

ORDINANCE NUMBER 2024-06-03

AMENDING AND REPLACING CHAPTERS 1, 2, & 3 of the
Bear River City Land Management and Development Code.

WHEREAS there are changes and additions needed in the Bear River City Land Management and Development Code;

WHEREAS the Bear River City Planning Commission has held a public hearing on March 21, 2024 to receive public comments on proposed changes to the Bear River City Land Management and Development Code;

WHEREAS the Bear River City Planning Commission has recommended Chapters 1, 2, and 3 be replaced as proposed.


NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BEAR RIVER CITY, UTAH, as follows:

The BEAR RIVER CITY COUNCIL HEREBY Repeals current Chapters 1 (9/9/2021), 2 (9/9/2021), and 3 (9/9/2021) of the Bear River City Land Management and Development Code and replaces them with new Chapters (effective 6/12/2024) as attached as appendix A.

Effective Date 12 June, 2024.

Adoption of Ordinance: The City Council of Bear River City, Utah finds it in the best interests of the peace, health and safety of the inhabitants of Bear River City that this ordinance take effect as soon as lawfully possible. This ordinance, therefore, shall take effect immediately after its passage and posting. The City Recorder is directed forthwith to post a true and correct summary of these changes in three public places within the corporate limits of Bear River City.

Passed and adopted by the City Council of Bear River City, Utah in regular session, on the 12th day of June 2024.



Megan Armstrong, Mayor

ATTEST:




Sue Ann Holmgren, Town Clerk

CERTIFICATE OF POSTING ORDINANCE

I, THE DULY APPOINTED AND ACTING TOWN CLERK FOR THE City of Bear River, hereby certify that copies of the foregoing summary of Ordinance No. 2024-06-03 AMENDING AND REPLACING CHAPTERS 1, 2, and 3, were posted at three public places within the municipality this 17th day of June 2024 which public places are:

1. Bear River City Civic Center
2. Bear River City Post Office
3. Bear River City Website

Dated this 17th day of June 2024



Sue Ann Holmgren, Town Clerk

SUMMARY OF ORDINANCE NO. 2024-06-03

Summary of changes to Chapters 1, 2, 3 and 7 of the Bear River City Land Management and Development Code

WHEREAS from time-to-time changes are needed in the Bear River City Land Management and Development Code;

Changes are outlined as follows:

Chapter 1

Compliance Required: Delinquent Accounts Prohibited.

A (Building Permit, Conditional Use Permit, etc.) may be issued only upon the applicant's and application's compliance with all other ordinances and regulations of the City. A permit may not be issued or granted for a lot or parcel which contains unresolved violations of a City ordinance or regulation. An application may not be considered complete prior to payment of all fees, assessments and other amounts owed to the City by the applicant and in relation to the property that is the subject of the application.

1.14 Building Permit Inspections will now be scheduled through the Bear River City Zoning Administrator. The following information is required to schedule an inspection: 1) Permit number 2) Name of owner or contractor 3) address of building site 4) Type of inspection requested 5) Contact phone number. Approved plans must be on-site for all inspections. Inspections are required for: Footings, Foundation, Grade Stamp if construction is of timbers or logs, Underslab, Suspended Slab/Porch Caps, Roof, Four-Way (Rough), Flashing, Insulation, Drywall Naing, Power to Panel, Final, Progress, Other inspections may be required. Re-inspection Fees shall be assessed when work, for which an inspection is scheduled, is not complete or required corrections have not been made. Fees shall also be assessed when the approved plan is not readily available to the Inspector, when unapproved changes have been made to the plan, or when the building is not accessible to the Inspector. Further inspections will not be made until the fees have been paid.

1.23 Nonconforming Uses and Noncomplying Structures

1.23.8(f) Notwithstanding the above standards (a-e), an existing single family dwelling, non-conforming as to side yard requirements but having a minimum side yard of not less than three feet may be extended in depth along the non-complying building line to a maximum of one length of the existing dwelling if such extension is for the purpose of enlarging and maintaining the existing dwelling or required parking and provided such enlargement does not increase any other non-conformity which may exist and conforms to all other regulations of the zone in which it is located.

Chapter 2

Since a Subdivision Land Use Authority is organized in the new Chapter 8 Subdivision Ordinance a definition is needed in Chapter 2 as follows: A **Subdivision Land Use Authority** shall consist of the Mayor, the Planning Commission Chair, a member of the City Council appointed by the Mayor, and another person or entity appointed by the Mayor.

Chapter 3

Compliance Required: Delinquent Accounts Prohibited.

3.30.6.2 starts at the bottom of the first page and continues on the second page.