

**ORDINANCE NO. 15-10**

**AN ORDINANCE AMENDING THE WASATCH COUNTY CODE SECTION 16.27.12 K REGARDING FINAL PLAT REQUIREMENTS AND SIGNATORIES AND 16.27.10 REGARDING LARGE SCALE DEVELOPMENT REGULATIONS AND SUBMITTAL REQUIRMENTS.**

**WHEREAS**, there are a number of corrections and updates that need to be made to Title 16 the land use section of the code; and

**WHEREAS**, Section 16.27.12(K) is proposed to be amended to add a Solid Waste signature block on any new plats to be recorded; and

**WHEREAS**, Section 16.27.10 which outlines requirements for submittals needs more specific language regarding water requirements due to changes in process and policy of the special service districts; 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I: Repealer.** If any provisions of the County Code heretofore adopted are inconsistent herewith they are hereby repealed.

**SECTION II: Enactment.**

Section 16.27.12(K) of the Wasatch County Code, is hereby updated and enacted as follows:

**16.27.12 – Final Plat Requirements**

**K. – A form of certification for the following:**

1. Owner's dedications;
2. Owner's surveyor's certificate of accuracy of survey;
3. County surveyor's approval;
4. Planning commission approval;
5. Special service district approval;
6. County manager's approval of the plat and the acceptance of dedications of public lands, streets and easements;
7. County fire marshal's approval;
8. County attorney's approval as to form;
9. Health department approval;
10. Weed board approval;
11. Recreation district approval;
12. Public works approval;

13. County planning office approval;
14. Sheriff's office approval;
15. Wasatch County water board;
16. Engineering department approval;
17. Solid Waste department approval;
18. Notary public's acknowledgement.

#### 16.27.10 – Large Scale Development Regulations

##### C. Process for developing Large Scale Developments:

2. Master Plan, Physical Constraints, Density Determination: The following section shall apply to the JBOZ, NVOZ, SRZ, JSPA and mountain zoning districts. Large scale projects shall apply for master plan, density determination, and physical constraints analysis under one application. Density shall be established by determining physical and infrastructure constraints (see sections 16.27.23 and 16.27.24 of this chapter) of the site and coming up with a feasible number of buildable lots and/or units. Access that meets county standards shall be demonstrated through ownership, establishment of public access, written agreements and/or road judgments from a court of competent jurisdiction. . If a project does not have access that meets the county code, it shall not receive approval. In all areas that will be utilizing sewer and water provided by a special service district adequate water and sewer capacity shall be demonstrated by providing a feasibility letter from the applicable Special Service District and an Action Plan from the Water Board with the Master Plan application. In zones that allow density bonuses, the density shall be used as a base. After master plan and density approval, the process shall follow the large scale development requirements.

##### E. Preliminary Application Requirements

###### 2. Preliminary Documentation

c. Documentation of ownership of or permanent right to sufficient water to meet the culinary and outside irrigation needs of the development as required herein. This should be in the form of a Will Serve Letter from the applicable Special Service District.

e. Letters from affected entities stating concerns and requirements including the following:

1. Special service district and/or other appropriate agency, indicating the availability of water, water service, sewer service (in compliance with the statement in E, 2, c above), extended fire, extended police, schools, garbage collection and disposal, roads maintenance, trails maintenance, open space management, stormwater detention, telephone service, electric service, natural gas and other municipal type services;

**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.

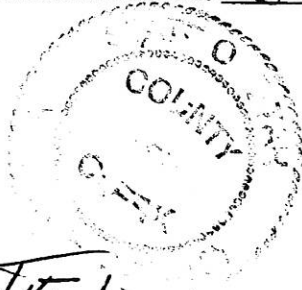
**SECTION IV: Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

**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 6 day of Jan., ~~2015~~ 2016

Attest:



Brent R. Titcomb

Brent R. Titcomb  
Wasatch County Clerk / Auditor

WASATCH COUNTY COUNCIL:

Kendall Crittenden

Kendall Crittenden, Chair  
Wasatch County Council

	VOTE
Kendall Crittenden, Chairman	<u>✓</u>
Greg McPhie	<u>✓</u>
Kipp Bangerter	<u>✓</u>
Mike Peterson	<u>✓</u>
Danny Goode	<u>✓</u>
Steve Farrell	<u>✓</u>
Michael Kohler	<u>✓</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 7 day of January, 2018.

Brent R. Titcomb

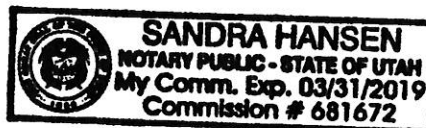
Brent R. Titcomb  
Wasatch County Clerk / Auditor

SUBSCRIBED AND SWORN to me, a Notary Public, this 7<sup>th</sup> day of January, 2018.

Sandra Hansen

Notary Public

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



Public Notice is hereby given that the Wasatch County Council approved Ordinance No. 15-10. With the following, yes vote Crittenden, McPhie, Bangerter, Peterson, Goode, Farrell, and Kohler. The following is a short summary "AN ORDINANCE AMENDING THE WASATCH COUNTY CODE SECTION 16.27.12 K REGARDING FINAL PLAT REQUIREMENTS AND SIGNATORIES AND 16.27.10 REGARDING LARGE SCALE DEVELOPMENT REGULATIONS AND SUBMITTAL REQUIRMENTS. A complete copy of this ordinance is in the clerk's office, this ordinance is also reordered in the Wasatch County Recorder's office.  
Brent R. Titcomb Wasatch County Clerk/Auditor Published in the Wasatch Wave January 13, 2016.