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## Community Development



### UTAH COUNTY LAND USE ORDINANCE - CHAPTER 3 - SUPPLEMENTARY REQUIREMENTS AND PROCEDURES APPLICABLE WITHIN ZONES

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#### Part 2. Environmental Provisions

#### **3-21: LANDSCAPING**

##### A. PURPOSE

The purposes of the landscaping requirements of this ordinance are to enhance, conserve and stabilize property values by preventing wind and water erosion, creating an environment which discourages the accumulation of rubbish and litter, and providing an attractive neighborhood. Further, where required, the landscaping is necessary to contribute to the relief of erosion, heat, noise, and glare through the proper placement of trees and other vegetation.

##### B. PREREQUISITE

Where landscaping is required, it shall be placed and maintained according to the approved plan as a prerequisite to further use of the lot.

##### C. NONCONFORMING STATUS

Landscaping shall be deemed a substantive rather than a procedural requirement, such that any use of property on the effective date of this section which is nonconforming only as to landscaping may be continued in the same manner as if the landscaping were conforming.

##### D. PLOT PLAN

Where landscaping is required, a plot plan of the plantings and non-vegetative landscape features, irrigation facilities, and other uses of the lot shall be submitted at the time application is made for the primary use of the lot. The plot plan must be of sufficient scale and detail to determine that the purposes and requirements of this section are met. Where landscaping is required, at least 70 percent of the yard area surrounding the building, for a width at least equal to the minimum front, side and rear setback distances stated for the zone, shall be landscaped and maintained in landscaping. The landscaping shall be composed of irrigated lawn or other fire-restive green plants. Any portion of the setback area that is not proposed to be covered by landscaping (the remaining 30% or less setback area) shall have a covering that is hard surfaced, graveled, or composed of other suitable material to prevent vegetative growth, and shall be maintained free of weeds, brush, and flammable plants and materials. The plot plan

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shall show how these requirements will be met.

#### E. COVERAGE AND SCREENING

Coverage of the ground in landscaped areas shall be at least eighty-five percent (85%) by plant materials and waterways, when viewed from above, so that impervious landscaping features such as walkways and statuary do not impair runoff. Where screening is required, a five (5) foot tall or taller row of evergreen shrubs that are spaced to occlude vision shall constitute sufficient screening, unless a greater height is required as a condition of approval by the County Commission or Planning Commission in approving a conditional use permit or the Board of Adjustment in granting a special exception or variance.

#### F. MAINTENANCE

Required landscaping shall be maintained in a clean, orderly, healthful condition. Such shall include proper irrigation, pruning, mowing, weed removal, pest control, and replacement of dead plantings.

### 3-22: HEALTH DEPARTMENT APPROVAL, WATER AND SEWER

No residence, campground, resort, commercial establishment, or manned industrial plant shall be used or occupied, nor a permit issued therefore, until a potable water supply facility and sanitary sewage disposal facility have been installed with the approval of the County Health Department as meeting county standards; further, before a building permit shall be issued, plans showing the proposed water and sewage facilities shall first be approved by said Health Department.

### 3-23: POLLUTION PREVENTION

Any use shall be prohibited which emits or discharges gasses, fumes, or other pollutants into the atmosphere in amounts which exceed the standards as prescribed by the Utah State Air Conservation Board, the State Board of Health, or such appropriate body as may be appointed by the Board of County Commissioners. Any use shall also be prohibited which emits or discharges liquids or solid material onto the soil or water in amounts which result in pollutants entering any water or drainage system in amounts exceeding the standards prescribed by the State Committee on Water Pollution, or its successor agency.

### 3-24: WATERSHED POLLUTION PREVENTION

All development that involves domestic sewage disposal, which development is to be constructed on watersheds from which municipal water supplies are derived, shall be referred to the particular municipality or municipalities concerned as provided for in sections 10-8-15 and 10-13-14, Utah Code Annotated 1953, as amended.

### 3-25: DRAINAGE

Surface water shall not be allowed to drain onto adjacent lots except for natural conditions where the activities of man have not altered the flow and percolation of water.

### 3-26: FLOOD PROTECTION

In all zones other than the Flood Plain Overlay Zone, the following regulations shall apply.

A. No dwelling or other building used for human habitation shall be constructed within one hundred (100) feet from the banks of a stream, gully, or other flood channel.

**Exception:** a permit may be issued by the Zoning Administrator within the 100-foot limit, upon a favorable review of the County Surveyor based on existing engineering reports or his own on-site investigations, when it is determined:

1. That the structure will be above water during normal spring runoff and the water levels of a base flood; and
2. The design of the building and any appurtenant residential accessory structures, grading work, driveways, and landscaping features will be sufficient to protect both the building and other property from damage due to flooding.

However, if the Zoning Administrator, with the assistance of the County Surveyor, cannot determine that the above criteria are met based on the available information, an engineering study and report by a Professional Engineer licensed to practice in the State of Utah may be obtained by the applicant and submitted for approval by the Zoning Administrator, after favorable review of the County Surveyor.

B. No use or structure (except flood control works or irrigation diversion dams) shall be permitted in any flood channel if such use or structure will adversely affect normal flow, will increase flooding of land above or below the property, will increase erosion within or adjoining the flood channel, will cause diversion of flood waters in a manner more likely to create damage than does flow in a normal course, will

increase peak flows or velocities in a manner likely to add to property damage or hazards to life, or will increase amounts of damaging materials (including those likely to be injurious to health) which might be carried downstream in floods.

### 3-27: EXPOSED SLOPES TO BE LESS THAN THE CRITICAL ANGLE OF REPOSE

No cut or fill shall result in a final slope that exceeds the critical angle of repose. Where grading work will produce temporary cuts and fills that exceed the angle of repose, a cash or surety bond in the amount set by the Zoning Administrator to cover the cost of reclamation, but not less than \$1800.00 per acre, in 1997 dollars, with an additional increase of \$50 per annum for each year after 1997, shall be posted by the property owner to guarantee reclamation and compliance with the provisions of this ordinance and the nuisance provisions of Chapter 12 of the Utah County Code. A violation of either provisions shall be sufficient grounds for forfeiture of the entire bond to Utah County. If the bond is over the minimum amount per acre and the owner disputes the cost of reclamation set by the Zoning Administrator, the County Commission may determine the cost and set the bond amount, upon appeal by the owner. The bond shall be accompanied by an agreement that states the terms for rehabilitating the land and refunding of the bond.

### 3-28: OPEN PIT EXTRACTION OF EARTH PRODUCTS

#### A. INTENT

The intent and purpose of this section is to provide for the extraction of earth products using surface mining methods, for stockpiling mined materials, and for the placement of overburden and leftover earth materials in mining waste dumps, while protecting the environment, the rights of neighboring property owners, and roads and other public facilities from unusual wear or damage.

#### B. SCOPE

The provisions of this section shall apply to all sites where sand, gravel, clay, topsoil, rocks or minerals will be extracted by an open pit method; to all sites where such extracted earth products are stockpiled; and to sites where overburden and leftover earth materials are placed in waste dumps.

**Exception:** sites having a valid, current permit at the time of passage of this ordinance shall be completed according to the terms of such permit and any bonding agreements appurtenant thereto. After October 1, 1997, the exception applies only to the portion of the site under permit at that date. Any expansion of pits, dumps, storage pits or operation areas beyond the existing permit is subject to all provisions of this section.

#### C. CONDITIONS

The Zoning Administrator shall issue a permit for an open pit, a stockpile, or a waste dump only when all of the following are met, and all operations and rehabilitation shall comply with all of the following requirements:

1. The site lies in a zone where such use is a permitted use or where it may be approved as a special exception by the Board of Adjustment and has received such approval.
2. The applicant has submitted an accurate site plan that shows the current topography, utilities, roads, and structures on the site, and an accurate site plan that shows the proposed utilities, roads, and structures during operations.
3. The applicant has presented an accurate final post-reclamation site plan that shows the topography, utilities, roads and structures on the site after completing the excavation and rehabilitation of the pit.
4. Only the portion of the parcel covered by the required rehabilitation bond may be disturbed or involved in the extraction process.
5. The standards for rehabilitating the site shall be:
  - a. The side walls of a pit or mound shall be smoothed and evenly contoured, and the floor of a pit or top of a mound shall be flattened and leveled.
  - b. Mounds of fill shall not remain after rehabilitation of an extraction operation, even if utility poles must be relocated at the operators expense; mounds may only be permitted in conjunction with a mine waste dump.
  - c. Impoundments, pits, and ponds, which are not approved as part of a post mining land use and reclamation plan shall be reclaimed, free draining, and the natural drainage patterns restored.
  - d. No slope shall be steeper than the critical angle of repose (e.g. 33 degrees for gravel deposits).

e. All disturbed areas shall be covered with not less than a one-inch thick layer of topsoil, re-seeded with a hardy plant species, and the hardy plant species shall be established with sufficient concentration of vegetation to screen at least 25% of the exposed surface from view.

**Exception:** Disturbed areas located in the desert areas located in the M&G-1 Zone which naturally lack soil or vegetation shall be restored to a vegetation and soil surface that corresponds with the adjacent native conditions.

6. The operator shall place clearly identifiable survey markers on the outer boundaries of the bonded area and shall maintain such until the bond is released by Utah County. The County Commission may request an annual on-site investigation and report of the County Surveyor to determine whether the terms of the grading plan, rehabilitation plan and bond agreement are being met.

7. Surface mining shall proceed in an orderly manner from the outer boundaries and lower slopes of the property inward and upward so the property can be rehabilitated in the older areas of the pit while new areas are being opened up.

8. Dust generated in the extraction and processing of the earth products shall be kept under control by the operator by paving main roads in the pit, wetting extraction area and loaded trucks, placing berms or landscape screening for protection from the prevailing winds, and other suitable measures.

**Exception:** The paving of the main roads of the pit may be waived by the zoning administrator if all portions of the pit extraction area are at least 6000 feet from any dwelling or cultivated crops, and any un-paved access road to the pit from the paved road system is at least 500 feet from any dwelling or cultivated crops. To qualify for this exception the road shall have dust control accomplished with a coating of 32% magnesium chloride treatment at a rate of 1 ton per 3300 square feet, which coating shall be applied twice yearly. Further, water shall be added as needed so that the fugitive dust shall not exceed 20% opacity. If any of these qualifications are not met as determined by tests performed by the zoning administrator, the county business license administrator, or the Utah State Division of Air Quality, or their designees, the pit operator shall cease operations, the zoning administrator shall revoke the zoning compliance permit, and the business license shall not be renewed until the road is paved.

9. All cuts and fills shall be set back from the property boundary and from the boundary of the approved extraction site a distance of at least five (5) feet.

10. The pit and/or extraction operation shall not constitute a nuisance according to Chapter 12 [Nuisances] of the Utah County Code.

Conditions 2, 3, 4, 5, 6, 7, and 8 listed above, shall be deemed satisfied by submission of an approved operation and reclamation plan for mining operations as specified in the Utah State Code.

#### D. BOND

1. A cash or surety bond in the amount set by the Zoning Administrator, but not less than \$1800.00 per acre, in 1997 dollars, with an increase of \$50 per annum for each year after 1997, shall be posted by the applicant to guarantee compliance with the provisions of this section. A violation of this section, or of the rehabilitation bond agreement, shall be sufficient grounds for forfeiture of the bond to Utah County. If the bond is over the minimum bond amount per acre and the owner disputes the cost of reclamation set by the Zoning Administrator, the County commission may determine the cost and set the bond amount, upon appeal by the owner.

2. The maximum term of the bond shall be seven (7) years, after which time the bond amount shall be reevaluated based on inflation, the current costs of rehabilitation, and the amount of rehabilitation or excavation that has occurred during the elapsed time.

3. Any bond shall be accompanied by an agreement between Utah County and the applicant (plus the property owner if the latter is not also the applicant) wherein the county agrees to return the bond at the completion of work if the standards of this section have been met, and the applicant and property owner agree that the bond shall be forfeited in the event of noncompliance and to permit the county to enter upon the land to close operations and rehabilitate the excavated or filled areas. Any ambiguity or deficiency in the wording of the bond agreement shall be interpreted to include the terms of this section.

4. Rehabilitation of the site shall be completed on or before the earliest to occur of the following dates:

- (i) six months prior to the date of termination or expiration of the rehabilitation bond,
- (ii) one year after the date of cessation of operations,
- (iii) one year after the last date that any earth product materials are extracted from the site,
- (iv) December 31st of any year in which a business license has not been issued by Utah County for such operations, and

(v) December 31 of any year in which a valid Utah County zoning compliance permit is not in effect for the operation.

5. Notwithstanding the forfeiture of the bond, the applicant and the property owner shall retain individual responsibility to fully comply with this ordinance, the terms of the permits issued thereunder, and the balance of any expense not covered by the bond to rehabilitate the property.

The Bond requirement under Section D may be satisfied by submission of a properly executed Reclamation Contract for Surety under the Mining Operations requirements as found in the Utah State Code, provided, however, that if the proposed operation requires the issuance of a special exception by the Utah County Board of Adjustment and the Board of Adjustment imposes a bond amount which is larger, or contains additional terms, than that which is required by the State of Utah, then the applicant and property owner shall enter into a separate bonding agreement acceptable to Utah County for the additional bond amount (or full bond amount if the State bond is not used or does not contain the required terms) which bonding agreement shall contain all the terms required by the Board of Adjustment.

#### E. PERMITS

In addition to the business licenses and building (or grading) permits required elsewhere in county ordinances, any open pit operation shall be required to have a current zoning compliance permit. No zoning compliance permit for an open pit operation shall have a period of validity past December 31 of each calendar year, but the permit shall be automatically renewed if the pit is found to be in compliance with the standards of this ordinance. The Zoning Administrator, with the advice of the County Surveyor, shall determine if such compliance exists.

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