

ORDINANCE NO. 23-05

AN ORDINANCE AMENDING WASATCH COUNTY CODE CHAPTER 16.41 TO
CONSOLIDATE ROOF PITCH REQUIREMENTS FOR ALL JSPA LAND USE CATEGORIES
UNDER ONE SECTION.

RECITALS

WHEREAS, the County Legislative Body has established a Jordanelle Specially Planned Area (JSPA) overlay zone; and

WHEREAS, the County Legislative Body has adopted specific design guidelines associated with the bonus densities allocated in the JSPA zone; and

WHEREAS, the County Legislative Body desires to remove specific roof pitch requirements that preclude the use of contemporary architecture and instead focus the ordinance toward the intent of high quality architecture and building safety; 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 Zoning Map and Land Use and Development Code be amended as follows:

See Exhibit A

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

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If any provisions of the County Code heretofore adopted are wholly inconsistent with this ordinance, they are hereby repealed.

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

SECTION IV: **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 V: **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 VI: **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 17 day of May, 2023.

Attest:

WASATCH COUNTY COUNCIL:


 Joey Granger
 Wasatch County Clerk / Auditor





Spencer Park, Chair
 Wasatch County Council

	VOTE
Spencer Park, Chairman	<u>y</u>
Karl McMillan, Vice-Chair	<u>y</u>
Luke Searle	<u>y</u>
Steve Farrell	<u>y</u>
Erik Rowland	<u>y</u>
Kendall Crittenden	<u>y</u>
Mark Nelson	<u>y</u>

ADOPTION OF ORDINANCE AFFIDAVIT

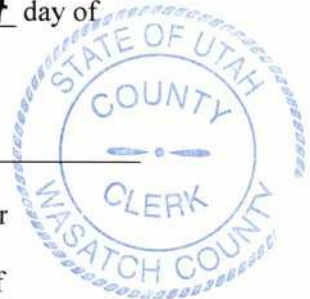
STATE OF UTAH)
): ss.
COUNTY OF WASATCH)

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:

- [x] (a) Causing this ordinance to be entered at length in the ordinance book;
[x] (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;
[x] (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 17 day of May, 2023.

Boey Granger
Wasatch County Clerk / Auditor



SUBSCRIBED AND SWORN to me, a Notary Public, this 17 day of May, 2023.

Wendy McKnight
Notary Public

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

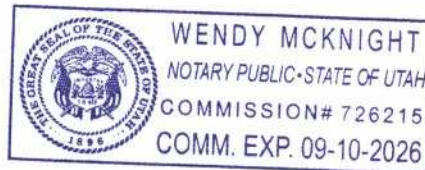


EXHIBIT A – PROPOSED AMENDMENT

16.41.02: LAND USE PLAN

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2.1.2.14 RSF - Residential Single Family is a Classification of a single family housing element in the land use plan and is generally located on the perimeter of the neighborhood areas. These areas are for larger lot development and shall contain detached or attached housing. Housing in the RSF Zone should respond to the topography and the amenities located near the site. Larger lots are typically located on steeper slopes to allow any necessary grading to be integrated back into land form.

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~~Roof Slopes. 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.~~

2.1.2.15 RMD -- Residential Medium Density. The RMD Classification is provided to allow for greater density with access to recreational facilities such as golf courses, ski runs and with access to the Resort Villages.

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~~Roof Slopes. 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.~~

2.1.2.16 HC -- Hospitality Casita. The HC designation is allowed as part of the mixed use zone. The HC Classification is provided to allow for small casitas or bungalows as an additional room type in conjunction with a hotel, other lodging or timeshare or other shared use facility in the JSPA. The HC Classification is available only if it is designed as an additional product to such a facility and is approved as part of the master plan approval by the JSPA Planning Commission.

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

2.1.2.17 RVMD -- Resort Village Medium Density. The RVMD Classification contemplates a mixed use Resort Village, as described in Section 2.1 .2. 1 1 and in Section 3.0, with a maximum six (6) Story height limit.

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~~Roof Slopes. Roof slopes shall be varied and articulated as specified in the:~~

~~Design Guidelines. Roof slopes on the main roof shall range from 5/12 slope to 7/12 slope. Minor roofs may have a roof slope as low as 4/12. Or as approved by the JSPA Planning Commission.~~

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2.1.2.18 RVHD -- Resort Village High Density. This Classification contemplates a mixed use Resort Village, as described in Section 2. 1.2.11 and in Section 3.0, with a maximum eight (8) Story height limit.

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~~Roof Slopes. Roof slopes shall be varied and articulated as specified in the Design Guidelines identified hereinafter. Roof slopes on the main roof shall range from 5/12 slope to 7/12 slope. Minor roofs may have a roof slope as low as 4/12. Or as approved by the JSPA Planning Commission.~~

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2.1.2.19 NC -- Neighborhood Commercial. Neighborhood commercial is meant to be small in scale and provide for the convenience of residents within the JSPA. Maximum commercial building size in the neighborhood commercial zone is 20,000 square feet. Larger or more intense commercial services should be located within a Village Center per Village Center requirements. Multiple users shall appear to be small users with varying facades.

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

2.1.2.20 SCH -- School. The SCH Classification is for schools and related educational support services. Like building in all other Zones, any buildings in the SCH Zone shall be subject to the Design Guidelines described hereinafter and subject to the JSPA Planning Commission Process, if applicable.

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~~Roof Slopes. Roof slopes shall be varied and articulated 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.~~

2.1.2.21 CS -- Common Space. The CS Classification contemplates areas and facilities that are gathering places for residents and visitors. Any buildings in the CS Zone shall be subject to the Design Guidelines described hereinafter and subject to the JSPA Planning Commission Process.

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~~Roof Slopes. Roof slopes shall be varied and articulated as specified in the in Section 6.0 herein. Roof slopes on the main roof shall range from 5/12 slope to 7/12 slope. Minor roofs may have a roof slope as low as 4/12.~~

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16.41.06: ARCHITECTURAL GUIDELINES

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78 **6.2.2 JSPA Architectural Principles.** The Architectural Design Guidelines described in this Section
79 6.0, are based on the following general principles:

80 **6.12.2.1-1:** The JSPA projects should invoke an image of Northern Utah, and not a generic Rocky
81 Mountain resort;

82 **6.12.2.2-2:** Projects should use indigenous rock as a unifying element or design accent in the
83 building bases, streetscape and pedestrian walk-way details;

84 **6.12.2.3-3:** Roof slopes shall be varied and articulated but may have the majority of the roof flat
85 or near flat as long as positive drainage is demonstrated during the building permit process. All
86 flat roofs must be covered with an appropriate material such as stone or turf to blend into the
87 local JSPA area environmental context, and be consistent with the goals and objectives of the
88 JSPA ordinance. Distinctive roof lines should be created for buildings above two (2) floors, using
89 a low slope with shed and hips vs. gable ends, which will also assist in snow management. No
90 more than a 7/12 slope shall be used. These requirements shall be adhered to unless otherwise
91 approved by the JSPA Planning Commission;

92 **6.12.2.4-4:** As part of the Resort Villages, the commercial kiosk buildings should be developed
93 that are themed and finely detailed, creating a unique architectural style in each of the Resort
94 Villages;

95 **6.12.2.5-5:** Where appropriate, use wood siding, cemi-plank and smaller areas of stucco on the
96 principal facades of buildings, and utilize large planes of colors drawn from the Northern Utah
97 landscape;

98 **6.12.2.6-6:** Particularly in the Resort Villages, balconies, window trims, lintels, and rafters should
99 be detailed in a manner that is consistent with the "Mountain Resort Look" as described in Section
100 6.3.1 . Bold statements should be created that are not inconsistent with the "Mountain Resort
101 Look" yet show creativity in the use of building form and orientation. Buildings should be created
102 that compliment and integrate a distinctive look that has been established for the urban design
103 elements of the resort, especially in the banners, lighting and signs of the streetscape.

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