

WEST BOUNTIFUL CITY

ORDINANCE #507-25

AN ORDINANCE AMENDING TITLE 17 OF THE WEST BOUNTIFUL MUNICIPAL CODE RELATED TO THE CONSTRUCTION OF NON-COMMERCIAL STRUCTURES AND ACCESSORY STRUCTURES OVER RECORDED EASEMENTS IN RESIDENTIAL ZONES

WHEREAS, West Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the West Bountiful City Code; and

WHEREAS, the West Bountiful City Council desires to maintain land use regulations that meet the needs of its residents; and

WHEREAS, it was determined that there was need for modifications to West Bountiful City Code related to the construction of non-commercial and accessory structures over recorded easements in all residential zones; and

WHEREAS, the West Bountiful Planning Commission held a public hearing on September 23rd, 2025, to consider the proposed modifications, and forwarded a positive recommendation to the City Council on September 23rd.

NOW THEREFORE, BE IT ORDAINED by the City Council of West Bountiful that the West Bountiful Municipal Code be modified as shown in exhibit A.

This Ordinance shall take effect immediately upon signing and posting.

Adopted October 7th, 2025.

By:


Kenneth Romney, Mayor

Voting by the City Council:	<u>AYE</u>	<u>NAY</u>
Councilmember Ahlstrom	<u>✓</u>	_____
Councilmember Butterfield	<u>✓</u>	_____
Councilmember Enquist	<u>✓</u>	_____
Councilmember Nielsen	<u>✓</u>	_____
Councilmember Preece	<u>✓</u>	_____

ATTEST:


Remington Whiting, City Recorder



17.14.050 Yard Regulations

17.16.050 Yard Regulations

17.20.050 Yard Regulations

17.24.050 Yard Regulations

C. Building on recorded easements.

1. No main structure shall be built on or over any recorded easement such as a public utility easement.
2. No non-commercial structure or permanent accessory structure shall be built on or over any recorded easement such as a public utility easement unless (a) the property owner submits to the city written permission from the easement holder; and (b) the property owner executes a recordable document, in a form approved by the city attorney, indicating that notwithstanding any permission granted, the structure may be subject to the superior interest of the easement holder and may be required to be relocated at the property owner's expense to accommodate such interest.
 - i. Location: Any structure in an easement area shall be located pursuant to the setbacks and other applicable requirements of this title.
 - ii. No Expansion of Legal Rights: Nothing in this section is intended to expand or restrict the rights or obligations of any party to any recorded easement.

**CERTIFICATE OF PASSAGE
AND POSTING ORDINANCE**

*I, the duly appointed and acting recorder for the City of West Bountiful,
do hereby certify that the foregoing Ordinance No. 507-25 was duly
passed and posted on the Utah Public Notice Website, the City Website,
and at West Bountiful City Hall on October 8th, 2025.*


Remington Whiting, City Recorder

DATE: 10/08/25