

**ORDINANCE NO. 20-22**

**AN ORDINANCE AMENDING THE WASATCH COUNTY CODE SECTION 16.41.02 REGARDING ROOF PITCHES FOR SINGLE FAMILY AND MEDIUM DENSITY RESIDENTIAL DISTRICTS ALSO AN AMENDMENT TO THE JRA HANDBOOK REGARDING ROOF PITCH.**

**WHEREAS**, the current JSPA code and JRA handbook requires a steep pitched roof that is compatible with traditional mountain architecture; and

**WHEREAS**, steep pitched roofs are not compatible with contemporary mountain architecture; and

**WHEREAS**, there is a great deal of demand for permits with contemporary architecture; and

**WHEREAS**, due to the demand an application was submitted to amend the code and expedite the process; and

**WHEREAS**, the JSPA Planning Commission, regular Planning Commission and County Council have met and discussed the proposal; and

**WHEREAS**, Utah Code 17-27a-502 requires Wasatch County to give notice of public hearing as provided in Utah Code 17-27a-205(1)(a), and to hold a public hearing; and

**WHEREAS**, Wasatch County gave notice of all public meeting and public hearings related to this ordinance as required, and the planning commission held a public hearing on December 8<sup>th</sup> and December 10<sup>th</sup>; and

**NOW THEREFORE**, the County Legislative Body of Wasatch County ordains as follows:

**SECTION I: Repealer.** If any provisions of the County Code heretofore adopted are inconsistent herewith they are hereby repealed and replaced with the following language:

**SECTION II: Enactment.** The following changes to the Wasatch County Code and to the JRA handbook are hereby adopted:

**JSPA 2.1.2.14 RSF - Residential Single Family and 2.1.2.15 RMD – Residential Medium Density**

**Roof Slopes.** The roof slope for each dwelling ~~Roof slopes~~ shall be varied and articulated but may have the majority of the roof flat or near flat as long as positive drainage is demonstrated during the building permit process. All flat roofs must be covered with an appropriate material such as stone or turf to blend into the local JSPA area environmental context, and be consistent with the goals and objectives of the JSPA ordinance. If a parapet is used surfaces must be finished with appropriate building materials that are consistent with the JSPA goals and vision.

~~as specified in the Design Guidelines. Roof slopes on the main roof shall range from 5/12 slopes to 7/12 slopes. Minor roofs may have a roof slope as low as 4/12.~~

**3.16 Roofs and Snow Guards (JRA Handbook)**

In a mountain setting, it is desirable to minimize the visual impacts of development, so design decisions regarding roof form and color are crucial to blending a building back into the site. Where visible, roofs will be broken up and carefully articulated. Primary roof styles should be shed, gable, hip, or pyramid. The roof slope for each dwelling shall be varied and articulated but may have the majority of the roof flat or near flat as long as positive drainage is demonstrated during the building permit process. All flat roofs must be covered with an appropriate material such as stone or turf to blend into the local JSPA area environmental context, and be consistent with the goals and objectives of the JSPA ordinance. If a parapet is used surfaces must be finished with appropriate building materials that are consistent with the JSPA goals and vision. Acceptable roof pitches range from 2/12 to 6/12. Roof materials must be non-reflective and should match the darkest values and hues of the background environment and color palette. Large unbroken expanses of roof area and long, uninterrupted ridgelines shall be discouraged.

Building roofs are an essential element of the visual landscape of JSPA East Side. For traditional mountain architecture, the main roof should be articulated with a combination of gables and dormers that integrate windows and usable spaces. Additionally, on all roofs, secondary roofs should be used to break up large expanses of the main roof. All roof materials should have a natural appearance. Roof colors shall be conforming to JSPA East Side design standards, color palette and be analogous to the natural colors present in the Jordanelle Basin area. Snow guards must match the color of the roof. Roofs above entrances should be gabled or take similar measures to prevent snow from shedding in the entries.

~~The roof of each single family dwelling shall have a roof pitch consistent with Section 16.21.27 (B) of the Wasatch County Code for a contemporary mountain modern design or in conformance with the specific land use designations found in the JPSA code for traditional mountain architecture.~~

### 3.17 Roof Material (JRA Handbook)

Approved roof materials: painted standing seam metal roof, COR-TEN or blackened steel, patinaed copper, patinaed zinc, Vail metal tile, and environmentally sensitive composite shingles such as a substantial 40-year approved wood-like shake profile. Flat or near flat roofs must be covered with an appropriate material such as stone or turf. Other materials that may be acceptable include concrete, slate tiles, presidential superior grade asphalt shingles similar in quality to “Presidential Shake,” and thermoplastic polyolefin.

SECTION III: **Effective Date.** This Ordinance shall become effective immediately upon execution by the Chair of the County Council and the completion of public notice requirements imposed by state statute.

SECTION IV: **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION V: **Public Notice.** The Wasatch County Clerk, and ex officio Clerk of the Wasatch County Council, is hereby ordered, in accordance with the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, to do as follows:

- a. Enter at length this ordinance in the ordinance book;
- b. Deposit a copy of this ordinance in the office of the County Clerk;
- c. Publish a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance, for at least one publication in a newspaper published in and having general circulation in the county; or post a complete copy of this ordinance in nine (9) public places within the County.

APPROVED and PASSED this 16 day of December, 2020.

Attest:



WASATCH COUNTY COUNCIL:

*Cal Griffiths*  
 \_\_\_\_\_

Cal Griffiths  
Wasatch County Clerk / Auditor

*Danny Goode*  
 \_\_\_\_\_

Danny Goode, Chair  
Wasatch County Council

VOTE

Danny Goode, Chairman	_____
Spencer Park	_____ ✓
Kendall Crittenden	_____ ✓
Jeff Wade	_____ ✓
Marilyn Crittenden	_____ ✓
Steve Farrell	_____ ✓
Mark Nelson	_____ ✓

ADOPTION OF ORDINANCE AFFIDAVIT

STATE OF UTAH )

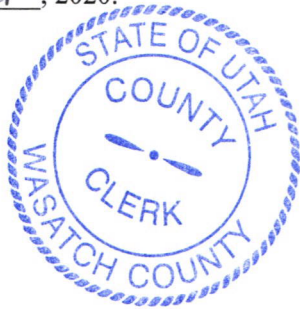
: ss.

COUNTY OF WASATCH )

I, the undersigned, the duly qualified and acting County Clerk of Wasatch County, Utah, and ex officio Clerk of the Wasatch County Council, do hereby further certify, according to the records of said Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, by:

- [ ✓ ] (a) Causing this ordinance to be entered at length in the ordinance book;
- [ ✓ ] (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;
- [ ✓ ] (c) Causing a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance to be published for at least one publication in The Wasatch Wave, a newspaper of general circulation within the geographical jurisdiction of Wasatch County; or posting a complete copy of this ordinance in nine (9) public places within the County.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the County Legislative Body of Wasatch County, Utah, this 16 day of December, 2020.



Calvin Griffiths  
 Calvin Griffiths  
 Wasatch County Clerk / Auditor

SUBSCRIBED AND SWORN to me, a Notary Public, this 16 day of December, 2020.

Wendy McKnight  
 Notary Public

Residing in: Wasatch  
 My commission expires: 09-10-2022

