

**AN ORDINANCE AMENDING SECTION 6-3-D-5, PLANNED SUBDIVISIONS:
STANDARDS AND CONDITIONS: STREET SYSTEM OF THE UTAH COUNTY LAND
USE ORDINANCE**

WHEREAS, the Utah County Commission initiated a review of the Utah County Land Use Ordinance (UCLUO), dealing with amending Section 6-3-D-5 related to public road dedications in a proposed subdivision; and

WHEREAS, the Planning Commission addressed the proposed amendment 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 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 meetings and public hearings regarding the proposed amendment 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 amendment 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 the Utah Code; and

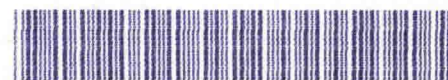
WHEREAS, the Board of County Commissioners finds that the proposed amendment to the Utah County Land Use Ordinance is in the best interest of the health, safety, and welfare of the citizens of Utah County, considering all factors.

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

Part I:

Section 6-3-D-5, PLANNED SUBDIVISIONS; STANDARDS AND CONDITIONS: STREET SYSTEM of the Utah County Land Use Ordinance, is hereby amended, to read as follows:

6-3: PLANNED SUBDIVISIONS
D. STANDARDS AND CONDITIONS



All planned subdivisions shall conform to all of the requirements of this land use ordinance and the following standards and conditions.

5. Street System

- a. All new streets shall be constructed to conform to the street standards for public streets as adopted by Utah County. Existing streets shall be improved to the standards for public streets as adopted by Utah County unless the County Engineer finds that a modified standard will provide a more efficient means of managing the street system given the existing road construction.
- b. In the event that the land within the proposed development is traversed by a proposed street that is shown on the county general plan, the road system within the subdivision shall be constructed in accordance with the county general plan, transportation element map, and the right-of-way dedicated to the public.
- c. No vehicular road shall have a grade of more than eight (8) percent.
Exception: A grade of ten (10) percent may be approved, upon recommendation of the County Engineer, when the County Commission finds all of the following criteria are met:
 - i. the grade is necessary to eliminate extra cuts, fills, or circuitous routes;
 - ii. no section of road which exceeds 8 percent grade is longer than one thousand (1000) feet in length
 - iii. the total distance of roadways which exceeds 8 percent grade is less than five (5) percent of the total road system in the development;
 - iv. police, fire, ambulance, snow removal, and other essential services can be provided at a substantially equal level of quality; and
 - v. 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.
- d. All vehicular roads shall be paved to meet the minimum requirements of the Utah County Public Works Department. Where an existing county, city, or state 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, unless the County Engineer finds that a modified paving standard will provide a more efficient means of managing the street system given the existing road construction. The applicant shall be required to dedicate ownership of the portion of the required right-of-way which he or she owns to the County or other applicable governmental entity.
- e. 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.
- f. Subdivisions may abut an existing dead-end paved county road, but the road system within the subdivision shall consist of through roads, with two access points to the existing official county, state, or municipal road. No cul-de-sac or bulb roads are permitted.

- g. 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.
- h. If accesses for individual lots are on a state highway, a letter shall be provided from UDOT granting the accesses onto the state highway, with the location of the accesses shown on the plat. The County Engineer must approve the plans.

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 5th day of July, 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: [Signature]
Deputy



APPROVED AS TO FORM:
JEFFREY R. BUHMAN

County Attorney
 Approved

Disapproved

By: [Signature]
Deputy

Date of Publication: Once only, as soon as possible

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED. TAX I.D.# 87-0217663
801-204-6910

Deseret News



KAREN
The Salt Lake Tribune

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CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER
UTAH COUNTY AUDITOR, KENT MONSON ATTN: ACCOUNTS PAYABLE 100 E CENTER ST STE 3600 PROVO UT 84601	9001334912
	DATE
	7/14/2016

ACCOUNT NAME	ORDER # / INVOICE NUMBER
UTAH COUNTY AUDITOR,	
TELEPHONE	
8018518238	0001101684 /

PUBLICATION SCHEDULE
START 07/14/2016 END 07/14/2016

CUSTOMER REFERENCE NUMBER
#2016-422

CAPTION
SUMMARY OF ORDINANCE ORDINANCE NO. 2016-19 WAS ADOPTED BY THE BOAI

SIZE	
26 LINES 1 COLUMN(S)	
TIMES	TOTAL COST
2	32.30

SUMMARY OF ORDINANCE
 ORDINANCE NO. 2016-19
 WAS ADOPTED BY THE
 BOARD OF COUNTY COM-
 MISSIONERS OF UTAH
 COUNTY, UTAH, ON JULY
 5, 2016, AMENDING SEC-
 TION 6-3-D-5, PLANNED
 SUBDIVISIONS, STANDARDS
 AND CONDITIONS, STREET
 SYSTEM, OF THE UTAH
 COUNTY LAND USE ORDIN-
 ANCE.
 A COMPLETE COPY OF THE
 ORDINANCE IS AVAILABLE
 AT THE COUNTY CLERK/
 AUDITOR'S OFFICE, COM-
 MISSIONER LARRY A.
 ELLERTSON, COMMISSION-
 ER WILLIAM C. LEE, AND
 COMMISSIONER GREG
 GRAVES VOTED IN FAVOR
 OF THE ORDINANCE.
 1101684 UPAXP

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. 2016-19 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON JULY 5, 2016, AMENDING SECTION 6-3-D-5, PL 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.

PUBLISHED ON Start 07/14/2016 End 07/14/2016

DATE 7/14/2016

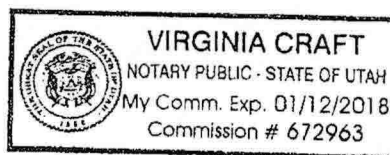
SIGNATURE *Ann Dartnell*

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 14TH DAY OF JULY IN THE YEAR 2016

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE