

Ordinance No. 01-07-03

ORDINANCE ON DRY SUBDIVISIONS

The County Legislative Body of Sanpete County ordains as follows:

WHEREAS, historically there have existed some “dry” subdivisions and development in Sanpete County. A “dry” subdivision or development is defined as an approved subdivision or development with single-family dwelling lots where a source of onsite potable water was not required for approval of the subdivision or the obtaining of a building permit. One-site potable water is water delivered from a well on the property or delivered to the property from a central water system. Lots in dry subdivisions or developments were permitted either to have no water at all or a water tank serviced by the hauling of water to the property.

WHEREAS the current County Zoning and Subdivision Ordinance do require an approved source of on-site potable water delivered from a well on the property or by a central water system in amounts as required by law.

WHEREAS on June 21, 1994 the Sanpete County Commissioners formally recognized 15 dry subdivisions. These dry subdivisions are the following:

- 1) Aspen Hills
- 2) Big Hollow.
- 3) Holiday Oaks
- 4) Indian Ridge
- 5) Jap Valley
- 6) Mount Baldy
- 7) Sky Hi
- 8) Skyline Villas
- 9) South Valley Estates
- 10) Temple View Estates
- 11) Pine Creek
- 12) Spring City Rancheros
- 13) Whispering Pines
- 14) Panorama Woods
- 15) Sports Haven a.k.a. Skyline Mountain Resort

WHEREAS for single family dwellings on lots in these developments for recreational summer homes (defined as dwellings lived in less than 181 days a year) the Commissioners further adopted a policy on June 21, 1994 that allowed a 500-gallon supply of water delivered to a water closet with certain pressure requirements.

THEREFORE the Commissioners desire to update and redefine the water requirements for these numbered dry subdivisions and developments recognizing the increasing building of recreational homes in the mountain subdivisions of Sanpete County and corresponding concern

for the health, safety and welfare of the occupants and the general public.

NOW THEREFORE BE IT ORDAINED by the Commissioners of Sanpete County as follows:

- 1) The recognized “dry” subdivisions in Sanpete County are the same as listed above except for Panorama Woods. Panorama Woods is no longer recognized as a dry subdivision or development because no plat was ever presented to the County for filing.
- 2) Single family dwelling building permits in these recognized dry Subdivisions will continue to be allowed under the following conditions:
 - a) The dwelling is a recreational summer home, meaning a dwelling lived in less than 181 days of the year. Dwellings lived in more than 181 days per year must have an approved source of on-site potable water from a well or water delivered from a central water system.
 - b) A water supply of 1250 gallons per dwelling delivered/piped into the dwelling at not less than 25 psi. Piping must be 2 inch or larger and also brought to within 15 feet of any accessible road or driveway and fitted with a shut off valve followed by a 2 ½' male fire thread adapter. This fire outlet must be cleared of vegetation and clearly marked in 1 ½" letters as “Fire Fitting, 1000 gals, suction only.”
 - c) Metal roof construction.
 - d) 10 pound fire extinguisher at each outside entry door.
 - e) A site-specific defensible space area as approved by the Building Inspector and local Fire Warden. The size of the
- 3) This ordinance shall take effect 15 days after passage.

ADOPTED this 7 day of January 2003