

AN ORDINANCE AMENDING SUBSECTION 6-1-E-26-c, OF THE UTAH COUNTY LAND USE ORDINANCE, RELATED TO THE REQUIREMENTS FOR AMENDING RECORDED NONCONFORMING PLATS

WHEREAS, Trieste Wilde initiated a review of the Utah County Land Use Ordinance (UCLUO), dealing with amending Subsection 6-1-E-26-c of the Utah County Land Use Ordinance, related to the requirements for amending recorded nonconforming plats; and

WHEREAS, the Planning Commission addressed the proposed amendments to the Utah County Land Use Ordinance during the regularly scheduled meeting of the Planning Commission, scheduled and held a public hearing regarding the proposed amendments, and made a recommendation to the Board of County Commissioners regarding the proposed amendments; and

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

WHEREAS, the Board of County Commissioners finds the proposed amendment to the Utah County Land Use Ordinance conforms to the Utah County General Plan, 2014, and is consistent with the other provisions of the Utah County Land Use Ordinance; and

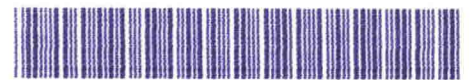
WHEREAS, the Board of County Commissioners finds that the proposed amendment to the Utah County Land Use Ordinance is in the best interest of the health, safety, and welfare of the citizens of Utah County, considering all factors.

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

Part I:

Subsection 6-1-E-26-c of the Utah County Land Use Ordinance is hereby amended to read as follows:

6-1: General Provisions
E. PROCEDURES



ENT 29045:2015 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Apr 08 4:42 pm FEE 0.00 BY ED
RECORDED FOR UTAH COUNTY COMMISSIONERS

26. Amendments to Large Scale Development Plats

c. Recorded Nonconforming Plats

Amendments to approved recorded plats of subdivisions and large scale developments which are nonconforming uses (plats approved as previously permitted conditional uses under the land use ordinance, but, because of one or more subsequent land use ordinance changes, do not conform to the regulations that now govern the use of the land) shall comply with the procedure and requirements contained in the Utah Code for plat amendments. In addition, the applicant shall comply with the procedures and requirements applicable to the specific development type which was originally approved (now a nonconforming use). Any amendment must comply with all of the parameters, requirements, and restrictions applicable to the original approved development. No such plat amendment can be approved which would increase the number of dwelling units in the plat, increase the number of lots in the plat, increase the number of lots available for residential use in the plat, or add additional land area to the plat. Consistent with the limitations contained herein, the Zoning Administrator can waive any procedures which the Zoning Administrator determines to be inapplicable to the plat amendment application, except for those procedures and requirements contained in the Utah Code for plat amendments. The application must then be submitted to the Planning Commission for a recommendation and to the Utah County Commission for approval or denial.

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/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 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 31st day of March 2015.

UTAH COUNTY COMMISSION

VOTE

Larry A. Ellertson
LARRY A. ELLERTSON, CHAIR

aye

William C. Lee
WILLIAM C. LEE, VICE-CHAIR

aye

Greg Graves
GREG GRAVES, COMMISSIONER

aye

ATTEST:

BRYAN E. THOMPSON
County Clerk/Auditor

By: *Rennell Curson*
Deputy



APPROVED AS TO FORM:

JEFFREY R. BUHMAN
County Attorney

X Approved

 Disapproved

By: *Jeffrey R. Buhman*
Deputy

Date of Publication: Once only, as soon as possible

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
UTAH COUNTY AUDITOR, KENT MONSON KENT MONSON 100 E CENTER ST STE 3600 PROVO UT 84606	9001334912	4/13/2015

ACCOUNT NAME	
UTAH COUNTY AUDITOR,	
TELEPHONE	ADORDER# / INVOICE NUMBER
8018518238	0001022864 /
SCHEDULE	
Start 04/11/2015	End 04/11/2015
CUST. REF. NO.	
P.O. #2015-222	
CAPTION	
SUMMARY OF ORDINANCE ORDINANCE NO. 2015-9 WAS ADOPTED BY THE BOA	
SIZE	
27 Lines	1.00 COLUMN
TIMES	RATE
2	<i>Karen / Atty</i>
MISC. CHARGES	AD CHARGES
TOTAL COST	
33.35	

SUMMARY OF ORDINANCE
 ORDINANCE NO. 2015-9
 WAS ADOPTED BY THE
 BOARD OF COUNTY COM-
 MISSIONERS OF UTAH
 COUNTY, UTAH, ON MARCH
 31, 2015, AMENDING
 SUBSECTION 6-1-E-26-C
 OF THE UTAH COUNTY
 LAND USE ORDINANCE, RE-
 LATED TO THE REQUIRE-
 MENTS FOR AMENDING RE-
 CORDED NONCONFORMING
 PLATS.
 A COMPLETE COPY OF THE
 ORDINANCE IS AVAILABLE
 AT THE COUNTY
 CLERK/AUDITOR'S OFFICE,
 COMMISSIONER LARRY A.
 ELLERTSON, COMMISSION-
 ER WILLIAM C. LEE, AND
 COMMISSIONER GREG
 GRAVES VOTED IN FAVOR
 OF THE ORDINANCE.
 1022864 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIA ONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF SUMMARY OF ORDINANCE ORDINANCE NO. 2015-9 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON MARCH 31, 2015, AMENDING SUBSECTION 6-1-E-2 FOR UTAH COUNTY AUDITOR, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIA ONE OF UTAH, 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. NOTICE IS ALSO POSTED ON UTAHLEGAL.S.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGAL.S.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 04/11/2015 End 04/11/2015

SIGNATURE *[Signature]*

DATE 4/13/2015



Virginia Guff
 NOTARY SIGNATURE

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

PROOF OF PUBLICATION

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TOTAL COST	
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SUMMARY OF ORDINANCE

ORDINANCE NO. 2015-9 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON MARCH 31, 2015, AMENDING SUBSECTION 6-1-E-2-6 OF THE UTAH COUNTY LAND USE ORDINANCE, RELATED TO THE REQUIREMENTS FOR AMENDING RECORDED NONCONFORMING PLATS.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE, COMMISSIONER LARRY A. ELLERTSON, COMMISSIONER WILLIAM C. LEE, AND COMMISSIONER GREG GRAVES VOTED IN FAVOR OF THE ORDINANCE.
 1022864 UPAXLP

AFFIDAVIT OF PUBLICATION

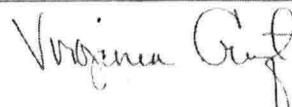
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