

ORDINANCE 2018-01

AN ORDINANCE ENACTING SECTION 3-15, CONDITIONS TO ZONING MAP AMENDMENT, OF THE TOOELE COUNTY LAND USE ORDINANCE (ALLOWING THE ATTACHMENT OF CONDITIONS TO ZONING MAP AMENDMENTS WHICH LIMIT OR RESTRICT USES, DWELLING UNIT DENSITY, BUILDING SQUARE FOOTAGE, OR HEIGHT OF STRUCTURES)

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I – PURPOSE. Planning Staff has identified the need for a new subsection in the Tooele County Land Use Ordinance that would allow them to recommend attaching certain zoning restrictions, as needed, to ensure that future zoning requests are cohesive with the existing built environment and existing zoning classifications of surrounding parcels. The proposed amendment would also enable the Tooele County Planning Commission to attach zoning restrictions as part of their recommendation to the Tooele County Commission. The amendment would also provide notice to property owners about the potential limitations and requirements for development of property within the unincorporated areas of Tooele County. The Tooele County Planning Commission held a public hearing on the proposed amendment and recommends passage of this ordinance.

SECTION II – SECTION ENACTED. Section 3-15, *Conditions to Zoning Map Amendment*, of Chapter 3, *General Plan, Land Use Ordinance, Zoning Maps and Amendments*, of the Tooele County Land Use Ordinance is hereby enacted to read as follows:

3-15. Conditions to zoning map amendment.

(1) In order to provide more specific land use designations and land development suitability within the unincorporated areas of Tooele County; to ensure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:

- (a) Uses;
- (b) Dwelling unit density;
- (c) Building square footage; or
- (d) Height of structures.

(2) A zoning map amendment attaching any of the conditions set forth in subsection (1) shall be designated ZC (zoning condition) after the zoning classification on the zoning map, and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.

SECTION III – REPEALER. Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION IV – EFFECTIVE DATE. This ordinance shall become effective fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.

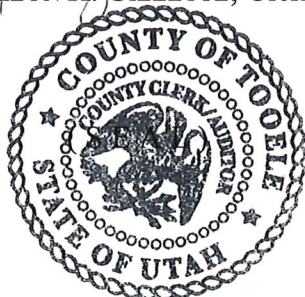
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 20th day of February 2018.


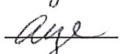
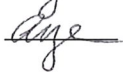
ATTEST:

TOOELE COUNTY COMMISSION:



 MARILYN K. GILLETTE, Clerk/Auditor


 WADE B. BITNER, Chairman



Commissioner Bateman voted 
 Commissioner Bitner voted 
 Commissioner Milne voted 

APPROVED AS TO FORM:


 SCOTT A. BROADHEAD
 Tooele County Attorney