

ENT 25901:2025 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 11 09:49 AM FEE 0.00 BY LH
RECORDED FOR UTAH COUNTY COMMUNITY DEVE

ORDINANCE NO. 2025-341

**AN ORDINANCE AMENDING SECTION 4.60 OF THE UTAH COUNTY LAND USE
ORDINANCE TO ALLOW RECREATIONAL RESORT TO UTILZE OFF-SITE
PARKING LOCATION TO MEET PARKING SPACE REQUIREMENTS**

WHEREAS, an applicant has initiated a review of Section 4.60 of the Utah County Land Use Ordinance (UCLUO), to allow recreational resorts to utilize off-site parking locations to meet parking space requirements; 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 March 18th 2025, 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 text amendment; 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 text amendment; 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 text amendment; and

WHEREAS, the Board of County Commissioners finds the proposed Utah County Land Use Ordinance text amendment 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 2.08 and 4.60 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 below for the applicable subsections, to add or amend the following definitions:

2.08 Definitions – Land Use

“Seasonal Parking” A parking requirement applicable to a recreational resort required to be maintained and available only during those periods when a seasonal recreational use is operated at the recreational resort.

“Seasonal Recreational Use” Any use of a recreational nature which does not operate continuously. A recreational use whose operation is dependent on the climactic conditions of a particular season or seasons, such as ski resorts, outdoor ice-skating rinks, or public beaches.

Part II

Section 6.16 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 III:

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 IV:

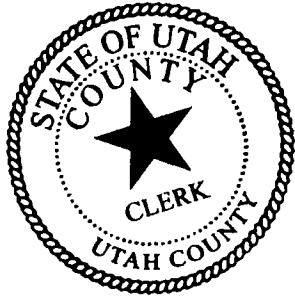
If any of the sections, sentences, clauses, or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

Part 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.

APPROVED and ADOPTED this 9th day of April 2025.

BOARD OF COUNTY COMMISSIONERS,



UTAH COUNTY, UTAH

Skylar Beltran
SKYLER BELTRAN, Vice Chair

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

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

By: Jolynn Clegg
Deputy Clerk / Jolynn Clegg

By: Dale Eyre
Deputy County Attorney / Dale Eyre

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

VOTE
YEA NAY

BRANDON B. GORDON, CHAIR

 ABSENT

SKYLER BELTRAN, VICE CHAIR

 X

AMELIA POWERS GARDNER, COMMISSIONER

 X

Exhibit "A"

2.08 Definitions – Land Use

"Seasonal Parking" A parking requirement applicable to a recreational resort required to be maintained and available only during those periods when a seasonal recreational use is operated at the recreational resort.

"Seasonal Recreational Use" Any use of a recreational nature which does not operate continuously. A recreational use whose operation is dependent on the climactic conditions of a particular season or seasons, such as ski resorts, outdoor ice-skating rinks, or public beaches.

4.60 Off-Street Parking and Loading

A. Location and Control of Parking Facilities:

1. Except as provided in sub-section 2 and 3 of this section, the off-street parking spaces required by this ordinance shall be located on the same lot or parcel of land as the use it is intended to serve.
2. The Zoning Administrator may approve a separate lot or parcel for parking use if all of the following standards are met:
 - a. There is a case of practical difficulty in placing all of the parking spaces on the same lot or parcel as the main use to be served.
 - b. The additional lot or parcel is adjacent, or a lot or parcel lying within two hundred (200) feet of the lot or parcel with the main use served by the parking spaces, and it shall be substantially equivalent in safety and ease of accessibility as parking on the main lot or parcel.
 - c. The additional lot or parcel is in the same ownership or leasehold as the lot or parcel with the main use to be served and will be maintained for parking as long as the main use exists. A deed restriction or equivalent document executed by the owners, which limits the offsite lot or parcel to parking use, shall be filed with the County Recorder and remain in effect during the life of the main use.
 - d. Parking and loading facilities may be located any place on the premises except for areas that are required to be landscaped. In a residential zone no more than thirty percent (30%) of the area contained within a required front yard shall be used for the parking of automobiles.
3. Parking requirements for recreational resorts may be satisfied utilizing off-site parking locations, including off-site parking locations for seasonal parking requirements. The Zoning Administrator shall approve one or more off-site parking locations for a recreational resort platted and recorded according to the

provisions of land use ordinance UCLUO 14, provided all of the following requirements are met:

- a. Off-site parking shall not exceed 40% of the total parking required for the recreational resort.
- b. A parking plan is prepared by an engineer, licensed to practice in the State of Utah. The plan shall include:
 - (1) An analysis of parking for the entire recreational resort.
 - (2) Parking space comparables for all recreational resort uses.
 - (3) Total number of parking stalls required.
 - (4) The number of parking stalls required for each separate recreational resort use with respect to which shared parking is proposed.
 - (5) A site plan that is detailed, readable, and drawn to scale. The site plan shall be consistent with the requirements and standards of all applicable sections of this land use ordinance and shall show:
 - (A) A layout of parking; showing landscaping, roads, parking areas, building sites and other facilities.
 - (B) A layout of all proposed buildings and other facilities.
 - (C) Any additional information which the Zoning Administrator reasonably requires to determine whether parking meets the requirements and standards of this land use ordinance.
 - (6) A parking plan may provide for a seasonal parking to be satisfied through off-site parking provided all the following are met:
 - (A) The seasonal parking stalls shall be shown on the site plan, provided off-site seasonal parking stalls may be shown on a separate sheet.
 - (B) Seasonal parking may be applied to one seasonal recreational use associated with the recreational resort.
 - (C) The length of the applicable seasonal parking standard shall not exceed 150 days during a calendar year.
 - (D) All other requirements for off-site parking shall be met.
- c. A shared parking agreement or similar agreement between the recreational resort and the off-site parking property owner(s) or representative shall be

provided to the Zoning Administrator. A memorandum or other notice of the agreement may be required to be recorded in the office of the Utah County Recorder and shall include all the following:

- (1) The location of the off-site parking
 - (2) The number of stalls allowed to be used by the recreational resort
 - (3) The number of parking stalls required for the existing use on the off-site parking location.
 - (4) The dates the recreational resort is permitted to use the off-site parking stalls.
 - (5) Any restrictions set by the off-site parking property owner or representative for the use of the parking area on the recreational resort.
- d. A method of informing recreational resort patrons of all off-site parking locations when off-site parking is being utilized.
 - e. A method of transporting recreational resort patrons must be provided for all approved off-site parking locations.
 - f. If the off-site parking is located within a separate jurisdiction, an approval letter or other approval verification from the applicable governmental agency shall be provided to the Zoning Administrator.
 - g. A parking plan may provide for the recreational resort to use one or more transit solutions to reduce the number of parking spaces required for the recreational resort, provided the engineer preparing the parking plan demonstrates adequate transit routes, projected ridership, and necessary agreements for each transit option.