

ORDINANCE NO. 22-05

**AN ORDINANCE AMENDING SECTION 16.15.06(H) OF THE WASATCH COUNTY CODE
TO MODIFY THE MAXIMUM ALLOWABLE FOOTPRINT FOR COMMUNITY
COMMERCIAL USES IN THE JBOZ.**

RECITALS

WHEREAS, the County received an application to amend Title 16 to allow 25% of a site to be occupied by building footprint in the JBOZ Community Commercial land use area; and

WHEREAS, all other requirements such as parking, landscaping, and maximum building size remain as currently codified; and

WHEREAS, the amendment would accommodate grocery and retail services that are not typically found in multi-story structures; and

WHEREAS, the overall impacts of the amendment are not anticipating to change considering all other requirements remain in place; 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 meetings and public hearings related to this ordinance as required, and the planning commission held a public hearing as required; and

WHEREAS, the County Legislative Body, having considered all of the evidence provided to be in the best interest of the health, general welfare, and safety of the inhabitants of Wasatch County;

NOW THEREFORE, the County Legislative Body of Wasatch County ordains that the Wasatch County Land Use and Development Code be amended as follows:

16.15.06(H)...

8. Community Commercial Uses: Community Commercial uses include general retail centers providing for general retail, service and recreation-oriented commercial uses intended to serve the basin as a whole. This designation allows limited commercial uses to serve the community. Preferred uses include business support services, financial services, health care services, personal services, professional offices, repair services, veterinary clinics, and business or vocational schools. Hotels are also allowed within this category. Special consideration shall be directed to traffic generation, visual impacts, surrounding natural features, parking, lighting, landscaping and architecture. Proposed development shall screen and minimize external impacts. Proposed developments shall preserve and enhance natural features. Coordination and clustering of all Community Commercial Uses is required. Development standards and review criteria are specifically intended to prohibit strip development and encourage high amenity, low impact commercial areas. Minimum site area: Forty thousand (40,000) square feet. Maximum building footprint size/site ratio: ~~Eighteen percent (18%)~~ Twenty five percent (25%). Maximum building square foot/site ratio: Thirty five percent (35%).

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 Council of Wasatch County, Utah, this 16 day of February, 2022.

Handwritten signature of Joey Granger
Joey Granger
Wasatch County Clerk / Auditor



SUBSCRIBED AND SWORN to me, a Notary Public, this 16 day of February, 2022.

Handwritten signature of Wendy McKnight
Notary Public

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

