

Background: When the Weber County code for permitted and conditional uses in zones was developed the planning commission could recommend denial of the application unless anticipated negative effects were mitigated. Circa 2010, Utah State law was changed to reverse the burden of proof to now the planning commission cannot recommend denial unless no reasonable attempt is made at mitigation. The planning staff now believes that the planning commission cannot deny almost any conditional use application. In other words, what used to be a conditional use is now a de facto permitted use. Extractions from the current county code are at the end of this paper and the whole code can be seen on the county Planning Division website (note: at the August 2014 GEM meeting, county planning staff indicated the code will updated to comply with state law but will not include work on the uses and zones per se).

Below I have summarized the permitted and conditional uses in each of the zones per current code, but organized the uses together using these rules: (1) if the semantics are different but the intent is clear, they were combined but the language is kept intact (e.g., see “accessory building” where the language differs slightly), (2) uses were organized into categories that match the way people think about land use instead of an alphabetical listing, (3) words/uses highlighted in yellow seem to be outliers, (4) words/uses in bold font are like category and sub-category headers, (5) each use is attached to a zone (e.g., AV3) and identified as Permitted (-P) or Conditional (-C),

Common household (uses most residents would expect land use rules would allow on the land that includes their home)

AV3-P & AV3-P **Single-family dwelling**; F5-P, F10-P, F40-P Single-family residences.

S1-P Single-family dwelling. **Signs.**

AV3-P **Accessory apartment** subject to conditions (note: some conditional uses have very specific requirements that are published in different sections of the land use code; e.g., accessory apartments, B&B, certain group homes). I assume state law supports the ability of the county to require that such uses comply with the associated conditions

AV3-P **Accessory building** or use customarily incidental to any permitted or conditional use. FV3-P Accessory building or accessory use customarily incidental to a permitted use. S1-P Accessory buildings, structures and uses customarily incidental to a permitted use. F5-P, F10-P, F40-P Accessory buildings and uses customarily incidental to the primary use. FR3-P Accessory building or accessory use customarily incidental to a use permitted in the zone.

AV3-P **Parking** lot accessory to uses allowed in this zone; **FV3-C** Parking lot accessory to uses permitted in this zone.

AV3-P, FV3-P, FR3-P, S1-P, F5-P, F10-P, F40-P **Home occupations**. Not allowed: tanning salons and tattoo parlors; Specifically allowed and examples of allowed: Barber with not more than 2 stations on the premises. Business Office to include book keeping and phone calls. Child day care of not more than eight children, including care giver's children under six years of age. Computer

information services. Group instruction or motivational meetings as a forum for sales presentations held not more than once every month. Massage therapy salons. Musical instruction. Nail salons. Phone-order or mail order services.

AV3-P and FV3-P **Household pets** which do not constitute a kennel. FR3-P Household pets;
AV3-P Animals or fowl kept for **family food production** as an accessory use. FV3-P Animals and fowl kept for family food production. S1-P Keeping of animals and fowl for family food production. F5-P, F10-P, F40-P The keeping of animals and fowl for family food production.

F5-P, F10-P, F40-P **One recreational vehicle**, temporarily parked on a lot or parcel for periodic short-term intervals of less than 180 days for recreational use only and not for longer term placement nor for full time living. The following additional conditions shall apply:

AV3-P and FV3-P **Corral, stable or building for keeping animals** or fowl, provided such structure shall be located not less than 100 feet from a public street and not less than 25 feet from any rear or side lot line.

FV3-P **Greenhouse**, noncommercial only.

S1-P **Boating**.

S1-P **Fishing**.

S1-P Water skiing and other **water recreation** activities

AV3-C Small **wind energy** system.

AV3-C **School bus parking**, provided the vehicle is parked at least 30 feet from a public street.

AV3-C The **overnight parking of not more than one vehicle** other than an automobile, light truck or recreation vehicle, of not more than 24,000 pounds net weight, on property of not less than two acres in area and upon which the operator has his permanent residence, provided that the vehicle is parked at least 50 feet from a public street.

Physical Infrastructure These are uses are for infrastructure that enables development

AV3-C, FV3-C, S1-C, FR3-C **Public utility substations**; F5-C, F10-C, F40-C Public utility substations and **transmission lines**. [Does this mean that transmission lines are not allowed across AV3, FV3, S1, and FR3 zones?](#)

AV3-C **Waste water treatment** or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations. FV3-C Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations, but not including individual water disposal systems, F5-C, F10-C, F40-C Wastewater treatment or disposal facilities meeting the requirements of the Utah State Department of Environmental Quality Division of Water Quality but not including individual water disposal systems.

FV3-C, F5-C, F10-C, F40-C **Water** pumping plants and reservoirs.

S1-C **Hydro electric dams**. F5-C, F10-C, F40-C Dams.

F40-C Heliport in the **F40-C** Zone subject to the following standards: A heliport must be located on a single parcel of record which is not less than 40 acres in area. A heliport must be located at an elevation of at least 6,200 feet above sea level. A heliport must be located at least 200 feet from any property line. The planning commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the property line provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the planning commission. The heliport landing surface must be dust-proof and free from obstructions. Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

Agriculture (Some AV3 uses require 5 acres and are indicated by AV3-5)

FV3-P, F5-P, F10-P, F20-P **Agriculture**

F5-P, F10-P, F40-P **Grazing and pasturing** of animals, limited to one horse or cow per acre of land exclusively dedicated to the animal.

S1-P Agriculture, **grazing and pasturing** of animals.

AV3-P Agriculture, **agricultural experiment station; apiary; aviary; aquarium.**

AV3-5P **Dairy farm** and milk processing and sale provided at least 50 percent of milk processed and sold is produced on the premises.

AV3-5P Farms devoted to the hatching, raising (including fattening as an incident to raising) of **chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver.**

AV3-5P The keeping and raising of not more than ten **hogs** more than 16 weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.

AV3-5P The raising and grazing of **horses, cattle, sheep or goats** as part of a farming operation, including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughterhouse shall: Not exceed a density of 25 head per acre of used; Be carried on during the period of September 15 through April 15 only; Be not closer than 200 feet to any dwelling, public or semi-public building on an adjoining parcel of land; and Not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation.

AV3-P **chinchilla** raising

AV3-P **Fruit or vegetable stand** for produce grown on the premises only.

AV3-5P **Fruit and vegetable storage and packing plant** for produce grown on premises.

AV3-P **Greenhouse and nursery** limited to sale of materials produced on premises and with no retail shop operation.

AV3-C Raising and slaughtering of **rabbits** limited to a maximum of 500 rabbits at any one time.

AV3-C Greenhouse and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.

AV3-C Sugar beet loading or collection station.

Horses

AV3-P **Private stables**, horses for private use only and provided that not more than two horses may be kept for each 20,000 square feet of area devoted exclusively to the keeping of the horses.

F5-P, F10-P, F40-P **Private stables**, not to exceed one horse per acre

FV3-P **Horses** for private use only, and provided that not more than two horses may be kept for each one acre of land exclusively devoted to the keeping of horses.

AV3-5C Private equestrian training and stable facilities on a minimum of five acres of land and at a density of not more than ten horses per acre of land devoted exclusively to the keeping of the horses.

Commercial

F5-C, F10-C, F40-C Mines, quarries and gravel pits, sand and gravel operations subject to the provisions of the Weber County Excavation Ordinance.

F5-C, F10-C, F40-C Forest industries; production of **forest products**.

AV3-C Animal hospital or clinic; dog breeding, dog kennels, or dog training school on a minimum of three acres and not exceeding ten dogs of more than ten weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line.

AV3-C Animal hospital or clinic, or dog training school on a minimum of three acres and not exceeding ten dogs of more than ten weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line.

AV3-2C Dog breeding and dog kennels on a minimum of two acres, on a legal nonconforming lot, as an accessory use to a single family dwelling, limited to ten dogs of more than ten weeks old. Any building or enclosure for the dogs shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line, as well as being located not closer than 40 feet from the residence and not closer than 70 feet from the nearest adjacent residence.

AV3-C Laboratory facility for agricultural products and soils testing.

AV3-C Custom exempt meat cutting limited to animals that are part of one or more livestock operation(s) in Weber County, and/or wild game: Located on and with access directly from a collector or arterial road; The operation shall be located within a completely enclosed building with no outdoor storage; Accessory to a dwelling; Located on a five-acre parcel.

AV3-C Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five acres.

AV3-C The use and **storage of farm equipment** and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a

contracted farm operator of a bona-fide farm operation consisting of five acres or more, for off-farm, non-agricultural related, construction work to supplement farm income.

AV3-10 C Public equestrian training and stable facilities on a tract of land with a minimum of ten acres in area and at a density of not more than five horses per acre.

Commercial recreation & tourism

AV3-P, **FV3-C**, S1-P, F5-P, F10-P, F40-P **Golf course**, except miniature golf course.

AV3-C & FV3-C Agri-tourism; meeting the requirements of title 108, chapter 21 (agri-tourism).

FV3-C Bed and Breakfast dwelling subject to the following standards: Two parking spaces shall be provided for the host family plus one space for each guest room; Proprietor or owner shall occupy the property; Meals shall only be served to overnight guests; ... Small events, such as weddings, family reunions, business retreats and art/cooking classes, not to exceed 75 participants and not more than four events held per calendar month, and only when conducted as an accessory use to an approved bed and breakfast inn.

FV3-C, F5-C, F10-C, F40-C, FR3-C Recreation lodge.

FR3-C Boardinghouse, lodging house, bed and breakfast inn, subject to requirements of section 104-17-5(j).

FV3-C Ski resorts, including summer **skateboard** activities as an accessory use. **F5-C, F10-C, F40-C** Ski resorts.

FR3-C Time share building

FR3-C Nightly rental

FR3-C Multiple family dwelling (up to 4plex)

FR3-C Lockout sleeping room, maximum of two per dwelling unit.

FR3-C Condominium rental apartment (Condo tel)

AV3-C Petting zoo where accessed by a collector road as shown on the county road plan.

AV3-C Circus or transient amusement.

F5-C, F10-C Skeet and trap shooting ranges as an accessory use to public and/or private camps in the F-5 and F-10 Zones.

F40-C Skeet and trap shooting ranges in the F-40 Zones.

Public places and social infrastructure

AV3-P & **FV3-C Private park, playground** or recreation area, but not including privately owned commercial amusement business. **FR3-C Private park, playground and/or recreation area**, but not including privately owned commercial amusement business

AV3-C Private park, playground or recreation area not open to the general public and to which no admission charge is made, but not including privately owned commercial business.

S1-P, F5-P, F10-P, F40-P **Public parks and recreation grounds. Public campgrounds and picnic areas** meeting the requirements of the Forest Campground Ordinance of Weber County. Public buildings.

S1-C, F5-C, F10-C, F40-C Private parks and recreation grounds. Private campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County. Public utility substations and transmission lines.

AV3-C Child day care.

AV3-P & **FV3-C, FR3-C Public building; public park**, recreation grounds and associated buildings;

AV3-C Public storage facilities developed by a public agency and meeting requirements of title 108, chapter 10.

AV3-P **Church**, synagogue or similar building used for regular religious worship. **FV3-C Church**, synagogue or similar permanent building used for regular religious worship; **F5-C, F10-C, F40-C Churches**

AV3-P **Cemetery**; S1-P, **F5-C, F10-C, F40-C Cemeteries.**

AV3-P **Public school; private education institution** having a curriculum similar to that ordinarily given in public schools.

FV3-C, F5-C, F10-C, F40-C, FR3-C Conference/education center.

FV3-C Educational institution.

FV3-C, AV3-C, F5-C, F10-C, F40-C, FR3-C Educational/institutional identification sign.

AV3-C Radio or television station or tower. S1-C, F5-C, F10-C, F40-C Radio and television towers.

Group homes

FR3-C Group dwelling

AV3-P convalescent or **rest home.**

AV3-P & FV3-P Residential facility for **handicapped persons** meeting the requirements of section 108-7-13.

AV3-P Residential facility for **elderly persons meeting** the requirements of section 108-7-15.

AV3-C Residential facility for troubled youth subject to the requirements listed in section 108-7-14.

General

AV3-C & FV3-C Planned residential unit development in accordance with title 108, chapter 4 of this Land Use Code. **F5-C, F10-C, F40-C Planned residential unit development** in accordance with this Land Use Code.

F5-C, F10-C, F40-C Recreation resort.

AV3-P **Cluster subdivision** in accordance with this Land Use Code. FV3-P Cluster subdivision, in accordance with title 108, chapter 3; F5-P, F10-P, F40-P Cluster subdivisions, which comply with the requirements of title 108, chapter 3.

Permitted and Conditional land uses in Ogden Valley
Kim Wheatley, July 2014

AV3-P & FV3-P Temporary **buildings for use incidental to construction work**. Such building shall be removed upon completion or abandonment of the construction work.

F5-P, F10-P, F40-P **Facilities for persons with a disability** meeting the requirements of section 108-7-13.

Below are extractions from the current Weber County code as published on the county website July, 2014 (red font in the code for emphasis is mine; blue font identifies my comments).

Weber County Code, Title 108 “Standards”, Chapter 4. Conditional Uses;

Sec. 108-4-1. Purpose and intent.

- A. The purpose of this chapter is to establish standards for land uses listed in each zone as a conditional use, and to provide for a reasonable application, review, and approval process for land uses that are specified as "conditional."
- B. Conditional uses are intended to allow greater flexibility by providing a wider variety of uses in a zone, while at the same time allowing conditions to be applied, due to their unique characteristics or potential impacts on surrounding uses. **These may be appropriate only in certain locations and/or under specific conditions that mitigate potential impacts. If impacts cannot be mitigated, the conditional use may be deemed incompatible in some areas.**

(Ord. of 1956, § 22C-1; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

This section clearly implies that not all uses are appropriate in all instances of the zone.

Sec. 108-4-4. Criteria for issuance of conditional use permit.

Conditional uses shall be approved on a case-by-case basis. The planning commission **shall not authorize a conditional use permit unless** evidence is presented to establish:

- (1) Reasonably anticipated detrimental **effects of a proposed conditional use can be substantially mitigated** by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

Sec. 108-4-2. Conditional use permit.

A conditional use permit shall be required for all uses listed as a conditional use in the Weber County Land Use Code. **The conditional use permit shall list all requirements determined appropriate to mitigate the impacts created by the use in order to make it acceptable at the specific location.**

B In the event a change is proposed from the conditions of the original approval, an amendment to the original conditional use permit shall be required. A conditional use permit shall run with the property, unless the permit has expired or has been revoked.

(Ord. of 1956, § 22C-2; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

Sec. 108-4-3. Review procedure.

Applications for a conditional use permit shall be submitted to the planning division.

- 1) An application shall include:
 - a) A completed application form signed by the property owner or certified agent.
 - b) An application fee. The payment of a partial application fee, or the submittal of plans for a pre-submittal review, does not constitute a complete application.
 - c) A narrative addressing the criteria of issuance section 108-4-4.
 - d) Detailed location map.
 - e) Detailed building plans and site plans specifications shall be drawn to scale including electronic copies showing details and other applicable zoning requirements as which are outlined in chapter 1 of this title, Design review, and chapter 2 of this title, Ogden Valley Architectural, Landscape and Screening Standards.
 - f) Accompanying documents including water and wastewater feasibility letters.
 - g) Any additional pertinent information needed to adequately describe the proposal.
 - h) A requirement that the applicant submit applicable impact studies or other technical studies regarding grading, drainage, traffic, geologic hazards, etc.
 - i) For those applications where no changes are proposed to an existing structure, the application requirements may be modified by the planning director.

(2) Application review.

1. The application review procedure for proposed conditional uses and the site plan will ensure compliance with all applicable ordinances and mitigation of anticipated detrimental effects.
2. The application review procedure shall contain the following components:
 - a. A pre-application meeting, in which preliminary site plans are reviewed and discussed prior to finished plans being submitted for review;
 - b. A review of the application for completeness;
 - c. Referral of the application to all referral agencies;
 - d. A review of the proposed site plan for compliance with applicable sections of the Land Use Code;
 - e. A review of the proposed use and site plan to ascertain potential negative impacts and whether reasonable conditions can be imposed to mitigate those impacts.

(Ord. of 1956, § 22C-3; Ord. No. 4-71; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

Sec. 108-4-4. Criteria for issuance of conditional use permit.

Conditional uses shall be approved on a case-by-case basis. The planning commission shall not authorize a conditional use permit unless evidence is presented to establish:

- (1) Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
- (2) That the proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards for such use.

(Ord. of 1956, § 22C-4; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

Sec. 108-4-5. Appeal and revocation.

- (a) The decision of the planning commission may be appealed to the county commission by filing such appeal within 15 days after the written decision of the planning commission.
- (b) The county commission may uphold or reverse the decision of the planning commission and impose any additional conditions that it may deem necessary in granting an appeal. The decision of the county commission shall be final.
- (c) A conditional use permit may be revoked by the planning commission upon failure to comply with the conditional use permit.

(Ord. of 1956, § 22C-5; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

Sec. 108-4-6. Permit and improvement guarantee.

- (a) Prior to the issuance of a conditional use permit the applicant shall submit the appropriate required letters and/or permits from the appropriate review agencies.
- (b) Prior to the issuance of certificate of occupancy permit, a business license or any other permit required by the county, the developer shall deposit funds into an escrow account with the county engineering division for all off-site improvements and on-site landscaping as per the approved site plan, and for the completion of any uncompleted improvements or conditions of approval.

(Ord. of 1956, § 22C-6; Ord. No. 4-71; Ord. No. 21-83; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

Sec. 108-4-7. Expiration.

Unless there is substantial action under a conditional use permit within a maximum period of one year of its approval from the planning commission, the conditional use permit shall expire. The planning commission may grant a maximum extension of six months. Upon expiration of any extension of time granted by the planning commission, the approval for the conditional use permit shall expire and become null and void.

(Ord. of 1956, § 22C-7; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

Sec. 108-4-8. Discontinued use.

When an approved conditional use has been discontinued and/or abandoned for a period of one year, the conditional use permit becomes null and void. In order to restore the conditional use, a new application shall be filed for review and consideration by the planning commission.

F-40, F-10, F-5 all have the same purpose as well as permitted and conditional uses. *Purpose.* The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas. The objectives in establishing the forest zones are: (1) To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions; (2) To reduce the hazards of flood and fire; (3) To prevent sanitation and pollution problems and protect the watershed; (4) To provide areas for private and public recreation and recreation resorts; and (5) To provide areas for homes, summer homes, and summer camp sites.

F- 40 is essentially everything above a certain elevation (est 6000 ft), excepting Snowbasin, Causey, Sunridge, Powder Mountain (80,189 acres and 2,711 DU)

F-10 zone is essentially the Sunridge Highlands and Causey Estates area (8,058 acres and 783 DU)

F-5 zone is essentially the foothills below F-40 elevation and the valley floor (e.g., Durfee Creek and Green Hills), the south fork from the east end of the valley, and a large area east of Trappers loop, but not including Snowbasin (12,004 acres and 2,377 DU).

S-1 *General description, objectives and characteristics of zone.* The shoreline zone has been established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone covers the portion of the unincorporated area of the county which is occupied by Pineview Reservoir and shores adjacent thereto. This zone is characterized by farms and pasture lands situated adjacent to the shore of the Pineview Reservoir and interspersed by dwellings, recreational camps, resorts and outdoor recreation facilities. The objectives in establishing the Shoreline Zone S-1 are: (1) To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both public and private; (2) To facilitate the conservation of water and other natural resources; (3) To reduce hazards from floods and fires; (4) To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone; (5) To ensure adequate provision for water supply, domestic sewage disposal and sanitation.

In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the Shoreline Zone S-1: 5 acre lots, 300 ft wide.

S1- is the perimeter of Pineview reservoir (496 acres and 105 DU).

FV-3 *Zone character and objectives.* The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

FV-3 zone are the foothills below F40 but mostly on the south and west side of the Valley, plus the high plateau above Geertsen Canyon) (10,582 acres and 6,223 DU).

AV-3 *Purpose and intent:* Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment. *Agriculture preferred use.* Agriculture is the preferred use in Agricultural Valley,

AV-3. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

AV3 is essentially the entirety of what we think of as Eden and Liberty, plus the valley floor north of the South Fork, except for the middle fork corridor (8,617K acres and 4,286 DU). AV3 is by far the zone that encompasses the valley floor.

FR3 The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts. FR-3 is in the Wolf Creek Resort area (263 acres and 2,161 DU).

O1 is in the Wolf Creek Resort and Middle Fork Wildlife Management area (1,862 acres and 0 DU)

FR1 is Ogden Canyon (837 acres and 637 DU)

RE15 is in the Wolf Creek Resort area (621 acres and 766 DU).

DRR1 is Destination Recreation Resort and includes only Snowbasin (3,303 acres and 2,426 DU)