

ORDINANCE NO. 18-03

AN ORDINANCE AMENDING THE WASATCH COUNTY CODE SECTION 16.21.27(B) OF THE WASATCH COUNTY CODE REGARDING ROOF PITCHES FOR SINGLE FAMILY RESIDENCES FROM 2.5:12" TO 1.5:12" AND TO ALLOW FLAT ROOFS ON A LIMITED BASIS.

WHEREAS, the current code required a steeper pitched roof (2.5:12") that does not allow some of the more contemporary construction that is popular at this time; and

WHEREAS, an application was submitted to lower the roof pitch; 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 meeting and public hearings related to this ordinance as required, and the planning commission held a public hearing on February 8, 2018; and

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

SECTION I: Repealer. If any provisions of the County Code heretofore adopted are inconsistent herewith they are hereby repealed and replaced.

SECTION II: Enactment. The following language is hereby enacted:

16.21.27(B) The ~~majority of the~~ roof of each single-family dwelling shall have a minimum pitch of ~~two one~~ and one half to twelve inches (2.5 1.5:12"). ~~Minor appendages~~ Small sections of roof, constituting less than 25% of the total roof area, may have a lesser slope, as long as it is in compliance with the approved State building code. At non-gable ends of the roof, there shall be an overhang at the eaves of not less than twelve inches (12"), inclusive of rain gutters.

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.

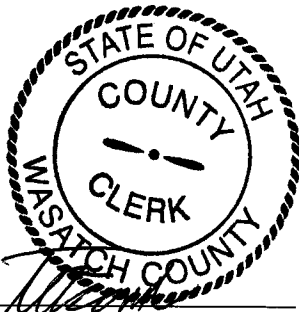
SECTION IV: Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

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 16th day of June, 2018.

Attest:



Brent R. Titcomb

Brent R. Titcomb
Wasatch County Clerk / Auditor

WASATCH COUNTY COUNCIL:

Greg McPhie

Greg McPhie, Chair
Wasatch County Council

	VOTE
Greg McPhie, Chairman	<u>Y</u>
Greg McPhie	<u>Y</u>
Kendall Crittenden	<u>Y</u>
Mike Peterson	<u>N</u>
Danny Goode	<u>Y</u>
Steve Farrell	<u>Y</u>
Mark Nelson	<u>Y</u>

ADOPTION OF ORDINANCE AFFIDAVIT

STATE OF UTAH)

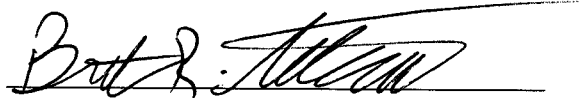
: ss.

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:

- (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 14 day of June, 2018.



Brent R. Titcomb
Wasatch County Clerk / Auditor

SUBSCRIBED AND SWORN to me, a Notary Public, this 14th day of June,
2018.



Sandra Hansen
Notary Public

Residing in: *Wasatch County, UT*
My commission expires: *3-31-2019*