



ORDINANCE NO. 2010- 27

**AN ORDINANCE AMENDING THE UTAH COUNTY LAND USE ORDINANCE,
SECTION 5-15, PF-PUBLIC FACILITIES**

WHEREAS, the Utah County Planning Commission initiated a review of amending the Utah County Land Use Ordinance, "UCLUO", to more appropriately address the goals and policies of Utah County, including those contained in the Utah County General 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, 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 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 to the UCLUO will further the goals and policies of Utah County, including those contained in the General Plan; and

WHEREAS, the Board of County Commissioners finds that the proposed amendment 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 5-15 of the Utah County Land Use Ordinance is hereby amended to read as follows:

5-15: PF-PUBLIC FACILITIES ZONE

A. **DECLARATION OF LEGISLATIVE INTENT**

The PF-Public Facilities Zone is found in unincorporated areas which are conducive to the location of public facilities. It is hereby declared that the specific purposes and intent of the County Commission in establishing the PF-Public Facilities 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 provide locations where public facilities can be located to meet the

needs of the residents of Utah County.

The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.

B. PERMITTED USES

The following shall be permitted in the PF-Public Facilities Zone upon compliance with the standards and requirements as set forth in this ordinance:

1. The pasturing of domestic livestock.
2. The production of fruit and crops in the field.
3. Agricultural structures for the storage and keeping of farm products, farm machinery, and protection of domestic livestock.
4. Fences, walls, and landscaping, subject to the provisions of Chapter 3 of this land use ordinance.
5. Signs, subject to the provisions of Chapter 3 of this land use ordinance.
6. Cellular telephone, radio, television, or other microwave transmission facilities which have a license from the Federal Communication Commission or its successor agency.
7. Oil, gas, and water wells, and appurtenant pipelines, pumps and pump houses.
8. Windmills.
9. Buildings and appurtenant grounds and facilities, when such are owned and occupied by a governmental agency and used for one or more of the following:
 - a. Fire and police stations, plus buildings housing ambulance and similar emergency service vehicles and equipment.
 - b. Buildings and yards for the storage and upkeep of vehicles and equipment required for the maintenance and operations of roads, utility systems and other functions of a governmental entity.
 - c. Office buildings housing the administrative and governmental activities of the agency; group assembly rooms; and post offices.
10. Accessory structures when appurtenant to buildings and uses permitted in the zone.
11. Composting operations (green waste only) which are owned and operated by a governmental agency on land owned by a governmental entity (including storage and sale of compost materials).

C. PERMITTED CONDITIONAL USES

In the PF-Public Facilities Zone the following shall not be permitted by the Zoning Administrator unless approval as a conditional use has been authorized in accordance with the land use ordinance by the designated reviewing agency:

1. A water treatment plant or sewage treatment plant owned by and operated by a governmental entity, which the Board of Adjustment has approved as a conditional use according to the provisions of Chapter 7 of this land use ordinance.

Part II:

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 III:

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 IV:

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 9th day of November, 2010

UTAH COUNTY COMMISSION

VOTE



STEVE WHITE, CHAIR

aye



GARY J. ANDERSON, COMMISSIONER

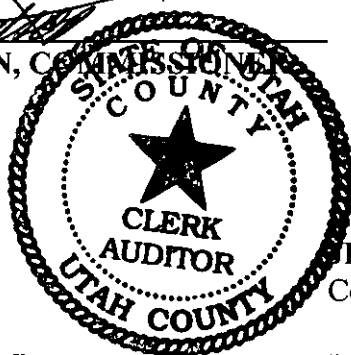
aye




LARRY A. ELLERTSON, COMMISSIONER

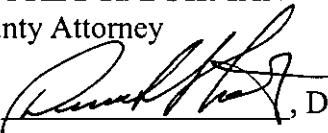
noy

ATTEST:
BRYAN E. THOMPSON
County Clerk/Auditor



APPROVED AS TO FORM:
EFFREY R. BUHMAN
County Attorney

By:  _____, Deputy

By:  _____, Deputy

Date of Publication: Once only, as soon as possible