

ORDINANCE NO. 22-18

Ordinance to amend section 16.24.07(G) of the Wasatch County Code to allow for sales offices for developments as a conditional use in any zone.

RECITALS

WHEREAS, Chapter 16.24.07 (G) of the Wasatch County Code outlines the requirements for sales offices; and

WHEREAS, sales offices can be used in a development until the project is substantially complete which can be a number of years; and

WHEREAS, the conditional use process would allow for public notification and a public comment opportunity; and

WHEREAS, the requirements of the conditional use will allow for mitigating any negative effects of the use which can, as mentioned, go on for many years; 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

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

16.24.07: REGULATIONS RELATING TO SPECIFIC TEMPORARY USES

- A. Large public gatherings. Are subject to the requirements of the provisions of the large public assembly regulations, as well as any regulations set forth by the Wasatch County health department relating to mass gatherings.
- B. Carnival or circus. When authorized by the planning department, a temporary use permit for a carnival or circus may be issued in any zone for a period not longer than fifteen (15) days. Reasonable conditions may be attached to any approval.
- C. Christmas tree sales. A temporary use permit may be issued by the planning department for the display and open lot sales of Christmas trees for a period not longer than forty five (45) days. Reasonable conditions may be attached to any approval.
- D. Firewood sales. A temporary use permit may be issued for the sale of firewood cut by the seller, for a period not to exceed one hundred eighty (180) days at a site, which does not use public property. Reasonable conditions may be attached to any approval.
- E. Filming. A temporary use permit may be issued for the filming for television or movies, for a period of time not to exceed ninety (90) days, but may be renewed for an additional ninety (90) days if approved. If any site is to use public property, special arrangements must be made for such use with the county. Reasonable conditions may be attached to any approval.

- 46 F. Community entertainment events. Other temporary gatherings not constituting a large
- 47 public assembly may be granted for a period of time not to exceed thirty (30) days.
- 48 G. Development sales office. Development sales offices as listed in this section shall be processed
- 49 as a conditional use. A development sales office permit may be granted by the planning staff.
- 50 Approval can be for either a temporary building to be used as a sales office, or the use of a
- 51 model to be used as a sales office. Such uses may be permitted as a conditional use in any zone
- 52 with a specified period of time listed as one of the conditions. Bonding for removal of the
- 53 temporary building or restoration of any garage conversions may be required as part of the
- 54 approval. Any other reasonable conditions may be imposed by the planning staff to mitigate any
- 55 adverse impacts to the neighborhood.

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57
58 SECTION I: **Enactment.** The following amendments, additions, and deletions to Title 16, the Land Use
59 and Development Code, are hereby enacted: See attached exhibit.

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61 SECTION II: **Repealer.** If any provisions of the County Code heretofore adopted are wholly
62 inconsistent with this ordinance, they are hereby repealed.

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64 SECTION III: **Amendment of Conflicting Ordinances.** To the extent that any ordinances,
65 resolutions, or policies of Wasatch County partially conflict with this ordinance, they are hereby amended
66 to comply with the provisions hereof.

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

71
72 SECTION V: **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is
73 declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and
74 such declaration shall not affect the validity of the remainder of this ordinance.

75
76 SECTION VI: **Public Notice.** The Wasatch County Clerk, and ex officio Clerk of the Wasatch County
77 Council, is hereby ordered, in accordance with the requirements of Section 17-53-208, Utah Code
78 Annotated, 1953, as amended, to do as follows:

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

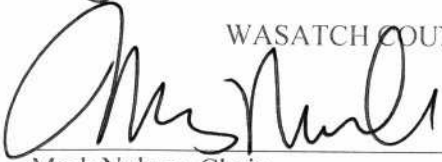
86
87 APPROVED and PASSED this 17 day of August, 2022.

88
89 Attest:

WASATCH COUNTY COUNCIL:

90
91 
92 Joey Granger
93 Wasatch County Clerk & Auditor



94 
Mark Nelson, Chair
Wasatch County Council

95		
96		VOTE
97	Mark Nelson, Chairman	<u> 4 </u>
98	Spencer Park, Vice-Chair	<u> 4 </u>
99	Marilyn Crittenden	<u> 4 </u>
100	Jeff Wade	<u> 4 </u>
101	Kendall Crittenden	<u> 4 </u>
102	Steve Farrell	<u> 4 </u>
103	Danny Goode	<u> 4 </u>
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ADOPTION OF ORDINANCE AFFIDAVIT

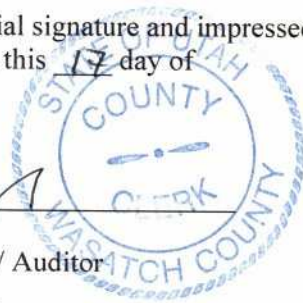
106 STATE OF UTAH)
 107)
 108): ss.
 109 COUNTY OF WASATCH)
 110)
 111

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

- 116
- 117 (a) Causing this ordinance to be entered at length in the ordinance book;
 - 118
 - 119 (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;
 - 120
 - 121 (c) Causing a short summary of this ordinance, together with a statement that a complete copy of
 122 the ordinance is available at the County Clerk's office and with the name of the members voting for and
 123 against the ordinance to be published for at least one publication in *The Wasatch Wave*, a newspaper of
 124 general circulation within the geographical jurisdiction of Wasatch County; or posting a complete copy of
 125 this ordinance in nine (9) public places within the County.
 - 126

127 IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed
 128 hereon the official seal of the County Council of Wasatch County, Utah, this 17 day of
 129 August, 2022.


 132 Joey Granger
 133 Wasatch County Clerk / Auditor



136 SUBSCRIBED AND SWORN to me, a Notary Public, this 17 day of
 137 August, 2022.


 140 Wendy McKnight
 141 Notary Public

142 Residing in: Wasatch
 143 My commission expires 09/10/2026

