

ORDINANCE NO. 24-15

AN ORDINANCE AMENDING WASATCH COUNTY CODE CHAPTER 16.41 AND TO THE JRA DESIGN HANDBOOK TO MODIFY THE REGULATIONS PERTAINING TO GARAGE DOORS THAT FACE THE STREET.

RECITALS

WHEREAS, the Jordanelle Specially Planned Area (JSPA) has been established to facilitate development of a resort community; and

WHEREAS, said JSPA is established under Chapter 16.41 of the Wasatch County Code and requires the creation of a Design Handbook; and

WHEREAS, the JRA Handbook was adopted in 2019 and amended in 2023; and

WHEREAS, the amendments in 2023 created a different regulation for garage doors due to clauses about how to handle conflicting provisions between 16.41 and the JRA Handbook; and

WHEREAS, the SkyRidge community has requested that the County Legislative Body consider amending the ordinance to eliminate the conflict and to allow provisions for garage doors to face the street in the manner that was allowed before the 2023 amendment; 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:

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

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 If any provisions of the County Code heretofore adopted are wholly inconsistent with this ordinance, they are hereby repealed.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 6 day of November, 2024.

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

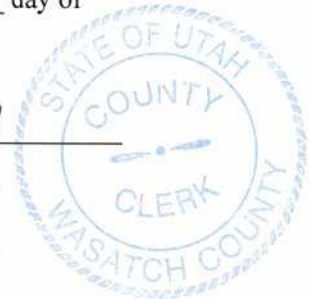
STATE OF UTAH)
): ss.
COUNTY OF WASATCH)

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 6 day of November, 2024.

Joey Granger
Wasatch County Clerk / Auditor



SUBSCRIBED AND SWORN to me, a Notary Public, this 6 day of November, 2024.

Wendy McKnight
Notary Public

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



EXHIBIT A – PROPOSED AMENDMENT

16.41.06: ARCHITECTURAL GUIDELINES

6.4 Guidelines For Residential and Resort Village Areas

6.4.5 Garage Doors-Refer to JRA Design Handbook Section 3, Architectural Design Standards item 3.15 Garage Doors and Entrances, for Garage Door Guidelines in the JSPA for Residential and Resort Village Areas

~~Construction of a garage structure at the front of the building typically results in the replacement of a landscaped area with a structure that covers nearly the entire frontage of the lot. This can result in a blank, unattractive street frontage for pedestrians. To avoid this, detail the garage structure to create a more visually interesting street frontage. For example, recess garage doors to modulate the building wall, and introduce landscaping to the front yard and on the roof of the garage to soften the impact of the structure at the street. Design and place garage entrances and doors to be compatible with the building and the surrounding area. Garage doors occupy a major portion of the building's ground floor and can therefore have a major impact on the pedestrian's perception of the building. In order to minimize the visual impacts of the garage door, it must be designed to be an integral part of the building's architecture, with trim and detailing that is visually interesting. Design garage doors to complement the architecture of a building. Recess garage doors and introduce landscaping to soften the impact of the structure on the street.~~

~~Garage doors shall be built of wood, embossed hardwood, or fiberglass—with glass windows that simulate windows on the house. Aluminum garage doors are permitted when accessed from a rear alley or lane, thus not visible from the street.~~

~~As an alternative to the alley requirement (most specifically for proximity to watercourse or strong topographic conditions), if alleys are not used within these zones then mitigation measures must be taken. These measures include:~~

~~a. Low walls to with a minimum of a three foot planter strip between the sidewalk and the garage door.~~

~~b. Additional planting requirements beyond the code requirement as determined by Wasatch County Planning.~~

~~e. Providing a detached garage beyond the back of the rear wall of the house.~~

~~d. Maximum curb cuts at the street shall be no wider than 12 feet. The garage must be set back from the house to provide at least 18' of parking area between the garage and the sidewalk.~~

~~e. The eave overhangs the garage door by a minimum of 48 inches.~~

~~f. Separate garage doors per parking bay cannot exceed 10'.~~

~~g. Other measures as approved by the Wasatch County Planning Office to minimize garage doors and driveway yards.~~

37 ~~Minimize the width of garage entrances. Because the garage door is usually the largest opening in~~
38 ~~the front of the building, care must be taken to prevent it from becoming the dominant facade~~
39 ~~feature.~~

40 ~~2 bay doors are prohibited for Single Family Detached housing, unless the garage is on an alley,~~
41 ~~side entry, or setback an additional 4' from front of the house facade standards. Eaves cannot be~~
42 ~~moved back. Each door shall not exceed 9' 6" in height and shall not exceed 18' in width. Doors~~
43 ~~shall be setback a specified distance from either the front setback of the lot or from the front face~~
44 ~~of the main building facade. Doors are required to have glass, raised panels or both. Doors~~
45 ~~opening on alleys are recommended to have a light fixture activated by a motion detector. 2 bay~~
46 ~~doors are permitted for attached housing and shall not be more than 50% of the garage door~~
47 ~~openings and shall meet all other opening requirements.~~

48 ~~Garage doors shall be setback a minimum 18" from face of detached or attached single family~~
49 ~~housing.~~

50 ...

[JRA DESIGN HANDBOOK]

3.15. Garage Entrances and Doors

Garage entrances and doors shall be designed and placed to be compatible with the building and the surrounding area. Garage doors occupy a major portion of the building's ground floor and can therefore have a major impact on the pedestrian's perception of the building. In order to minimize the visual impacts of the garage door, it must be designed to be an integral part of the building's architecture, with trim and detailing that are visually interesting. Garage doors shall be designed to complement the architecture of a building and not become the dominant facade feature. Garage doors shall be recessed a minimum of eighteen inches (18") from the facade and adjacent landscaped-landscaping shall be design and installed to soften the impact of the door when viewed from the street.

To reduce the impact of garage doors on the street frontage, the maximum curb cut at the street shall be twenty feet (20') and no door shall be closer than twenty feet (20') from the back of curb or back of sidewalk whichever is greater.

Garage doors shall ~~be~~ have windows that complement the structure and raised panels constructed of steel, wood, fiberglass, or wood composites. All garage doors shall have either a non-artificial, natural-appearing finish that closely resembles real wood in earth tones, or a high quality, non-reflective integral finish. The finish should either match the main body color of the home or be a slightly darker grade. For garage doors primarily made of glass, the frames may be constructed from aluminum or steel, provided they have a non-reflective integral finish that matches the main body color of the home or in darker tones. ~~with windows that complement the structure. All doors shall have a natural-appearing "wood look" treatment. Doors that are primarily glass may have frames that are aluminum, steel, fiberglass or wood which are painted in natural tones.~~

~~Garage doors shall be set back a minimum of 18 inches from face of detached or attached single family housing. Garage doors facing a street shall have a minimum eave overhang of 4 feet.~~

~~Single family detached housing garage doors will be less than 10 feet wide, 10 feet high and only two garage doors may face the street.~~

80 ~~Attached housing may have two-bay garage door openings provided the total width of the~~
81 ~~door shall not be more than 50 percent of the width of the individual unit. In such cases, care~~
82 ~~should be taken to further ensure the front door of the unit is more prominent than the garage~~
83 ~~door.~~

84 The initial subdivision layout should be thoughtful to accommodate alley- or rear-loaded
85 garage doors without direct visibility to the street. In the alternative, attached and detached
86 single-family housing with garage doors facing the street may have either one (1) two-bay garage
87 door or a maximum of two (2) single-bay garage doors if the following additional criteria are met:

88 1. All garage doors facing a street shall have a minimum eave overhang of four feet (4')
89 measured from the fascia to the garage door.

90 2. No garage door shall exceed ten feet (10') in height.

91 3. Single-bay garage doors must not exceed ten feet (10') in width.

92 ~~1. Two-bay garage doors must not exceed eighteen feet (18') in width and nine feet — six~~
93 ~~inches (9' 6") in height. Single-bay garage doors must not exceed 10 feet in width and~~
94 ~~10 feet in height.~~

95 4. When a two-bay garage door is provided, the total width of the door must not exceed
96 50% of the width of the individual unit, but in no case shall the door exceed eighteen
97 feet (18') in width and ten feet (10') in height. When a two-bay garage door faces the
98 street, the main entrance design of the unit shall be more prominent than the garage
99 door. See section 3.13, Doors and Entryways for more guidance.

100
101 Only single-family residences may have the option to have a maximum of one Recreational
102 Vehicle garage, which must not exceed the size of fifteen feet (15') high and twelve feet (12') wide.
103 All other garage requirements shall apply. In no case shall any Recreational ~~vehicle~~ Vehicle garage
104 door_s may not face the street, and shall meet all other requirements except size restrictions.

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