

ORDINANCE NO. 21-07

**AN ORDINANCE AMENDING THE WASATCH COUNTY CODE SECTION 16.21.27(B)
REGARDING ROOF PITCHES FOR SINGLE FAMILY DWELLINGS.**

WHEREAS, the current County code requires steeper pitched roofs that are typically not compatible with contemporary or modern mountain architecture; and

WHEREAS, there is a great deal of demand for permits with contemporary/modern architecture; and

WHEREAS, the state legislature approved HB 98 not allowing local governments to enforce certain design standards including roof pitch; and

WHEREAS, the Planning Commission and County Council have met and discussed the proposal; 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 June 10, 2021 and June 16, 2021; 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 If any provisions of the County Code heretofore adopted are inconsistent herewith they are hereby repealed and replaced with the following language:

SECTION II: Enactment. The following changes to the Wasatch County Code are hereby adopted:

16.21.27: SINGLE-FAMILY DWELLINGS DEISGN STANDARDS

...

B. The roof of each single-family dwelling ~~should shall be varied and articulated but may have the majority of the roof flat as long as positive drainage is demonstrated during the building permit process. have a minimum pitch of one and one-half to twelve inches (1.5:12"). 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. Parapet walls are not permitted for single family residential homes.~~

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.

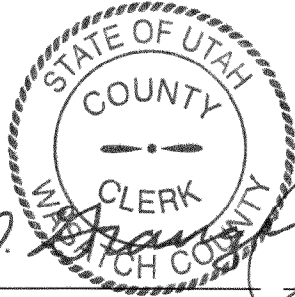
SECTION IV: Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

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 16 day of June, 2021.

Attest:



WASATCH COUNTY COUNCIL:

Joey D. Granger _____ *Mark Nelson* _____

Joey Granger
Wasatch County Clerk / Auditor

Mark Nelson, Chair
Wasatch County Council

	VOTE
Mark Nelson, Chairman	✓ _____
Spencer Park	✓ _____
Kendall Crittenden	✓ _____
Jeff Wade	✓ _____
Marilyn Crittenden	✓ _____
Steve Farrell	✓ _____
Danny Goode	✓ _____

ADOPTION OF ORDINANCE AFFIDAVIT

STATE OF UTAH)

: ss.

COUNTY OF WASATCH)

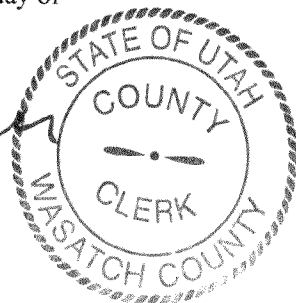
I, the undersigned, the duly qualified and acting County Clerk of Wasatch County, Utah, and ex officio Clerk of the Wasatch County Council, do hereby further certify, according to the records of said Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements 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 16 day of June, 2021.

Joey D. Granger

Joey Granger
Wasatch County Clerk / Auditor



SUBSCRIBED AND SWORN to me, a Notary Public, this 16 day of June, 2021.

Wendy McKnight
Notary Public

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

