

**ORDINANCE 2024-C
BOULDER TOWN, UTAH**

AN ORDINANCE TO CHANGE THE BOULDER TOWN BUILDING REGULATIONS, CONSTRUCTION CODE (CHAPTER 151) TO ALIGN WITH RECENT CHANGES IN THE BOULDER TOWN SUBDIVISION CODE (CHAPTER 152)

Whereas Boulder Town is adopting changes in its Subdivision Code to comply with State mandated changes;

Whereas such changes in the Subdivision Code have resulted in a need to make changes in the Boulder Town Building Regulations, Construction Code; and

Whereas after review and public input, the following changes are deemed necessary to avoid conflicts and confusion in Boulder Town Codes:

NOW, THEREFORE, BE IT ORDAINED BY THE BOULDER TOWN COUNCIL THAT THE BOULDER TOWN ORDINANCES BE AMENDED AS FOLLOWS:

AMENDMENTS TO CHAPTER 151

AMEND SECTION 151.01 AS FOLLOWS:

§ 151.01 PROJECT APPROVAL REQUIRED.

- A. Any person or entity, before building, remodeling or otherwise structurally altering any dwelling or other building of any kind, including mobile homes, at a cost and/or value of a certain amount, within the incorporated area of the municipality, shall first obtain project approval from the town, verifying that there is sufficient water, sewer and wastewater capacity, and that the project complies with the zoning ordinance and floodplain ordinance and all other adopted ordinances for the municipality.
- B. The town's Zoning Administrator shall not issue any permit for a proposed building or structure, excluding agricultural buildings, on a lot within the corporate boundaries of the town unless:

 - 1. The lot is within a subdivision and the lot was legally created pursuant to this chapter or prior subdivision ordinances; or
 - 2. The lot is a legal lot of record, such lot being created and recorded in the office of the County Recorder prior to September 11, 1998.

APPROVED and PASSED by the Boulder Town Council, State of Utah, on this _____ day of _____, 2024.

ATTEST:

Boulder Town Clerk _____

Boulder Town Mayor _____

VOTE:

Judy Drain, Mayor _____

Josh Ellis, Councilmember _____

Ray Gardner, Councilmember _____

Gladys LaFevre, Councilmember _____

John Veranth, Councilmember _____