineered retaining structures are approved and constructed.
4. The grade of driveways which serve a dwelling unit or other occupied structure shall not exceed twelve (12) percent.
5. All uses in the P - C Zone shall be conducted within fully enclosed buildings, except those uses customarily conducted in the outdoors, including, but not

limited to, outdoor eating establishments, agricultural uses, mining and earthwork, Christmas tree lots, golf courses, gardens, nurseries and parks.

6. Accessory uses may be conducted in the P - C Zone only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, caretakers, nurses, nannies, maids, home occupations, recreational facilities, swimming pools, gardens, garages, sheds, parking lots and terraces, properly screened utility and loading areas, satellite dishes and other structures and activities which are incidental and subordinate to the principal permitted or conditional use on the premises.
7. There shall be no open storage of trash, debris, used materials or commercial goods, or wrecked or neglected materials, equipment or vehicles in the P - C Zone. No commercial materials, inventory, or equipment may be stored in the open, except as otherwise approved by this chapter or by the County Commission.
8. It shall be unlawful to park, store or leave, or to permit the parking, storing or leaving of any vehicle of any kind, or parts thereof, which is in a wrecked, junked, unlicensed, dismantled, inoperative or abandoned condition, whether attended or not, upon any private or public property within the P - C Zone for longer than 72 hours, except that up to two (2) such vehicles or parts thereof may be stored completely within an enclosed building.
9. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within completely enclosed, lawfully constructed buildings or within opaque fence enclosures at least six (6) feet tall and at least six (6) feet behind the front line and the street side of the main building on the lot or parcel in a P - C Zone, except that said vehicles may be stored temporarily in front or side yards for no longer than 24 hours. Travel trailers, campers and motor homes may not be occupied as living quarters in the P - C Zone, except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than seven (7) days per calendar year.

#### **G. SUPPLEMENTARY REGULATIONS.**

Uses within this zone shall also comply with the applicable requirements set forth in Chapter 3, entitled “Supplementary Requirements and Procedures Applicable Within Zones,” and all other provisions of this land use ordinance, except as such requirements and/or provisions are overridden by County Commission-approved Community Structure Plans or Development Standards, as set forth herein.

#### H. LAND USE DESIGNATIONS.

The land use pattern of the P - C Zone is focused on an organized hierarchy of mixed-use environments (called “centers”), which are the primary organizing elements of the P - C Zone and include a range of intensities of uses and combinations of housing types and sizes, jobs, civic amenities and services. The P - C Zone also contains areas of more uniform development (but potentially containing areas of mixed use) including different categories of residential areas, employment areas, and agricultural areas. Under the P - C Zone, an area shall be considered mixed use if it contains residential, commercial, retail, industrial, office, civic, religious, educational and/or any other uses of land, or any combination thereof, so long as it includes two or more uses.

Development (other than development permitted under Section J entitled “Existing Uses”) within the P - C Zone shall consist of the land uses set forth below, which provide the organizational planning components for different areas within the P - C Zone.

Various uses proposed in the P - C Zone may only be established in conformance with the provisions of this Section. General locations of the various land use designations are established through the Community Structure Plan process. In computing the densities in the types of land use designations set forth below, “net residential acreage” includes all acres utilized for residential uses in the localized area designated with that land use designation, in addition to open space and local rights of way located within the residential development. “Gross acreage” includes all acres utilized or intended to be utilized for any purpose in the localized area designated with that land use designation, including, without limitation, all areas of civic, religious, open space, public, quasi-

public, commercial, office, recreational, manufacturing, industrial, retail, residential, rights-of-way, and all other uses within the localized land use designation area.

1. **Mixed-Use Centers:** Mixed-use centers span a variety of scales, with Urban Centers providing the highest intensities and mix of uses, and Neighborhood Centers the lowest intensities. The mixes of uses described herein are intended as descriptions of typical uses that might occur in such centers, and all described uses need not be included in any one mixed-use center. A mixed-use center may over time evolve into a more intense type of mixed-use center; for example, a Village Center may evolve into a Town Center.
  - a. **Neighborhood Center:** Neighborhood Centers combine a range of housing types, including single-family and multi-family units, with civic uses and perhaps a small amount of retail services. The civic focus forms a crossroads for larger groupings of residential neighborhoods. Neighborhood Centers typically combine educational, civic, and/or recreational uses. A neighborhood green or other form of gathering place is also typical of the Neighborhood Center. Housing densities in the Neighborhood Center range from 4 to 15 dwelling units per net residential acre. The Neighborhood Center is generally accessible by foot, bicycle, or short auto trips.
  - b. **Village Center:** The Village Center is a major organizing land use component typically consisting of a grocery store or other anchor accompanied by smaller shops and restaurants. This retail core is typically supported by 5,000 to 10,000 homes. The Village Center integrates civic uses into its development mix, and street connectivity is emphasized to maximize the accessibility of local services and destinations by foot, bicycle, transit or short auto trip. Housing densities in the Village Center range from 7 to 20 dwelling units per net residential acre.
  - c. **Town Center:** The Town Center is designed for high density mixed-use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semi-public, industrial, and open space uses. The Town Center may serve as an

important local and regional transit node, with both housing and employment organized to facilitate easy pedestrian access to the transit system and provide essential services and amenities within walking distance for residents and employees. Housing densities in a Town Center range from 15 to 30 dwelling units per net residential acre.

- d. **Urban Center:** The Urban Center is the most intense of the mixed-use centers and is designed to serve as a major regional destination, with a strong retail and employment focus. Higher density housing complements the rich mix of commercial opportunities, and streets are organized to facilitate connections among uses and destinations within the Urban Center. Major regional and local transit facilities may serve as an essential focus of the Urban Center, and major roadways provide excellent regional auto access to the households, jobs, and services in the center. Housing densities in the Urban Center range from 25 to 50 dwelling units per net residential acre.

Individual structures within mixed-use centers, including Neighborhood Centers, Village Centers, Town Centers, and Urban Centers, may contain mixed uses.

- 2. **Residential Categories:** Each of the residential categories set forth below typically will, but need not where geographical or other conditions dictate otherwise, be clustered around any of the mixed-use center types in order to provide a wide variety of unique residential opportunities.
  - a. **Cluster Residential:** Cluster Residential areas feature lower density single-family homes in a cluster pattern. Cluster Residential areas are intended to be located near significant habitat or Open Space areas to provide a transition and buffer from more intensive development. Housing densities in Cluster Residential range from .25 to 4 dwelling units per gross acre included in the entire Cluster Residential area.
  - b. **Hillside Residential:** Foothill Residential areas are generally accommodated within sloped areas. Instead of typical sites with flat developable pads, the slope offers terraced private yards, common shared greens, and views over adjacent

- homes. Housing densities in Foothill Residential range from .25 to 6 dwelling units per gross acre included in the entire Foothill Residential area.
- c. Neighborhood Residential: Neighborhood Residential areas contain a variety of housing choices mixed together with areas designated as Open Space. Housing densities in Neighborhood Residential range from 2 to 10 dwelling units per gross acre included in the entire Neighborhood Residential area.
  - d. Village Residential: Village Residential areas are typically located near the more intense mixed-use centers and along transit corridors and provide for small-lot single-family residential as well as multi-family areas with row houses, condominiums, and apartment buildings. Housing densities in Village Residential range from 4 to 20 dwelling units per gross acre included in the entire Village Residential area.
3. Employment Categories: The P - C Zone focuses on an eventual balance of jobs and housing, and the close integration of higher density housing within and adjacent to employment centers.
- a. Office Employment: Office Employment areas are designated for locations adjacent to mixed-use centers and residential areas, providing employment opportunities in close proximity to homes and amenities. Additionally, Office Employment areas are served by excellent transit and/or auto access. Office Employment areas have a gross floor to area ratio of at least 0.35.
  - b. Industrial Employment: Industrial Employment areas consist of light, medium and heavy industrial uses including warehousing, shipping facilities, and manufacturing.
  - c. Flex Districts. Flex Districts are intended to provide a variety of research and other employment opportunities and will typically consist of light industrial, office, warehousing, and research and development uses as well as personal services and supportive retail uses. Flex Districts are typically, where feasible, located near regional road and rail corridors and have a gross floor to area ratio of 0.20 or more.
  - d. Portal Districts. Portal Districts are intended to be located in areas highly accessible to the automobile, such as near a freeway interchange or at an

intersection of two major arterials. Portal Districts provide a variety of retail, office, and/or hotel opportunities and are an appropriate location for large-format retail establishments and other businesses for whom visibility and automobile access is critical.

## I. OPEN SPACE.

Open Space is a publicly or privately owned or managed area which is landscaped or natural, or developed for recreational uses. Open Space shall not include the Utah Lake bed owned by the State of Utah (below the ordinary high water mark). The County Commission may require that certain Open Space be subject to a management plan approved by the County Commission. Management plans may include agricultural uses such as grazing, field crops, silviculture, necessary husbandry practices, and other compatible uses. Each P - C Zone Plan area shall contain not less than the sum of the following percentages of gross acreage in Open Space at buildout: (i) 10 percent of the gross acreage of Industrial Employment, Flex District, and Portal District land use designations; (ii) 20 percent of the gross acreage of Office Employment, Village Center, and Town Center land use designations; (ii) 25 percent of the gross acreage of Cluster Residential, Hillside Residential, Neighborhood Residential, and Urban Center land use designations; and (iii) 30 percent of the gross acreage of Village Residential and Neighborhood Center land use designations. The County Commission may require that up to 50 percent of the required Open Space be dedicated to the County, or a County designee that is required to maintain the Open Space as Open Space. If lands adjacent to a Community Structure Plan are owned as public open space by one or more public agencies, appropriate access, including maintenance of existing access, will be provided to that public open space in coordination with the public agency(ies). Open Space areas need not be spaced uniformly throughout the P - C Zone Plan area but can be focused or concentrated in certain distinct areas. Nevertheless, when Community Structure Plans for a total of twenty percent (20%), forty percent (40%), sixty percent (60%), eighty percent (80%), or one hundred percent (100%) of the gross acreage of a P - C Zone Plan area have been approved, the aggregate of the approved Community Structure Plans must

meet the required Open Space percentages listed above unless the applicant demonstrates and provides adequate assurances to the County Commission's satisfaction that the Open Space will be reserved and accommodated in one or more alternate locations. In addition, each CSP containing any residential use shall include Open Space that is not less than 15 percent of the gross acreage of residential and mixed-use center land use designations contained in the CSP. The Open Space shall include an integrated design to provide for community and regional parks, together with related and interconnecting trails, walkways, and parkways. Open Space may, but need not, be recorded as all or portions of lots or common areas. Open Space shall be preserved and properly maintained by one or more public owners, by one or more private owners through taxing districts or owners' associations with power to assess and collect fees for maintenance, or through another mechanism acceptable to the County Commission. Open Space may not include private residential lots or individually owned residential yard areas. Open Space shall include:

- a. parks;
- b. sports fields;
- c. playgrounds;
- d. lakes, not including Utah Lake bed;
- e. water features, canals, and drainageways;
- f. storm water retention areas, if designed and open for public or community use;
- g. slope protection areas;
- h. natural habitat;
- i. pedestrian, bicycle, and equestrian trails and walkways (other than sidewalks that are included within the street right-of-way);
- j. streetscape or landscape buffer areas beyond the minimum required by County Code;
- k. open common areas on lands owned by a not-for-profit community owners' association, including such common areas utilized for agricultural uses; and
- l. other similar areas if approved by the County Commission.

**J. EXISTING USES.**

It is anticipated that buildout of an area designated as P - C Zone will occur over many years. Therefore, existing legal uses may continue within the P - C Zone after rezoning to P - C. In addition, uses may be conducted within the P - C Zone in accordance with the requirements of the A-40 zone prior to the approval of a Community Structure Plan for an area. The following uses shall also be permitted prior to approval of a Community Structure Plan for an area, if approved as a conditional use: mines (underground and open pit); sand, gravel, topsoil and earth-products pits; the attendant screens, rock crushers, stockpiles, and waste dumps located within the bonded boundary of the mine or pit; and other ancillary uses, all subject to the provisions of Chapter 3 of this land use ordinance. Upon approval of a Community Structure Plan, that Community Structure Plan and accompanying Development Standards may specify under what terms agricultural and mining uses may continue, if at all, on the property subject to the Community Structure Plan. The County Commission may require, as a condition of approval of a Community Structure Plan, buffers, transitions, alternate access routes, or other measures to ensure compatibility with adjacent interim uses.

#### **K. BULK REQUIREMENTS.**

General bulk requirements are established as follows:

1. Within residential land use designations (Cluster Residential, Hillside Residential, Neighborhood Residential, and Village Residential), buildings shall be spaced at least six (6) feet apart, with a minimum front setback of ten (10) feet and a minimum setback from any side streets of ten (10) feet. Such minimum spacing and setbacks shall not apply within mixed-use centers except as established in approved Development Standards.
2. Within employment land use designations (Office Employment, Industrial Employment, Flex Districts, and Portal Districts), buildings shall have a minimum front setback of at least 20 feet. Such minimum setback shall not apply within mixed-use centers except as established in approved Development Standards.

**L. P - C ZONE DEVELOPMENT APPROVAL PROCESS.**

For uses other than existing or interim agriculture, grazing, and mining uses specified above, development within the P - C Zone will require a series of plans to be prepared and submitted for approval. The purpose of this process is to establish the development plans for property within the P - C Zone while recognizing the large-scale nature of the development and the need for and benefits of integrated planning combined with long-term flexibility. The process is outlined as follows:

1. **Rezoning:** The first step is the rezoning of the property as P - C Zone, which may be initiated by the County Commission or by property owner application. No property will be zoned to the P - C Zone unless a Master Development Agreement is concurrently entered into between the property owner and the County. The Master Development Agreement shall be recorded in the records of the Utah County Recorder. The Master Development Agreement shall establish the infrastructure and services required for development to the degree of detail appropriate to the size and nature of the proposed P - C Zone area, the vesting of development rights, if any, as well as other items as required by the County Commission, and shall constitute restrictive covenants which shall run with the land. The Master Development Agreement shall provide that certain infrastructure and services, or adequate assurance of provision thereof, must be provided before development (other than development permitted under Section J entitled "Existing Uses") may occur. If a P - C Zone Plan is processed concurrently with rezoning, the Master Development Agreement may be processed with the P - C Zone Plan.
2. **P - C Zone Plan:** The first step following rezoning is the preparation and approval of a P - C Zone Plan that establishes the development program and general development footprint for the portion of the P - C Zone included in the P - C Zone Plan and, if vested development rights are granted in the associated Development Agreement, includes the total residential dwelling units and total floor area square footage of nonresidential uses for the portion of the P - C Zone located within the P - C Zone Plan area. Approval of the P-C Zone Plan does not vest the

entitlement to develop the P-C Zone Plan area property in accordance with the P-C Zone Plan, unless vested development rights are granted in the associated Development Agreement. If vested development rights are granted in the associated Development Agreement, approval of the P - C Zone Plan vests the entitlement to develop the P - C Zone Plan area property in accordance with the P - C Zone Plan, subject to all conditions of approval, subject to the terms of all related Development Agreements, subject to any infrastructure and service requirements, and in accordance with the procedures set forth in this Section. Application for a P - C Zone Plan may be made concurrently with the rezoning process. No application for a P - C Zone Plan shall be approved unless a Development Agreement has been entered into between the property owner and the County, or is approved by the County Commission concurrent with approval of the P - C Zone Plan. The Development Agreement shall be recorded in the records of the Utah County Recorder. The Development Agreement shall establish the infrastructure and services required for development of the area covered by the P - C Zone Plan to the degree of detail appropriate to the size and nature of the proposed P - C Zone Plan, as well as other items as required by the County Commission, and shall constitute restrictive covenants which shall run with the land. The Development Agreement shall provide that certain infrastructure and services, or adequate assurance of the provision thereof, must be provided before development (other than development permitted under Section J entitled "Existing Uses") may occur. If the area and boundaries of the P - C Zone Plan are identical to the area and boundaries of the property covered by a previously approved Master Development Agreement, the Master Development Agreement may constitute the Development Agreement for the P - C Zone Plan area. If a P - C Zone Plan is processed concurrently with rezoning, the Master Development Agreement may constitute the Development Agreement for the P - C Zone Plan area and be submitted and processed with the P - C Zone Plan.

3. Community Structure Plan: Following approval of a P - C Zone Plan, the next step for each Community or Communities is the preparation and submission of a Community Structure Plan (CSP). A Community is any portion of a P - C Zone

Plan area that has a common land use pattern, street system, open space system or other infrastructure system. A CSP may be submitted and approved at any time following, or concurrent with, approval of a P - C Zone Plan. Communities need not be developed simultaneously and may be sequenced. Each CSP shall establish the unifying systems for the development such as open space and transportation corridors and envelopes for the locations of the land use designations (e.g., mixed-use centers, residential areas, employment areas, Open Space). Each CSP shall also establish the infrastructure and services required for development of the CSP area to the degree of detail appropriate to the size and nature of the proposed CSP. Approval of a CSP does not vest the entitlement to develop the Community Structure Plan area in accordance with the CSP, unless the Master Development Agreement for the property encompassing the CSP area states that vested development rights shall be automatically granted for all subsequent CSPs within such property or unless vested development rights for the CSP are granted in another Development Agreement relating to or encompassing the CSP area. If vested development rights for the CSP are so granted in the Master Development Agreement, or another Development Agreement, approval of the CSP vests the entitlement to develop the CSP in accordance with the CSP, subject to all conditions of approval, subject to the terms of all related Development Agreements, subject to any infrastructure and service requirements, and in accordance with the procedures set forth in this Section; provided, however, that no such condition of approval or requirement may limit, restrict, or abridge the vested development rights granted in the Master Development Agreement or any earlier Development Agreement. An applicant may over time submit CSPs with different levels of specificity for the same Community or Communities or any portion thereof. In conjunction with a CSP, an applicant shall submit Development Standards for review and approval.

4. Subdivision Plat, Site Plan, etc.: Prior to commencing development, the applicant must receive any subdivision, condominium, building permit, or similar approvals required by County Code. In addition, a site plan shall be required in conjunction with an application for a building permit for a non-residential or mixed-use

building as set forth herein.

The P - C Zone planning and approval process is summarized in the following table:

APPROVAL STEP	SCALE (AREA COVERED BY APPLICATION)	WHAT IS DESCRIBED AND APPROVED	APPROVAL LEVEL
<b>STEP 1</b>			
Rezoning	Total land area to be rezoned P - C.	Land area to be rezoned; Master Development Agreement dealing with vesting of development rights and infrastructure and services required for development.	Planning Commission Recommendation and County Commission Approval
<b>STEP 2</b>			
P - C Zone Plan	P - C Zone Plan area.	If vested development rights are granted in the Development Agreement, a land use table outlining number of dwelling units and square feet of nonresidential development, subject to all related conditions and development agreements; Development Agreement dealing with infrastructure and services required for development.	Planning Commission Recommendation and County Commission Approval
<b>STEP 3</b>			
Community Structure Plan	Any portion of the P - C Zone Plan area that has a common land use pattern, street system, open space system or other infrastructure system.	A land use table outlining number of dwelling units and square feet of nonresidential development, specific systems for the Community such as collector and larger roadways, open space networks; envelopes for location of mixed-use centers, residential areas, and employment areas; Development Standards; all subject to all related conditions and development agreements.	Planning Commission Recommendation and County Commission Approval
<b>STEP 4</b>			
Subdivision plat, site plan, condominium, etc.	One or more phases of development.	As required by County Code.	As required by County Code.

In acting on requests for approval of an application under the P - C Zone Development Approval Process, the County Commission may, to the extent permitted by applicable laws and upon finding that such action is required to further the intent and purposes of this zone and the Goshen Valley Specific Area Plan, override any limitations on intensity of use, use restrictions and limitations, development standards or similar limitations on development or construction contained in other portions of the County Land Use Ordinance or elsewhere in the County Code. In deciding such matters, the County staff, Planning Commission, and County Commission shall (i) make such decisions in accordance with this Section and in connection with the applicable request for approval, (ii) take into account the purposes of the Goshen Valley Specific Area Plan and of the P - C Zone and the intensities of use, uses and mix of uses permitted herein, and (iii) ensure adequate provision to protect health, safety, and general welfare. Should an application approved by the County pursuant to the P - C Zone Development Approval Process or a development agreement vary from prior applications submitted and approved, the terms of such subsequent application or development agreement shall apply.

A P - C Zone Plan, a Community Structure Plan, Development Standards, or associated approvals may be amended from time to time following the same process as required for initial approval, including application and County Commission approval.

**M. P - C ZONE PLAN.**

1. A P - C Zone Plan shall be submitted for review and recommendation by the Planning Commission and approval by the County Commission for any portion of property zoned P - C Zone. A P - C Zone Plan may, but need not, be processed and approved concurrently with rezoning of property as P - C Zone. The plan shall govern development within the P - C Zone Plan area, as set forth in this Section. Any requirements of this Section considered by the Community Development Director to be non-applicable may be waived or altered in writing by the County at the request of the applicant. The following information shall be provided on one or more dated 24" x 36" sheets (6 copies of each) and an 11" x 17" reduced copy of each page unless otherwise required by the Community

Development Director:

- a. Name of planned development;
- b. Names, addresses and phone numbers of applicant and owners;
- c. P - C Zone Plan area parcel location, legal description, acreage, boundary, scale and north arrow;
- d. If vested development rights are granted in the associated Development Agreement, a land use table showing the number of dwelling units and areas (in floor area square footage ) of the various non-residential land uses proposed in the P - C Zone Plan area;
- e. Major existing land uses, roads, waterways, and utilities, and easements and flood boundary;
- f. Unless the area and boundaries of the P - C Zone Plan are identical to the area and boundaries of the property covered by a previously approved Master Development Agreement, a proposed Development Agreement outlining the infrastructure and services required for development of the area covered by the P - C Zone Plan to the degree of detail appropriate to the size and nature of the proposed P - C Zone Plan as approved by the County Commission. If a P - C Zone Plan is processed concurrently with rezoning, the Master Development Agreement may constitute the Development Agreement for the P - C Zone Plan area and be submitted and processed with the P - C Zone Plan;
- g. Adjacent parcels, owners, owners' addresses, and existing uses;
- h. Topography and significant features on or adjacent to the property; and
- i. Other aspects of the development program for the property as desired by the applicant.

An applicant may submit the required information and documentation electronically as the County directs.

2. A P - C Zone Plan must include all the elements required by this section. The Planning Commission shall review a proposed P - C Zone Plan and make a recommendation to the County Commission. The Planning Commission and County Commission shall review a P - C Zone Plan for consistency with the

standards, requirements, and purposes of this zone as set forth herein, as well as general consistency with the Goshen Valley Specific Area Plan. The County Commission may approve, conditionally approve, or deny an application for a P - C Zone Plan. If necessary to ensure the construction and maintenance of needed infrastructure and the provision of governmental services, the County Commission may require as a condition of the approval of a P - C Zone Plan certain requirements regarding provision of infrastructure and services, which conditions may be memorialized in a development agreement. Approval of the P - C Zone Plan does not vest the entitlement to develop the P-C Zone Plan area property in accordance with the P-C Zone Plan, unless vested development rights are granted in the associated Development Agreement. If vested development rights are granted in the associated Development Agreement, approval of the P - C Zone Plan vests the entitlement to develop the P - C Zone Plan area property in accordance with the P - C Zone Plan, subject to all conditions of approval, subject to the terms of all related Development Agreements, subject to any infrastructure and service requirements, and in accordance with the procedures set forth in this Section. The applicant shall not be required to construct the number of dwelling units and the square footage of nonresidential uses as reflected in the P - C Zone Plan.

#### N. COMMUNITY STRUCTURE PLAN.

1. Upon approval of the P - C Zone Plan, Community Structure Plans (CSPs) for a Community or Communities may be submitted at any time to the Planning Commission for review and recommendation and to the County Commission for approval. A Community may include an entire P - C Zone Plan area or a portion thereof. A CSP must be submitted for each Community, although all CSPs for the various Communities need not be submitted simultaneously. An applicant may over time submit CSPs with different levels of specificity for the same Community or Communities or any portion thereof. A CSP may also address issues related to areas adjacent to, but not within, the P - C Zone, if those areas

contain elements expedient for establishing connections to infrastructure, transit, nearby open lands, or adjacent communities.

2. Any requirements of this Section considered by the Community Development Director to be non-applicable may be waived or altered in writing by the County at the request of the applicant. The Community Structure Plan shall be submitted on one or more dated 24" x 36" sheets (16 copies of each) and on one or more dated 11" x 17" sheets and shall show the following:
  - a. Name of Community;
  - b. Names, addresses and phone numbers of applicant and owners;
  - c. Community location, acreage, general legal description, boundary, scale and north arrow,
  - d. Location of land use designations (mixed-use centers, residential areas, and/or employment areas), boundaries, and acreage;
  - e. A table showing the number of dwelling units, gross Open Space acreage, and floor area square footage of the various non-residential land uses;
  - f. A master circulation system plan;
  - g. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
  - h. Adjacent parcels, owners, and uses;
  - i. Topography and significant features on or adjacent to the property, including any man-made or natural hazards;
  - j. Open space plan that provides general description and approximate locations of major open space;
  - k. Existing and proposed major infrastructure systems, including water, sanitary sewer, storm drainage, and collector and larger street improvements; service adequacy analysis; infrastructure required for development of the CSP area to a level of detail sufficient to provide adequate assurances that all of the required infrastructure and services will be provided; the unifying systems for the development such as open space and transportation corridors, and envelopes for the locations of the land use designations (e.g., mixed-use centers, residential areas, employment

areas, Open Space);

- l. Proposed Development Standards; and
- m. Other information as needed and consistent with the level of detail corresponding to a given Community Structure Plan.

An applicant may submit the required information and documentation electronically as the County directs.

3. Each CSP that includes an area that is depicted in the Goshen Valley Specific Area Plan as a location for a freeway, fixed-guideway transit, or major arterial corridor shall include a corridor of adequate width to accommodate such future right-of-way unless the County Commission is satisfied and adequately assured that such corridor will be accommodated in an alternate, better location that is consistent with the concepts of the Goshen Valley Specific Area Plan. After approval of the CSP no development that is inconsistent with the use of the corridor for the intended purpose shall occur within the corridor until such time as the County is satisfied that the corridor is no longer needed.
4. A Community Structure Plan must include all the elements required by this Section. The Planning Commission shall review a proposed Community Structure Plan and make a recommendation to the County Commission. The Planning Commission and County Commission shall review a CSP for (i) consistency with the standards, requirements, and purposes of this zone as set forth herein, (ii) capability of the proposed master circulation system and other infrastructure to adequately serve the Community which is the subject of the Community Structure Plan, (iii) consistency with the approved P - C Zone Plan, (iv) compatibility of adjacent uses, (v) whether there are satisfactory proposed mechanisms for funding needed infrastructure and governmental services, and (vi) whether the CSP is consistent with good planning practices and a well-ordered overall plan for the Goshen Valley area in general conformity with the Goshen Valley Specific Area Plan. The County Commission may approve, conditionally approve, or deny an application for a CSP. If necessary to ensure the construction and maintenance of needed infrastructure and the provision of governmental services, the County Commission may require as a condition of the

approval of a CSP certain requirements regarding provision of infrastructure and services, which conditions may be memorialized in a development agreement. Approval of a CSP does not vest the entitlement to develop the Community Structure Plan area in accordance with the CSP, unless the Master Development Agreement states that vested development rights shall be automatically granted for all subsequent CSPs within such property or unless vested development rights for the CSP area are granted in another Development Agreement relating to or encompassing the CSP area. If vested development rights for the CSP are so granted in the Master Development Agreement, or another Development Agreement, approval of the CSP vests the entitlement to develop the CSP area in accordance with the CSP, subject to all conditions of approval, subject to the terms of all related Development Agreements, subject to any infrastructure and service requirements, and in accordance with the procedures set forth in this Section; provided, however, that no such condition of approval or requirement may limit, restrict, or abridge the vested development rights granted in the Master Development Agreement or any earlier Development Agreement. The applicant shall not be required to construct the number of dwelling units and the square footage of nonresidential uses as reflected in the CSP.

**O. SITE PLAN.**

An applicant for a building permit for a non-residential or mixed use building in the P - C Zone shall submit a site plan to the Community Development Department with the contents listed below. The Community Development Department shall review the plan and shall issue a building permit pursuant thereto only if the standards of this and the other sections of this land use ordinance are met, including compliance with the approved CSP and Development Standards.

1. Contents. Such site plan shall be drawn to scale and show:
  - a. The names, addresses, and telephone numbers of the owner of the lot to be built on (subject lot), the developer of the project, and the architect or other designer.

- b. The property boundary lines, legal description and dimensions of the subject lot, the property lines of all adjoining lots (but only extending for a distance of two hundred feet away from the boundaries of the subject lot); and an identification on each lot of the name of the property owner.
  - c. The location and use of all existing and proposed structures on the subject lot.
  - d. The location and an identification of each use of land and each building adjacent to the boundaries of the subject lot.
  - e. The location and names of all public and private streets.
  - f. The location of all canals, power lines, gas lines and other utility lines on the subject lot and the boundaries of all recorded easements located on the lot.
  - g. The location of any proposed landscaping, parking areas, access points, lighting, and loading areas.
  - h. The location and cross sectional drawing of proposed walls and fences.
  - i. Design and detail for infrastructure, including power, water, sanitary sewer, storm drainage, and street improvements; and service adequacy analysis specific to site plan.
  - j. An identification of any areas where the subject lot has been graded by past cuts or fills; also contour lines, if the land has more than a five percent (5%) slope, and a grading plan if cuts or fills will be undertaken to prepare the site.
  - k. An identification of any contaminated or unstable soils, fill material types, fault lines or other natural hazards affecting the subject property.
  - l. North point.
2. **Limitation.** Upon approval of a final site plan by the Zoning Administrator, no buildings or uses of land other than those depicted on such plan shall be permitted, unless an amended site plan is first approved by the Zoning Administrator.

**P. SUBDIVISION APPROVALS.**

Prior to commencing development, a developer within the P - C Zone shall comply with any applicable subdivision requirements set forth in the County Code, including those requirements set forth in Chapter 6, entitled Large Scale Developments, as applicable. Notwithstanding the foregoing, in acting on requests for approval of an application under the P - C Zone Development Approval Process, to the extent permitted by applicable law, and if the County Commission finds that such action is required to further the intent and purposes of this zone and the Goshen Valley Specific Area Plan, the County Commission may override any limitations on intensity of use, use restrictions and limitations, development standards or similar limitations on development or construction contained in other portions of the County Land Use Ordinance or elsewhere in the County Code, in which case the developer shall comply with the requirements approved as part of the P - C Zone Development Approval Process rather than with the overridden requirements of the County Code.

**Q. DEVELOPMENT STANDARDS.**

A Community Structure Plan application must include proposed Development Standards. Development within a P - C Zone will be governed by the Development Standards, which shall be reviewed and recommended by the Planning Commission and approved by the County Commission. The Planning Commission and County Commission shall review proposed Development Standards for (i) consistency with the standards, requirements, and purposes of this Chapter as set forth herein, (ii) consistency with the applicable approved P - C Zone Plan and Community Structure Plan, (iii) avoidance of incompatible adjacent uses and significant risks to health or safety; (iv) consistency with good planning practice; (v) adequate provision to ensure a well-planned, high-quality, and aesthetically pleasing community environment; and (vi) whether the proposed Development Standards promote the health, safety, and general welfare of the citizens of Utah County. The County may approve, conditionally approve, or deny an application for approval of Development Standards.

The approved Development Standards shall be recorded in the office of the Utah County Recorder as restrictive covenants that run with the land or shall be referred to in recorded

restrictive covenants that run with the land. The Development Standards shall address (at a minimum) the following:

1. Minimum lot dimensions and areas;
2. Minimum yard requirements and restrictions;
3. Building placement restrictions;
4. Building height restrictions;
5. Parking, driveways and access;
6. Streets and alleys;
7. Walkways and trails;
8. Permitted, prohibited, and conditional uses;
9. Other use restrictions; and
10. Other items required by the County Commission.

#### R. DEVELOPMENT AGREEMENTS.

1. **Authority.** The County may enter into Development Agreements related to the P - C Zone in accordance with Utah Code section 17-27a-102(1)(b) and other relevant provisions of law. The anticipated long-term nature of the Goshen Valley Specific Area Plan makes it desirable for a heightened level of predictability and certainty to attend this project for both the county and the developer(s). Development Agreements between the county and developer(s) addressing matters contemplated by Utah Code section 17-27a-102(1)(b), including, but not limited to, vested rights and infrastructure obligations of the developer, shall accommodate comprehensive planning and cost predictability for this unique area.
2. **Master Development Agreement.** A Master Development Agreement governing general principles and terms of development shall be executed between the County and the landowner prior to or concurrent with the zoning of any property to the P - C Zone.
3. **P - C Zone Plan and CSP Development Agreements.** If the P - C Zone Plan is processed concurrently with rezoning or if the area and boundaries of the P - C Zone Plan are identical to the area and boundaries of the property covered by the

Master Development Agreement, the Master Development Agreement may constitute the Development Agreement for the P - C Zone Plan area. Otherwise, unless waived by the County Commission, each P - C Zone Plan application and each CSP application shall include a proposed Development Agreement. Unless so waived, the County and the landowner shall enter into a Development Agreement as a condition of P - C Zone Plan and CSP approval.

4. **Notice and Hearing.**
  - a. **By Planning Commission.** A public hearing shall be held by the Planning Commission to review whether the Planning Commission should recommend to the County Commission any proposed Development Agreement. The Planning Commission shall give public notice of a hearing on a proposed Development Agreement in the same manner as public notice required for the adoption or amendment of a land use ordinance.
5. **Approval.**
  - a. The Planning Commission shall review each proposed Development Agreement and shall make a recommendation to the County Commission as to whether the proposed Development Agreement should be approved. The Planning Commission's recommendation may include suggested revisions to the proposed Development Agreement.
  - b. Approval of a Development Agreement shall be adopted by the County Commission by ordinance as a legislative act.
6. **Recordation of Development Agreements.** All Development Agreements entered into pursuant to this chapter shall be recorded with the Office of the County Recorder.
7. **Vesting of Development Rights.** No vesting of development rights shall occur until the applicant has submitted a complete application for a specific land use on a specific site (site plan approval for a specific use or subdivision plat approval for a subdivision of land) unless otherwise expressly provided in the Master Development Agreement, or another Development Agreement. Neither approval of a P-C Zone Plan nor approval of a CSP shall vest the entitlement to develop the

P-C Zone Plan area property in accordance with the P-C Zone Plan or the CSP area property in accordance with the CSP, unless vested development rights are expressly granted in the Master Development Agreement, or another Development Agreement. If vested development rights are granted in the Master Development Agreement, or another Development Agreement, vested development rights shall be subject to all conditions of approval, subject to the terms of all related Development Agreements, subject to any infrastructure and service requirements, and in accordance with the procedures set forth in this Section; provided, however, that no such condition of approval or requirement may limit, restrict, or abridge the vested development rights granted in the Master Development Agreement or any earlier Development Agreement. Any vesting of development rights or entitlement granted to the applicant, developer, or owner under the terms of this Chapter or a Development Agreement shall be subject to such amendments, changes, or additions to this Chapter, and other applicable County, State, and Federal laws and requirements as are or would be enforceable as applied to a vested right under Utah law.

4770 S. 5600 W.  
 P.O. BOX 704005  
 WEST VALLEY CITY, UTAH 84170  
 FED.TAX I.D.# 87-0217663

CUSTOMER'S COPY

PROOF OF PUBLICATION

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
UTAH COUNTY AUDITOR'S OFFICE. ATTN: Karen Fairbanks 100 E CENTER ST #2400 PROVO UT 84606	9001334912 13 AIO 59	5/5/2009

ORDINANCE NO. 2009-9 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON MARCH 3, 2009, AMENDING THE UTAH COUNTY GENERAL PLAN 2006, TO INCLUDE THE GOSHEN VALLEY SPECIFIC AREA PLAN.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE, COMMISSIONER LARRY J. ELLERTSON, COMMISSIONER STEVE WHITE, AND COMMISSIONER GARY J. ANDERSON VOTED IN FAVOR OF THE ORDINANCE.

ACCOUNT NAME

UTAH COUNTY AUDITOR'S OFFICE,

ORDINANCE NO. 2009-10 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON MARCH 3, 2009, AMENDING THE UTAH COUNTY LAND USE ORDINANCE, SECTION 4-1, ZONES ESTABLISHED, AND ADDING NEW SECTION 5-17, GOSHEN VALLEY PLANNED COMMUNITY (PC) ZONE.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE, COMMISSIONER LARRY J. ELLERTSON, COMMISSIONER STEVE WHITE, AND COMMISSIONER GARY J. ANDERSON VOTED IN FAVOR OF THE ORDINANCE.

TELEPHONE AD ORDER # / INVOICE NUMBER

8018518002

0000450589 /

SCHEDULE

Start 05/04/2009

End 05/04/2009

ORDINANCE NO. 2009-11 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON MARCH 3, 2009, AMENDING THE "UTAH COUNTY LAND USE ORDINANCE" AND MORE PARTICULARLY AMENDING THE BOUNDARIES ON THE MAP KNOWN AS THE OFFICIAL UTAH COUNTY ZONE MAP TO REZONE PROPERTY FROM THE RR-5, RA-5, A-40, M&G-1 AND NC-1 ZONES TO THE GOSHEN VALLEY PLANNED COMMUNITY (PC) ZONE, AND APPROVAL OF A MASTER AGREEMENT FOR THE GOSHEN VALLEY PC ZONE.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE, COMMISSIONER LARRY J. ELLERTSON, COMMISSIONER STEVE WHITE, AND COMMISSIONER GARY J. ANDERSON VOTED IN FAVOR OF THE ORDINANCE.

CUSTOMER REF. NO.

2009-1132

CAPTION

ORDINANCE NO. 2009-9 WAS ADOPTED BY THE

ORDINANCE NO. 2009-12 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON MARCH 24, 2009, AMENDING THE UTAH COUNTY LAND USE ORDINANCE, CHAPTER 6, LARGE SCALE DEVELOPMENTS, AND MORE PARTICULARLY AMENDING SECTION 6-3, PLANNED SUB DIVISIONS.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE, COMMISSIONER LARRY J. ELLERTSON AND COMMISSIONER STEVE WHITE VOTED IN FAVOR OF THE ORDINANCE. COMMISSIONER GARY J. ANDERSON WAS EXCUSED.

SIZE

80 Lines

2.00 COLUMN

ORDINANCE NO. 2009-14 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON MARCH 24, 2009, AMENDING THE UTAH COUNTY GOVERNMENT FEE SCHEDULE ADOPTED IN BOOK FORM BY SECTION 1-6 OF THE UTAH COUNTY CODE, BY AMENDING VARIOUS UTAH COUNTY PUBLIC WORKS DEPARTMENT FEES.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE, COMMISSIONER LARRY J. ELLERTSON AND COMMISSIONER STEVE WHITE VOTED IN FAVOR OF THE ORDINANCE. COMMISSIONER GARY J. ANDERSON WAS EXCUSED.

TIMES RATE

1

MISC. CHARGES AD CHARGES

ORDINANCE NO. 2009-15 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON MARCH 24, 2009, AMENDING AND REENACTING ARTICLE 13 OF THE UTAH COUNTY CODE, USE OF COUNTY ROADS AND COUNTY PROPERTY.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE, COMMISSIONER LARRY J. ELLERTSON, AND COMMISSIONER STEVE WHITE VOTED IN FAVOR OF THE ORDINANCE. COMMISSIONER GARY J. ANDERSON WAS EXCUSED.

TOTAL COST

168.00

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ALPHABETICALLY LISTED ORDINANCE NO. 2009-9 WAS ADOPTED BY THE \_\_\_\_\_ FOR \_\_\_\_\_ UTAH COUNTY \_\_\_\_\_ OFFICE. \_\_\_\_\_ WAS PUBLISHED BY THE NEWSPAPER AGENCY CORPORATION, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH.

Start 05/04/2009

End 05/04/2009

PUBLISHED ON \_\_\_\_\_

SIGNATURE \_\_\_\_\_

5/5/2009

Notary Public  
**ELIZABETH G. CORDOVA**  
 8462 West 4200 South  
 West Valley City, Utah 84128  
 My Commission Expires  
 January 16, 2010  
 State of Utah

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"  
 PLEASE PAY FROM BILLING STATEMENT

*Elizabeth Cordova*