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ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 8 02:36 PM FEE 0.00 BY CS
RECORDED FOR UTAH COUNTY COMMUNITY DEVE

ORDINANCE NO. 2024 - 528

AN ORDINANCE AMENDING SECTION 12.64 J OF THE UTAH COUNTY LAND USE ORDINANCES RELATIVE TO RESTRICTIONS FOR SOLAR ENERGY COLLECTION AND STORAGE SYSTEMS; AND ENERGY DISTRIBUTION OPERATIONS AND FACILITIES IN THE PLANNED COMMUNITY (P-C) ZONE

WHEREAS, an applicant has initiated a review of Section 12.64 J of the Utah County Land Use Ordinance (UCLUO), to amend the restrictions for solar energy collection and storage systems; and energy distribution operations and facilities in the Planned Community (P-C) Zone; and

WHEREAS, the Planning Commission addressed the proposed amendment to the Utah County Land Use Ordinance (UCLUO), during a regularly scheduled meeting of the Planning Commission on May 21st, 2024, held a public hearing regarding the proposed amendment, and made a recommendation to the Board of County Commissioners regarding the proposed amendment; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the recommendation from the Planning Commission regarding the proposed amendment, and the minutes from the Utah County Planning Commission meeting and public hearing regarding the proposed Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the input, documents, and testimony from the public regarding the proposed Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners finds the amendment to the Utah County Land Use Ordinance conforms to the Utah County General Plan, is consistent with the other provisions of the Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners finds the proposed Utah County Land Use Ordinance is in the best interest of the health, safety, and welfare of the citizens of Utah County, considering all factors;

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

Part I:

Section 12.64 J of the Utah County Land Use Ordinance is hereby amended, including any appropriate re-numbering and re-formatting of applicable subsection, to read as depicted for the applicable subsection:

12.64 Goshen Valley Planned Community (P-C) Zone

- 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, and if not inconsistent, after 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; temporary motion picture and television locations and related uses incidental to film and television production; solar energy collection and storage systems; and energy distribution operations and facilities, all subject to the provisions of UCLUO 4, UCLUO 6, and UCLUO 8. Upon approval of a Community Structure Plan, that Community Structure Plan and accompanying Development Standards may specify under what terms agricultural, temporary film locations and related uses, mining uses, solar energy collection and storage systems, and energy distribution operations and facilities 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.

Part II:

A copy of the Utah County Land Use Ordinance, as amended herein, is hereby ordered to be filed in the office of the Utah County Clerk.

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 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 26th day of June 2024.

UTAH COUNTY COMMISSION

VOTE



BRANDON B. GORDON, CHAIR

YEA



AMELIA POWERS GARDNER, COMMISSIONER

YEA

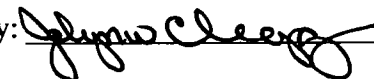


THOMAS V. SAKIEVICH, VICE-CHAIR

YEA

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

APPROVED AS TO FORM:

By: 

Deputy/Jolynn Clegg

Utah County Attorney

X Approved

____ Disapproved

By: 

Deputy/Dale Eyre

Date of Publication: Once only, as soon as possible