

ORDINANCE NO. 20-21

Code Amendment to Section 16.15.17 regarding minimum lot frontage in the JBOZ
(Jordanelle Basin Overlay Zone).

WHEREAS, the Jordanelle Basin Overlay Zone states that all lots are required to have a minimum frontage on a road built to county standards of seventy feet; and

WHEREAS, the JBOZ allows for a number of residential product types including detached single family and attached housing; and

WHEREAS, some developers like the option of platting attached units on their own individual lots and not in a PUD (Planned Unit Development) scenario with building envelopes; and

WHEREAS, the seventy foot requirement provides adequate frontage and separation for detached single family lots but is wider than is necessary or typical for most attached units; and

WHEREAS, the county should allow a provision for attached units to be built on an individual lot without a developer being required to record a PUD; and

WHEREAS, the legislative body finds that these amendments are consistent with objectives and purposes of the general plan and the land use and development code; and

NOW THEREFORE, the County Legislative Body of Wasatch County ordains as follows:

Section I. **Enactment**: The following amendments to the Title 16 of the Wasatch County Code are hereby enacted:

16.15.17: MINIMUM LOT FRONTAGE

Each detached single family lot or parcel of land in a residential development in the JBOZ (Jordanelle Basin overlay zone) shall abut a public road or road built to county standards, for a minimum distance of seventy feet (70') on a line parallel to the centerline of the road or around the circumference of a cul-de-sac. Attached units, if on individual lots, shall have a minimum of thirty five feet (35') of frontage on a road built to county standards for every lot. Developments that have attached units inside a building envelope surrounded by common area/open space or limited common area shall have the front of the building face a road built to a county standard. -

SECTION II: **Repealer**. If any provisions of the County Code heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION III: **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 IV: **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.

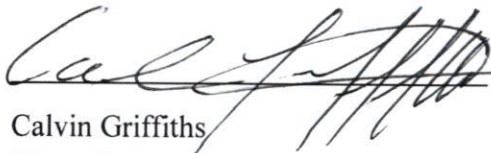
SECTION V: **Public Notice.** The Wasatch County Clerk, and ex officio Clerk of the Wasatch County Council, is hereby ordered, in accordance with the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, to do as follows:

- 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.

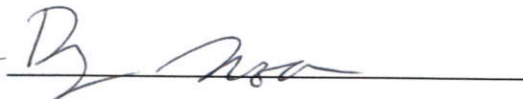
APPROVED and PASSED this 21 day of October, 2020.

Attest:

WASATCH COUNTY COUNCIL:



Calvin Griffiths
Wasatch County Clerk / Auditor



Danny Goode, Chair
Wasatch County Council

VOTE

- Danny Goode, Chairman
- Steve Farrell
- Kendall Crittenden
- Mark Nelson
- Spencer Park
- Marilyn Crittenden
- Jeff Wade



ADOPTION OF ORDINANCE AFFIDAVIT

STATE OF UTAH)

: ss.

COUNTY OF WASATCH)

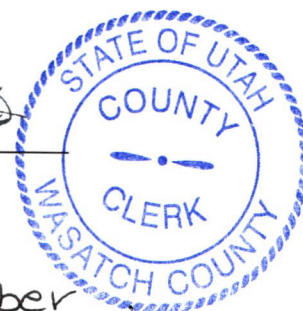
I, the undersigned, the duly qualified and acting County Clerk of Wasatch County, Utah, and ex officio Clerk of the Wasatch County Council, do hereby further certify, according to the records of said Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, by:

- [] (a) Causing this ordinance to be entered at length in the ordinance book;
- [] (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;
- [] (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 Legislative Body of Wasatch County, Utah, this 21 day of October, 2020.

Calvin Griffiths

Calvin Griffiths
Wasatch County Clerk / Auditor



SUBSCRIBED AND SWORN to me, a Notary Public, this 21 day of October 2020.

Wendy McKnight
Notary Public

Residing in: Wasatch
My commission expires: 09-10-2022

