



ENT 159658:2021 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Sep 15 8:43 am FEE 0.00 BY JR  
RECORDED FOR UTAH COUNTY COMMUNITY D

**ORDINANCE NO. 2021 - 812**

**AN ORDINANCE DELETING SECTIONS 12.08-H, 12.12-H, 12.16-H, 12.20-H, 12.24-H, 12.28-H, 12.48-H, AND 12.68-H 8.96 OF THE UTAH COUNTY LAND USE ORDINANCE TO ELIMINATE THE MINIMUM GROUND FLOOR AREA REQUIREMENT FOR A SINGLE-FAMILY DWELLING OR MANUFACTURED HOME IN ALL APPLICABLE ZONES**

**WHEREAS**, the Utah County Planning Commission initiated a review of Chapter 12 of the Utah County Land Use Ordinance (UCLUO) to reduce the minimum ground floor area required for a single-family dwelling or manufacture home from 1,100 square feet to 1,000 square feet or less in all applicable zones; 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 August 17, 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:**

Sections 12.08-H, 12.12-H, 12.16-H, 12.20-H, 12.24-H, 12.28-H, 12.48-H, and 12.68-H of the Utah County Land Use Ordinance are hereby deleted, which includes the appropriate re-numbering and re-formatting of applicable subsections, to eliminate the minimum ground floor

area requirement for a single-family dwelling or manufactured home in all applicable zones:

**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/Auditor.

**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.

PASSED and ordered published this 1<sup>st</sup> day of September 2021.

**UTAH COUNTY COMMISSION**

**VOTE**

  
WILLIAM C. LEE, CHAIR

YEA

  
THOMAS V. SAKIEVICH, VICE-CHAIR

YEA

  
AMELIA POWERS GARDNER, COMMISSIONER

YEA

**ATTEST:**

**JOSH DANIELS**

Utah County Clerk/Auditor

By:   
Deputy

**APPROVED AS TO FORM:**

**DAVID O. LEAVITT**

Utah County Attorney

Approved

Disapproved

By:   
Deputy



Date of Publication: Once only, as soon as possible