

ORDINANCE NO. 2026-383

AN ORDINANCE AMENDING SECTION 12.40 OF THE UTAH COUNTY LAND USE ORDINANCE TO ADD VEHICLE IMPOUND YARDS AS A PERMITTED USE IN THE INDUSTRIAL (I-1) ZONE AND TO ELIMINATE THE MINIMUM AREA REQUIREMENT OF ONE (1) ACRE FOR YARDS FOR THE OUTDOOR STORAGE OF LICENSED VEHICLES, HEAVY EQUIPMENT, PORTABLE STRUCTURES, CONTRACTING EQUIPMENT, LUMBER, OR EARTH MATERIALS (ROCK, COAL, SAND) IN THE INDUSTRIAL (I-1) ZONE

WHEREAS, an applicant has initiated a review of Section 8.16 of the Utah County Land Use Ordinance (UCLUO), , to add vehicle impound yards as a permitted use in the Industrial (I-1) Zone and to eliminate the minimum area requirement of one(1) acre for yards for the outdoor storage of licensed vehicles, heavy equipment, portable structures, contracting equipment, lumber, or earth materials (rock, coal, sand) in the Industrial (I-1) Zone; and

WHEREAS, the Planning Commission addressed the proposed amendment to the Utah County Land Use Ordinance during a regularly scheduled meeting of the Planning Commission on April 21st, 2026, held a public hearing regarding the proposed amendment, and made a recommendation to the Board of County Commissioners regarding the proposed amendment; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the recommendation from the Planning Commission regarding the proposed amendment, and the minutes from the Utah County Planning Commission meeting and public hearing regarding the proposed Utah County Land Use Ordinance amendment; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the input, documents, and testimony from the public regarding the proposed Utah County Land Use Ordinance amendment; and

WHEREAS, the Board of County Commissioners finds the amendment to the Utah County Land Use Ordinance is consistent with the Utah County General Plan and the other provisions of the Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners finds the proposed Utah County Land Use Ordinance is in the best interest of the health, safety, and welfare of the citizens of Utah County, considering all factors;

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

Part I:

Section 12.40 of the Utah County Land Use Ordinance is hereby amended, including any appropriate re-numbering and re-formatting of applicable subsections, to read as depicted for the applicable subsections in the attached exhibit:

See Exhibit "A"

Part II:

A copy of the Utah County Land Use Ordinance, as amended herein, is hereby ordered to be filed in the office of the Utah County Clerk.

Part III:

If any of the sections, sentences, clauses, or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

Part IV:

This ordinance shall become effective fifteen (15) days after it is passed and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

APPROVED and ADOPTED this 13th day of May 2026.

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

Signed by:

Skyler Beltran

SKYLER BELTRAN, Chair

Signed by:



ATTEST:
AARON R. DAVIDSON
Utah County Clerk

Signed by:

By: Jolynn Clegg
Deputy Clerk

APPROVED AS TO FORM AND LEGALITY:
JEFFREY S. GRAY
Utah County Attorney

Signed by:

By: Dale Eyre
Deputy County Attorney

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

VOTE

YEA NAY

SKYLER BELTRAN, CHAIR

X _____

AMELIA POWERS GARDNER, VICE CHAIR

X _____

BRANDON B. GORDON, COMMISSIONER

X _____

Exhibit “A”

2.08 Definitions - Land Use

"Salvage Yard" A place where discarded scrap or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, handled, or stored; including yards used to disassemble and store salvaged material; but not including yards incidental to manufacturing operations conducted on the premises.

"Vehicle Impound Yard" A property and/or structure that is used for the temporary (less than 30 days) storage of motor vehicles awaiting insurance adjustment, transport to a repair shop, or to be claimed by titleholders or their agents. Impound and Tow Lot does not include the permanent storage of motor vehicles.

"Automobile Wrecking Yard" means any property, with or without structures, that is used wholly or in part for the storage, keeping, dismantling, processing, abandonment, or sale of wrecked, scrapped, ruined, inoperable, or dismantled motor vehicles, trailers, or vehicle parts. Excludes the outdoor storage of licensed Vehicles and licensed trailers, heavy equipment.

8.36 Automobile Wrecking Yard, Salvage Yard, and Vehicle Impound Yard Standards

1. **Intent:** The intent and purpose of this section is to protect the community and neighboring properties from litter, vermin, loss of property value, or other ill effects of a poorly maintained Salvage Yard, Automobile Wrecking Yard, or Vehicle Impound Yard.
2. **Scope:** The provisions of this section shall apply to Salvage Yards, Automobile Wrecking Yards, and Vehicle Impound Yards authorized within the I-1, Industrial Zone.
3. **Conditions:** Upon receipt of a complete application, the Zoning Administrator shall grant a permit for an Automobile Wrecking Yard, a Salvage Yard, or a Vehicle Impound Yard if the Zoning Administrator finds that all the following conditions and requirements are met:
 1. Such use is located in the I-1 Zone.
 2. All vehicles, parts and other items, whether functional or not, which are stored outside of a Building, shall be surrounded by a sight-obscuring Fence.
 3. The sight-obscuring Fence shall be constructed to a height of at least eight (8) feet which meets applicable requirements of this ordinance and adopted Building code.
 4. Any parts or materials which are light enough to blow in the wind shall be kept in an enclosed Building.
 5. Off-street parking shall be provided according to the standards found in UCLUO 4.60.
 6. Vehicle drop-off areas must be contained within a sight-obscuring Fenced enclosure and not in the open or in the designated public parking area.
 - 7.

12.40 I-1 Industrial Zone

B. standards and requirements set forth in this ordinance:

5. Automobile Wrecking, Salvage Yards, and Vehicle Impound Yards subject to the provisions of UCLUO 8.36.
26. Yards for the outdoor storage of licensed personal Vehicles, trailers, and heavy equipment.

D. **Area Requirements:** The minimum area of a zoning Lot within the I-1 zone shall be as follows:

1. Each planned nonresidential Subdivision shall contain at least one (1) acre of land.
2. The following shall be on a Lot or parcel of land of not less than one (1) acre in area:
 - a. Each storage Yard for the mixing of concrete or asphalt or the fabrication of concrete products;
 - b. Yard for recycling;
 - c. Automobile Wrecking Yard, or Salvage Yards;
 - d. Yard for the outdoor storage of licensed Vehicles, heavy equipment, portable Structures, contracting equipment, lumber, or earth materials (rock, coal, sand, etc.);
 - e. mine, gravel pit or other earth products pit or quarry;
 - f. petroleum processing facility and refinery;
 - g. chemical processing and manufacturing facility;
 - h. facility for the slaughtering and processing of Livestock and poultry;
 - i. facility for the smelting and refining of ferrous and nonferrous metals; and
 - j. facility for the noncommercial composting of organic plant materials and food residuals.
3. For other permitted Structures and uses there shall be no minimum area requirement except as may be required under other provisions of this ordinance.