

ORDINANCE 2000-37

AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE OF TOOELE COUNTY, CHAPTER 10, MOBILE AND MANUFACTURED HOMES, AND CHAPTER 26, NON-HAZARDOUS WASTE LANDFILLS

THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF TOOELE ORDAINS AS FOLLOWS:

SECTION I - CHAPTER AMENDED. Chapter 10, Mobile and Manufactured Homes, of the Uniform Zoning Ordinance of Tooele County is hereby amended to read as attached hereto, which attachment is by this reference made a part hereof.

SECTION II - CHAPTER AMENDED. Chapter 26, Non-Hazardous Waste Landfills, of the Uniform Zoning Ordinance of Tooele County is hereby amended to read as attached hereto, which attachment is by this reference made a part hereof.

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 Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

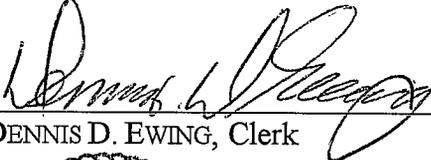
SECTION IV - EFFECTIVE DATE. This ordinance shall take effect fifteen (15) days after its passage, provided the same has been published, with the name of the members voting for and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

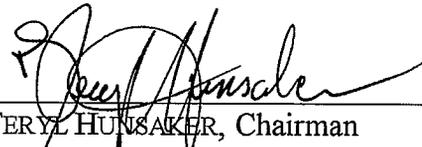
Ord. 2000-37

IN WITNESS WHEREOF, the legislative body of Tooele County passed, approved and enacted this ordinance this 19th day of December 2000.

ATTEST:

TOOELE COUNTY COMMISSION

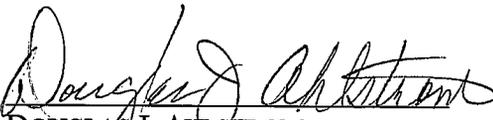

DENNIS D. EWING, Clerk


TERYL HUNSAKER, Chairman



Commissioner Hunsaker voted aye
Commissioner Griffith voted aye
Commissioner Rockwell voted aye

APPROVED AS TO FORM:


DOUGLAS J. AHLSTROM
Tooele County Attorney

DRAFT COPY, SEVENTH REVISION, SEPTEMBER 25, 2000

Presented to planning commissions for recommendation

CHAPTER 26

NON-HAZARDOUS WASTE LANDFILLS

Section

- 26-1. Purpose.
- 26-2. Applicability.
- 26-3. Location standards for disposal facilities.
- 26-4. Plan of operation.
- 26-5. Reporting.
- 26-6. Inspections.
- 26-7. Permit application.

26-1. Purpose.

The purpose of this chapter is to provide policies, standards, requirements, and procedures to regulate and control the location and expansion of all non-hazardous waste landfills; and ensure that all such landfills are consistent with the General Plan and are constructed and operated in a manner that will promote public health, safety, general welfare and the physical, social and economic development of the area.

26-2. Applicability.

(1) The standards in this chapter apply to each facility that landfills only:

- (a) inert waste,
- (b) construction/demolition waste,
- (c) yard waste,
- (d) dead animals; and
- (e) waste tires and material derived from waste tires if it is segregated and final disposal methods are reflected in the operations plan.

(2) Wastes that contain any petroleum products or byproducts are prohibited in non-hazardous waste landfills.

26-3. Location standards for disposal facilities.

Non-hazardous waste landfills are a conditional use. Prior to any conditional use permit being issued that will permit a non-hazardous waste landfill, the applicant shall show a demonstrated need for the facility within Tooele County. Applications shall comply with Utah Administrative Code Rule R315-302, Solid Waste Facility Location Standards and to the following:

(a) the use shall only be allowed in those zoning districts that permit such uses; and

(b) no new facility or lateral expansion of an existing facility shall be located within:

(i) one-fourth mile of farmland which is designated by the county as an agricultural protection area;

(ii) within two miles of any airport runway end unless the owner or operator demonstrates that the facility design and operation will not increase the likelihood of bird or aircraft collisions, which will reduce the distance to one mile. If a new landfill or a lateral expansion of an existing landfill is located within five miles of an airport runway end, the owner or operator must notify the affected airport and the Federal Aviation Administration; or

(iii) in a ground water primary recharge area, groundwater classified as IB or located over a sole source aquifer as determined by a hydrogeologic study.

26-4. Plan of operation.

Each owner or operator of a non-hazardous waste landfill shall develop, keep on file at the site and in the offices of the County Department of Engineering, and abide by a plan of operation approved by the planning commission. The plan of operation shall be available on site for inspection at the request of the zoning administrator or an authorized representative. The facility must be operated in accordance with the operations plan approved by the planning commission. A plan shall only be modified with the approval of the planning commission. Each plan of operation shall include the following elements:

- (a) facility site plan;
- (b) operations plan;
- (c) closure plan; and
- (d) post closure end use plan.

26-5. Reporting.

CHAPTER 10

MOBILE AND MANUFACTURED HOMES

Section

10-1. Purpose.

10-2. Location and use.

10-3. Permanent residential placement of mobile and manufactured homes.

10-1. Purpose.

This chapter is enacted to ensure that mobile and manufactured homes are included in the spectrum of available housing options, to ensure that they are treated as much like any other type of residential construction as is practicable and to protect the residential character of the neighborhoods in which these units are placed.

10-2. Location and use.

(1) No mobile or manufactured home shall be located, placed, used or occupied in any zoning district other than where allowed by this chapter.

(2) Mobile or manufactured homes may be stored, displayed and sold in commercial and manufacturing districts when such use is permitted or conditionally permitted. They may not be occupied except where a residential structure permit is issued for temporary placement as allowed in Chapter 4-26, Uniform Zoning Ordinance of Tooele County.

10-3. Permanent residential placement of mobile and manufactured homes.

Mobile and manufactured homes may be placed in any zone where single-family residential units are permitted, provided:

(a) if the unit is a mobile home, it is inspected prior to being brought onto the lot and approved for use by the building official or designee;

(b) each unit is placed, with the wheels and running gear removed, on a permanent foundation in accordance with plans providing for vertical loads, uplift, lateral forces and frost protection in compliance with the applicable building code;

(c) a building permit has been issued for the unit;

(d) the unit is being placed on a buildable lot in accordance with Chapter 4-4 of the Uniform Zoning Ordinance of Tooele County; and

(e) the unit complies with all local zoning, subdivision requirements and pertinent building codes, applicable to single-family residential uses within that zone.