

ORDINANCE NO. 2021-751

AN ORDINANCE AMENDING SECTIONS 8.96, 12.08-C, 12.08-D, AND 12.08-E OF THE UTAH COUNTY LAND USE ORDINANCE TO INCLUDE RECEPTION CENTERS AS A PERMITTED CONDITIONAL USE IN THE RESIDENTIAL AGRICULTURAL (RA-5) ZONE

WHEREAS, an applicant initiated a review of Chapter 12 of the Utah County Land Use Ordinance (UCLUO) to include a reception center as a permitted conditional use in the Residential Agricultural (RA-5) Zone; and

WHEREAS, the Utah County Planning Commission addressed the proposed amendment to the Utah County Land Use Ordinance during the regularly scheduled meeting of the Planning Commission on July 20, 2021, 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 of the Planning Commission meeting and the public hearing regarding the proposed amendment to the Utah County Land Use Ordinance; and

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

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

WHEREAS, the Board of County Commissioners finds that the proposed amendment to the 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 12.08-C-8 of the Utah County Land Use Ordinance is hereby amended, including the appropriate re-numbering and re-formatting of applicable subsections, to add the following as a permitted conditional use in the Residential Agricultural (RA-5) Zone:

12.08: RA-5 RESIDENTIAL AGRICULTURAL ZONE
C. PERMITTED CONDITIONAL USES



ENT 155287:2021 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Sep 07 12:55 pm FEE 0.00 BY JR
RECORDED FOR COMMUNITY DEVELOPMENT

In the RA-5 Zone the following shall not be permitted by the Zoning Administrator unless approval of a conditional use has been authorized in accordance with this land use ordinance by the designated reviewing agency:

13. A reception center which has been approved as a conditional use by the Board of Adjustment according to the provisions of UCLUO 8.96 and UCLUO 16.

Part II:

Section 12.08-D of the Utah County Land Use Ordinance is hereby amended, including the appropriate re-numbering and re-formatting of applicable subsections, to read as follows:

12.08: RA-5 RESIDENTIAL AGRICULTURAL ZONE

D. Area Requirements:

The minimum area of a zoning lot or parcel within the RA-5 Zone shall be as follows:

6. A reception center, with or without a one-family dwelling, shall be on a lot or parcel with a minimum size of ten(10) acres following any required road right-of-way dedication.

Part III:

Section 12.08-E of the Utah County Land Use Ordinance is hereby amended, including the appropriate re-numbering and re-formatting of applicable subsections, to read as follows:

12.08: RA-5 RESIDENTIAL AGRICULTURAL ZONE

E. Width Requirements:

The minimum width of a zoning lot or parcel within the RA-5 Zone shall be as follows:

4. For a reception center, with or without a one-family dwelling, the minimum width of the lot or parcel at any point between the frontage and structure shall be five hundred (500) feet.

Part IV:

Section 8.96 of the Utah County Land Use Ordinance is hereby amended, including the appropriate re-numbering and re-formatting of unaffected applicable subsections where new addition is inserted, to read as follows:

8.96: RECEPTION CENTERS

C. Standards:

2. A reception center shall be located on a lot or parcel which abuts, and gains its primary access from, a city street, county road, or state road designated as a collector or arterial road in the most recently adopted Utah County General Plan.

Part V:

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/Auditor.

Part VI:

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 VII:

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.

PASSED and ordered published this 11th day of August 2021.

UTAH COUNTY COMMISSION

VOTE



WILLIAM C. LEE, CHAIR

YEA



THOMAS V. SAKEVICH, VICE-CHAIR

YEA



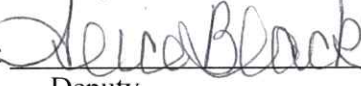
AMELIA POWERS GARDNER, COMMISSIONER

YEA

ATTEST:
JOSH DANIELS
Utah County Clerk/Auditor



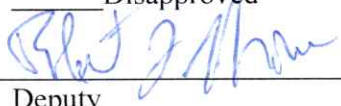
APPROVED AS TO FORM:
DAVID O. LEAVITT
Utah County Attorney

By: 

Deputy

Approved

Disapproved

By: 

Deputy

Date of Publication: Once only, as soon as possible