

**TOOELE COUNTY
ORDINANCE 2023-10**

**AN ORDINANCE AMENDING SECTION 4-3, LOT STANDARDS, OF
CHAPTER 4, SUPPLEMENTARY AND QUALIFYING REGULATIONS,
OF THE TOOELE COUNTY LAND USE ORDINANCE**

WHEREAS, the Community Development Department proposed an amendment to the Tooele County Land Use Ordinance regarding lot standards for essential service facilities; and

WHEREAS, public notice of the proposed amendment was provided as required by UCA Section 17-27a-205; and

WHEREAS, the Planning Commission conducted a public hearing and discussed the requested land use amendment; and

WHEREAS, the Planning Commission voted to recommend the amendment to Section 4-3;

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF TOOELE COUNTY ORDAINS AS FOLLOWS:

SECTION I – SUBSECTION AMENDED. Subsection 4-3(2) of Section 4-3, *Lot Standards*, of Chapter 4, *Supplementary and Qualifying Regulations*, of the Tooele County Land Use Ordinance is hereby amended to read as follows:

(2) No building permit may be issued for a lot that does not have frontage upon a dedicated or publicly approved street, except:

(a) residential lots may front upon a private road approved by the planning commission; or

(b) lots used solely for the provision of essential services may be accessed via a recorded perpetual easement.

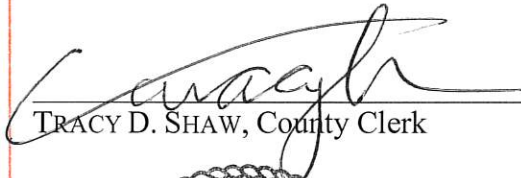
SECTION II – REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

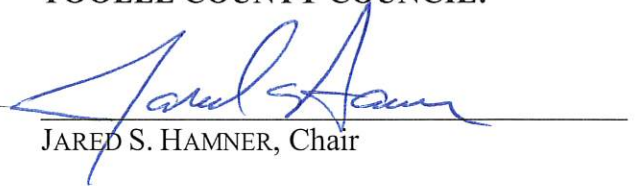
SECTION III – EFFECTIVE DATE. This ordinance shall become effective fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.

IN WITNESS WHEREOF the Tooele County Council, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 21st day of March, 2023.

ATTEST:

TOOELE COUNTY COUNCIL:


TRACY D. SHAW, County Clerk


JARED S. HAMNER, Chair



Council Member Hamner voted aye
Council Member Hoffmann voted aye
Council Member Stromberg voted aye
Council Member Thomas voted aye
Council Member Wardle voted aye

APPROVED AS TO FORM:


COLIN R. WINCHESTER
Deputy Tooele County Attorney

TOOELE COUNTY LAND USE ORDINANCE

CHAPTER 4 SUPPLEMENTARY AND QUALIFYING REGULATIONS

4 - 3. Lot standards.

...

~~(2) Lots shall have frontage upon a dedicated or publicly approved street before any building permit may be issued, except residential lots may front upon private roads approved by the planning commission. No building permit may be issued for a lot that does not have frontage upon a dedicated or publicly approved street, except:~~

~~(a) residential lots may front upon a private road approved by the planning commission; or~~

~~(b) lots used solely for the provision of essential services may be accessed via a recorded perpetual easement.~~

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