

ENT 60622#2024 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 5 11:50 AM FEE 0.00 BY KR
RECORDED FOR UTAH COUNTY COMMUNITY DEVE

ORDINANCE NO. 2024 - 750

AN ORDINANCE AMENDING SECTION 14.16.D.7.j OF THE UTAH COUNTY LAND USE ORDINANCES RELATIVE TO MOUNTAIN HOME DEVELOPMENTS: STREET SYSTEM, AND ANY OTHER APPLICABLE SECTION RELATED TO THE PERMITTED LENGTH OF A CUL-DE-SAC OR DEAD-END ROAD

WHEREAS, an applicant has initiated a review of Section 14.16.D.7.j of the Utah County Land Use Ordinance (UCLUO), related to Mountain Home Developments: Street System, and any other applicable section related to the permitted length of a Cul-De-Sac or dead-end road; and

WHEREAS, the Planning Commission addressed the proposed amendment to the Utah County Land Use Ordinance during a regularly scheduled meeting of the Planning Commission on August 20th, 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 is consistent with the Utah County General Plan and 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 14.16.D.7.j of the Utah County Land Use Ordinance is hereby amended, including any appropriate re-numbering and re-formatting of applicable subsections, to read as depicted for the applicable subsections in the attached exhibit:

See Exhibit "A"

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.

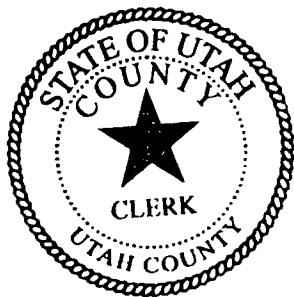
Part III:

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.

APPROVED and ADOPTED this 4th day of September 2024 .




BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH



BRANDON B. GORDON, Chair

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

APPROVED AS TO FORM AND LEGALITY:
JEFFREY S. GRAY
Utah County Attorney

By: 
Deputy Clerk Jolynn Clegg

By: 

Deputy County Attorney/Dale Eyre

Exhibit "A"**14.16 Mountain Home Developments****7. Street System:**

- a. All public and private streets shall conform to the official road standards as required by the Utah County Public Works Department.
- b. The road system of the development shall conform to the land use ordinance for mountain home developments with respect to grades, and length of cul-de-sacs.
- c. In the event that land within the proposed development is traversed by a proposed street that is shown on the transportation element map of the county general plan, a note shall be placed on the plat that (1) explains that the development is traversed by a proposed street shown on the transportation element map of the county general plan, (2) establishes that dwellings shall not be constructed within fifty (50) feet of the proposed street, and (3) strongly discourages the construction of any permanent structure within one-hundred (100) feet of the proposed street.
- d. No vehicular road shall have a grade of more than eight (8) percent.
- e. A grade of up to twelve (12) percent may be approved by the County Engineer, when all of the following criteria are met:
 - 1) the grade is necessary to eliminate extra cuts, fills, or circuitous routes;
 - 2) no section of road which exceeds 8 percent grade is longer than one thousand (1000) feet in length;
 - 3) police, fire, ambulance, snow removal, and other essential services can be provided at a substantiality equal level of quality; and
 - 4) no section of road exceeding a grade of 8 percent is located within two hundred (200) feet of an intersection, or is on a curve, having a radius of one hundred fifty (150) feet or less for the curve of the inside street line.
- f. No street or road shall be constructed in a location or in such a manner which produces a slope face which exceeds the critical angle of repose, provided that the County Engineer may approve a road producing such a slope face where it finds:
 - 1) a road is necessary to the development, and the proposed road follows the most appropriate alignment;
 - 2) the road and slope will not produce an undue hazard to the environment or adjacent properties; and
 - 3) the road is engineered and constructed to prevent the soil from moving.
- g. All vehicular roads shall be paved to meet the minimum requirements of the Utah County Public Works Department.
- h. Where an existing county road borders the subdivision, the road shall be paved to the full standard width even if the applicant has record title to only a portion of the

- road easement. The applicant shall be required to dedicate ownership of the portion of the required right-of-way which he owns to the County.
- i. Each intersection shall bear permanent signs sufficient in design for easy identification of street names by emergency vehicles and other motorists, as approved by the County Engineer.
 - j. The maximum length of any dead-end road or cul-de-sac shall be seven hundred and fifty (750) feet, measured from the nearest edge of right-of-way from the connecting through road to the center of the cul-de-sac or turn-around.
 - k. An additional 1000 feet may be approved by the Utah County Fire Marshal when:
 - 1) the cul-de-sac or dead-end road provides access to a maximum of 25 lots, and
 - 2) the design of such extension is in compliance with currently adopted fire codes.
 - l. Any development that abuts on public land which has an existing access to the public land shall maintain the access by providing a public access road through the development to the public land.
 - m. If access is on a state highway, a letter shall be provided from UDOT granting the access onto the state highway, with the location of the access shown on the plat. The County Engineer must approve the plans.