

# utah county community development

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planning division

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building division

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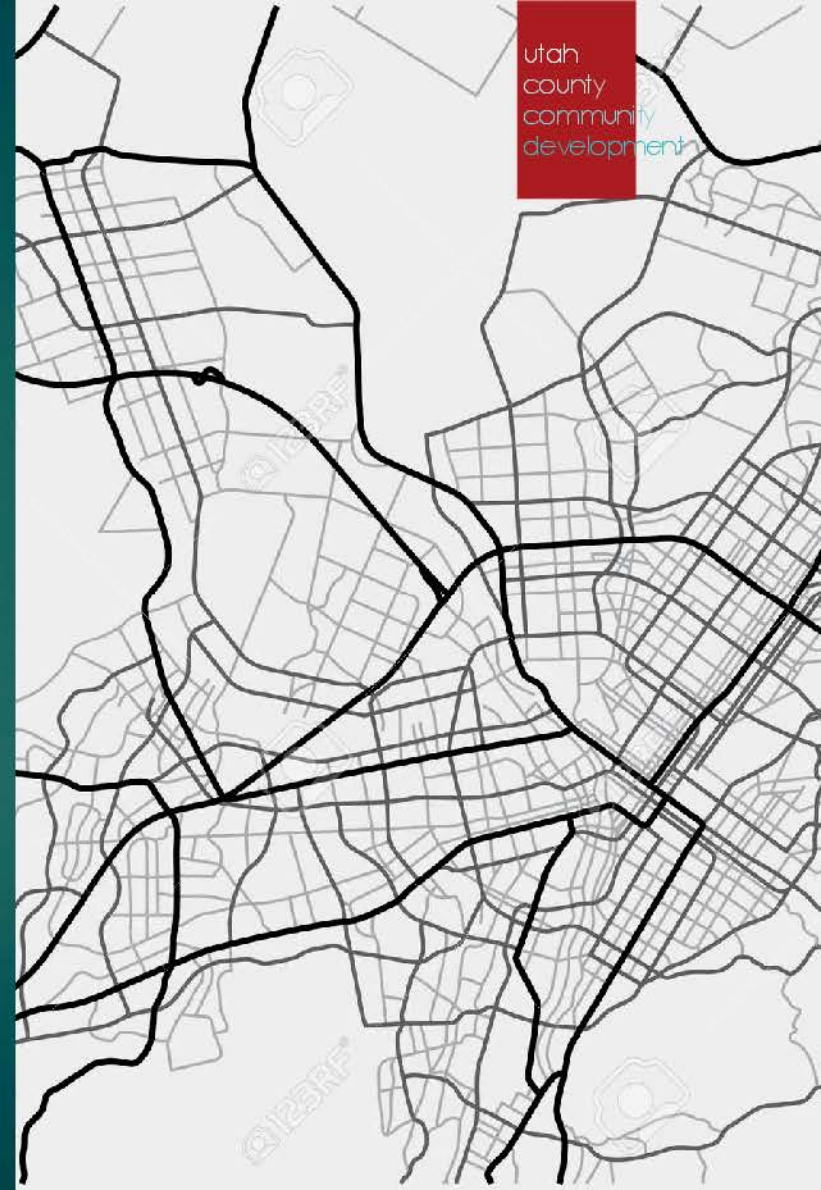
fire marshal division

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administration

# planning division

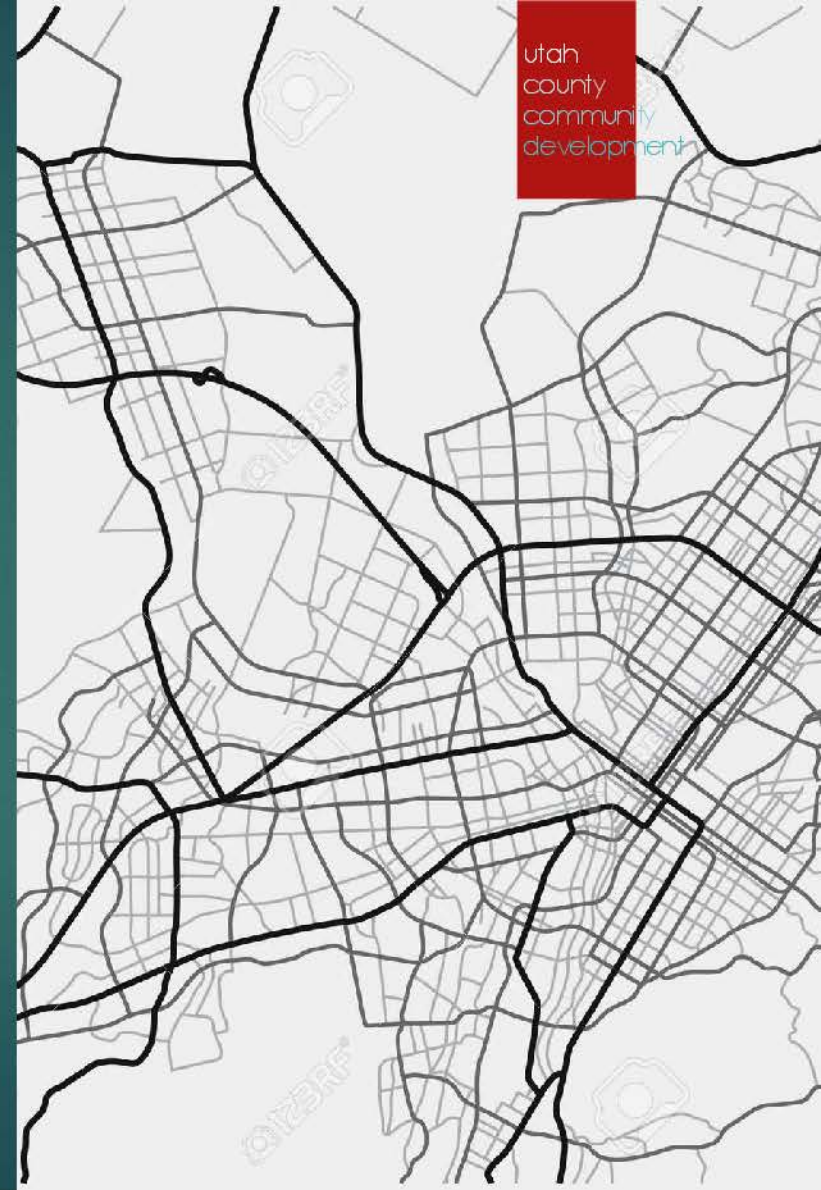
Provides administrative support to the Utah County Planning Commission and Utah County Commission to “*provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each county and its present and future inhabitants and businesses.....*” as mandated by Utah State Code Title 17, Chapter 27a

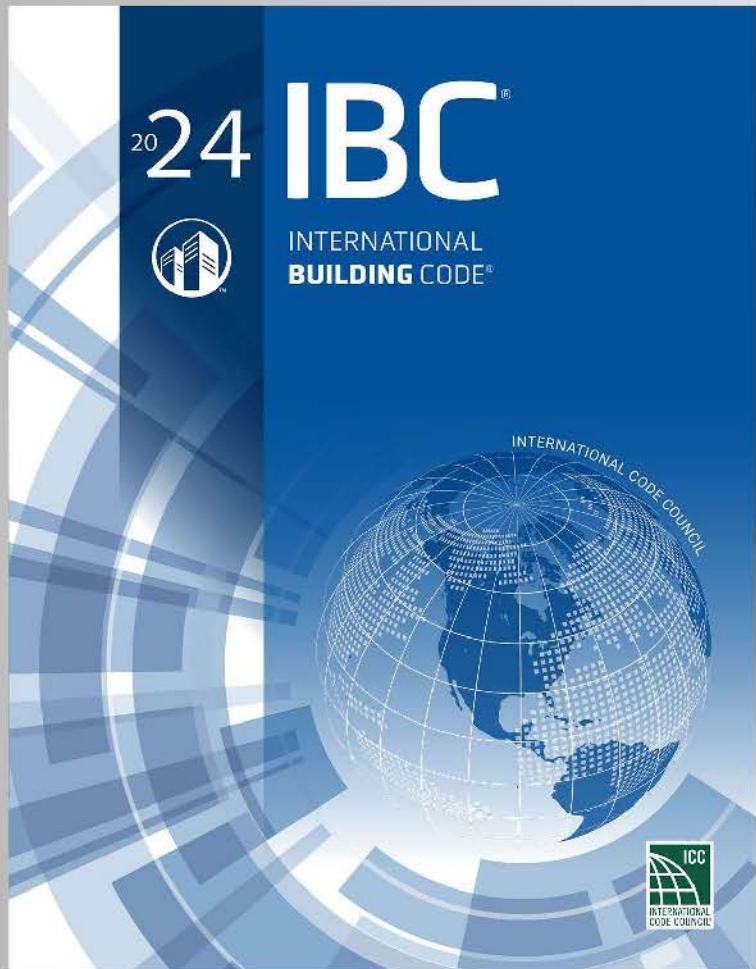


# planning division

Provides staff to, and administers and enforces, the following in the unincorporated areas of Utah County:

- Utah County Planning Commission
- Utah County Board of Adjustment
- Utah County General Plan
- Utah County Land Use Ordinance
- Land use approval for permits
- Business Licensing
- Administration of Agricultural Protection Areas





# building division

utah  
county  
community  
development

Provides staff to support the administration and enforcement of all adopted building and safety code including building permit applications, plan reviews, and inspections.

As mandated by Utah Code 15A-1-204 and Utah County Code Chapter 8.18

# fire marshal division



Provides staff to support the administration and enforcement of all adopted fire safety, hazardous materials, and wildland urban interface codes.

- ✦ Helps to provide safety to life and property from fire and other hazards attributed to the built environment of a building or structure and to provide safety to fire fighters and emergency responders during emergency operations.

As mandated by Utah Code 15A-1-403 and Utah County Code Chapter 6.06

# Challenges

- State mandates
- Process modernization
- Staff recruitment and retention
- Development pressure vs. agricultural preservation
- Neighbor “conflicts”
  - too many unincorporated islands

# 2024 budget impacts



## contract inspection /plan reviews?

- Project dependent (unknown)



## general plan consultant? (pushed to 2025?)

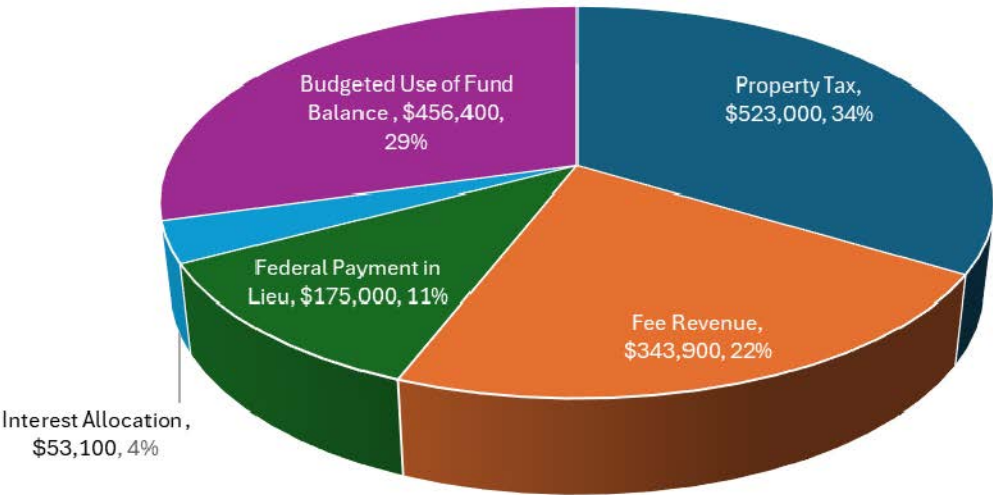
- Transportation Element
- Utah Code 17-27a-403(2)(a)(ii)
- Capture MAG updates (17-27a-403(2)(d))
- Water Use and Preservation Element
- Utah Code 17-27a-403(2)(a)(v) and (2)(f)
- SB 76 (2023): Dec. 31, 2025, deadline



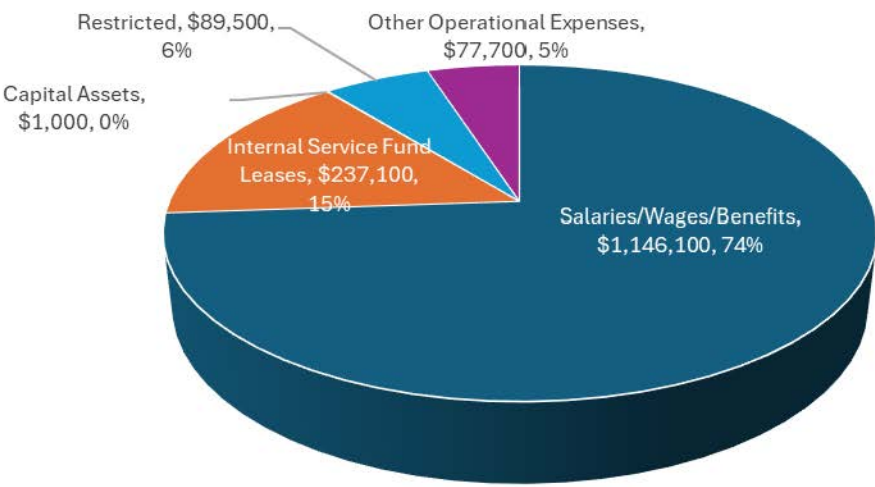
## creation of new department?

- Enhancement of time-limited funds for office specialist position or planning assistant

**2024 Community Development Budget Revenue**  
**Total \$1,551,400**

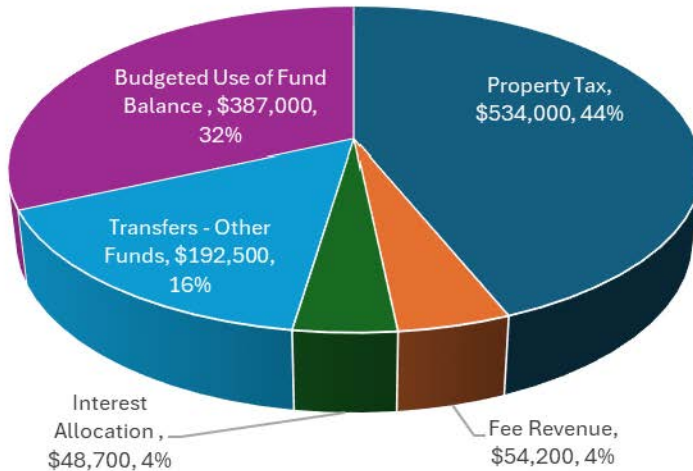


**2024 Community Development Expenses**  
**Total \$1,551,400**



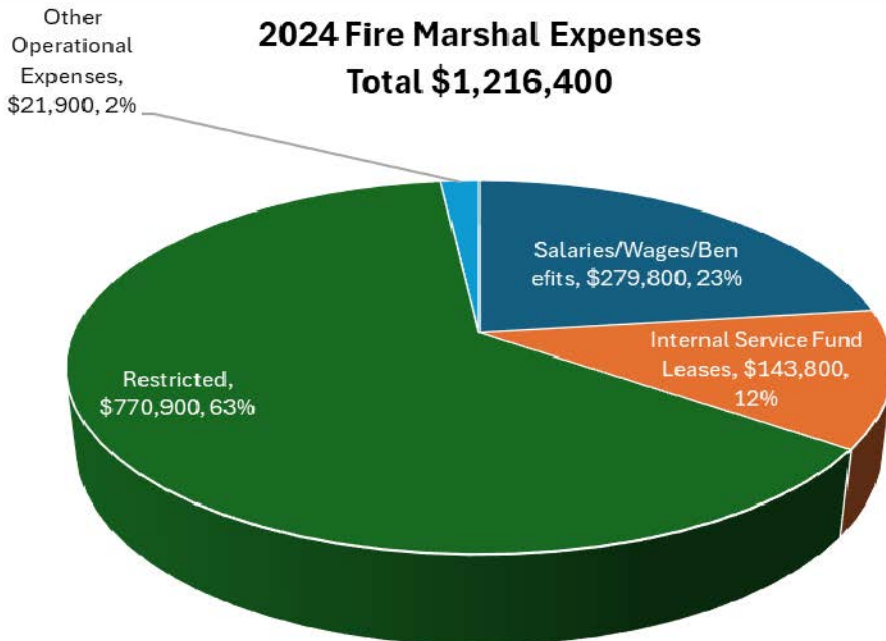
## 2024 Fire Marshal Budget Revenue

Total \$1,216,400



## 2024 Fire Marshal Expenses

Total \$1,216,400



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### **Growth related needs:**

- Online permitting program
  - Code enforcement officer
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### **Impacts of new laws/state mandates:** (consultant need)

- General Plan mandates
    - Transportation/Water Elements
    - Entire General Plan?
      - Not been through comprehensive update since 2014, which was limited to staff-only effort
      - Best practices dictate use of consultant for outside perspective/resources and better public engagement
- 

### **Inflation impacts:**

- Office supplies/service contracts/postage
  - Travel
- 

2025  
operational needs

# Additional Budget Requests 2025

Item	Ongoing or one-time	Estimated cost
<ul style="list-style-type: none"><li>• Online permitting program/software</li></ul>	<ul style="list-style-type: none"><li>• One-time setup fee</li><li>• Ongoing license fee</li></ul>	<ul style="list-style-type: none"><li>• \$50,000+</li><li>• \$10,000</li></ul>
<ul style="list-style-type: none"><li>• Contract for consultant for General Plan update(s)</li></ul>	<ul style="list-style-type: none"><li>• One-time</li></ul>	<ul style="list-style-type: none"><li>• \$125,000-175,000</li></ul>
<ul style="list-style-type: none"><li>• Contract service for plan reviews/inspections</li></ul>	<ul style="list-style-type: none"><li>• Ongoing</li></ul>	<ul style="list-style-type: none"><li>• \$15,000</li></ul>
<ul style="list-style-type: none"><li>• Increase in time-limited funds</li></ul>	<ul style="list-style-type: none"><li>• Ongoing</li></ul>	<ul style="list-style-type: none"><li>• \$15,000</li></ul>
<ul style="list-style-type: none"><li>• Code enforcement position</li></ul>	<ul style="list-style-type: none"><li>• Ongoing</li></ul>	<ul style="list-style-type: none"><li>• \$150,000 ?</li><li>• Shared with Sheriff Dept?</li></ul>

# 2030: 5-year plan



## online permitting program

- Enhancement/expansion
- Integration with other County applications/departments

## remote working capabilities

- Records/research notes digitized to be all web-based

## new long-range/econ dev planning position

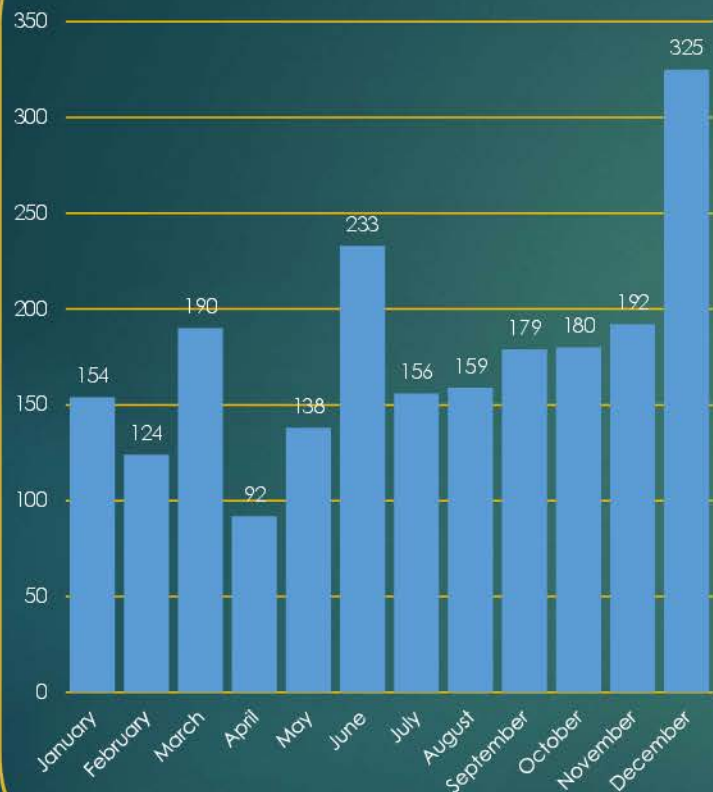
- Coordinate with cities on annexations, general plan needs, state mandates, etc. and facilitate County economic development efforts

## land use ordinance improvements

- Implement goals of General Plan, simplify land use processes and requirements, etc.

# application trends

	planning			building			fire marshal			
	pc & boa meetings	permit zone clearance	business license and renewal	permits reviewed & issued	site visits for inspections	building inspections	fire or related calls	fire investigations	permits issued	inspections
2013	20	372	217	240	913	1724	29*	23	750	984
2014	23	362	214	210	850	1500	58*	31	530	923
2015	19	427	210	212	882	1674	53*	30	628	623
2016	19	399	221	247	960	1750	202	85	438	508
2017	17	350	125	235	975	1700	237	79	596	935
2018	20	427	127	325	1280	2000	181	12	462	496
2019	14	332	117	240	899	1613	261	7	661	962
2020	13	470	120	332	1139	1774	342	44	460	743
2021	16	409	115	320	1180	1917	320	26	576	656
2022	12	415	113	303	1145	2061	243	15	462	638
2023	14	413	116	309	1259	2232	264	7	673	853
2024 ytd	6*	324	120	256	835	1601	173	6	283	623



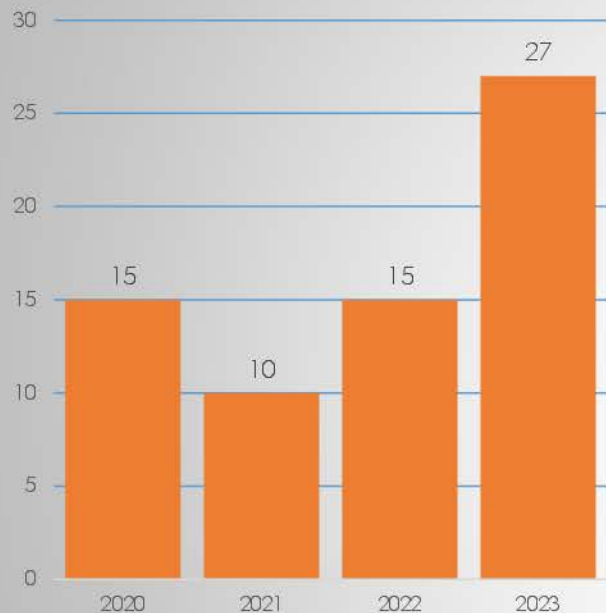
walk-in visits



phone calls

2023  
public  
contact  
totals\*

# violations and grama

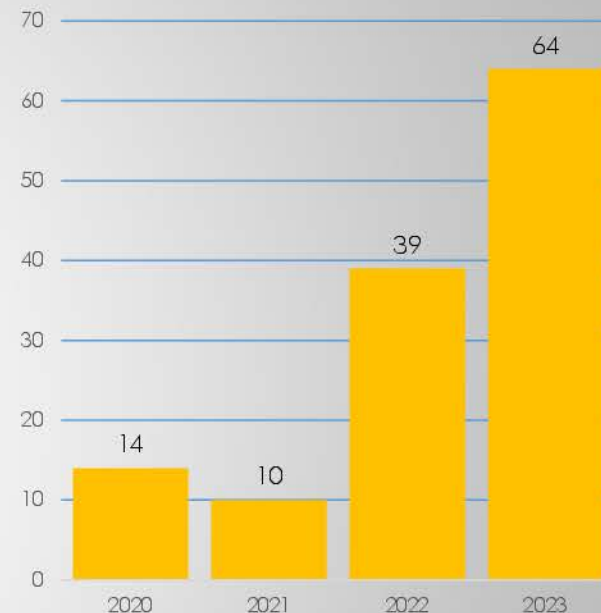


violations\*

WELL  
  
THAT ESCALATED  
QUICKLY

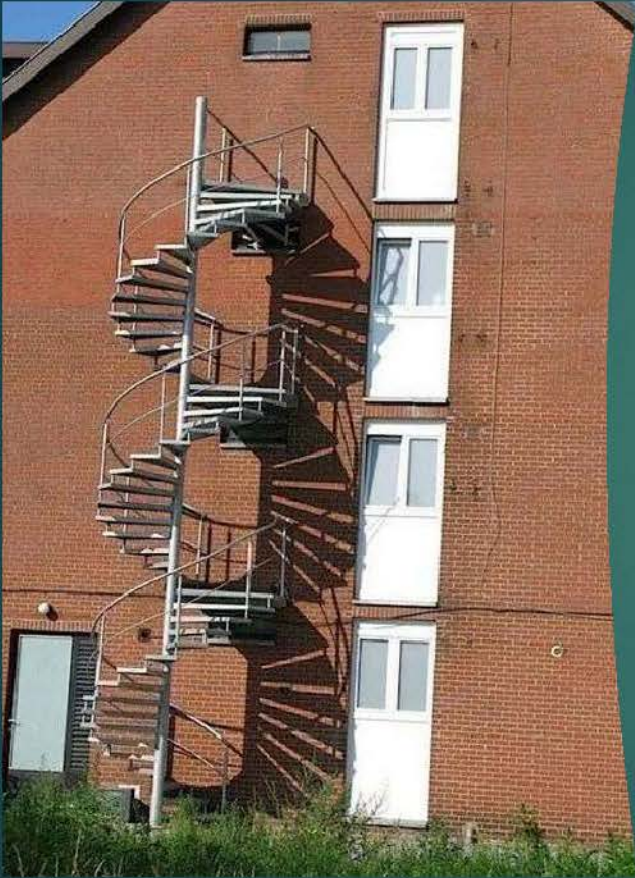
214+

active cases



grama requests

\* totals do not include violations identified during permit reviews



- Ordinance allowing **accessory dwelling units (ADU's)** countywide to provide opportunities for more dwelling units for persons or families of various income levels. This ordinance was subsequently amended to provide property owners even greater flexibility in creating ADU's
- Multiple updates to the **Moderate Income Housing** Element of the Utah County General Plan, including significant changes to comply with Utah State Legislature **House Bill 462** and subsequent bills.
- Amendment to the large-scale development ordinance to bring more clarity and uniformity to the subdivision application process, including significant changes to comply with **SB 174**.
- Replacement of the Flood Plain Overlay (FPO) Zone with an ordinance adopting requirements for flood protection in **special flood hazard areas** as designated by recently updated federal flood hazard studies
- Ordinance amendment to provide expanded use of **seasonal or holiday events**