

AN ORDINANCE AMENDING SECTION 1-6 OF THE UTAH COUNTY LAND USE ORDINANCE, DEALING WITH NONCOMPLYING AGRICULTURAL BUILDINGS

WHEREAS, Richard Roach initiated a review of the Utah County Land Use Ordinance (UCLUO), dealing with amending Section 1-6, dealing with noncomplying agricultural buildings; 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, on January 19, 2016, and made a recommendation to the Board of County Commissioners regarding the proposed amendments; and

WHEREAS, a public hearing regarding the proposed amendments had been scheduled and was held during the regularly scheduled meeting of the Planning Commission, on January 19, 2016; and

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

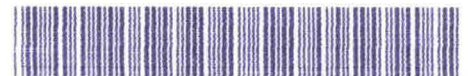
WHEREAS, the Board of County Commissioners has received and carefully reviewed the input, documents, and testimony from the public regarding the proposed amendments to the Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners finds the proposed amendments to the Utah County Land Use Ordinance conform to the Utah County General Plan, 2014, and are consistent with the other provisions of the Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners finds that the proposed amendments to the Utah County Land Use Ordinance are 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 1-6-B-1-b of the Utah County Land Use Ordinance is hereby amended to read as follows:

1-6: NONCONFORMING USES AND NONCOMPLYING STRUCTURES

B. CONTINUATION

1.

- b. The boundaries of the lot on which the structure or use lies are unchanged.
Exception 1: The boundaries of the lot on which the structure or use lies are changed due to one of the following reasons: the addition of more land area to the lot, fence line or boundary agreements that establish historic boundaries, and dedications of road right-of-way.

Exception 2: A noncomplying structure consisting of an inhabited structure shall be allowed to continue in its noncomplying status when the boundaries of the parcel on which the inhabited structure is located are changed to create a platted subdivision lot, if the County Engineer has provided the Zoning Administrator with a written statement that the noncompliance will not impair the right of way nor increase any hazard to public safety.

Exception 3: A noncomplying structure consisting of an inhabited structure shall be allowed to continue in its noncomplying status when the boundaries of the parcel on which the inhabited structure is located are reconfigured and such reconfigured parcel meets the area and width requirements of the applicable zone, if such noncompliance is relative to the structure's distance from a front property line or distance from a right of way line or center line of an official county or state road and the County Engineer has provided the Zoning Administrator with a written statement that the noncompliance will not impair the right of way nor increase any hazard to public safety.

Exception 4: A noncomplying structure consisting of a permitted agricultural structure shall be allowed to continue in its noncomplying status when the boundaries of the parcel on which the agricultural structure is located are changed to create a platted subdivision lot., if the County Engineer has provided the Zoning Administrator with a written statement that the noncompliance will not impair the right of way nor increase any hazard to public safety.

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 2nd day of February 2016.

UTAH COUNTY COMMISSION

VOTE



LARRY A. ELLERTSON, CHAIR

AYE



WILLIAM C. LEE, VICE-CHAIR

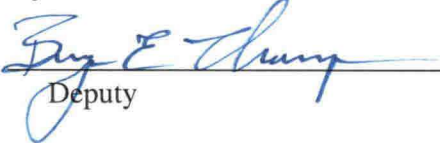
Aye



GREG GRAVES, COMMISSIONER

AYE

ATTEST:
BRYAN E. THOMPSON
County Clerk/Auditor

By: 

Deputy

APPROVED AS TO FORM:
JEFFREY R. BUHMAN
County Attorney

Approved

Disapproved

By: 

Deputy

Date of Publication: Once only, as soon as possible

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
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The Salt Lake Tribune

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ACCOUNT NAME

UTAH COUNTY AUDITOR,

TELEPHONE

8018518238

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2016-422

CAPTION

SUMMARY OF ORDINANCE ORDINANCE NO. 2016-3 WAS ADOPTED BY THE BOAR

SIZE

25 LINES 1 COLUMN(S)

TIMES

2

TOTAL COST

31.25

SUMMARY OF ORDINANCE
ORDINANCE NO. 2016-3
WAS ADOPTED BY THE
BOARD OF COUNTY COM-
MISSIONERS OF UTAH
COUNTY, UTAH, ON FEBRU-
ARY 2, 2016, AMENDING
SECTION 1-6 OF THE UTAH
COUNTY LAND USE ORDI-
NANCE, DEALING WITH
NONCOMPLYING AGRICUL-
TURAL BUILDINGS.
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.
1077049 UFAJLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF SUMMARY OF ORDINANCE ORDINANCE NO. 2016-3 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON FEBRUARY 2, 2016, AMENDING SECTION 1-6 OF T FOR UTAH COUNTY AUDITOR, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, 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 UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

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DATE 2/22/2016

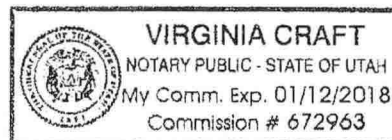
SIGNATURE *Ann Dartnell*

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 22ND DAY OF FEBRUARY IN THE YEAR 2016

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE