



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING NOTICE & AGENDA MARCH 18, 2025

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on March 18, 2025 at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm followed by the regular session at 7:00 pm in the Council Chambers.

Meetings of the City Council may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

The following items of business will be discussed; the order of business may be changed as time permits:

WORK SESSION – 6:00 p.m.

1. Review and Discussion of Development Review Procedures in The Cove Subdivision
2. Review and Discussion of Possible Landscaping Improvements on Eagleridge Drive
3. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer and Pledge of Allegiance ~ Councilmember Lisa Watts Baskin
3. Citizen Comment
4. Consideration of Plat Amendment to Combine Lot 1511 of Eaglepointe Estates Phase 15 Subdivision with Parcel Number 01-120-0093 and to Vacate the 8 Foot Wide Public Utility Easement at 1030 South Parkway Drive, Raul and Kami Weston, Applicants
5. Discussion of Revised City Branding Plan
6. Consideration of Resolution 2025-11R: A Resolution Establishing a Tree Planting Program
7. Consideration of Resolution 2025-12R: A Resolution Approving a Statewide Utility License Agreement with Utah Department of Transportation (UDOT)
8. Consideration of Resolution 2025-13R: A Resolution Accepting the Proposed Transfer of Surplus Property from the I-15 Reconstruction Project to the City of North Salt Lake
9. Consideration of Resolution 2025-14R: A Resolution Adopting Bylaws for the City's Arts Committee
10. Consideration of Resolution 2025-15R: A Resolution Adopting Bylaws for the City's Trails and Active Transportation Committee
11. Presentation of Proposed Amendments to City Code Title 10, Chapter 11, Land Use Table; Chapter 19, Specific Use Standards; and Chapter 4, Signs

12. Overview of Geological Issues in The Ridge Subdivision
13. Approval of City Council Minutes of March 4, 2025
14. Action Items
15. Council Reports
16. City Attorney Report
17. Mayor’s Report
18. City Manager Report
19. Adjourn

CLOSED SESSION

1. Possible closed session for the purpose of discussing the character professional competence, or physical or mental health of an individual; to discuss pending or reasonably imminent litigation; to discuss the purchase, exchange, sale, or lease of real property; or to discuss the deployment of security personnel, devices, or systems. *Utah Code 52-4-205*

City Council meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours’ notice. This meeting will be broadcasted live through the City’s YouTube channel: <https://www.youtube.com/@nslutah4909/streams>

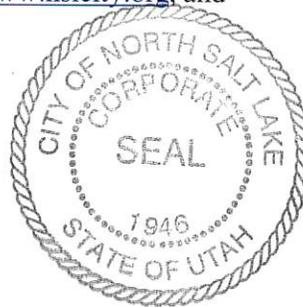
Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the City Council meeting to be held **March 18, 2025** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City’s Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: March 17, 2025



Wendy Page, City Recorder



Summary Guide of City Council Agenda Items for March 18, 2025

This document is provided as a way to briefly understand the most important content and purposes of the agenda items at the upcoming meeting. It is hoped that this summary guide will assist you as you study in preparation for this meeting.

Work Session – No Council Action Required

- a. Overview of Approval Procedures in the Cove Subdivision.
- b. Discussion of Possible Landscaping Improvements on Eagleridge Drive.

Regular Session

Item 4: Consideration of Plat Amendment and vacation of a PUE on Lot 1511, Eaglepointe Estates - Council action required.

- a. The sale of a portion of Tunnel Springs Park to owners of Lot 1511 created two parcels on their property. The purpose of this action is to combine those parcels into one lot.
- b. An existing public utility easement is also proposed to be vacated with this action.
- c. The PC recommended approval of this action.

Item 5: Discussion of the existing City Branding Plan – Council direction requested.

- a. The City has a branding plan that was previously prepared under a different city council for the Town Center area. This item is to show the Council the way the City staff has worked with this plan to make it useful Citywide building on styles and imagery proposed for use moving forward.

Item 6: Consideration of Resolution 2025-11R: Establishing a tree planting program – Council action required.

- a. This item has been on the action item list for some time. Program allows for the City and residents to share (50/50) in the cost of a tree purchase and installation.
- b. City has \$10,000 for this program which includes 3 different tree types, allows plantings in park strips or front yards.

Item 7: Consideration of Resolution 2025-12R: Approving a Statewide Utility License Agreement – Council action required.

- a. The City is required to have a license agreement with UDOT. It provides procedures and regulations for when City utilities need to occur within State rights-of-way. This is the renewal of an existing agreement.

Item 8: Consideration of Resolution 2025-13R: Accepting surplus property from UDOT related to the I-15 reconstruction project – Council action required.

- a. There are six small parcels proposed for dedication to the City located on 400 East, 500 East and Overland Drive.
- b. The I-15 project will generate additional properties like this which we will accept from UDOT. All properties are adjacent to public rights-of-way and are appropriate parcels to be in City ownership.
- c. The City should take formal action to accept the dedication of property to us.

Items 9-10: Consideration of Resolutions adopting by-laws for the Arts Committee and the Trails and Active Transportation Committee – Council action required.

- a. Resolutions creating the City's citizen committees require Council approval of bylaws. Both of these committees met and recommend approval of the attached bylaws.

Item 11: Presentation of Code amendments – No Council action required.

- a. There are several City Code amendments proposed in Title 10 including: Chapter 4 Signs; Chapter 11, Land Uses; and Chapter 19, Specific Use Standards.
- b. The purpose of this item is to present an overview of the proposed changes. The proposed amendments are so large, it was felt that adoption should occur at a later date when the Council has had plenty of time to review the proposed language.

Item 12: City staff would like to brief the City Council on some problems in the Ridge subdivision. This may be done in closed session under pending litigation, but may also need to be done in an open meeting with the option of going into a closed session if needed.



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: March 18, 2025

SUBJECT: Work Session Items

There are two items in the work session that are follow up items to the City Council's requests.

The first is an overview of the City's approval process for individual homeowners within the Cove subdivision. You may recall that when subdivision lots are created in North Salt Lake, we require developers to identify what's known as a "buildable area" on the lot. When this was done in the Cove subdivision, some of the buildable areas also included areas of 30% slope which are not buildable. This has created some difficulties for property owners, architects and builders and City staff has been working with those affected parties for the past several months. Now, there is a much improved process of outreach to lot owners and builders and we will share the progress made on those issues with the Council.

Second, the Council has asked about the status of the proposed landscaping improvements on Eagleridge Drive. At the meeting when this was last discussed, the City Council reviewed some conceptual plans, but did not make any decisions about how to move forward. Staff will be prepared to share some options with the Council, including cost estimates of improvements needed in order to sustain healthy landscaping on the hillside.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Pace, Community Development Director
DATE: March 18, 2025
SUBJECT: Consideration of a plat amendment to combine lot 1511 of Eaglepointe Estates Phase 15 Subdivision with parcel number 01-120-0093 and to vacate the rear public utility easement at 1030 South Parkway Drive

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the plat amendment to combine lot 1511 of Eaglepointe Estates Phase 15 Subdivision with parcel number 01-120-0093 and to vacate the rear public utility easement at 1030 South Parkway Drive with the following condition:

1. Completion of engineering redlines.

REVIEW

During 2020, the property owners of lot 1511, Eaglepointe Estates Phase 15 Subdivision purchased 0.0846 acres of land from the City adjacent to Tunnel Springs Park. They have applied for a plat amendment to combine the lot with the 0.0846 parcel known as 01-120-0093 and to vacate the 8 foot wide public utility easement along the existing rear lot line. The purpose of this amendment is to allow the property owners to construct a detached garage in their rear yard.

The City Engineer determined that the subject public utility easement is not likely to be needed in the future and has recommended approval of the vacation. Notice of the requested amendment was provided to utility companies servicing the area on February 20, 2025. The City received letters granting the release of the public utility easement from Comcast, Rocky Mountain Power, and South Davis Sewer to date.

The Planning Commission held a public hearing on March 11, 2025 regarding the proposed vacation of the PUE, with one comment in favor of the vacation of the PUE.

POSSIBLE MOTION

I move that the City Council approve the plat amendment to combine lot 1511 of Eaglepointe Estates Phase 15 Subdivision with parcel number 01-120-0093 and to vacate the rear public utility easement at 1030 South Parkway Drive with the following condition:

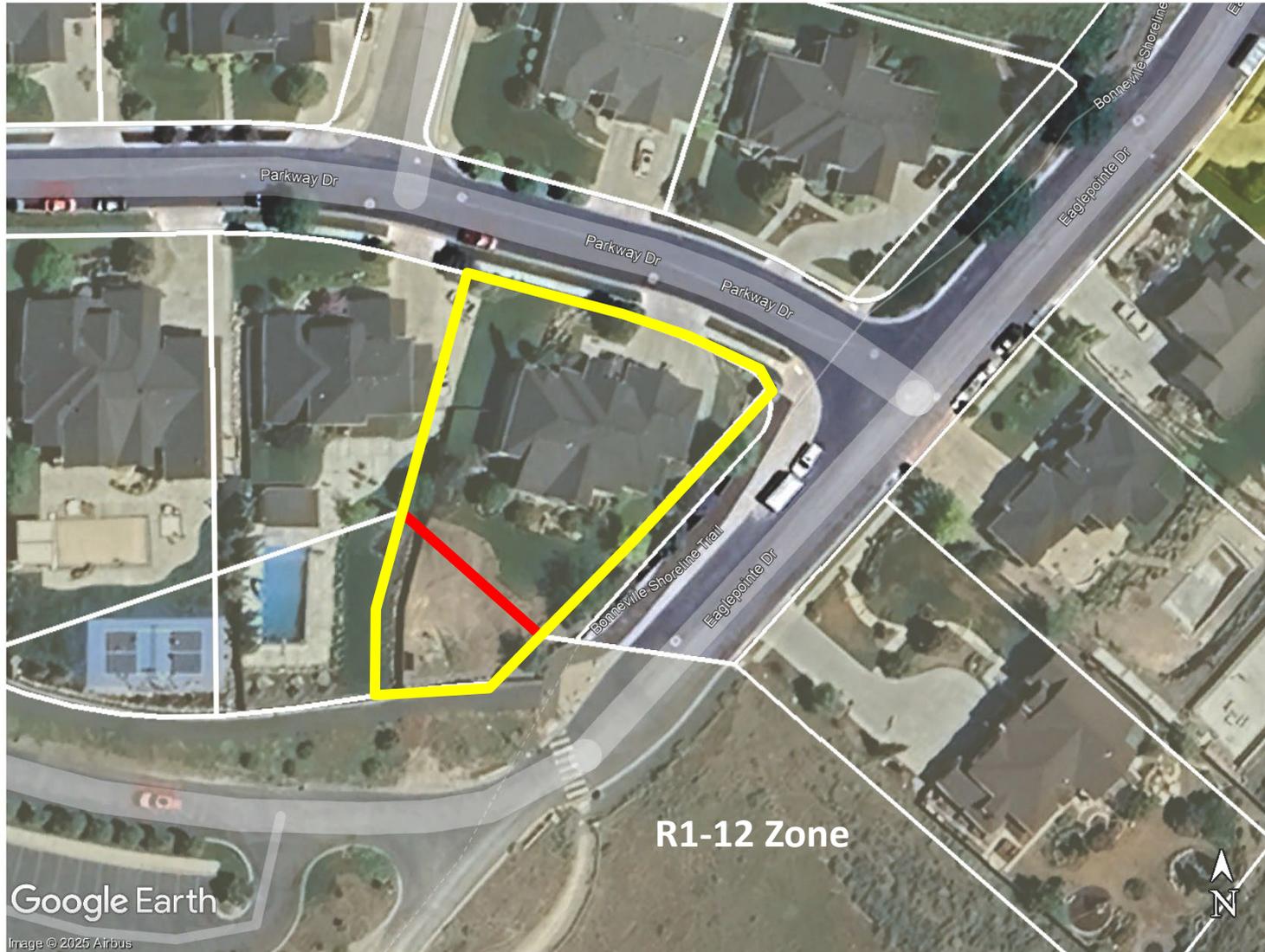
1. Completion of engineering redlines.

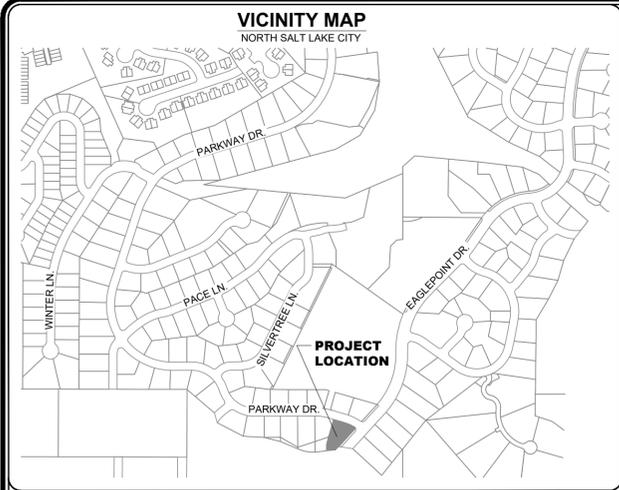
Attachments

- 1) Aerial/Zoning Map
- 2) Amended Plat



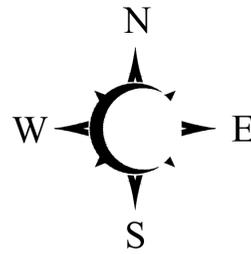
Plat Amendment
Lot 1511, Eaglepointe Estates Ph. 15
1030 South Parkway Drive
Aerial/Zoning





EAGLEPOINTE ESTATES PHASE 15 - LOT 1511 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 4 SOUTH, RANGE 21 EAST
SALT LAKE BASE AND MERIDIAN
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
MARCH 2025



FOUND DAVIS COUNTY BRASS CAP
NORTH 1/4 CORNER
SECTION 13,
T.1N., R.1W., S.L.B.&M.



SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS **EAGLEPOINTE ESTATES PHASE 15 - LOT 1511 AMENDED** AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 00°02'21" EAST 1493.73 FEET ALONG THE QUARTER SECTION LINE AND WEST 421.17 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 74°12'02" EAST 65.19 FEET; THENCE ALONG THE ARC OF A 265.27' RADIUS CURVE TO THE RIGHT 68.58 FEET (CHORD BEARS SOUTH 66°47'39" EAST 68.39 FEET); THENCE ALONG THE ARC OF A 20.00' RADIUS CURVE TO THE RIGHT 12.34 FEET (CHORD BEARS SOUTH 41°42'51" EAST 12.14 FEET); THENCE SOUTH 42°22'28" WEST 150.02 FEET; THENCE SOUTH 48°13'37" WEST 31.15 FEET; THENCE ALONG THE ARC OF A 523.80' RADIUS NON-TANGENT CURVE TO THE LEFT 53.00 FEET (CHORD BEARS SOUTH 84°40'39" WEST 52.98 FEET); THENCE NORTH 01°08'20" EAST 39.56 FEET; THENCE NORTH 15°47'58" EAST 156.63 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CASE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

EAGLEPOINTE ESTATES PHASE 15 - LOT 1511 AMENDED

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

EXECUTED THIS _____ DAY OF _____, 2025

BY: _____ BY: _____
RAUL K. WESTON KAMI L. WESTON

ACKNOWLEDGEMENT

State of UTAH }
County of UTAH }
ON THE _____ DAY _____, 20____ PERSONALLY APPEARED BEFORE ME, RAUL K. & KAMI L. WESTON, WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH _____

EAGLEPOINTE ESTATES PHASE 15 LOT 1511 AMENDED

1030 SOUTH PARKWAY DRIVE, NORTH SALT LAKE, UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 4 SOUTH, RANGE 21 EAST SALT LAKE BASE AND MERIDIAN
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH

SCALE: 1"=20'

SHEET 1 OF 1

LEGEND

- = FOUND SECTION CORNER
- = SET 5/8" REBAR AND CAP L.S. 7173588
- = EXISTING PROPERTY CORNER
- = EXISTING STREET MONUMENT
- = EXISTING PLUG
- = SECTION LINE
- = PROPERTY LINE
- = ADJACENT PROPERTY LINES
- = PUBLIC UTILITY EASEMENT
- = VACATED PUBLIC UTILITY EASEMENT
- = BUILDABLE AREA

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.58	265.27	14°48'45"	S66° 47' 39"E	68.39
C2	12.34	20.00	35°20'05"	S41° 42' 51"E	12.14
C3	53.00	523.80	5°47'52"	S84° 40' 39"W	52.98

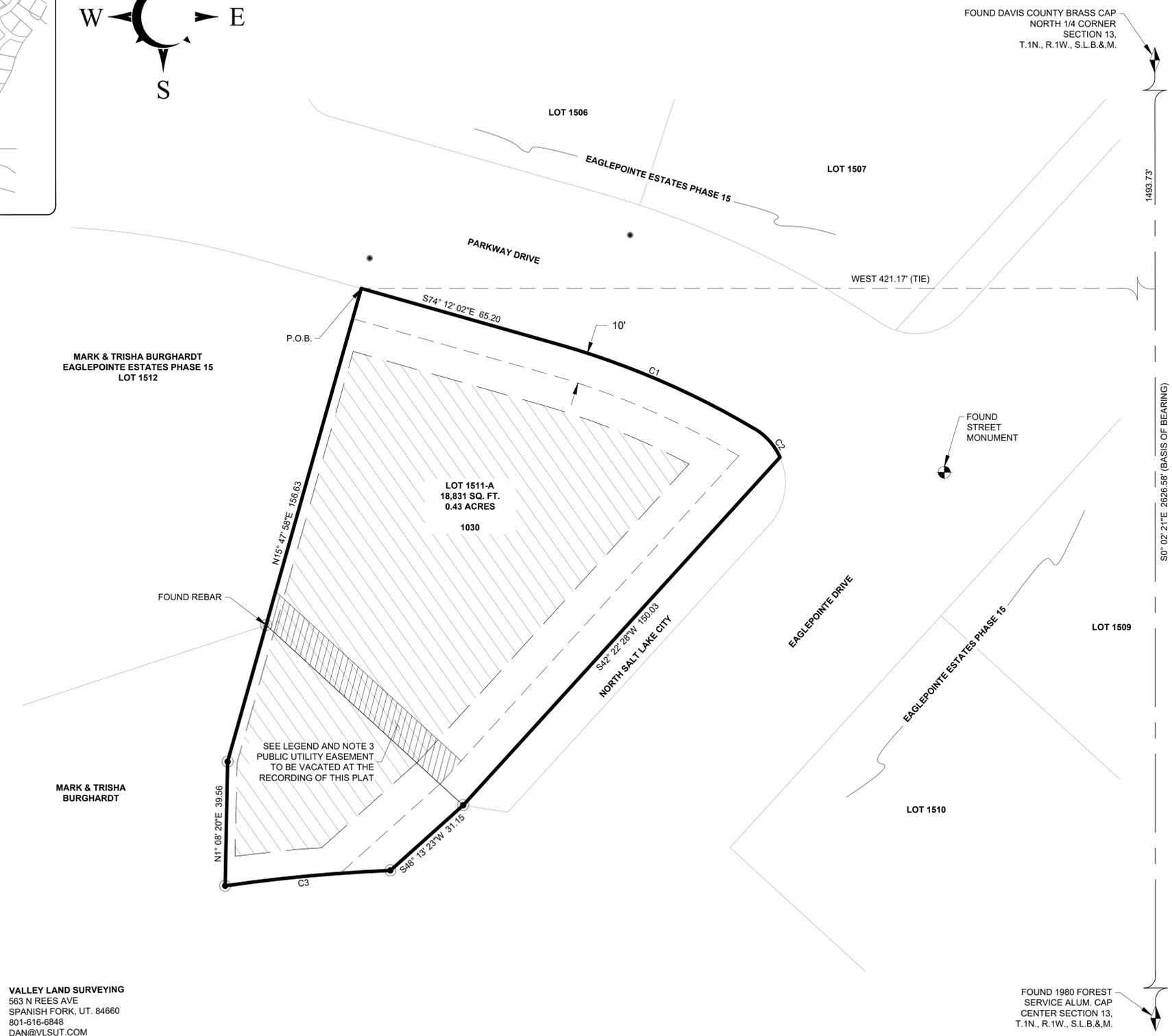
NOTES

- APPROVAL OF THIS SUBDIVISION PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS OVER THE LOCATION OF DEPTH OF GROUND WATER TABLE.
 - NOTES FROM EAGLEPOINTE ESTATES PHASE 15, ENTRY NO. 2272420, DAVIS COUNTY RECORDER, ARE APPLICABLE TO THIS PLAT.
 - THE PURPOSE OF THIS AMENDMENT IS TO CONSOLIDATE LOT 1511 AND 0.0846 ACRE PARCEL KNOWN AS ID 01-120-0093 AND VACATE THE HATCHED PUBLIC UTILITY EASEMENT (P.U.E.) THAT IS 8 FEET WIDE.
 - APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- REPRESENTS THE ESTIMATED BUILDABLE AREA. ALL CONSTRUCTION MUST COMPLY WITH SETBACK DISTANCES ACCORDING TO THE NORTH SALT CITY ORDINANCE AND THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, ORDER NO. 1020320, DATED APRIL 29, 2003.

VALLEY LAND SURVEYING
563 N REES AVE
SPANISH FORK, UT. 84660
801-616-6848
DAN@VLSUT.COM

MARK & TRISHA BURGHARDT
EAGLEPOINTE ESTATES PHASE 15
LOT 1512

MARK & TRISHA
BURGHARDT



FOUND STREET
MONUMENT

FOUND 1980 FOREST
SERVICE ALUM. CAP
CENTER SECTION 13,
T.1N., R.1W., S.L.B.&M.

RECOMMENDED FOR APPROVAL:

RECOMMENDED THIS _____ DAY OF _____, 2025.

BY: _____
PLANNING COMMISSION CHAIR

RECOMMENDED FOR APPROVAL:

RECOMMENDED THIS _____ DAY OF _____, 2025.

BY: _____
CITY OF NORTH SALT LAKE ATTORNEY

RECOMMENDED FOR APPROVAL:

RECOMMENDED THIS _____ DAY OF _____, 2025.

BY: _____
CITY OF NORTH SALT LAKE ENGINEER

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, UTAH, ON THIS _____ DAY OF _____, 2025 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____
MAYOR: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD & RECORDED THIS _____ DAY OF _____, 2025
AT TIME _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
DAVIS COUNTY RECORDER _____ BY: DEPUTY RECORDER _____



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager
Linda Horrocks, Communications Manager

DATE: March 18, 2025

SUBJECT: New City Logo and City-Wide Branding

PURPOSE

The purpose of this item is to provide the Council with an update since the original project and an overview of the progress made to create a new Citywide design scheme for logos, signage, colors and overall branding.

BACKGROUND

In 2021, the City received a grant from the Wasatch Front Regional Council to put together a Branding and Wayfinding Plan for the North Salt Lake Town Center. The City hired VODA Landscape + Planning who coordinated the process with consultations, design work, and options in which the City Council participated and eventually approved.

After some discussion this past year about the desire to update the entire City brand, staff felt the VODA plan could be modified and expanded to encompass a new City-wide branding campaign.

We (our in-house designers) have spent considerable time reshaping the Town Center plan into a full City of North Salt Lake brand while maintaining the same basic concepts the City Council liked and approved in 2021.

The attached 2025 City Branding Plan is presented for your review. In it you will find:

- LOGO EXAMPLES - primary, tertiary and wordmark logo examples as well as variations for departments and committees.
- COLORS - We added a complementary color scheme to the original Town Center color specifications to provide for additional uses.
- TYPE SPECIFICATIONS - Type specifications are shown on Page 8, and staff has suggested approving the Aptos family of fonts (shown at the bottom of the page) as a replacement of the three fonts shown. Aptos was released in 2023, after the original plan was approved,

but we feel that one font family incorporates a variety of options including serif and sans serif alternatives.

- SOCIAL MEDIA TEMPLATES
- PRINTED ITEMS
 - Post Cards, note cards, business cards, letterhead and envelope options
- CITY FURNISHINGS and PUBLIC ART – These sections were transferred directly from the original Town Center plan.
- SIGNAGE – The Signage section includes options for signs around town as well as pole banners, advertising banners, street signs and vehicle signage.

There is no action requested on this item. City staff is looking for some input on these designs since we have some needs for new publications, particularly trail and wayfinding signage.



**CITY OF
NORTH SALT LAKE**

UTAH

CITY BRANDING PLAN



March 2025
3.13.25 version

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- Stationery and Printed Items

3. CITY FURNISHINGS

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- Public Art

4. SIGNAGE

- Gateway Sign
- Trail Sign
- Auto Sign
- Map Sign
- Pedestrian Sign
- Pole Banners
- Event Banners
- Street Signs
- Vehicle Signage

INTRODUCTION

WHAT IS THE CITY OF NORTH SALT LAKE BRAND?

A brand encompasses all that comes to mind when people think of your community. Your brand is ultimately determined by who it attracts - who is the audience? For North Salt Lake, this is the community that lives here, the people that pass through, and visitors that may be in the City for the first time.

This plan is a resource for the branding, messaging, and marketing for the City. A better, stronger brand translates into increased recognition, stronger relationships with current residents and businesses, and greater appeal to residents and businesses considering a move into the City.

BRAND GUIDEPOSTS

Brand guideposts are descriptors that can be revisited anytime new elements of the City come along. These descriptors are broad, but also important to ensure that there is consistency in how the brand is implemented.

Consider the following North Salt Lake Guideposts:

- Established
- Historic Influence
- Contemporary
- Connected to nature
- Familiar

STYLE GUIDE & ADVERTISING MATERIALS

PRIMARY LOGO

The primary use and application of the **City of North Salt Lake** logo should use the graphic(s) below. Presence of the full text **with** the logo should be used in a majority of applications. Color variations must stay within specified colors in this guide.



CITY OF
NORTH SALT LAKE
UTAH

SECONDARY LOGO

The secondary logo for the **City of North Salt Lake** branding **may** be used when the primary logo is inappropriate. The text around the circle element **should** be included. Color variations must stay within specified colors in this guide.



CITY OF
NORTH SALT LAKE
UTAH

LOGO VARIATIONS

TERTIARY LOGOS

Tertiary logo options **should** be used infrequently when the primary and secondary logo options may not be applicable. Color variations must stay within colors specified in this guide.



LOGO VARIATIONS

WORDMARK OPTIONS

Wordmark options can be used for incidentals and other elements of the City of North Salt Lake brand as needed when the primary logo graphic is unnecessary.



LOGO VARIATIONS

DEPARTMENT OPTIONS

Department logos are considered tertiary logos and can be used for individual departments as needed when the primary logo graphic is unnecessary.

Below are some possible options for department logos.



LOGO VARIATIONS

COMMITTEES AND SUB GROUPS (POSSIBLE OPTIONS)



COLOR SPECIFICATIONS

- » Fabricator shall match the colors specified here.
- » Complementary colors can be assigned to departments as needed.

ACCENT 1 HEX — #FAFAFB
 RGB — 250, 250, 251
 CMYK — 1, 1, 0, 0
 PMS — 11C

ACCENT 2 HEX — #5D4F58
 RGB — 93, 79, 88
 CMYK — 60, 64, 49, 30
 PMS — 8714C

PRIMARY HEX — #006580
 RGB — 0, 101, 128
 CMYK — 92, 52, 35, 11
 PMS — 12015C

SECONDARY HEX — #D1EBF2
 RGB — 209, 235, 242
 CMYK — 17, 0, 3, 0
 PMS — 1181C

TERTIARY HEX — # 3A849B
 RGB — 58, 132, 155
 CMYK — 78, 36, 31, 3
 PMS — 12013C

PRIMARY HEX — #BC4700
 RGB — 188, 71, 0
 CMYK — 19, 83, 100, 9
 PMS — 418C

SECONDARY HEX — #FID09F
 RGB — 241, 208, 159
 CMYK — 5, 18, 40, 0
 PMS — 173C

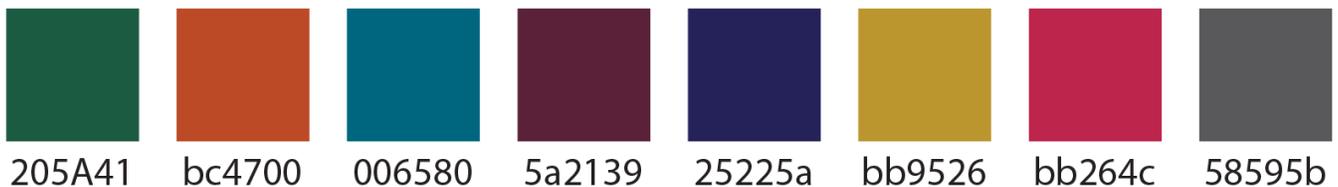
TERTIARY HEX — # E09163
 RGB — 225, 144, 97
 CMYK — 10, 50, 67, 0
 PMS — 346C

PRIMARY HEX — #205A41
 RGB — 32, 90, 65
 CMYK — 85, 40, 78, 35
 PMS — 14115C

SECONDARY HEX — #ADC9B8
 RGB — 173, 201, 184
 CMYK — 33, 10, 30, 0
 PMS — 1381C

TERTIARY HEX — # 779987
 RGB — 118, 152, 134
 CMYK — 57, 27, 50, 3
 PMS — 13811C

Complementary Colors



TYPE SPECIFICATIONS

TEXTA

Thin, *Thin Italic*, Light, *Light Italic*,
Book, *Book Italic*, Regular, *Italic*,
Medium, *Medium Italic*, **Bold**,
Bold Italic, Heavy, *Heavy Italic*,
Black, *Black Italic*

Texta, a sans serif font, should primarily be used for headlines and call-outs in the variety of font weights. Title case or all-caps is preferred.

Garamond

Regular, *Italic*, **Bold**

Garamond, a serif font, is a secondary font to Texta and is primarily used for sub headlines, and body copy.

Open Sans Condensed

Light, *Light Italic*, **Bold**

Open Sans Condensed, a sans serif font, should be used as a tertiary font when space is limited.

Aptos (*potentially use instead of the 3 above options*)

Light, *Light Italic*, Narrow, **Narrow-Bold**, *Narrow-Bold-Italic*, *Narrow-Italic*, **SemiBold**, *SemiBold-Italic*, **Serif**, **Serif-Bold**, *Serif-Bold-Italic*, **Black**, *Black-Italic*, **Bold**, *Bold-Italic*, **Display**, **Display-Bold**

Aptos, with serif and sans serif options, may be used for headlines and call-outs in the variety of font weights as well as sub headlines and body copy.

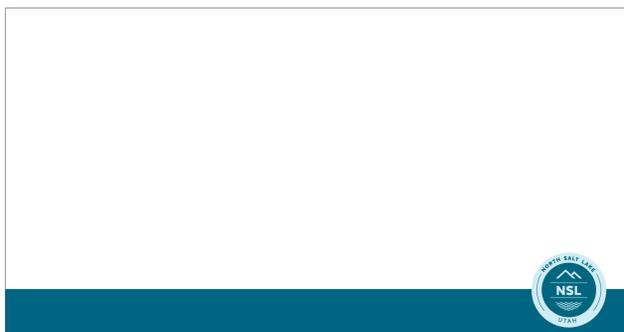
SOCIAL MEDIA TEMPLATES

INSTAGRAM

Social media branding should be consistent for all **City of North Salt Lake** postings and elements. These templates are in keeping with branding, text, and color for the brand.



FACEBOOK



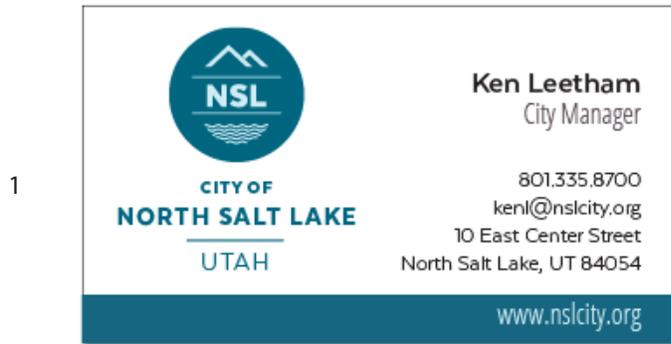
CITY STATIONERY

A stationery system is a great way to solidify the brand. The letterhead, envelope and business card should look good together and separate. With both City and department specific stationery, the fonts, and placement should match on the front of the card.

If the department has its own color, the title line will match that color on the business card.

The letterhead title line (and address if applicable) will be updated to match that department in the upper right corner of the page.

BUSINESS CARDS

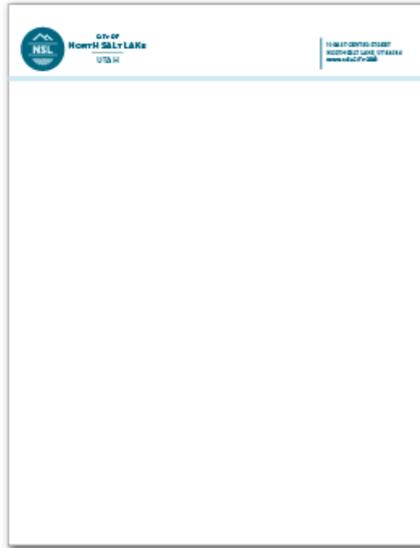


LETTERHEAD AND ENVELOPES

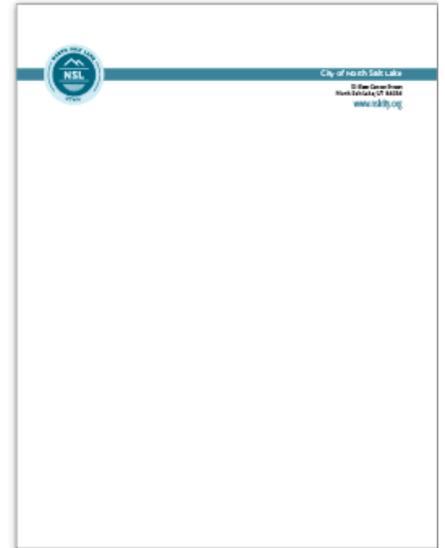
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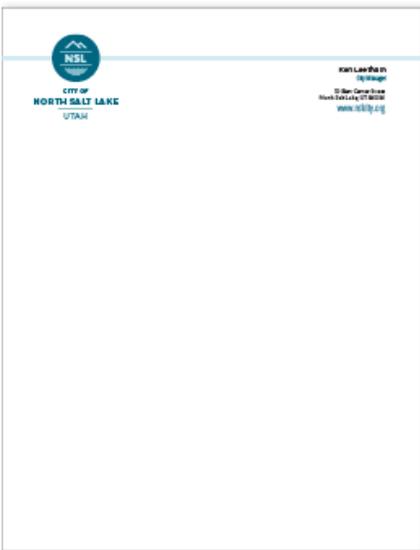
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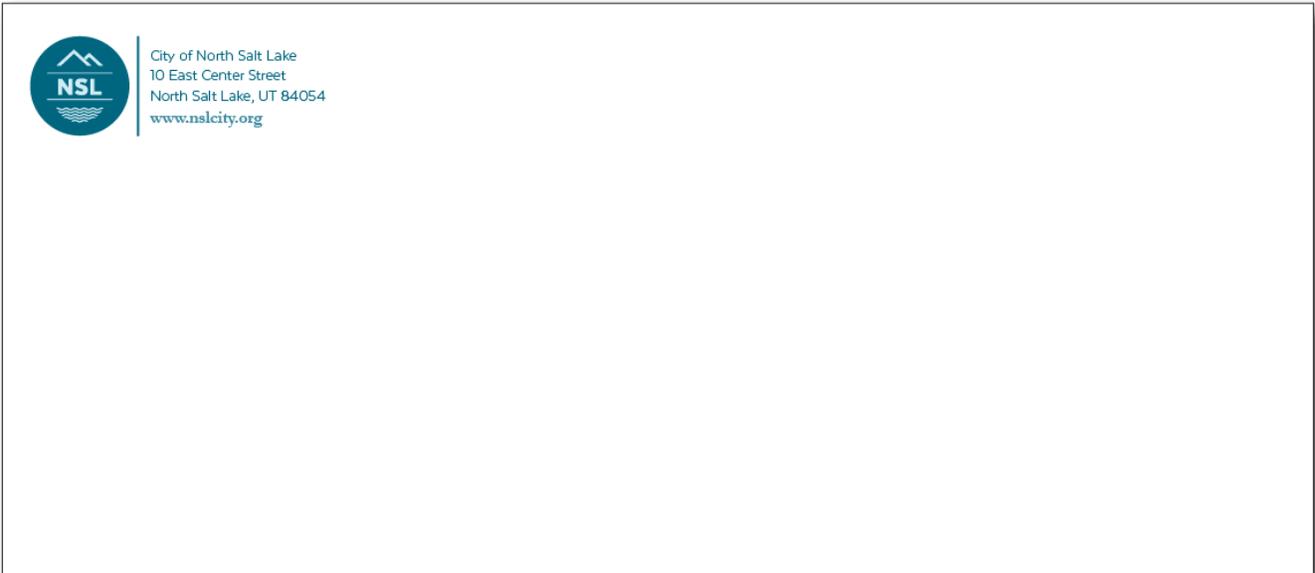


POSSIBLE DEPARTMENT OR PERSONALIZED OPTIONS BELOW

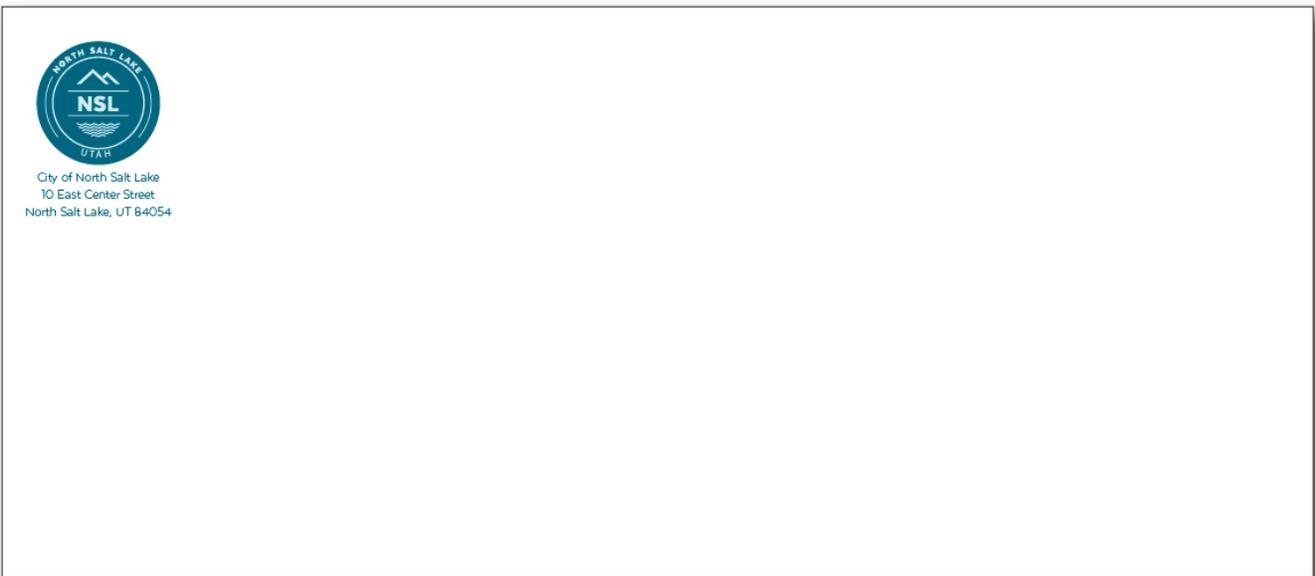


LETTERHEAD AND ENVELOPES

1



2



**5X7 PRINT-OUTS
POST CARDS OR NOTE CARDS**



NORTH SALT LAKE PUBLIC ART

Traditional types of public art can include commemorative or architectural sculptures, murals, or unique landscape design. Traditional materials such as bronze can also compliment this style as well as the character of the area.

Public art can also highlight the connections to nature in personality of installations: casual, organic, creative, re-purposed, approachable. Nature can be celebrated for the true joy and wonder it brings to everyone.

Modernity in form and style can also connect with a more contemporary feel for the City. Simple forms and colors bring a more contemporary look and feel.

Connecting new art installations to the brand guideposts is essential. The guideposts are broad, but give the artists proposing art some input on what the City of North Salt Lake brand entails:

ESTABLISHED

HISTORIC INFLUENCE

CONTEMPORARY

CONNECTED TO NATURE

FAMILIAR

When engaging new artists for commissions in the North Salt Lake Town Center, artists should be encouraged to connect their concepts to one or more of these guideposts, but not necessarily all guideposts.

Connecting to one or two guideposts is recommended, and should be required in the request for proposals.

PUBLIC ART

- » Unique in the local market
- » Wide range of potential features
- » Encourage color and creativity
- » Connects to growing demographic
- » Focus on materials and forms
- » Broad representation from many groups

PLAN FOR PUBLIC ART

The City should craft a simple plan for types and locations for public art. A small group of stakeholders could identify key locations for public art that will either be funded by the city itself, or required as a component of new developments.

Potential public art locations recommended:

Key viewpoints/corridors along Highway 89

Landmark art at major intersections

Mural program for on-going art additions

Main entries to key destinations

Plaza and park spaces

A public art plan can be something as simple as a map with potential locations or buildings, with the addition of types to be encouraged at each. This plan can help elected and appointed officials budget for public art to begin the process of commissioning new art for the Town Center.

Each piece of art should be inspired and influenced by the brand identity of the City.



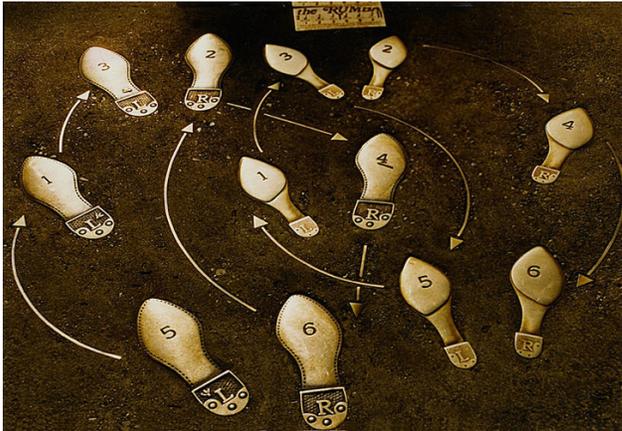
Mural art can reference historic Town Center elements or tell stories unique to North Salt Lake.



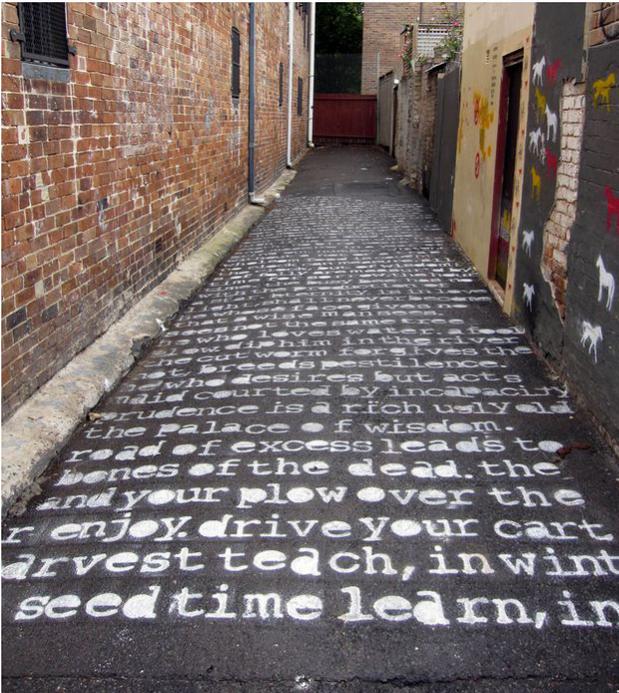
Traditional bronze sculptures can relay historical context while conveying the brand essence.



Successful public art is engaging, and can be a simple interpretation of every-day elements.



Public art can also engage the user and invite them to interact with the piece.



Public art can also successfully use the literary arts to tell the unique story of a place.



Connecting art to nature and local history is encouraged.



Sculptural art can feel historic and connect the history of train travel in the Town Center to the new branding.



With strong ties to the train network of the Wasatch Front, historic art can also feel experimental and contemporary.



Framing of natural features and views can also bring engagement with public art in the City.



Murals can tell stories and bring awareness of important people in the history of the City.



Iconic murals and signs can impact the City brand.



Connecting art to nature and local history is encouraged.

PUBLIC ART PROCUREMENT

Establishing a process and standards for procurement of public art in the City of North Salt Lake should be prioritized before any funding is identified. This process and who manages it and decides on art installations is fundamental to a successful public art program.

In many ways, public art brings the biggest impact to the personality of a City. Art can become an iconic element of the area, and a landmark or destination for visitors.

Typically, the city should develop and distribute a request for proposals (RFP) from local artists to begin the process of new art in the City. Below are some key steps to development of an RFP for art from the BR Howard Conservation group:

BEST PRACTICES FOR ART COMMISSION

Budget

Will you have a budget range or a fixed cost amount? Will you provide stipends to your artist finalists? Who is responsible for paying to have the piece installed and manufactured? These concerns will need to be included in your RFP to help potential applicants.

With new development its common practice to require 1% of the total budget for public art installations.

Eligibility

Are you accepting proposals from vendors only within your state, or anywhere in the country? Do you require a certain amount of past experience? There are a variety of factors that you may want to list in your RFP.

Local artists from a broad ranges of representative groups is recommended for the Town Center art installations.

About the City

Giving your potential applicants a good understanding of what the City is creating will help them in developing their proposals. Your goals, values, and mission will all be taken into account.

Including the City's Goals, Guideposts, and Branding Guide is a helpful way to communicate key elements to potential artists.

Project description

This is where you can get into the nitty gritty of the project at hand. Here, you can lay out expectations, needs, goals, and any information that you feel is crucial for potential applicants to know about your project. Being as detailed as possible allows for open communication and ensures vendors understand your needs.

Keeping a project description flexible (location, size, category) is more desirable than getting too detailed.

Selection process

Include the types of people who are on the selection panel, e.g., community representatives, art professionals, agency representatives, and funders. Include the number, or range, of finalists that will be selected and what will be required of the finalists, including proposals, dates for presentations, and travel. State the fee that finalists will be paid, to what that fee can be allocated, and if a separate travel budget is available.

A broad 'selection group' representing many different entities (not just arts groups) is desirable for an arts selection committee.

Timeline

Including specific dates like deadline, first round, second round, interviews, in person meetings, selection date, etc. helps both the applicants understand your vision for the project and also helps to keep you on track.

Submission requirements

Be very specific about the information artists should include with their application materials since it will determine how they are presented to the panel reviewing applications.

Typical application requirements include:

- Number and type of visual support materials
- Annotated support materials list
- Resume
- References
- Letter of interest
- Self-addressed stamped envelope (SASE)
- Project proposal (for RFPs only).

Contact information

If someone has questions about your RFP, who should they contact? You'll need to designate a specific person to manage all questions and communications with potential vendors and artists.

About the artist

Will you require resumes, case studies, references, statement of work, and mock ups from artists? Provide a list of what you'd like to receive about the artist and/or vendors.

Other considerations

Within your RFP, will you ask for information regarding plans for installation and conservation and maintenance planning? Planning for these up front will help ensure the longevity of your new artwork.

How to promote an art commission RFP

The state of Utah and local arts organizations are good sources to also help distribute art procurement RFPs.

Bountiful Davis Arts Center manages and promotes many local arts exhibitions and artists.

info@bdac.org

Tel: 801.295.3618

Salt Lake City Arts Council is the City's primary arts organization, and manages all the City's public art programs. They maintain a large artists list and distribute many RFPs for arts commissioning every year:

email: publicartprogram@slc.gov

Phone: 801.596.5000

State of Utah Division of Arts & Museums maintains listings of art commission opportunities across the state.

<https://artsandmuseums.utah.gov/public-art-opportunities/>

Visual & Public Art Manager: 801.245.7271

Americans for the Arts is a nationwide arts organization that manages a database of artists and art opportunities for communities across the country. Becoming a member of the organization gives access to posting new arts commission opportunities:

<https://www.americansforthearts.org/membership>

Choosing an Artist

Once you have your RFP responses, you'll want to make sure you have a process set up to evaluate your candidates. Do you have a selection committee established? Who is represented on that committee? Including artists and local officials is a good way to make sure you get a thorough discussion of RFP submissions.

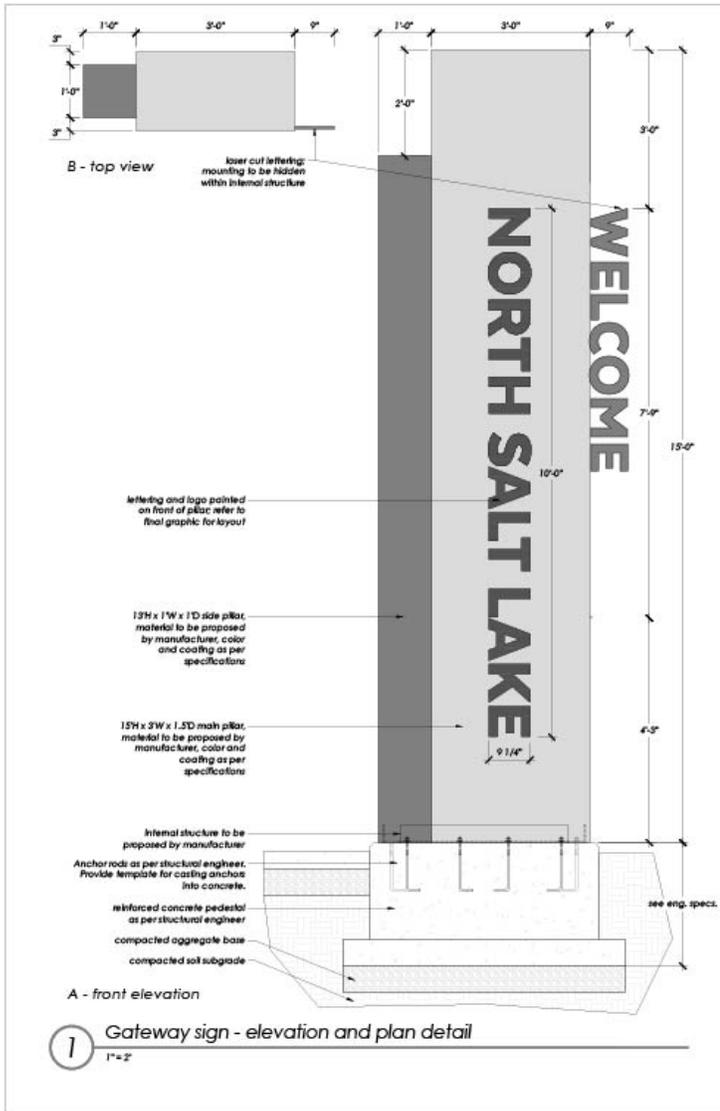
Source: www.brhoward.com

SIGNAGE

CONTENTS:

1. GATEWAY SIGN
2. TRAIL SIGN
3. AUTO SIGN
4. MAP SIGN
5. PEDESTRIAN SIGN
6. BANNERS
7. INFORMATION AND EVENT BANNERS
8. STREET SIGNS
9. VEHICLE SIGNAGE

1 GATEWAY SIGN



SPECIFICATIONS

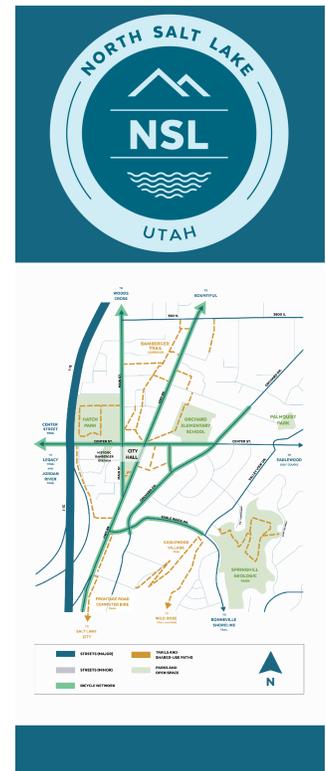
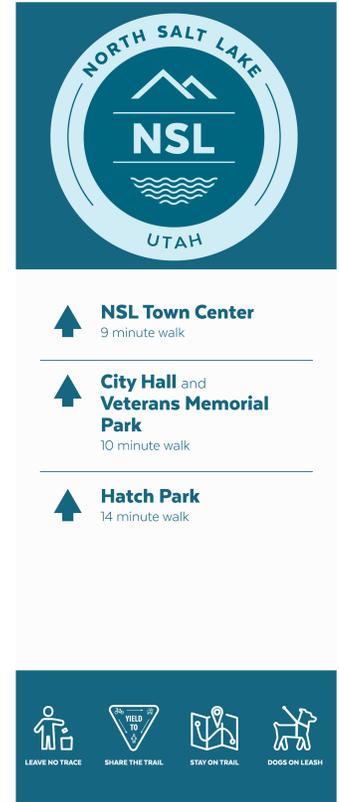
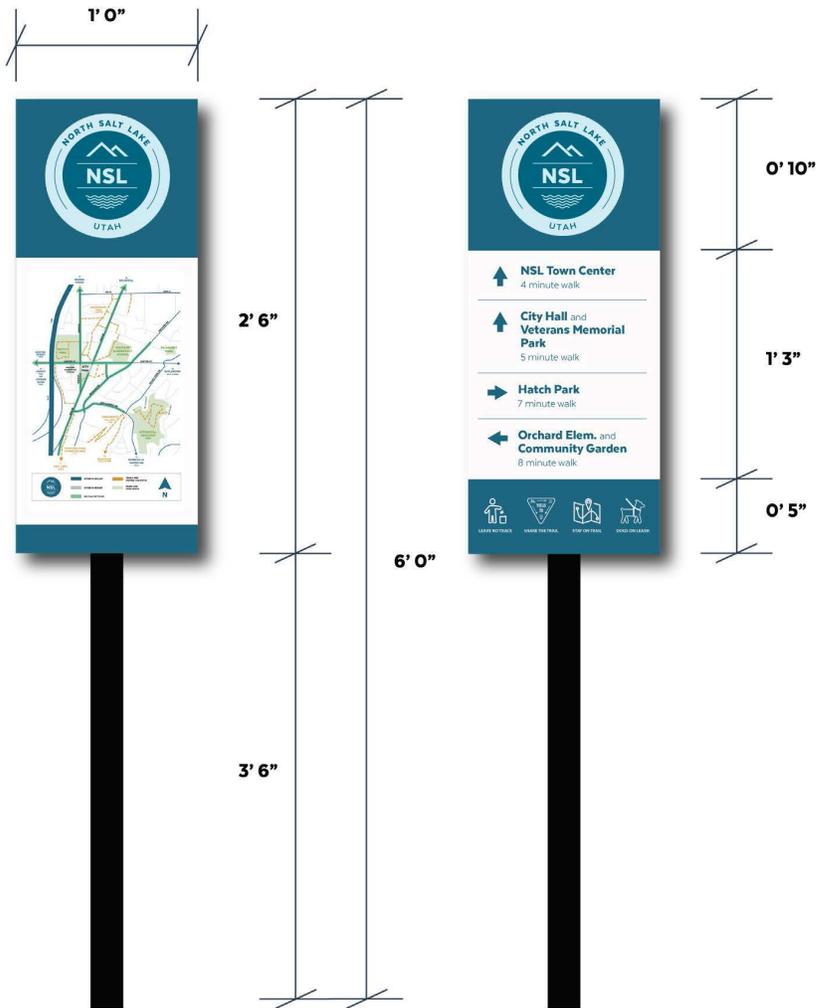
Gateway sign with new fabricated metal sign cabinet with primed and painted finish and clear coat.

- SIGN CABINET:** New fabricated aluminum sign cabinet with primed and painted finish and clear coat.
- STRUCTURE:** The sign support structure including the interface with the footing/ foundation shall be designed by the structural engineer in coordination with sign Fabricator. Coordinate with Owner for final location.
- BASE:** Raised pad at base. Provide sub-grade concrete foundation as required.

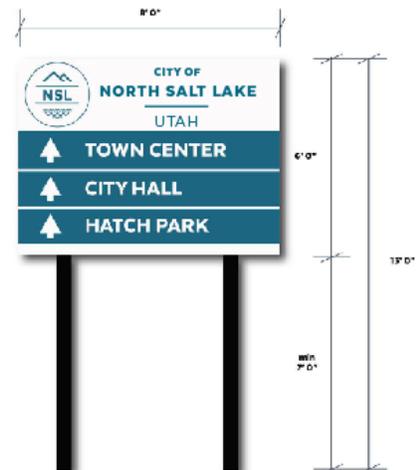
- GRAFFITI COATING:** Apply graffiti-resistant coating to all exposed surfaces.
- MESSAGES, MEASUREMENTS & LOCATION:** Sign fabricator to confirm all messages, field verify all measurements, and determine final sign location with Owner. This information shall be included in the shop drawings to be submitted for review and approval.
- Fabricator's drawings shall include any approved fabricator requirements. Inspections will be required by the registered design professional in responsible charge.



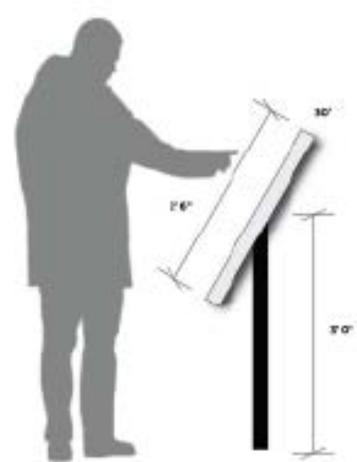
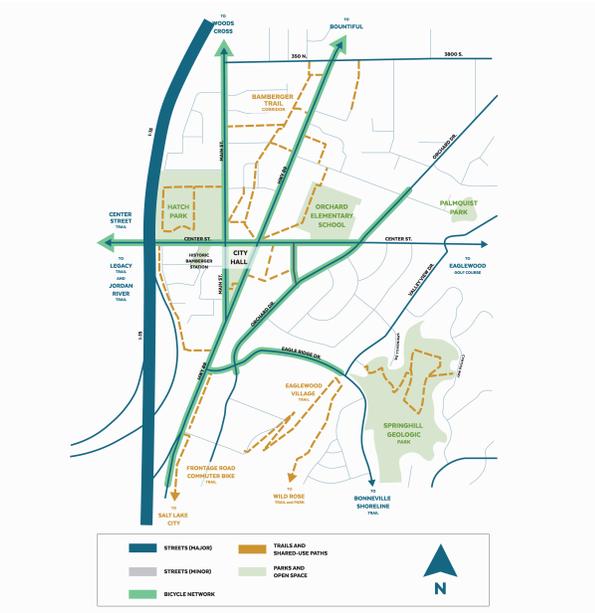
2 TRAIL SIGN



3 AUTO SIGN



4 MAP SIGN



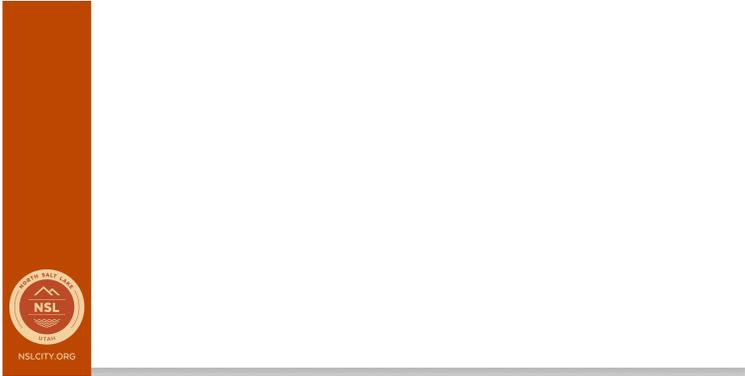
6 BANNERS

POLE BANNERS

Banner options for light poles fitted with brackets. Dimensions are 24" wide by 48" high.



7 INFORMATION AND EVENT BANNERS



2025 NORTH SALT LAKE **FALL CLEAN UP**
 OCTOBER 10-12

- PUBLIC WORKS BLDG.
- 640 N. 400 W.
- FRI & SAT: 8 am - 8 pm
- SUN: 8 am - 5 pm
- NSL RESIDENTS ONLY
- NO HAZARDOUS WASTE
- CHECK WEBSITE FOR ACCEPTED ITEMS




EASTER EGG DASH
 APRIL 19, 2025

9:00 AM | BRING YOUR OWN BASKET
 HATCH PARK | CANDY & PRIZES
 EASTER BUNNY PHOTO OPS



NSL 
 ARBOR DAY

COMMUNITY TREE PLANTING EVENT!

APRIL 26, 2025
 9:00 AM

NORTH SALT LAKE IS PROUD TO BE A TREE CITY USA CITY





NSL **SOCCER**
 BOYS & GIRLS TEAMS AGES 3-10

REGISTER NOW! 

www.nslcity.org/349/Recreation

email: Recreation@nslcity.org
 801-335-8712

8 STREET SIGNS - possible options



8 STREET SIGNS - possible options



9 VEHICLE SIGNAGE



9 VEHICLE SIGNAGE





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Ali Avery, Long Range Planner
DATE: March 18, 2025
SUBJECT: Resolution No. 2025-11R: A resolution adopting a Tree Planting Program for the City of North Salt Lake

RECOMMENDATION

Staff recommends approval of the Tree Planting Program for the City of North Salt Lake.

BACKGROUND

In an effort to increase the amount of trees throughout the city, City Council instructed staff to formulate a Tree Planting Program to allow residents to have trees planted on their property or in the park strips with a subsidized cost from the City. City Council has budgeted \$10,000 for this purpose for this fiscal year. City staff has coordinated across departments and with a contractor (Super Trees) to make a plan for tree planting in the City that will operate similarly to a successful program in Farmington City.

The program allows residents to pay the City for 50% of the cost to purchase and plant trees in their park strips or front yards. The City will order the number of trees that the budget allows for that year from Super Trees and then allow residents to request the type of tree they want planted in their park strips or front yards and pay the City 50% of the cost. With the allocated budget this year, we estimate that we should be able to order about 22 trees. If there are any trees left over at the end of the planting season, then the contractor will be instructed to plant those trees in our City parks and public spaces. The residents will select a tree from the list of trees available that year. This year, the following trees are available to have planted:



- Pacific Sunset Maple
- Flowering Cherry
- Wireless Zelkova

After the property owner submits an application and payment, the City will then coordinate with the property owner to select the best location for the tree and mark it for Super Trees. Prior to planting of the trees, Super Trees will have Blue Stakes mark utility lines, and the location of the tree may have to be adjusted accordingly. Once the location has been confirmed, then Super Trees will deliver and plant the tree.

There is no warranty on the trees unless it has been proven that the contractor made a significant error in planting or that there was a defect with the batch of trees. The trees must be planted and maintained in accordance with the Community Forestry Ordinance, which has requirements for distances from sidewalks, driveways, etc. to prevent safety hazards and damage to City property. If there is no existing irrigation, the property owner will have to provide new irrigation prior to the tree being planted, and that irrigation must be in compliance with the Water Efficient Landscaping Standards.

POSSIBLE MOTION

I move that the City Council approve Resolution 2025-11R adopting a Tree Planting Program for the City of North Salt Lake.

Attachments

- 1) Resolution No. 2025-11R

RESOLUTION NO. 2025-11R

**A RESOLUTION OF THE GOVERNING BODY OF THE
CITY OF NORTH SALT LAKE ADOPTING A TREE
PLANTING PROGRAM**

WHEREAS, the City of North Salt Lake is designated as a Tree City USA; and,

WHEREAS, the City Council expressed a desire to increase the number of trees in the City and instructed staff to draft a tree planting program; and,

WHEREAS, the City Council set aside \$10,000 in the budget for fiscal year 2025.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of North Salt Lake:

- 1) The Tree Planting Program (Exhibit A) is adopted and shall be in effect as of this date.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 18th day of March, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____

North Salt Lake Tree Planting Program

Purpose

The purpose of this program is to increase the number of trees in the City of North Salt Lake by partnering with residents to plant trees.

Program Description

The City will facilitate the planting of trees either in public park strips or in front yards on private property by offering trees and associated installation to residents at a reduced cost. The City will pre-purchase trees and residents who wish to participate will be asked to fill out an application and pay for 50% of the cost of the tree and installation. The North Salt Lake Tree Planting Program will have an annual budget approved by the City Council and trees will be planted on a first-come, first-served basis.

Responsibility of Applicant

- The applicant will pay 50% of the cost of the tree and installation to the City.
- Participants must submit a permit application to participate in the program. Other than 50% of the cost for the tree and installation, there will be no charge for the permit.
- Applicants will select a tree from a list provided by the City.
- Applicants will collaborate with the City to determine the location of tree planting.
- Irrigation for the tree must be installed and functioning prior to the planting of the tree, solely at the cost of the Applicant.
- If there is no existing irrigation for the tree, drip irrigation or bubblers shall be installed by the applicant in accordance with the Water Efficient Landscaping Standards Ordinance (Title 10 Chapter 22).
https://codelibrary.amlegal.com/codes/northsaltlakeut/latest/northsaltlake_ut/0-0-0-20116
- Tree must be maintained in accordance with Community Forestry Ordinance (Title 7 Chapter 9).
https://codelibrary.amlegal.com/codes/northsaltlakeut/latest/northsaltlake_ut/0-0-0-15043

Responsibility of City

- The City will contract a nursery, arborist, tree service company, or landscaper to procure and plant trees in the City.
- The City is responsible for ordering trees from contracted organization.

Resolution 2025-11R Exhibit A

- The City will pay the contractor for the full cost of the trees and installation and collect 50% of that cost from interested property owners.
- The City will collaborate with property owners to determine the location of tree planting.

Responsibility of Contractor

- Provide the City with a list of available trees from the City's Approved Street Tree List and collaborate with the City to select the tree to offer in the program each year.
- The contractor will provide the cost of the tree and the installation of said tree to the City each year.
- The contractor will have underground utilities marked by the facility operators.
- If the tree location selected by the City/property owner interferes with utilities, the contractor will coordinate with the property owner to relocate the tree.
- The contractor is responsible for planting the tree in the selected location.
- Contractor is responsible for ensuring that trees have a minimum caliper size of 1.75 inches measured at 6 inches in height at the time of planting and best standards for tree planting are followed.
- Trees planted in a public park strip must meet the requirements found in the City's Community Forestry Ordinance (Title 7 Chapter 9).
https://codelibrary.amlegal.com/codes/northsaltlakeut/latest/northsaltlake_ut/0-0-0-15043
- Trees must be planted in accordance with the Water Efficient Landscaping Standards Ordinance (Title 10 Chapter 22)
https://codelibrary.amlegal.com/codes/northsaltlakeut/latest/northsaltlake_ut/0-0-0-20116



NORTH SALT LAKE ENGINEERING

10 East Center Street
North Salt Lake, Utah
84054
(801) 335-8722
engineering@nslcity.org

BRIAN J. HORROCKS
Mayor

KARYN BAXTER, PE
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council
From: Karyn Baxter, City Engineer
Date: March 18, 2025
Subject: Consideration of Resolution 2025-12R: A resolution approving a Statewide Utility License Agreement with Utah Department of Transportation (UDOT)

RECOMMENDATION

Staff recommends approval of Resolution 2025-12R: A resolution approving a Statewide Utility License Agreement with UDOT.

BACKGROUND

The Statewide Utility License Agreement (SULA) is an agreement that should always be in place between the City and UDOT. This agreement allows us to have utilities that cross UDOT rights-of-way such as US Highway 89 and Redwood Road, as well as I-15. The attached agreement is an updated version of the previous SULA that must be renewed every five years.

The proposed SULA is nearly the same as the previous agreement, with updated insurance requirements and liability bond waiver requirements as per Governmental Immunity Act, Utah Code § 63G-7-101 and § 63G-7-604(1), respectively. The City is exempt from the bond requirement per Utah Administrative Code R930-7-6(d) and has provided the required documentation to UDOT.

By signing this agreement, the City is committing to processes, protocols, and construction practices for both planned repairs and improvements, as well as emergencies. These are required by State Code and by UDOT policies in order to obtain needed permits in the UDOT rights-of-way.

POSSIBLE MOTION

I move that the City Council approve Resolution 2025-12R, a resolution approving a Statewide Utility License Agreement with Utah Department of Transportation (UDOT).

Attachments

- 1) Resolution 2025-12R
- 2) Statewide Utility License Agreement Non-Interstate (NSL Agreement No. 2025-01A)

RESOLUTION NO. 2025-12R

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY
OF NORTH SALT LAKE APPROVING A STATEWIDE
UTILITY LICENSE AGREEMENT BETWEEN THE CITY OF
NORTH SALT LAKE AND THE UTAH DEPARTMENT OF
TRANSPORTATION**

WHEREAS, the City of North Salt Lake is a political subdivision of the State of Utah and is subject to State requirements related to the installation of public facilities within the rights-of-way of the State of Utah; and,

WHEREAS, the City of North Salt Lake has a Statewide Utility License Agreement (SULA) with the Utah Department of Transportation (UDOT) and UDOT has informed the City that it must renew its current SULA; and,

WHEREAS, the SULA provides for the City and UDOT to work cooperatively for the placement of public utilities within UDOT’s rights-of-way as needed and establishes processes to accomplish public utility objectives; and,

WHEREAS, the City of North Salt Lake finds that it is necessary to enter into this agreement and that by so doing provides for the general health, safety and welfare of the public.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of North Salt Lake:

- 1) The attached document entitled, Statewide Utility License Agreement Non-Interstate (the “Agreement”), is hereby approved.
- 2) The City Manager is hereby authorized to sign the Agreement on behalf of the City and is also instructed to inform UDOT of the City’s actions on the Agreement.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 18th day of March, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

City Council Vote as Recorded:

WENDY PAGE
City Recorder

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____

UDOT Contract # _____

UDOT Comptroller # _____

Contract Setup Initials _____

STATEWIDE UTILITY LICENSE AGREEMENT NON-INTERSTATE

This **AGREEMENT** is made by and between the **Utah Department of Transportation** (“UDOT”) and **City of North Salt Lake** (“Local Government”), a political subdivision of the State of Utah, each as party (“Party”) and together as parties (“Parties”).

RECITALS

WHEREAS, the Parties desire to assist in expediting the approval of UDOT permits for operating, constructing, and maintaining utility lines and related facilities (“Facilities”) within state highway rights-of-way; and excluding longitudinal installations within the interstate highway rights-of-way; and

WHEREAS, the terms of this agreement shall apply to all issued encroachment permits; and

WHEREAS, this agreement shall apply to approved location and encroachment permits on state highway rights-of-way in the State of Utah which are within the responsibility and jurisdiction of UDOT; and

WHEREAS, the Parties desire that this agreement supersedes all previous utility license agreements executed between the Parties.

AGREEMENT

NOW THEREFORE, the Parties agree as follows:

- LICENSE:** UDOT grants a non-exclusive license to the Local Government for Facilities that have been granted or will be granted an encroachment permit pursuant to Utah Administrative Code R930-7.
- UDOT AGREEMENT TO REVIEW APPLICATIONS:** This agreement is not an encroachment permit or a guarantee of an encroachment permit. However, UDOT agrees to promptly review any application for an encroachment permit that the Local Government files pursuant to the procedures established in this agreement and Utah Administrative Code R930-7.
- APPROVAL:** Unless otherwise stated herein, or in any particular encroachment permit or agreement, all permits

executed pursuant hereto will be deemed to be governed by the provisions of this agreement. Encroachment permit applications shall be presented to the appropriate UDOT Region/District Permits Office. UDOT may apply special limitations for any work within the right-of-way. The issuance and approval of an encroachment permit enables the Local Government to proceed with the utility construction and permitted use in accordance with the terms of the encroachment permit.

4. **RESERVATION AND SPECIAL PROVISIONS:** UDOT has the right to require an agreement or specific encroachment permit for any particular location and construction. Special provisions, as particular circumstances may dictate and as required by UDOT may be incorporated into any encroachment permit issued after this agreement is executed.
5. **INSPECTION:** UDOT may perform routine inspection of utility construction to monitor compliance with this agreement, encroachment permit, and with state and federal laws and regulations. UDOT's inspection does not relieve the Local Government of its responsibilities in meeting the encroachment permit conditions and UDOT's specifications. The Local Government is responsible for UDOT's inspection costs.
6. **COSTS:** The Local Government shall pay the entire cost of the Facilities installation.
7. **BEGINNING CONSTRUCTION:** The Local Government shall not begin any utility construction on UDOT right-of-way until UDOT issues the encroachment permit. The Local Government shall complete the utility construction in accordance with UDOT requirements and within the allowable time period.
8. **TRAFFIC CONTROL:** The Local Government shall conduct its utility construction and maintenance operations in compliance with UDOT's current Utah MUTCD or UDOT TC Series Drawings, whichever is more restrictive. All utility construction and maintenance operations shall be planned to keep interference with traffic to an absolute minimum. On heavily traveled highways, utility operations interfering with traffic shall not be conducted during periods of peak traffic flow. This work shall be performed to minimize closures of intersecting streets, road approaches, or other access points. The Local Government shall submit in advance traffic control plans showing detours and signing operations to allow UDOT reasonable time to review the plans. The Local Government shall not perform full or partial lane closure without prior approval of the UDOT Region/District Director or authorized representative. The Local Government shall conform to UDOT approved traffic control plans and encroachment permit conditions.
9. **EXCAVATION, BACKFILL, COMPACTION, AND SITE RESTORATION:** The Local Government shall perform all utility construction on UDOT right-of-way in compliance with R930-7, UDOT's then current Standard Specifications for Highway and Bridge Construction, UDOT's Permit Excavation Handbook, and all applicable state and federal laws and regulations.

- 10. EMERGENCY WORK:** Emergency work may be done without prior encroachment permit if imminent danger of loss of life or significant damage to property exists. In emergency work situations where traffic lanes will be partially or fully blocked, the Local Government or its representative will contact the UDOT Traffic Operations Center at (801) 887-3710 prior to establishing traffic control. In all emergency work situations, the Local Government or its representative shall immediately contact UDOT on the first business day after the emergency and complete a formal encroachment permit application. Failure to contact UDOT for an emergency work situation and obtain an encroachment permit within the stated time period is considered to be a violation of the terms and conditions of this agreement and R930-7. At the discretion of the Local Government, emergency work may be performed by a bonded contractor, public agency, or by Local Government. In all cases the Local Government shall comply with the state law requiring notification of all utility owners prior to excavation. None of the provisions of this agreement are waived for emergency work except for the requirement of a prior encroachment permit.
- 11. RESTORATION OF TRAFFIC SIGNAL EQUIPMENT OR TRANSPORTATION FACILITIES:** Any traffic signal equipment or transportation facilities, which are disturbed or relocated as a result of the Local Government's work, must be restored in accordance with plans approved by UDOT. Restoration of traffic signal equipment or transportation facilities must be done at the Local Government's expense by a qualified electrical contractor experienced in signal installation or a qualified contractor experienced in restoring other transportation facilities, retained by Local Government and approved in advance by UDOT. Work shall be scheduled to ensure that disruption of any traffic signal or transportation facilities operation is kept to a minimum.
- 12. ACCESS:** Access for Facilities installation on the UDOT right-of-way shall be allowed only by a permit issued by UDOT to the Local Government. The Local Government will obtain the permit and abide by all conditions for policing and other controls in conformance with Utah Administrative Codes R930-6.
- 13. MAINTENANCE:** The Local Government shall at all times maintain, repair, construct and operate its Facilities at its expense. The Facilities will be serviced without access from any interstate highway or ramp. If the Local Government fails to maintain its Facilities, UDOT may notify the Local Government of any required maintenance needs. If the Local Government fails to comply with UDOT's notification and complete the needed maintenance, then UDOT reserves the right, without relieving the Local Government of its obligations, to reconstruct or make repairs to the Facilities to protect the right-of-way, as it may consider necessary, and the Local Government shall reimburse UDOT for its cost.
- 14. LIABILITY:** The Local Government is not required to post a continuous bond as long as the Local Government is a current member of the Utah Local Governments Trust. If the Local Government is not a current member, the Local Government shall maintain continuous commercial general liability (CGL) insurance with UDOT as an additional insured, in the minimum amount of \$1,000,000 per occurrence with a \$2,000,000 general aggregate and \$2,000,000 completed operations aggregate. The liability of the Local Government shall not be limited to the amount of the

insurance policy. The policy shall protect the Local Government and UDOT from claims for damages for personal injury, including accidental death, and from claims for property damage that may arise from the Local Government's operations in the right-of-way. The Local Government shall notify UDOT immediately in writing at the address listed below if this insurance is planned to be terminated or is terminated.

Or the Local Government shall be self-insured to the limits stated in the Governmental Immunity Act, Utah Code Section 63G-7-604(1). Evidence of self-insurance must be provided by a letter from the Local Government's Attorney or Risk Department. The Local Government shall require CGL insurance with the same limits as described above of all its contractors and subcontractors naming the City and UDOT as additional insureds. Such insurance shall protect the Local Government and UDOT from claims for damages for personal injury, including accidental death, and from claims for property damage that may arise from work or operations performed in the right-of-way by itself, contractors, subcontractors or anyone directly or indirectly employed by any of them. Such insurance shall provide coverage for premises operations, acts of independent contractors, products, and completed operations. This insurance coverage shall be maintained for a continuous period until the Local Government's Facilities are removed from UDOT's right-of-way.

Statewide Utilities Manager
Utah Department of Transportation
4501 South 2700 West
Salt Lake City, Utah 84129

Per Utah Administrative Code R930-7-6(d), the Local Government may be exempt from the bond requirement and certifies that it:

- Is a member of the Utah Local Governments Trust for purposes of commercial general liability insurance; or
- Is self-insured with a minimum of \$1,000,000 per occurrence; or
- Carries liability insurance with a minimum of \$1,000,000 per occurrence.

UDOT may require a bond from the Local Government for encroachment permits issued under this agreement (Utah Administrative Code R930-7-6(6)(b)). The amount of the bond will be set according to the permitted scope of work but not less than \$10,000. UDOT may proceed against the bond to recover all expenses incurred by UDOT, its employees or representatives to restore the sections of roadway not completed or damaged by the Local Government to UDOT standards. The liability of the Local Government shall not be limited to the amount of the bond.

The Local Government agrees to hold harmless, defend, and indemnify UDOT, its officers, employees and agents ("Indemnities") from and against all claims, suits and costs, including attorney's fees, for injury or damage of any kind, arising out of the Local Government's negligent acts, errors or omissions in the performance of this agreement, and from and against all claims, suits and costs, including attorney's fees, for injury or damage of any

kind arising out of Indemnities' failure to inspect, correct, or otherwise address any defect, dangerous condition or other condition created by or resulting from the Local Government's negligent acts, errors or omission in the performance of this agreement. UDOT and the Local Government are governmental entities under the Governmental Immunity Act, Utah Code § 63G-7-101. Notwithstanding any provision to the contrary in this Agreement, the obligations in this Agreement are subject to and limited to the dollar amounts set forth in the Governmental Immunity Act and are further limited only to the claims that arise from the negligent acts or omissions of the parties, and nothing in this Agreement shall be construed to be a waiver of either party of any defenses or limits of liability available under the Government Immunity Act. This paragraph shall survive termination of the Agreement. The failure of either party to insist upon the strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights shall not waive such rights and such party can enforce such rights at any time.

15. **CANCELLATION OF ENCROACHMENT PERMITS AND LICENSE AGREEMENT:** UDOT may cancel the encroachment permit or this agreement for the following: a) any failure on the part of the Local Government to comply with the terms and conditions set forth in the license agreement or the encroachment permit; and b) the failure of the Local Government to pay any sum of money for costs incurred by UDOT in association with installation or construction review, inspection, reconstruction, repair, or maintenance of the Facilities. UDOT also may remove the Facilities and restore the highway and right-of-way at the sole expense of the Local Government. Prior to any cancellation, UDOT shall notify the Local Government in writing, setting forth the violations, and will provide the Local Government a reasonable time to correct the violations to the satisfaction of UDOT. This agreement does not limit UDOT's authority under Utah Administrative Code R930-7.
16. **ASSIGNMENT:** Permits shall not be assigned without the prior written consent of UDOT. All assignees shall be required to execute a license agreement.
17. **SUCCESSORS AND ASSIGNS:** All obligations and agreements herein contained shall be binding upon the parties, their successors and assigns.
18. **FACILITIES CLEARANCE REQUIREMENT:** Facilities must be installed both above ground and buried to the proper vertical and horizontal clearances and minimum depth of bury according to the encroachment permit and Utah Administrative Code R930-7 to avoid conflict with UDOT's normal and routine maintenance activities. The Local Government shall avoid such conflicts by placing its Facilities in compliance with the required horizontal and vertical clearances and minimum depth of bury. If a variance in horizontal or vertical clearances or minimum depth of bury occurs in the field during utility construction, the Local Government will seek a deviation approval from UDOT and amend the original encroachment permit to reflect the variance and deviation approval. UDOT's normal and routine maintenance operations are those not requiring excavations in excess of the minimum horizontal and vertical clearances and depth of bury.

In all cases the Local Government shall protect, indemnify and hold harmless UDOT, its employees, and the State of Utah for damages because of the failure of the Facilities to meet the required horizontal and vertical clearances and minimum depth of bury. Any noncompliance to the above requirements may result in cancellation of the Local Government's encroachment permit or this agreement. If the noncompliant Facilities need to be moved due to a UDOT project and there was no deviation granted by UDOT for the variance in horizontal or vertical clearances or minimum depth of bury less than minimum standards, the Local Government must pay 100% of the relocation costs for that portion of the Facilities that were installed in violation of UDOT's required clearances at the time the encroachment permit was issued. If the Local Government was granted a deviation, the Local Government must provide the permit describing the deviation.

19. TERM: The initial term of this Agreement shall be five (5) years from the Effective Date. This Agreement will automatically renew for additional terms of five years unless a Party terminates the Agreement pursuant to paragraph 20. Approximately six months prior to the renewal date, UDOT will send a notice of renewal to the Local Government. No later than 30 days prior to each five-year renewal date, the Local Government must provide UDOT with confirmation of the utility's bond, insurance, and business entity status.

20. TERMINATION OF LICENSE AGREEMENT: This Agreement may be terminated as follows:

- A. By mutual agreement of the Parties, in writing.
- B. By either Party, upon 30 days advance written notice to the other Party.
- C. By UDOT for the Local Government's default in performing its obligations as set forth in and reasonably contemplated by the provisions of this Agreement. Thirty days' written notice of intent to terminate is required and shall specify the reasons for termination, delivered per paragraph 21. The Agreement will not terminate if the Local Government commences a cure within such thirty-day period and diligently pursues it to completion. If the breach is not remedied within such period, then UDOT may send a notice of termination, and this Agreement will terminate immediately upon delivery of such notice. Active encroachment permits previously issued and approved under a terminated agreement are not affected and remain in effect on the same terms and conditions set forth in the agreement, permits, and R930-7. The obligation to maintain the continuous bond as described in paragraph 14 continues until the Local Government's Facilities are removed from UDOT's right-of-way. The indemnification obligations in this Agreement shall survive termination of this Agreement.

21. GENERAL TERMS: The following terms apply to this Agreement:

- A. Any Party may give a written notice under this Agreement by delivering it to the following physical address (an email may be used in addition as a courtesy), and notice is effective upon delivery when delivered by hand or by overnight delivery service with confirmation of delivery (or, if placed in the U.S. mail, notice is effective three days after such notice receives a postmark):

<p>To UDOT:</p> <p>Utah Department of Transportation Statewide Utilities Division 4501 South 2700 West, 4th Floor Salt Lake City, UT 84129 Attention: Statewide Utilities Manager</p> <p>With a copy to:</p> <p>Assistant Attorney General (UDOT) 4501 South 2700 West Box 148455 Salt Lake City, UT 84114</p>	<p>From Local Government:</p> <p>City of North Salt Lake 10 E. Center Street North Salt Lake, UT 84054 Federal ID No. 87-6000626</p>
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B. The Parties agree to undertake and perform all further acts that are reasonably necessary (except when expressly prohibited by law) to carry out the intent and purpose of the Agreement and to assist UDOT with maintaining compliance with the legal requirements applicable to UDOT after receiving a written notice that explains the need for such action. The Parties further agree to work together cooperatively and in good faith to accomplish the intent of this Agreement.

C. UDOT's consent, review, acceptance, approval, or other action or inaction relating to any conditions, inspections, plans, specifications, or other work arising out of this Agreement is for purposes of administering this Agreement only, and it does not constitute an assumption by UDOT of any responsibility or liability for the same; it does not relieve the other Party of any duties (including but not limited to duties to ensure compliance with applicable standards); and it does not constitute a waiver by UDOT of the other Party's obligation to comply with applicable standards. Any consent, review, acceptance, approval or other action or inaction must be provided by UDOT's authorized employee or representative.

D. No part of this Agreement may be waived, whether by a Party's failure to insist on strict performance of this Agreement or otherwise, except in a writing signed by an authorized representative of the Party waiving. No Party may assign or delegate this Agreement and actions required by it without the other Party's prior written authorization, and any purported assignment or delegation to the contrary is void. This Agreement is governed by Utah law without reference to choice or conflict of law provisions. Jurisdiction for any judicial action brought in connection with this Agreement shall be in brought in a court in Salt Lake County, Utah, and ALL PARTIES KNOWINGLY AND VOLUNTARILY WAIVE THEIR RIGHTS TO A JURY TRIAL. This Agreement (or, if any part hereof is invalidated by law, this Agreement's remaining provisions) shall be construed to enforce its terms to the fullest extent allowed under applicable law to give effect to the intent of the Parties. This Agreement shall not be construed against a drafter. Before taking any legal action in connection with this Agreement, each Party agrees to first advise the other of a dispute and to meet to discuss it in good faith in an effort to resolve it. All remedies in this Agreement are cumulative and nonexclusive and they do not limit any other remedies available to the Parties. The indemnity provision, remedies, and other terms that by their nature are intended to survive this Agreement's termination shall survive. Nothing in this Agreement shall be construed to limit or alter UDOT's governmental

powers and authority. This Agreement may only be amended in a written document that is signed by an authorized representative of each Party. This is the entire agreement of the Parties with respect to the subject matter hereof and it shall supersede all prior negotiations, understandings, and agreements with respect to such subject matter. Each Party warrants that all of its representatives who are necessary to make this Agreement fully binding against the Party (and its successors and assigns, if any) have signed below with the Party's authorization, and that this Agreement's terms do not violate laws, contracts, or commitments that apply to the Party. This Agreement may be signed in counterparts and signed electronically. This Agreement does not create any power of agency, joint venture, partnership, or other relationship among the Parties, and it is intended only for the Parties hereto and does not create any third-party beneficiaries.

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

Approved by City of North Salt Lake

By:

Signature

Date

Name: (printed)

Title

FOR THE UTAH DEPARTMENT OF TRANSPORTATION

By:

Statewide Utilities Manager

Date

UDOT CONTRACT ADMINISTRATION

By:

Contract Administrator

Date

UTAH LOCAL GOVERNMENTS TRUST

55 South Highway 89, North Salt Lake, UT 84054
 o 801.936.6400 t 800.748.4440 f 801.936.0300 www.utahtrust.gov



The Utah Local Governments Trust is a Public Agency Insurance Mutual, defined under Utah Code Annotated 31A-1-103, and formed under the Utah Interlocal Cooperative Act, Utah Code Annotated 11-13-101 et seq. Under the authority of Utah Code Annotated 63G-7-703 and 63G-7-801 et seq., the Trust and its members have created a self-insurance reserve fund to pay and/or defend against certain risks and liabilities. The Trust provides insurance-like protection to its members through coverage contracts, also referred to as “policies.” The policies issued by the Trust contain various provisions which may limit or restrict coverage. Read each policy carefully to determine your rights, duties and what is and is not covered.

TRUST POLICY NUMBER: 12810-LIABILITY

MEMBER/NAMED INSURED: North Salt Lake City

POLICY PERIOD: 07/01/2024 12:01 a.m. Mountain Standard Time and continuous until cancelled.

LIABILITY COVERAGE DECLARATIONS

MAXIMUM COMBINED AGGREGATE LIMIT \$5,000,000

The Maximum Combined Aggregate Limit represents the most the Trust will pay per Policy Period regardless of the number of: (1) Insureds; (2) “claims” or “suits”; (3) persons or organizations sustaining “damages”; (4) “occurrences,” “personal injury offenses,” “public officials’ errors and omissions,” “wrongful law enforcement acts”; or (5) coverages involved in a loss. Payment under any of the coverages provided by the Trust shall reduce the Maximum Combined Aggregate Limit available per Policy Period. Coverage provided by the Trust shall not be combined, cumulated or stacked with any other coverage provided by the Trust.

CGL - Comprehensive General Liability

CGL	<u>Comprehensive General Liability</u>	
	Liability Aggregate Limit per Policy Period	\$5,000,000
	Self Insured Retention	\$10,000
	Liability Single Limit per Occurrence/Offense	\$5,000,000
	No-Fault Medical Payments per Occurrence	\$5,000

POEO - Public Officials' Errors and Omissions Liability

POEO-CP1	<u>Coverage Part 1: Public Officials' Errors and Omissions</u>	
	Liability Aggregate Limit per Policy Period	\$5,000,000
	Self Insured Retention	\$10,000
	Liability Single Limit per Wrongful Act	\$5,000,000
POEO-CP2	<u>Coverage Part 2: Employee Benefits Liability</u>	
	Liability Aggregate Limit per Policy Period	\$5,000,000
	Self Insured Retention	\$10,000
	Liability Single Limit per EB Act/Error/ Omission	\$5,000,000

LEL - Law Enforcement Liability

LEL	<u>Law Enforcement Liability</u>	
	Liability Aggregate Limit per Policy Period	\$5,000,000
	Self Insured Retention	\$10,000
	Liability Single Limit per Wrongful Law Enforcement Act	\$5,000,000

BAC - Business Auto Coverage

ABI/PD	<u>Auto Bodily Injury/Property Damage</u>	
	Liability Aggregate Limit per Policy Period	\$5,000,000
	Self Insured Retention	\$10,000
	Liability Single Limit per Accident/ Covered Pollution Cost or Expense	\$5,000,000
UM	<u>Uninsured Motorist Coverage</u>	
	Coverage Limits	\$100,000
UIM	<u>Underinsured Motorist Coverage</u>	
	Coverage Limits	\$100,000
PIP	<u>Personal Injury Protection</u>	
	Coverage Limits	\$5,000

Sub-Limits/Endorsement

FCSS-L	<u>Foreign Claims and Suits Sub-Limit</u>	
	Aggregate Limit per Policy Period	\$1,000,000
	Self Insured Retention	\$0
SHS-L	<u>Sexual Harassment Sub-Limit</u>	
	Aggregate Limit per Policy Period	\$1,000,000
	Self Insured Retention	\$0

USS-L	<u>Utility Service Sub-Limit</u>	
	Aggregate Limit per Policy Period	\$1,000,000
	Per Claim/Suit Limit	\$500,000
	Self Insured Retention	\$0
DEC-E	<u>Declaratory, Injunctive Relief and Land Use Defense</u>	
	Aggregate Limit per Policy Period	\$50,000
	Per Claim/Suit Limit	\$25,000
	Self Insured Retention	\$0
MAL-E	<u>Malfeasance Defense</u>	
	Aggregate Limit per Policy Period	\$20,000
	Per Claim/Suit Limit	\$10,000
	Self Insured Retention	\$0
NFS-E	<u>No-Fault Sewer and Potable Water</u>	
	Aggregate Limit per Policy Period	\$100,000
	Maximum Limit per Household/Business	\$5,000

Notification of Claims:

Utah Local Governments Trust
Attention: Claims Manager
55 South Highway 89
North Salt Lake City, UT 84054-0610
801.936.6400

Dated: 8/19/2024



Steven A. Hansen, CEO

Utah Local Governments Trust



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: March 18, 2025

SUBJECT: Consideration of Resolution No. 2025-13R: A resolution accepting the proposed transfer of surplus property from the I-15 reconstruction project to the City of North Salt Lake

RECOMMENDATION

I recommend that the City Council approve Resolution No. 2025-13R: A resolution accepting the proposed transfer of surplus property from the I-15 reconstruction project to the City of North Salt Lake.

BACKGROUND

The reconstruction of I-15 has created numerous locations where parcels of property are going to be purchased for use in the project. These properties are mostly for expansion of the freeway or the placement of new facilities pursuant to the expansion. When that happens, there are always excess parcels that UDOT will not need for post-construction operation of the freeway system and those properties are typically dedicated to the local cities where the parcels exist.

The public team working on this project has informed us that there are six parcels (see attached) in this request, but that there will be several parcels intended to be dedicated to North Salt Lake over the course of the project. They have requested formal acceptance of those parcels and the Davis County Recorder will not transfer ownership unless the Governing Body of the City accepts these property dedications. The subject parcels are adjacent to the following City streets and will simply be added to the City's rights-of-way in these locations: 400 East, 500 East and Overland Drive.

The City Engineer has reviewed each parcel and finds that they are acceptable additions to our street rights-of-way.

PROPOSED MOTION

I move that the City Council approve Resolution No. 2025-13R: A resolution accepting the proposed transfer of surplus property from the I-15 reconstruction project to the City of North Salt Lake.

Attachments:

- 1) Resolution No. 2025-13R
- 2) 6 diagrams showing parcels proposed for transfer to NSL

RESOLUTION NO. 2025-13R

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY
OF NORTH SALT LAKE ACCEPTING THE PROPOSED
TRANSFER OF SURPLUS PROPERTY FROM THE UTAH
DEPARTMENT OF TRANSPORTATION TO THE CITY OF
NORTH SALT LAKE RELATED TO THE I-15
RECONSTRUCTION PROJECT**

WHEREAS, the I-15 reconstruction project impacts the City of North Salt Lake (the “City”) in several locations and due to widening or placement of new facilities that occur within the project, several parcels of real property owned by the Utah Department of Transportation (UDOT) will not be needed and will become surplus parcels (the “Properties”); and,

WHEREAS, the Properties are adjacent to City public rights-of-way and UDOT has requested that the Properties be dedicated to the City; and,

WHEREAS, the City has reviewed the Properties and finds that they are acceptable additions to the City’s public rights-of-way and that accepting ownership of the Properties supports the City’s duty of providing for the general health, safety and welfare of the public.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of North Salt Lake:

- 1) The attached Properties are hereby approved for dedication to the City using UDOT’s procedures for parcel transfer.
- 2) The City Council further authorizes the City Manager, or designee, to effectuate documents needed to provide for this action, including, but not limited to, informing the Davis County Recorder of the City’s approval of this action.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 18th day of March, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

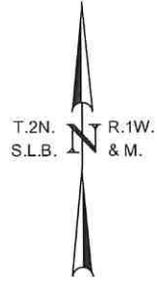
ATTEST:

City Council Vote as Recorded:

WENDY PAGE
City Recorder

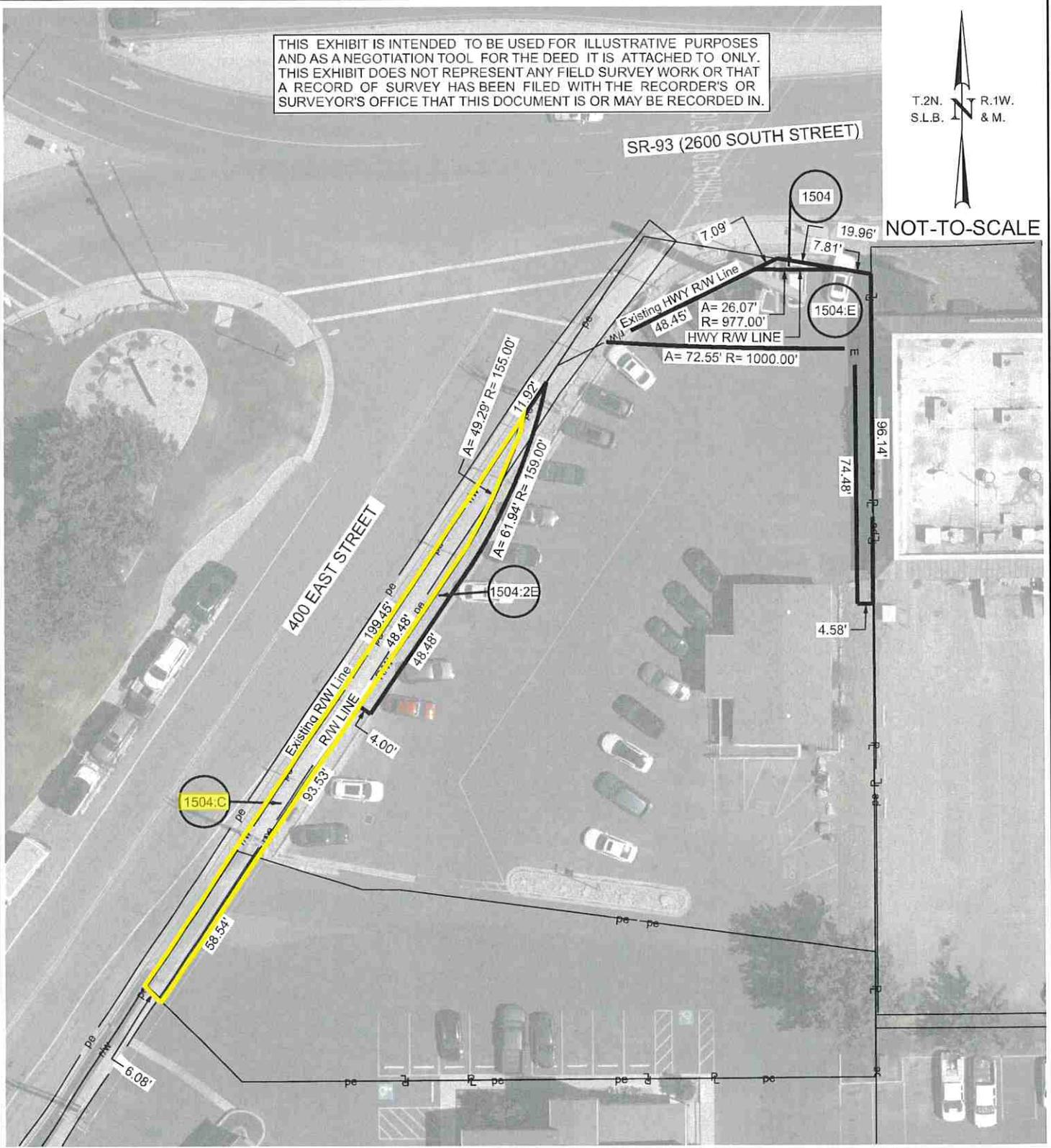
Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.



SR-93 (2600 SOUTH STREET)

NOT-TO-SCALE

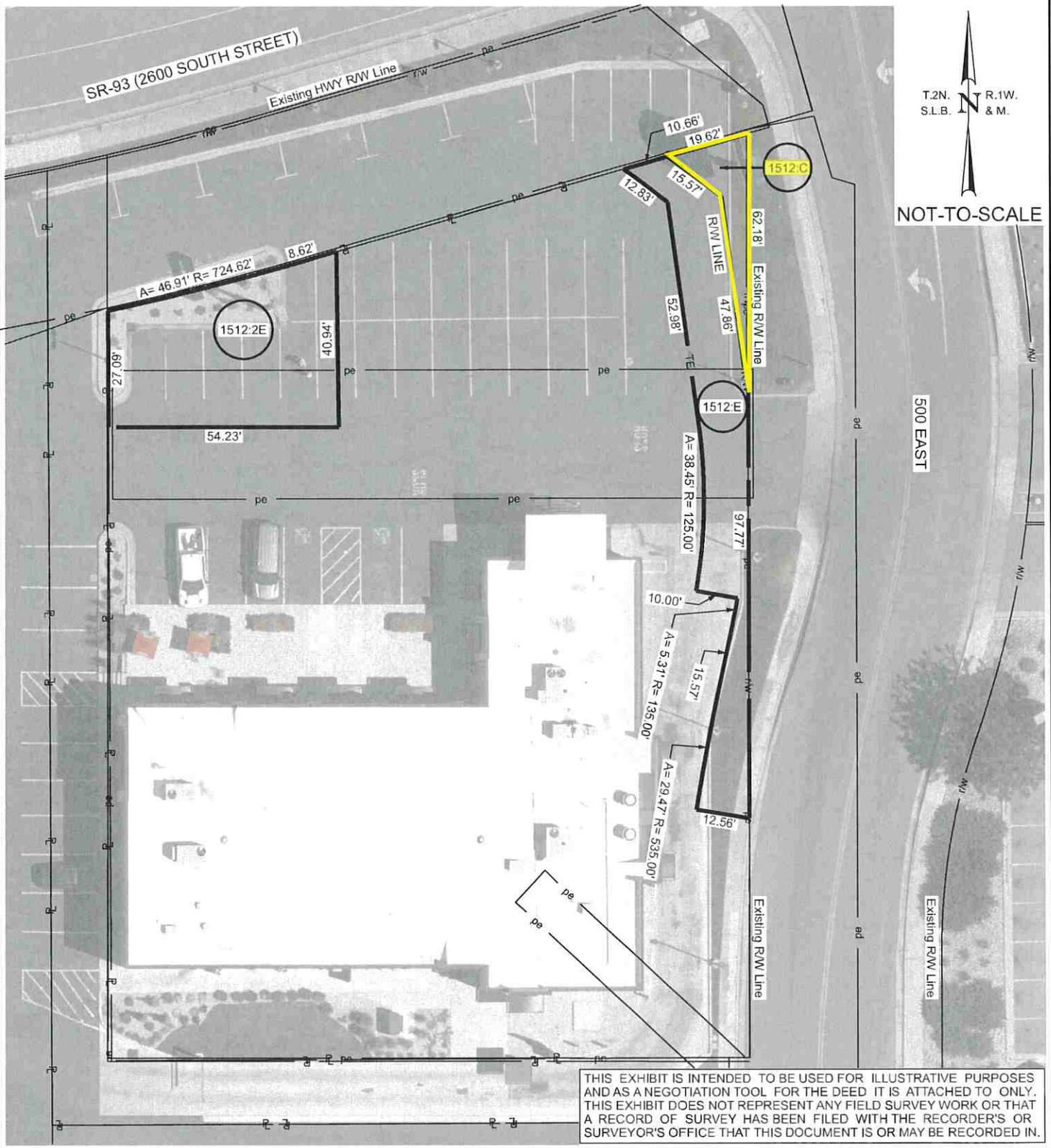


DGN File: p:\pwh\huss01\HDR_US_West_01\Documents\UDOT_Headquarters\UDOT_1-15_Davis_County_Program_Management\6.0_CAD_BIM\6.2_WIP\6.2.1_Right-of-Way\ROW_Sheet_Files\Exhibits\19854_S-R199(343)_1504_Exhibit

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1504	E STREET UTAH, LLC	0.001	39		0.799	NONE	0.798
1504:C	E STREET UTAH, LLC	0.028	1,210		0.798	NONE	0.770
1504:E	E STREET UTAH, LLC	0.038	1,633			TEMPORARY	
1504:2E	E STREET UTAH, LLC	0.010	417			TEMPORARY	

SHEET NO.	1504-EXHIBIT	PARTIAL SUMMARY NO.	09P	PROPERTY OWNER:	E STREET UTAH, LLC
PROJECT	I-15 WIDENING OF I-15			PROPERTY ADDRESS:	1060 NORTH 400 EAST, NORTH SALT LAKE
PROJECT NUMBER	S-R199(343)	PIN	19854	UTAH DEPARTMENT OF TRANSPORTATION HORROCKS	

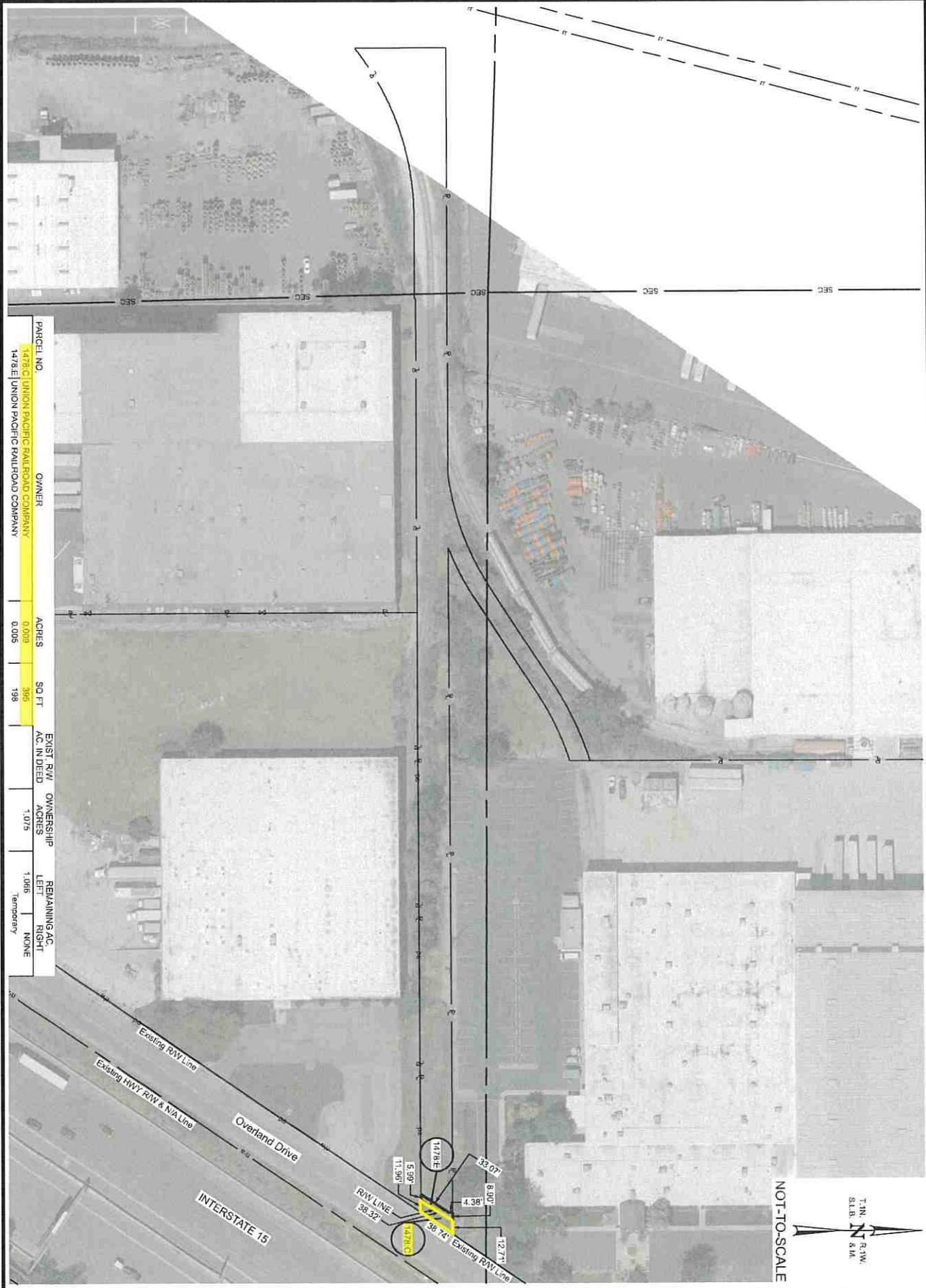
DGN File: p:\c\p\utah\utahwest01\HDR\US_West_01\Documents\UDOT_Headquarters\UDOT_1-15_Davis_County_Program_Management\6.0_CAD_BLM\6.2_WIP\6.2.1_Right-of-Way\ROW_Sheet_Files\Exhibits\19851_S-R199(343)_1512-Exhibit



THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1512:C	FRANKLIN D. DICKSON TRUST, ET AL	0.007	320		0.672	0.665	NONE
1512:E	FRANKLIN D. DICKSON TRUST, ET AL	0.037	1,623				TEMPORARY
1512:2E	FRANKLIN D. DICKSON TRUST, ET AL	0.042	1,820				TEMPORARY

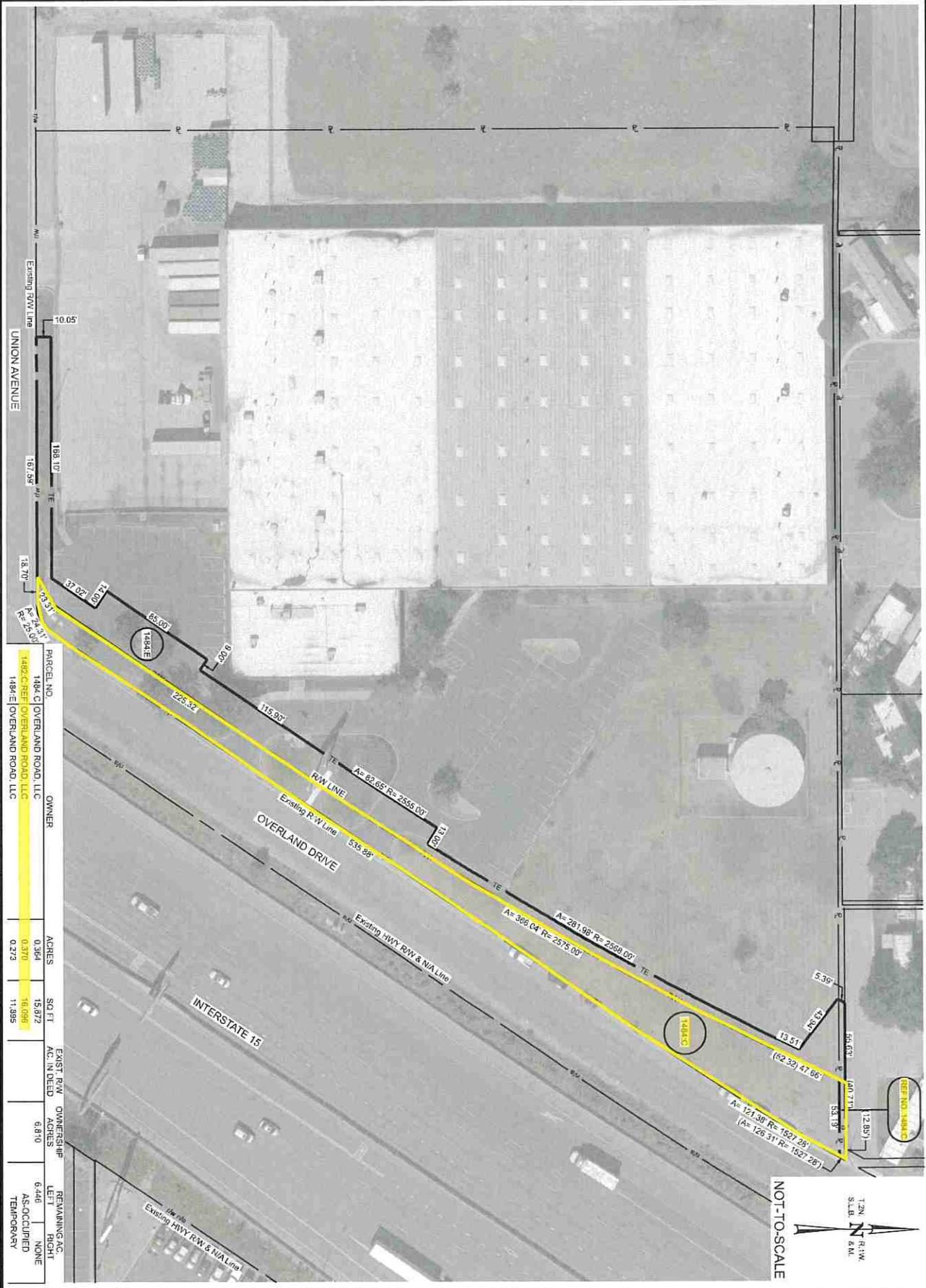
SHEET NO.	1512-EXHIBIT	PARTIAL SUMMARY NO.	09P	PROPERTY OWNER:	FRANKLIN D. DICKSON TRUST, ET AL
PROJECT	I-15			PROPERTY ADDRESS:	490 EAST 1100 NORTH, NORTH SALT LAKE
	WIDENING OF I-15			UTAH DEPARTMENT OF TRANSPORTATION	
PROJECT NUMBER	S-R199(343)	PIN	19854	HORROCKS	



PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. RW AC IN DEED	OWNERSHIP ACRES	REMAINING AC LEFT	RIGHT
1478C UNION PACIFIC RAILROAD COMPANY	1478E UNION PACIFIC RAILROAD COMPANY	0.009	395	1.075	1.096	Temporary	NONE

PROJECT NUMBER 1478-EK-HB1	I-15		UTAH DEPARTMENT OF TRANSPORTATION	
	WIDENING OF I-15		PROPERTY OWNER:	UNION PACIFIC RAILROAD COMPANY
	S-R199(343)	PPW 19854	PROPERTY ADDRESS:	APPROX. 785 OVERLAND DRIVE, NORTH SALT LAKE
	HORROCKS			

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.



PARCEL NO.	1484 C OVERLAND ROAD, LLC	OWNER
1482 C WEST OVERLAND ROAD, LLC	1484 E OVERLAND ROAD, LLC	OWNER
ACRES	0.364	EXIST. R/W
	0.370	AC. IN DEED
	0.273	OWNER'S IMP.
	11.995	REMAINING AC.
SQ. FT.	15,872	LEFT
	16,096	RIGHT
	11,995	AS OCCUPIED
		TEMPORARY

PROJECT	I-15		UTAH DEPARTMENT OF TRANSPORTATION	
PROJECT NUMBER	S-R199(343)		PROPERTY OWNER:	Overland Road, LLC
PROJECT NUMBER	PH	19854	PROPERTY ADDRESS:	915 North Overland Street, North Salt Lake City
PROJECT NUMBER	HORROCKS			

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Pace, Community Development Director
DATE: March 18, 2025
SUBJECT: Resolution No. 2025-14R: A resolution adopting bylaws for the City's Arts Committee

RECOMMENDATION

The Arts Committee recommended approval of the committee bylaws on March 3, 2025.

BACKGROUND

The City of North Salt Lake Arts Committee was created by the City Council on 12/3/24. All members were appointed to the committee as of 2/18/25, and the first meeting for the committee was held on 3/3/25. In that meeting, the bylaws were reviewed and discussed and ultimately recommended for approval.

The bylaws, when adopted, will establish the responsibilities of the committee and set rules and procedures for its operation.

POSSIBLE MOTION

I move that the City Council approve Resolution 2025-14R adopting bylaws for the City's Arts Committee.

Attachments

- 1) Resolution No. 2025-14R

RESOLUTION NO. 2025-14R

**A RESOLUTION OF THE GOVERNING BODY OF THE
CITY OF NORTH SALT LAKE ADOPTING BYLAWS FOR
THE CITY'S ARTS COMMITTEE**

WHEREAS, the City of North Salt Lake established a citizen committee in 2024 known as the Arts Committee; and,

WHEREAS, it is necessary to establish rules and procedures for the Committee; and,

WHEREAS, the Committee recommended approval of the bylaws on March 3, 2025.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of North Salt Lake:

- 1) The Committee bylaws (Exhibit A) are adopted and shall be in effect as of this date.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 18th day of March, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____

**BYLAWS
OF
ARTS COMMITTEE
OF
THE CITY OF NORTH SALT LAKE, UTAH**

ARTICLE I

NAME

The City of North Salt Lake City Council established a citizen committee on December 3, 2024 by Resolution 2024-41R known as the Arts Committee. The name of the committee shall be the City of North Salt Lake Arts Committee and hereafter in the document when reference is made it shall be stated as the Committee. The Arts Committee was one of the committees formed to further the work of the Parks, Trails, Arts and Recreation Advisory Board.

ARTICLE II

PURPOSE

The City of North Salt Lake recognizes there are many forms of art and that there is a role for municipal government in supporting public art, branding, attractive signage, and creative urban design. The governing body for the City of North Salt Lake established the Committee for the purpose of fostering an environment where the arts can thrive and become an integral part of the infrastructure of the City. The Committee will work closely with City staff to advise on public art projects. The Committee will evaluate proposed and existing City development projects and existing facilities to select sites for which art will be commissioned and recommended approaches and budgets for the City Council to consider. The recommendations may be reviewed and approved, or denied by the City Council, once a year or as needed and as requested.

ARTICLE III

COMMITTEE MEMBERSHIP

Section 1 Representation.

The Committee shall be made up of not less than five (5) members as follows: five citizens at large, two of whom shall serve an initial term of three years and three of whom shall serve four year terms. After the initial term of three years is completed, all subsequent term shall be four years. Each of the five Councilmembers of the City Council shall recommend one citizen committee member for appointment to the Committee. Such appointments will be made by a majority vote of the City Council. The Committee may also invite members of the public they

Exhibit A

believe will be of assistance to the Committee as it carries out its duties and responsibilities. Such invitations do not require approval from the City Council and such invited individuals will not be voting members of the Committee.

Section 2 Supporting Staff.

The Committee shall also have the active support and official participation of the following non-voting members:

- a. One member of the City Council selected by the Mayor
- b. the Assistant City Manager or his/her designee
- c. the Community Development Director or his/her designee

The role of the City Council liaison will be to:

- a. Attend regularly scheduled Committee meetings.
- b. Communicate back to the City Council regarding arts updates.
- c. Align Committee priorities with City Council goals.
- d. Be a non-voting member of the Committee.

Section 3 Membership Tenure.

The term of appointment to the Committee is either three years or four years for initial terms and four years for all terms after the completion of the initial term. Committee members may be reappointed. The Committee member terms shall be staggered so the rotation of the Committee members does not happen at the same time. Each of the five Councilmembers of the City Council shall recommend one citizen committee member for appointment to the Committee. Such appointments will be made by a majority vote of the City Council.

Section 4 Attendance.

Members shall regularly attend Committee meetings. A member with three unexcused committee meeting absences within a calendar year will have their membership reviewed and may be recommended to the City Council for removal from the Committee by a majority vote of the full Committee.

Section 5 Member Responsibilities.

As a member of the Committee, each member shall be responsible to:

1. Read and study the agenda, staff reports, and any meeting materials prepared by supporting staff or committee members so they are fully informed about each item prior to the scheduled Committee meeting.
2. Attend Committee meetings and arrive on time. In the event of absence or tardiness, members should inform the Chair or supporting staff of such absence or tardiness.
3. Attend Committee events and perform Committee assignments related to events, goals and priorities of the Committee.
4. Act in a courteous and respectful manner to their fellow members, supporting staff, and the public during all meetings and events.

Exhibit A

Section 6 Vacancies.

A member may resign at any time by giving written notice of such resignation to the Mayor, City Council, Chair, and supporting staff.

Section 7 Compensation and Reimbursement.

Members shall be offered a stipend for meeting attendance and reimbursement for expenses as adopted by the City Council and at the City Council's sole discretion.

ARTICLE IV

MEETINGS

Section 1 Meetings.

The Committee meetings shall be held at City Hall located at 10 East Center Street, North Salt Lake, Utah or other meeting locations as designated from time to time by the City. The Committee shall meet as often as it deems necessary, but not less than quarterly.

Section 2 Notice of Meetings.

The meeting agenda shall be set by the Committee Chair, Committee members or supporting staff and is to be posted by the City Recorder in accordance with the Open and Public Meetings Act, UCA 52-4-101. Any Committee member, including non-voting members, may request items be placed on Committee agendas for consideration by submitting written notice to the Chair and staff liaison a minimum of two (2) weeks prior to the meeting.

Section 3 Quorum and Voting.

Attendance by not less than three voting members of the Committee shall be considered a quorum for the transaction of Committee business.

Section 4 Order of Business.

Meetings will follow the approved agenda; each meeting will include a citizen comment period. Attendance shall be taken at each meeting and a list of attendees will be included in the minutes of the meeting. Excused and unexcused members will also be listed.

Section 5 Recordings of Meetings.

Written minutes and an audio recording shall be kept of the proceedings of Committee meetings by the supporting staff. Written minutes shall be provided to the City Recorder once approved. Minutes will be made available to the public upon request.

ARTICLE V

OFFICERS

Section 1 Election of Chairperson and Vice-Chairperson.

The Committee shall annually elect a chair, vice-chair, and any additional officers as necessary at the first regularly scheduled meeting of each year by majority vote after taking nominations from the body.

Section 2 Officer Terms.

The Committee officers may serve successive terms at the sole discretion of the Committee when it votes as a quorum in its official capacity.

Section 3 Officer Duties.

Duties of Chair and Vice Chair:

1. The Chair shall preside at all meetings and generally perform the duties of the presiding officer. If the Chair is absent or unable to preside, the Vice Chair shall preside for that meeting. The order of business shall be as specified by the Chair and/or supporting staff.
2. If the Chair or Vice Chair are not present, the acting chairperson will be nominated and appointed by the Committee members in attendance. The temporarily appointed chairperson shall preside for that meeting only.

ARTICLE VI

DUTIES AND RESPONSIBILITIES

The Committee shall perform the following duties:

1. Assist City staff regarding the implementation and evolution of a Public Art Program.
2. Cultivate and review proposals for public art projects presented to the Committee by City staff or other community stakeholders.
3. Work as a community advocate for public arts within the City by building awareness and forging connections that lead to involvement, investment, and opportunity.
4. Evaluate proposed and existing development projects, select sites for which art will be commissioned, and recommend approaches and budgets for commissioning artworks for each site.
5. Evaluate new and existing City owned infrastructure for inclusion of public arts, such as parks, trails, natural open space, freeways, roads, and bridges, sidewalks, plazas, gathering spots, and buildings, as well as street side utility boxes with permission from owners.
6. Administer the City's mural program for private or public properties as adopted and funded by the City Council.
7. In coordination with City staff, identify funding sources for Committee activities and plans including, but not limited to, grant funding, private funding, fundraising, philanthropic participation in improvements, and any other sources of funding for the purposes of the Committee's duties and implementation of City approved arts projects.

Exhibit A

8. The Committee shall make an annual report to the City Council during the first quarter of the calendar year. The report shall include the Committee's goals, objectives, activities, recommendations and any budgetary requests for the next fiscal year.
9. Any other duties as may be assigned to it by the City Council of North Salt Lake acting in its official capacity as the City's Governing Body.

The Committee shall use the following criteria in the evaluation of sites and public art:

- **Visibility/Public Access:** Commissioned art shall be placed where it may be appreciated by many people.
- **Public Safety:** Sites will be evaluated for safety issues in connection with possible art placement, and all works of art shall be evaluated to ensure that they comply with all permitting regulations.
- **Cultural Significance:** A site may be chosen because of its historic role in the community and/or its significance to a particular group or neighborhood in the City.
- **Function/Uses:** Potential art must not conflict with the functions of the site at which it is placed.
- **Future Development:** Art must not be placed to conflict with possible future development.
- **Permanence:** Proposed permanent works shall be evaluated for resistance to theft, vandalism, weathering and excessive maintenance and repair costs. Temporary works, designed for a set period, may also be commissioned.
- **Media:** All media may be considered for a project. Works may be portable, permanently affixed or incorporated into the design and or function of a public space or building. These details will often be determined in advance and included in the call for artists; in other cases, artist may be asked to propose media and applications.

ARTICLE VII

RULES OF ORDER AND PROCEDURE

A. Regular Meetings

1. Meetings will be held at least quarterly but the Committee may meet more frequently as needed.

B. Electronic Meetings

1. Committee members may participate in meetings electronically (by phone, internet, or other similar technology) in accordance with the provisions of the City's Electronic Meeting Policy.

C. Parliamentary Order and Procedure

Exhibit A

1. General order for a deliberative agenda item;
 - a. The Chair introduces each agenda item;
 - b. City staff or Committee members are invited to present background on the item and provide comments and/or recommendations;
 - c. Committee members ask questions and seek clarification on issues presented;
 - d. Committee members discuss and debate the issues;
 - e. Committee members put forth a motion for consideration and vote;
 - f. The Chair requests a vote on the item.

D. Voting

1. Each voting Committee member shall be entitled to only one vote upon each matter submitted to a vote.

ARTICLE VIII

SUPPORT AND RESOURCES

The Committee may call upon the City staff and the City Council for reasonable support and resources as needed.

ARTICLE IX

AMENDMENTS

Recommendations for amending these by-laws may be made at a regular meeting. Approval of the amendments must be made by a majority of the full Committee. After approval by a majority of the full Committee, these by-laws must be approved by the City Council.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Ali Avery, Long Range Planner
DATE: March 18, 2025
SUBJECT: Resolution No. 2025-15R: A resolution adopting bylaws for the City's Trails & Active Transportation Committee

RECOMMENDATION

The Trails & Active Transportation Committee recommended approval of the committee bylaws on March 11, 2025.

BACKGROUND

The City of North Salt Lake Trails & Active Transportation Committee was created by the City Council on 12/3/24. All members were appointed to the committee as of 2/18/25, and the first meeting for the committee was held on 3/11/25. In that meeting, the bylaws were reviewed and discussed and ultimately recommended for approval. One minor change was made to the bylaws in the meeting, which was to include flexibility in the location of the meetings if the committee wants to meet out on the trails or in some other location for field trips and would be noticed as such.

The bylaws, when adopted, will establish the responsibilities of the committee and set rules and procedures for its operation.

POSSIBLE MOTION

I move that the City Council approve Resolution 2025-15R adopting bylaws for the City's Trails & Active Transportation Committee.

Attachments

- 1) Resolution No. 2025-15R

RESOLUTION NO. 2025-15R

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF
NORTH SALT LAKE ADOPTING BYLAWS FOR THE CITY'S
TRAILS AND ACTIVE TRANSPORTATION COMMITTEE**

WHEREAS, the City of North Salt Lake established a citizen committee in 2024 known as the Trails and Active Transportation Committee; and,

WHEREAS, it is necessary to establish rules and procedures for the Committee; and,

WHEREAS, the Committee recommended approval of the bylaws on March 11, 2025.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of North Salt Lake:

- 1) The Committee bylaws (Exhibit A) are adopted and shall be in effect as of this date.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 18th day of March, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____

EXHIBIT A

BYLAWS

OF

TRAILS AND ACTIVE TRANSPORTATION COMMITTEE

OF

THE CITY OF NORTH SALT LAKE, UTAH

Adopted March 18, 2025

ARTICLE I

NAME

The City of North Salt Lake City Council established a citizen committee on December 3, 2024, by Resolution 2024-41R known as the Trails and Active Transportation Committee. The name of the committee shall be the City of North Salt Lake Trails and Active Transportation Committee and hereafter in the document when reference is made it shall be stated as the Committee. The Trails and Active Transportation Committee was one of the committees formed to further the work of the Parks, Trails, Arts and Recreation Advisory Board.

ARTICLE II

PURPOSE

The City of North Salt Lake recognizes there are many public needs related to trails and active transportation and that there is a role for municipal government in meeting those needs. The governing body for the City of North Salt Lake established the Committee for the purpose of improving trails and active transportation and making recommendations to the City Council related to these important areas of focus.

ARTICLE III

COMMITTEE MEMBERSHIP

Section 1 Representation.

The Committee shall be made up of not less than five (5) members as follows: five citizens at large, two of whom shall serve an initial term of three years and three of whom shall serve four-year terms. After the initial term of three years is completed, all subsequent term shall be four years. Each of the five Councilmembers of the City Council shall recommend one citizen committee member for appointment to the Committee. Such appointments will be made by a majority vote of the City Council. The Committee may also invite members of the public they believe will be of assistance to the Committee as it carries out its duties and responsibilities.

EXHIBIT A

Such invitations do not require approval from the City Council and such invited individuals will not be voting members of the Committee.

Section 2 Supporting Staff.

The Committee shall also have the active support and official participation of the following non-voting members:

- a. One member of the City Council selected by the Mayor
- b. the City Public Works Director or his/her designee
- c. the Parks Superintendent or his/her designee
- d. the Long-Range Planner or Grant Specialist, depending upon the City's designation of that position.

The role of the City Council liaison will be to:

- a. Attend regularly scheduled Committee meetings.
- b. Communicate back to the City Council regarding trails and active transportation updates.
- c. Align Committee priorities with City Council goals.
- d. Be a non-voting member of the Committee.

Section 3 Membership Tenure.

The term of appointment to the Committee is either three years or four years for initial terms and four years for all terms after the completion of the initial term. Committee members may be reappointed. The Committee member terms shall be staggered so the rotation of the Committee members does not happen at the same time. Each of the five Councilmembers of the City Council shall recommend one citizen committee member for appointment to the Committee. Such appointments will be made by a majority vote of the City Council.

Section 4 Attendance.

Members shall regularly attend Committee meetings. A member with three unexcused committee meeting absences within a calendar year will have their membership reviewed and may be recommended to the City Council for removal from the Committee by a majority vote of the full Committee.

Section 5 Member Responsibilities.

As a member of the Committee, each member shall be responsible to:

1. Read and study the agenda, staff reports, and any meeting materials prepared by supporting staff or committee members, so they are fully informed about each item prior to the scheduled Committee meeting.
2. Attend Committee meetings and arrive on time. In the event of absence or tardiness, members should inform the Chair or supporting staff of such absence or tardiness.
3. Attend Committee events and perform Committee assignments related to events, goals and priorities of the Committee.

EXHIBIT A

4. Act in a courteous and respectful manner to their fellow members, supporting staff, and the public during all meetings and events.

Section 6 Vacancies.

A member may resign at any time by giving written notice of such resignation to the Mayor, City Council, Chair, and supporting staff.

Section 7 Compensation and Reimbursement.

Members shall be offered a stipend for meeting attendance and reimbursement for expenses as adopted by the City Council and at the City Council's sole discretion.

ARTICLE IV

MEETINGS

Section 1 Meetings.

The Committee meetings shall be held at City Hall located at 10 East Center Street, North Salt Lake, Utah, or as otherwise noticed. The Committee shall meet as often as it deems necessary, but not less than quarterly.

Section 2 Notice of Meetings.

The meeting agenda shall be set by the Committee Chair, Committee members or supporting staff and is to be posted by the City Recorder in accordance with the Open and Public Meetings Act, UCA 52-4-101. Any Committee member, including non-voting members, may place items be placed on Committee agendas for consideration by submitting written notice to the Chair and staff liaison a minimum of two (2) weeks prior to the meeting.

Section 3 Quorum and Voting.

Attendance by not less than three voting members of the Committee shall be considered a quorum for the transaction of Committee business.

Section 4 Order of Business.

Meetings will follow the approved agenda; each meeting will include a citizen comment period. Attendance shall be taken at each meeting, and a list of attendees will be included in the minutes of the meeting. Excused and unexcused members will also be listed.

Section 5 Recordings of Meetings.

Written minutes and an audio recording shall be kept of the proceedings of Committee meetings by the supporting staff. Written minutes shall be provided to the City Recorder once approved. Minutes will be made available to the public upon request.

ARTICLE V

OFFICERS

Section 1 Election of Chairperson and Vice-Chairperson.

EXHIBIT A

The Committee shall annually elect a chair, vice-chair, and any additional officers as necessary at the first regularly scheduled meeting of each year by majority vote after taking nominations from the body.

Section 2 Officer Terms.

The Committee officers may serve successive terms at the sole discretion of the Committee when it votes as a quorum in its official capacity.

Section 3 Officer Duties.

Duties of Chair and Vice Chair:

1. The Chair shall preside at all meetings and generally perform the duties of a presiding officer. If the Chair is absent or unable to preside, the Vice Chair shall preside for that meeting. The order of business shall be as specified by the Chair and/or supporting staff.
2. If the Chair or Vice Chair are not present, the acting chairperson will be nominated and appointed by the Committee members in attendance. The temporarily appointed chairperson shall preside for that meeting only.

ARTICLE VI

DUTIES AND RESPONSIBILITIES

The Committee shall perform the following duties:

1. Review and make recommendations to the City Council regarding the maintenance, enhancement, improvement and expansion of trails and trail systems in the City.
2. Assist in the creation, review and approval of a Trails Master Plan and Active Transportation Master Plan. Make recommendations to the City Council on long-range plans for these important service areas.
3. Make recommendations to the City Council on specific trail and active transportation improvements including signage and trail markings, deficiencies within trail and active transportation systems, needed upgrades and potential priorities to make effective trail and active transportation connections and any other needed improvements in these systems.
4. As needed, create and sponsor events related to trails and active transportation including, but not limited to, vegetation removal and restoration, clean-up projects, public education, public access to existing and new trails, and any other new opportunities to involve the public in trails and active transportation.
5. In coordination with City staff, identify funding sources for Committee activities and plans including, but not limited to, grant funding, private funding, fundraising, philanthropic participation in improvements, and any

EXHIBIT A

other sources of funding for the purposes of the Committee's duties and implementation of City trails and active transportation plans.

6. The Committee shall make an annual report to the City Council during the first quarter of the calendar year. The report shall include the Committee's goals, objectives, activities, recommendations and any budgetary requests for the next fiscal year.
7. Any other duties as may be assigned to it by the City Council of North Salt Lake acting in its official capacity as the City's Governing Body.

ARTICLE VII

RULES OF ORDER AND PROCEDURE

A. Regular Meetings

1. Regular meetings will be held at least quarterly, but the Committee may meet more frequently as needed.

B. Electronic Meetings

1. Committee members may participate in meetings electronically (by phone, internet, or other similar technology) in accordance with the provisions of the City's Electronic Meeting Policy.

C. Parliamentary Order and Procedure

1. General order for a deliberative agenda item;
 - a. The Chair introduces each agenda item;
 - b. City staff or Committee members are invited to present background on the item and provide comments and/or recommendations;
 - c. Committee members ask questions and seek clarification on issues presented;
 - d. Committee members discuss and debate the issues;
 - e. Committee members put forth a motion for consideration and vote;
 - f. The Chair requests a vote on the item.

D. Voting

1. Each voting Committee member shall be entitled to only one vote upon each matter submitted to a vote.

ARTICLE VIII

SUPPORT AND RESOURCES

The Committee may call upon the City staff and the City Council for reasonable support and resources as needed.

ARTICLE IX

EXHIBIT A

AMENDMENTS

Recommendations for amending these by-laws may be made at a regular meeting. Approval of the amendments must be made by a majority of the full Committee. After approval by a majority of the full Committee, these by-laws must be approved by the City Council.

DRAFT



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Pace, Community Development Director
DATE: March 18, 2025
SUBJECT: Presentation of proposed amendments to Title 10, Chapter 11, Land Use Table; Title 10, Chapter 19, Specific Use Standards; and Title 10, Chapter 4, Signs

RECOMMENDATION

The Planning Commission has recommended approval of the proposed code amendments. Staff has provided the proposed amendments for review by the City Council and recommends action at the next City Council meeting on April 1, 2025

BACKGROUND

Last September the Council tasked the Planning Commission and staff to update the City Code to address land uses in commercial and industrial zones and the sign code. The Planning Commission desired to review all land uses to determine which land uses should be permitted and which uses should be prohibited.

In 2019 the State Legislature amended USC 10-9a-507 with regard to Conditional Uses, essentially requiring that for each use listed as a conditional use, a municipality is required to adopt by ordinance the standards by which such uses will be reviewed. In 2021 the statute was further amended to add the term "objective standards." The intent of this language change was to clearly outline what conditions would be placed on land uses during review and approval, rather than having Planning Commissions be unduly influenced by public clamor to apply conditions that were unreasonable and not founded on objective standards. The state statute is provided below:

USC 10-9a-507. Conditional uses.

(1) (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.

(b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.

(2) (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

(3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.

(4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

The Legislature's intent was to make it clear that a "conditional use" is a "permitted use with conditions" and that those conditions, or standards should be adopted by ordinance. If a conditional use is not a land use that the City wants to allow in that zone, then it should be prohibited and the City should not rely on the Planning Commission to deny the use or impose unreasonable conditions. The ultimate goal was to reduce the number of land uses listed as conditional and instead adopt objective standards for permitted uses that could then be processed administratively.

The current land use table contained in Title 10, Chapter 11, lists 323 different land uses which cover four zones: C-S, Commercial Shopping; C-G, General Commercial; M-D, Manufacturing Distribution; and M-G, General Industrial. The uses are categorized as "P" Permitted, "C" Conditional, "N" Not Allowed, or "S" Staff Determination. The "S" category is determined by the Community Development Director, who evaluates the use for similar uses in the classification and then applies that similar designated classification.

The first task was to reorganize the land uses into general categories and alphabetize those categories. The Planning Commission spent several months in meetings reviewing each individual land use to determine what types of uses should be prohibited and which uses should be permitted if objective standards could be adopted.

The second task was to establish the standards of review for each of the uses that required specific standards in addition to the general standards. Those specific standards are outlined in the proposed Title 10, Chapter 19, Specific Use Standards and are listed alphabetically by general category. Currently, Title 10, Chapter 1 General and Supplementary Provisions contains some general regulations that apply to all land uses and some specific standards for various uses that have been added over the years, such as accessory dwelling units and short-term rentals. The specific use standards in chapter 1 will be relocated to the new specific use standard chapter 19.

The final task requested was to revise the sign regulations in Title 10, Chapter 4 to update the code to conform with State Code as well as address any other issues related to free speech and placement of signs.

The Planning Commission held a public hearing on January 28, 2025 where the draft code was tabled as additional work was needed to prepare it for recommendation. A second public hearing was held on February 25, 2025. Public comment was received by two property owners one in support of the proposed amendments and one who expressed concerns regarding proposed changes to the short-term rental regulations. A copy of the letter he submitted for public comment is attached to this report. The Planning Commission made a favorable recommendation to the City Council at their meeting on March 11, 2025. Staff is providing the draft ordinances for the Council review and proposes action on the amendments at the next City Council meeting on April 1, 2025.

REVIEW

Title 10, Chapter 11

The land use table is organized into the following twenty use categories:

1. Accessory-Caretaker residences, outdoor display and storage, temporary uses
2. Agricultural-Community gardens
3. Automotive-Sales, repair, rental, maintenance, impound lots
4. Banking-banks and pawnshops
5. Building, Contracting, & Suppliers-Contractors, building machinery and material dealers
6. Education, Schools, & Training-Public or private, group instruction, professional trades
7. Entertainment-Amusement centers, theaters
8. General Office-Call centers, offices
9. Healthcare-Clinics, dentists, residential care facilities
10. Hospitality-Restaurants, lodging
11. Manufacturing & Assembly-light and heavy manufacturing and assembly uses
12. Mining & Support Services
13. Personal Services-Animal care, small appliance repair, laundry, salons
14. Religious, Grant Making, Civic, Professional, & Similar Organizations-Churches and non-profit volunteers
15. Retail Trade-general and specialty retail trade
16. Social Services-youth services, food pantries, emergency relief, vocational rehab
17. Transportation & Freight-Passenger, freight transportation and support services
18. Utilities, Public Services, Waste Management, & Remediation Services-Cellular towers, energy distribution, sewer treatment
19. Warehousing & Wholesale Trade-durable and non-durable goods
20. Warehousing, Storage Facilities-general warehousing and storage units

The uses that the Planning Commission is recommending be prohibited are listed at the end of each category. In determining what uses should be prohibited, the Planning Commission felt that if a use was listed as prohibited and a property owner wanted to propose such use, they could apply for a code amendment and have staff research and draft standards of review for adoption if the use were appropriate for the proposed zone and location.

The table is in redline format, the land uses current designations of "P", "C", "S", or "N" are redlined with the proposed changes where applicable. The final column of the table lists the location of the specific use standards in Chapter 19 for each specific use, where applicable.

Title 10, Chapter 19

This proposed chapter is organized with the same twenty categories. Chapter 19, was created in October 2024 with a code amendment application to allow accessory caretaker residences in the MD zone. Additionally, some existing regulations from chapter 1 have been moved to this section. Existing code sections have the section title highlighted in yellow and any proposed changes to existing language is in redline. All other sections not highlighted contain entirely new language proposed for adoption. For purposes of this review the following summaries are being provided on some land uses that may require additional information for consideration.

10-19-3: Accessory Uses

C. Contractors Yard-This land use applies to construction of new subdivisions or development sites and not to storage yards for contractor business headquarters. Those yards are regulated in the Outdoor Storage category.

F. Temporary Portable Storage Containers-This use regulates businesses that want to temporarily locate storage containers at their business location.

10-19-4: Agricultural Uses-regulates new community gardens in relation to size, accessory buildings, parking, composting, etc.

10-19-5: Automotive

A. Dealers-this section has been drafted to address problems associated with small auto dealers that have more inventory than their sites can support and often lead to conflicts with overflow onto public streets, lack of customer and staff parking, and conflicts when adjacent to residential uses. It specifies landscape requirements, minimum parking and display vehicle standards, and operational restrictions. This specifically prohibits car dealers in multi-tenant buildings if they have outdoor display of vehicles which, because these uses tend to have more cars than they have available parking results in those display vehicles occupying required parking for other businesses on the same property.

C. Car wash-this section establishes architectural standards, water use, and operational restrictions.

D. Maintenance and Repair-establishes minimum lot sizes, bay door location, parking, and storage, hard surfacing.

I. Tow and Impound Lots-establishes screening and hard surfacing requirements.

10-19-6: Banking-establishes standards for bank ATM location and parking and references pawn shop regulations contained in Title 3, Chapter 7 and prohibits outdoor storage.

10-19-7: Building, Contracting, & Suppliers

A. Establishes outdoor storage and display regulations, hazardous materials storage and limits size of home supply stores in the C-S zone to 15,000 sq. ft.

10-19-8: Education

A. Group Instruction- establishes parking standards and addresses uses with recitals or performances, drop off and pick up areas.

B. Micro-Education-addresses a new use established by the state legislature for small private schools.

10-19-9: Entertainment- standards in this section address noise and parking issues.

10-19-10: General Office-standards in this section address parking issues with large call centers that often exceed the parking demand of a regular office.

10-19-11: Healthcare-standards in this section address issues related to outpatient services and residential care facilities licensing and signage.

10-19-12: Hospitality

B. Banquet & Reception centers-this section provides regulations related to noise and parking.

C. Food Service Contractors-this section regulates food truck commissaries and caterers as well as provides standards for food truck and food truck parks, related to parking, access, noise and operation.

D. Lodging-this provides regulation for accessory uses in hotels, like restaurants, and for bed and breakfast establishments.

E. Restaurants-provides regulations for lot size, setbacks, drive-thru lanes.

10-19-13: Manufacturing & Assembly-this section primarily addresses chemical and hazardous materials storage, food preparation, odor, and noise.

10-19-14: Mining and Support Activities-this section references the mining regulations contained in the SR Zone and outdoor storage.

10-19-15: Personal Services

A. Animal Care-addresses issues relating to noise and waste disposal, size of use in the CS Zone.

F. Pharmacies-addresses possible use of medical cannabis pharmacies and is in conformance to the standards in state code.

H. Salons-addresses standards for tattoo parlors.

10-19-16: Religious Uses-establishes standards for churches for parking, setback, and height.

10-19-17: Residential

A. Accessory Dwelling Units (moved from 10-1-44)-proposed amendment to address issues related to the use of tiny homes which are wheels.

B. Short Term Rentals (moved from 10-1-45)-proposed amendments to address:

1. Use of apartment units without owner occupancy requirements, limit to 50% of the units with a maximum of 10 units.

2. Establish an administrative revocation of license with verified noise complaints and appeal process by the hearing officer.

10-19-18: Retail Trade-provides regulations for nursery centers, gas stations, and tobacco stores.

10-19-19: Social Services

A. Daycare-exiting language from 10-1-46 with proposed amendments to require playground facilities and limit the size in the C-S zone.

10-19-20: Temporary Uses-provides regulations for temporary uses like Christmas tree lots, firework stands, etc.

10-19-21: Transportation and Freight-provides regulations related from setbacks from residential uses for freight activity.

10-19-22-Utilities

A. Communications, Towers- provides regulations for tower heights by zone, appearance and lighting.

B. Energy Storage Facilities-provides regulations for screening, noise buffers, emergency egress, hazard mitigation.

C. Pipeline Facilities-provides regulation for egress, location, hazard mitigation, landscaping.

D. Public Utility Station-regulates lot size, frontage, screening, setback and height, building standards.

E. Septic Tank, Portable Toilet services-establishes operational standards for handling waste, cleaning and storage, and odor.

F. Sewage Treatment-establishes minimum distance from residential area, landscape buffers.

G. Utilities Transmission-regulates outdoor storage, height regulations for towers.

H. Waste, nonhazardous-regulates screening, noise emissions, surfacing, and recycling bins.

I. Waste, Materials Recovery-regulates uses such as the waste recycling facility located on the SDS D property and regulates location, size, odors, noise, setbacks, and operational standards.

J. Waste, Remediation Services-regulates business that offer disaster mitigation, like fire or flooding in businesses or homes.

10-19-23: Warehousing & Wholesale-regulates outdoor storage of cargo containers, storage of hazardous materials.

10-19-24: Warehousing, storage facilities

A. General Warehousing-addresses proximity to residential uses and hazard mitigation.

B. Self Storage Units-regulates self storage units, caretaker residences, screening, landscaping, vehicle storage, access and egress, business operation out of units, and lighting.

Title 10, Chapter 4 Signs

The proposed sign regulation amendments reflect a reorganization and clarification of the existing sign regulations, updates to conform to state code and case law, and address free speech at public events.

10-4-5: Definitions-existing definitions are being moved from 10-4-14 to the beginning of this section and definitions are added for those sign types not previously defined.

10-4-6: General Regulations

E. Prohibited Signs-a list of prohibited signs has been added to this section, where they were previously listed in the sign type table.

J. Temporary Off premises signs-this item has been corrected in the outline format as it is currently listed as item number 10 under the category for “non-regulated signs”. The proposed amendment would allow the off premise signs in sign overlay zones as a permitted use and make them conditional in any other zone and establish standards for those conditional use permits.

10-4-7 to 10-4-10: Inspections-updates language for staff titles, appeal authority, and permitting.

10-4-14: Sign Type Use Table-the table has been reorganized in alphabetical order and grouped by sign type, some current conditional uses have been recommended for either permitted or prohibited. The sign heights and size restrictions are proposed to match those restrictions that have been used recently in development agreements for mixed use developments with retail components. The minimum setback from the right of way is recommended to increase from 2 feet to 5 feet.

10-4-15: Billboard Standards-this section has been created to stand alone and includes regulations from the Sign Use Table and foot notes to the table. This will provide more clarity in administering the sign code in relation to billboards.

10-4-16: On Premise Interstate Signs. These are the regulations for on premise signs along the freeway that are listed in the table and in footnotes, also to provide more clarity in administration.

10-4-19: Free Speech Zone. This section allows the mayor, or designee, to establish a content neutral free speech zone for any event to protect traffic flow, crowd control, or public safety on public property. This section is modeled after regulations adopted by the state of Utah for the Capital and Taylorsville City.

POSSIBLE MOTION

No action is recommended at this time. An action item will be scheduled for April 1, 2025.

Attachments

- 1) Draft Chapter 11-Land Uses
- 2) Draft Chapter 19-Specific Use Standards
- 3) Draft Chapter 4-Signs
- 4) Public Comment-Mont Michelson

10-11-2: CODES AND SYMBOLS:

In section [10-11-3](#) of this chapter, uses of land or buildings which are allowed in various districts are shown as permitted uses, indicated by a "P" in the appropriate column, or as conditional uses, indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an "N". ~~If a use needs a City staff determination to specify whether the specific use should be designated as "P", "C", or "N", then it is indicated in the appropriate column by an "S". The City staff determination will be decided by the Community and Economic Development Director or designee. The City staff member must make written findings to justify the use categorization. If the applicant or a member of the Governing Body finds that the use has been categorized incorrectly, they may appeal the decision to the Planning Commission within ten (10) days of the staff determination. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by an "N".~~ (Ord. 2015-18, 11-17-2015)

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section [10-1-47](#) of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
ACCESSORY USES					
Caretaker residence	P	P	P	P	10-19-3(A)
Outdoor display of retail merchandise	P	P	P	N	10-19-3(D) 10-1-33
Outdoor storage	C	C	P	P	10-19-3(E) 10-1-33
Temporary portable storage containers	N	P	P	P	
Prohibited uses: • Outdoor storage, as primary use	N	N	N	N	
AGRICULTURAL USES					
Community/urban gardens	P	P	P	N	10-19-4(A)
Prohibited uses: • Commercial crop production • Livestock	N	N	N	N	
AUTOMOTIVE					
Dealer, • Passenger vehicle • Recreational vehicle, motorcycle, and boat	<u>EN</u>	P	P	N	10-19-5(A)
Dealer, commercial vehicles	<u>SN</u>	N	P	N	10-19-5(A) 10-19-5(B)
Leasing and rental, passenger vehicles	<u>PN</u>	P	P	<u>EN</u>	10-19-5(A)
Leasing and rental, commercial vehicles, utility trailer, and RV (recreational vehicle)	N	<u>GP</u>	P	P	10-19-5(A) 10-19-5(B)
Maintenance, car washes (Primary & accessory use to gas stations)	N	P	<u>GP</u>	<u>GP</u>	10-19-5(C)
Maintenance, detail, trim, and accessory installation	P	P	P	P	10-19-5(D)
Maintenance, oil change and lubrication shops	N	P	P	P	10-19-5(D)
Maintenance, all other automotive and commercial vehicle	N	<u>S-N</u>	<u>S-P</u>	<u>S-P</u>	10-19-5(D)
Repair, automotive body, paint and interior repair	N	N	P	P	10-19-5(D) & (E)

Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
Repair, general automotive and commercial vehicle	N	N	P	P	10-19-5(D) & (E)
Repossession services	N	N	P	P	10-19-3(E) 10-19-5(F)
Retail sales, automotive parts and accessories <i>No outdoor storage</i>	N	P	P	N	10-19-5(G)
Retail sales, tire and wheel installation	N	P	P	N	10-19-3(C) 10-19-5(H)
Storage, motor vehicle towing and impound lots	N	N	P	P	10-19-5(I)
Wholesale, automotive parts and supplies (new)	N	N	P	P	10-19-5(J)
Wholesale, motor vehicles	N	N	P	P	10-19-5(K)
Wholesale, tire and tube	N	N	<u>GP</u>	P	10-19-5(L)
Prohibited uses: <ul style="list-style-type: none"> • Salvage yards • Pick-n-pull lots 	N	N	N	N	
BANKING					
Banks, credit unions, mortgage brokers, financial managers	P	P	P	N	10-19-3(B) 10-19-6(A)
Pawnshop	N	<u>GN</u>	<u>NP</u>	N	3-7-1 to 3-7-23 10-19-6(B)
Prohibited uses: <ul style="list-style-type: none"> • Credit intermediation • Check cashing • Check loan, • Title Loan • Other quick loan activities 	<u>PN</u>	<u>PN</u>	<u>PN</u>	N	
BUILDING, CONTRACTING, & SUPPLIERS					
Construction and contractor services, office only (general, landscaping, mechanical, electrical)	N	P	P	P	
Construction and contractor services, on-site material storage On-site manufacturing or assembly (cabinets, countertops, other carpentry)	N	<u>PN</u>	P	P	10-19-7 10-19-3(E)
Dealers, building materials	N	N	P	N	10-19-7

Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
Dealer, manufactured (mobile) home, modular buildings, tiny homes	N	N	P	P	10-19-7 10-19-3(D)&(E)
Leasing and rental, construction, mining, forestry machinery and equipment	N	N	<u>GP</u>	<u>GP</u>	10-19-7 10-19-3(D)&(E)
Retail, construction materials (home improvement, hardware, landscaping)	P	P	P	N	10-19-7 10-19-3(D)&(E)
Wholesale, construction, mining machinery and equipment (except petroleum)	N	N	<u>GP</u>	P	10-19-7 10-19-3(E)&(E)
Wholesale, construction materials	N	N	P	P	10-19-7 10-19-3(D)&(E)
EDUCATION, SCHOOLS, & TRAINING					
Education, elementary and secondary schools	<u>PN</u>	P	<u>PN</u>	N	
Education, colleges, universities, professional schools, training, technical and trade schools	<u>PN</u>	P	P	N	
Educational support services (tutoring)	P	P	P	N	
Group instruction, martial arts, preschools, sports, dance and recreation	P	P	P	N	10-19-8(A)
Micro-Education Schools	P	P	P	P	10-19-8(B)
Passenger vehicle driving schools	<u>CN</u>	<u>GP</u>	P	N	
Professional CDL driving schools	<u>SN</u>	<u>SN</u>	<u>SP</u>	N	10-19-8(C)
ENTERTAINMENT					
Amusement centers and arcades (ax throwing, bowling, go carts, mini golf, skating) Limited to 5,000 sq. ft. in C-S Zone	<u>GP</u>	<u>GP</u>	<u>GP</u>	N	10-19-9(A)
Athletic club, fitness and recreational sports (tennis, pickleball, volleyball, swimming,)	<u>GP</u>	P	P	N	10-19-9(B)
Botanical gardens and nature parks, and other similar institutions	<u>SP</u>	P	P	P	
Museums	P	P	<u>GP</u>	<u>CN</u>	

Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
Production and distribution, motion picture, video, television, music, including recording	<u>EN</u>	<u>EN</u>	P	P	10-19-9(C)
Promoters, performing arts, sports or similar events with facilities	P	P	P	N	10-19-9(D)
Publishers, general, software, television, and movies (does not include printing)	P	P	P	<u>PN</u>	
Studios, independent artists, writers, and performers	P	P	P	N	10-19-9(E)
Theater and live entertainment venues, performing arts companies, sports teams,	<u>CP</u>	P	<u>CP</u>	N	10-19-9(F)
Theater, movie	P	P	P	N	10-19-9(F)
Prohibited: <ul style="list-style-type: none"> • Amusement and theme parks • Golf courses & country clubs • Racetracks • Theater, drive-in movie • Zoos 					
GENERAL OFFICE					
Call centers, information services, and data processing services	N	P	P	N	10-19-10(A)
Employment placement agencies	<u>PN</u>	P	P	N	10-19-10(B)
General Office	P	P	P	N	
Leasing and rental, Office machinery and equipment	P	P	P	N	10-19-10(C)
Other business service centers (including copy shops)	P	P	P	N	
Professional, scientific, and technical laboratories and services	<u>EN</u>	P	P	N	
HEALTHCARE					
Ambulance services	<u>PN</u>	P	P	N	
Blood and plasma donation centers	N	<u>CP</u>	P	N	
Diagnostic imaging centers and medical laboratories	<u>PN</u>	P	P	N	

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Home healthcare services	<u>PN</u>	P	P	N	
Kidney dialysis centers	<u>PN</u>	P	P	N	
Medical clinic, general, surgical, or emergency	<u>PN</u>	P	P	N	
<u>Medical Spas (estheticians, intravenous fluids, laser treatments, skin care, weight loss, etc.)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	
Offices of dentists, physicians, and therapists (mental health, occupational, physical, speech)	P	P	P	N	
Optical goods stores	P	P	P	N	
Outpatient mental health and substance abuse centers	N	C	C	N	10-19-11(A)
Residential care facilities, nursing care and assisted living	<u>GN</u>	<u>GP</u>	N	N	10-19-11(B)
Prohibited: <ul style="list-style-type: none"> • Hospital, general medical and surgical • Hospital, psychiatric and substance abuse hospitals • Hospital, specialty (except psychiatric and substance abuse) hospitals • Residential care facilities, mental health, substance abuse facilities 	N	<u>GN</u>	<u>GN</u>	N	
HOSPITALITY					
Bar establishment	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	10-19-12(A)
Banquet and reception centers	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	10-19-12(A)
Food service contractors, caterers, and commissaries	<u>GN</u>	P	P	N	10-19-12(C)
Mobile food business and food truck park	P	P	P	N	10-19-12(C)
Lodging, hotels, motels, bed and breakfast inns	<u>GN</u>	P	P	N	10-19-12(D)
Lodging, recreational vehicle parks and campgrounds	N	<u>GP</u>	<u>GN</u>	N	10-19-12(E)
Restaurants, <ul style="list-style-type: none"> • Coffee shops, and cafeterias • Bar • <u>Brewery</u> 	P	P	P	N	10-19-12(A) 10-19-12(F)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
<ul style="list-style-type: none"> Drive-thru 					
Taverns (beer only)	NP	NP	NP	GN	10-19-12(A)
Sexually oriented businesses	N	N	N	C	3-8
MANUFACTURING & ASSEMBLY					
<u>Assembly, heavy:</u> Operations which use welders, rivets, specialized equipment, large scale products	N	N	P	P	10-19-13(A)
<u>Assembly, light and sub-assembly:</u> Operations which use light machinery and equipment, smaller scale, fastening, adhesive bonding, heat staking, ultrasonic welding, component assembly with no dangerous or hazardous materials.	N	P	P	P	10-19-13(A)
<u>Manufacturing, heavy:</u> Operations which manufacture or compounding processes of raw materials, utilize large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process not for individual consumers, such as: <ul style="list-style-type: none"> Asphalt and concrete service and batching plants Brick or stone manufacturing Chemical Food (human) Furniture, mattresses, window blinds, cabinets, and fixtures Leather Machinery Paper Petroleum and coal products Plastics and rubber products Repair, commercial and industrial machinery and equipment Transportation equipment Wood (lumber, plywood, veneers, flooring, trusses) 	N	N	C	C	10-19-13(A) 10-19-13(B) 10-19-13(C) 10-19-13(D) 10-19-13(E)
<u>Manufacturing, light:</u> Operations which manufacture small products, mainly for individual consumers, such as: <ul style="list-style-type: none"> Apparel Computer and electronic product 	N	N	P	P	10-19-13(A)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
<ul style="list-style-type: none"> Electrical equipment, appliance and component Printing and publishing Textile and textile products 					
Prohibited: <ul style="list-style-type: none"> Animal slaughtering, rendering (pet food/livestock feed) Primary metal manufacturing 					
MINING & SUPPORT SERVICES					
Mineral Extraction (see SR zone , Chapter 17)	N	N	N	N	10-19-14(A)
Mineral Extraction Support Activities	N	N	P	P	10-19-14(B)
Oil & Gas Extraction & Refining Support Activities	N	N	C	C	10-19-14(B)
Prohibited Mining Activities: <ul style="list-style-type: none"> crude petroleum extraction natural gas extraction mineral extraction 	N	N	N	N	
PERSONAL SERVICES					
Animal care, <ul style="list-style-type: none"> boarding, day care and kennels pet services veterinary services 	<u>GP</u>	<u>GP</u>	P	N	10-19-15(A)
Appliance, electronic, and small engine repair and maintenance	<u>PN</u>	P	<u>GP</u>	N	10-19-15(B)
Couriers, messengers and local delivery	<u>GP</u>	<u>GP</u>	P	P	
Exterminating and pest control services	N	N	P	N	10-19-15(C)
Funeral homes & mortuaries	<u>PN</u>	P	<u>GP</u>	N	10-19-15(D)
Janitorial services	<u>GN</u>	<u>GP</u>	P	N	10-19-15(E)
Laundry, coin operated and drop off services	P	P	P	N	10-19-15(E)
Laundry, dry cleaners	<u>GN</u>	P	<u>GP</u>	N	10-19-15(E)
Laundry, commercial or industrial	N	<u>GN</u>	<u>GP</u>	N	10-19-15(E)

Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
Linen supply	N	N	<u>GP</u>	<u>GN</u>	10-19-15(E)
Packaging and labeling services	P	P	P	N	
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	N	10-19-15(F)
Photofinishing	P	P	P	N	
Photography studios	P	P	P	N	
Personal and household goods repair and maintenance	<u>PN</u>	P	<u>GP</u>	N	10-19-15(G)
Salons, hair, nail, lashes, permanent cosmetics, tattoos	P	P	GP	N	10-19-15(H)
<u>Prohibited Uses:</u> • <u>Cemeteries, crematories, and mausoleums</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
RELIGIOUS, GRANT MAKING, CIVIC, PROFESSIONAL & SIMILAR ORGANIZATIONS					
Religious organizations, churches	P	P	P	N	10-19-16(A)
Volunteer and nonprofit organizations	P	P	P	N	
RETAIL TRADE					
Retail, General • Art dealers • Books, magazines, music • Clothing and accessories • Convenience • Electronics & Appliances • Floral • Food, specialty • Furniture & home furnishings • General merchandise & groceries (less than 10,000 sq.ft.) • Gift, novelty, souvenirs • Hardware, • Luggage and leather goods • Office supply, book • Pet & pet supplies • Recreational and hobby equipment	P	P	P	N	10-19-18(A)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
<ul style="list-style-type: none"> Used merchandise, antiques and thrift 					
Retail, Specialty <ul style="list-style-type: none"> Beer, wine and liquor Car washes Department stores General merchandise and groceries (greater than 10,000 sq. ft.) Home and nursery centers Outdoor power equipment Passenger vehicle fueling stations (gasoline, electric, natural gas, etc.) Rental, consumer electronics and appliances Rental, entertainment and entertainment products (bounce houses) Tobacco (Permitted only in MD Zone) 	N	P	P	N	10-19-18(B)
Retail, online and other <ul style="list-style-type: none"> Electronic shopping and mail order houses General rental centers Vending machine operators, <u>not as an accessory use</u> Liquefied petroleum gas (bottled gas) dealers 	N	<u>GN</u>	P	N	10-19-18(C)
Retail, prohibited <ul style="list-style-type: none"> Heating oil dealers Other direct selling establishments Other fuel dealers 	N	N	<u>GN</u>	<u>GN</u>	
SOCIAL SERVICES					
Child and youth services, such as: Boys and Girls Clubs, YMCA, Scouts, Big Brothers/Big Sisters, Junior Achievement, Toys for Tots, Children's Justice Center, etc.	<u>PN</u>	P	N	N	
Community food services such as meals on wheels or food pantry	P	P	P	N	
Community service organizations, such as: Volunteers of America, Habitat for Humanity, Housing Authority, Community Housing Trusts	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	
Daycare Services, Child or Adult	P	P	<u>GP</u>	N	10-19-19(A)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Emergency and other relief services, such as: Red Cross, Salvation Army	P	P	P	N	
Other individual and family services, such as: Social action groups, Housing Services, Credit Counselling, Utility Assistance, Veteran's Services	<u>PN</u>	P	N	N	
Services for the elderly and persons with disabilities	<u>PN</u>	P	<u>NP</u>	N	
Vocational rehabilitation services	<u>PN</u>	P	<u>NP</u>	N	
<u>Prohibited Uses:</u> • <u>Homeless shelters & services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
TRANSPORTATION & FREIGHT					
General passenger transportation services <ul style="list-style-type: none"> • Charter • Emergency or medical • Freestanding parking lots and garages • Public transit and school • Rideshare and taxi services • Scenic and sightseeing • Special needs • Specialty vehicle and limousine 	P	P	P	P	10-19-21(A)
Freight and commodities transportation <ul style="list-style-type: none"> • Freight trucking (local or long distance) • Moving services • Rental, moving trucks 	N	N	P	P	10-19-21(A) 10-19-21(B)
Support services for transportation <ul style="list-style-type: none"> • Commercial air, rail, and water transportation equipment rental and leasing • General passenger transportation maintenance, operation, or storage facilities • Freight logistics, maintenance, operations, or container and truck storage • Packing and crating • Rail transportation logistics 	N	N	P	P	10-19-21(A)
Prohibited transportation uses <ul style="list-style-type: none"> • Air traffic control, airport operations and facilities • <u>Passenger aircraft services and helipads</u> 	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	

Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
UTILITIES, PUBLIC SERVICES, WASTE MANAGEMENT, & REMEDIATION SERVICES					
Communications, Broadcasting Services, Stations, & Operations	C	C	P	P	
Communications, cellular , satellite & wireless operations	P	P	P	P	10-19-22(A)
Communications, resellers	P	P	P	P	
Communications, towers and facilities <ul style="list-style-type: none"> • cellular • satellite • wireless 	<u>NP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	10-19-22(A)
Energy Distribution and Storage Facilities, electric or natural gas	N	C	C	C	10-19-22(B)
Energy Generation, accessory <ul style="list-style-type: none"> • Geothermal • Solar • Wind 	N	N	P	<u>P</u>	
Pipeline distribution and facilities	N	N	P	P	10-19-22(C)
Postal service	P	P	P	P	
Public utility station and wireless communication accessory structures	P	P	P	P	10-19-22(D)
Septic tank, portable toilet and related services	N	N	N	C	10-19-22(E)
Sewage treatment facilities	N	N	N	C	10-19-22(F)
Utilities transmission lines and control	N	N	<u>GP</u>	<u>GP</u>	10-19-22(G)
Water Distribution	P	P	P	P	
Waste, Nonhazardous: treatment and disposal	N	N	N	C	10-19-22(H)
Waste, Materials recovery facilities (1) operating facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage) and/or (2) operating facilities where commingled recyclable materials, such as paper, plastics, used beverage cans, and metals, are sorted into distinct categories.	N	N	N	C	10-19-22(I)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Waste, Remediation services process of cleaning up and reversing environmental damage. It involves removing hazardous materials from contaminated soil, groundwater, surface water, and sediment	N	N	N	C	10-19-22(J)
Prohibited: <ul style="list-style-type: none"> Fossil fuel/nuclear power generation Steam and air conditioning supply Waste, hazardous: collection, solid or hazardous waste treatment/disposal solid waste landfills, combustors and incinerators 	N	N	N	N	
WAREHOUSING & WHOLESALE TRADE					
Wholesale, trade, durable goods, (Permitted) (new or used items generally with a normal life expectancy of 3 years or more) such as: <ul style="list-style-type: none"> Commercial equipment Construction Materials Electronic parts and equipment Farm and garden machinery and equipment Furniture Hardware Industrial machinery, equipment, and supplies Jewelry, watch, precious stone and precious metal Plumbing and HVAC equipment and supplies Professional, equipment and supplies Recyclable material wholesalers Refrigeration equipment and supplies Service establishment equipment and supplies Sporting and recreational goods and supplies 	N	N	P	P	10-19-23(A)
Wholesale, trade, rental, durable goods, (Conditional) (new or used items generally with a normal life expectancy of 3 years or more) with outdoor storage such as: <ul style="list-style-type: none"> Commercial and industrial machinery and equipment rental and leasing Metal service centers and offices Motor vehicle Recyclable material wholesalers Transportation equipment and supplies 	N	N	C	C	10-19-23(A)

Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
Prohibited Wholesale, trade, durable goods <ul style="list-style-type: none"> • Chemical and allied products • Other hazardous materials and products 	N	N	N	N	
Wholesale trade, nondurable goods, (Permitted) (items with a normal life expectancy of less than 3 years): <ul style="list-style-type: none"> • Alcoholic beverage • Automotive supplies • Book, periodical and newspaper • Clothing • Drug, drug proprietaries and druggist sundries • Grocery and related products • Farm supplies • Flower, nursery stock and florist supplies • Paint, varnish and supplies • Paper and office supplies wholesalers • Piece goods, notions and other dry goods • Plastics materials and basic forms and shapes • Tobacco and tobacco products 	N	N	P	P	10-19-23(B)
Wholesale trade, nondurable goods,(Conditional) (items with a normal life expectancy of less than 3 years): <ul style="list-style-type: none"> • Fuel oil • Gasoline merchant • liquid petroleum gas • Lubricating oil and grease • Petroleum and petroleum products (except bulk stations and terminals) 	N	N	C	C	10-19-23(B)
Prohibited Wholesale trade, nondurable goods <ul style="list-style-type: none"> • Chemical and allied products • Farm product raw material wholesalers • Hazardous materials and products • Other products that produce odors 	N	N	<u>GN</u>	<u>GN</u>	
Wholesale Electronic Markets and Brokers: arrangement for the sale of goods owned by others, generally on a fee or commission basis, <i>No storage or warehousing</i>	N	N	P	P	
WAREHOUSING, STORAGE FACILITIES					
General warehousing and storage facilities	N	<u>GN</u>	P	P	10-19-24(A)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Self-storage units	N	N	<u>GP</u>	<u>GP</u>	10-19-24(B)
Storage Facility, Indoor Climate Controlled	N	N	P	P	10-19-24(C)

1 TITLE 10, CHAPTER 19 SPECIFIC USE STANDARDS

2 10-19-1: SPECIFIC USE STANDARDS: *(existing)*

3 Purpose and Intent: The purpose and intent of this chapter is to provide regulations for specific
4 permitted or conditionally permitted land uses which will ensure compatibility of such uses with
5 surrounding uses and properties to mitigate potential negative impacts associated with such uses.

6 10-19-2: APPLICABILITY: *(existing)*

7 A. This chapter contains the specific and additional regulations for permitted and conditional uses
8 identified in the land use tables for each of the zones established within the City. Any use not listed
9 as permitted or conditional in the applicable zone shall be prohibited.

10 B. Compliance with specific use standards, as applicable, as well as all other requirements of this
11 Ordinance, all other Land Use Ordinances, and all other Federal, State, and Local regulations are
12 required for Land Use Application approval, permit, or license required by City Ordinance.

13 B.C. The specific use standards provided in this chapter shall apply in addition to those listed elsewhere
14 in this code including parking, signage, landscaping, site planning, and zone specific regulations.
15 Where standards identified for a specific use conflict with standards otherwise listed in this Title, the
16 standards herein shall apply to that use.

17 10-19-3: ACCESSORY USES:

18 A. Accessory Caretaker Residence (ACR): *(existing)*

19 Where specifically allowed as an accessory use to a commercial or industrial use in the applicable
20 zone, are subject to the following standards:

- 21 1. No more than one (1) ACR may be permitted on a parcel; where two or more contiguous parcels
22 are held in one ownership and utilized for the primary land use, said contiguous parcels shall
23 constitute only one (1) parcel for purposes of this section.
- 24 2. The ACR shall be subordinate and clearly incidental to an approved and functioning principal
25 use;
- 26 3. For properties less than five (5) acres, the ACR shall be located within the principal building on
27 the site as a part of and in harmony with the architecture of the main building(s) on the subject
28 property;
- 29 4. For properties greater than 5 acres in size the ACR may be permitted within an accessory
30 structure with the following:
 - 31 a. The structure is located on the same property as the principal use;
 - 32 b. The structure, if visible from any public right of way, meets the minimum architectural
33 design standards provided in section 10-1-43, and in harmony with the architecture,
34 materials, and finishes of the primary structures on the property;
 - 35 c. The structure meets all applicable requirements of the International Building Code as
36 adopted.
 - 37 d. Recreational vehicles and mobile homes shall not be permitted as caretaker dwellings:

- 38 e. Tiny homes shall be permitted when properly connected to water and sewer facilities and
39 skirted
- 40 f. Separate utility connections shall be provided when required by the applicable agency;
- 41 5. The ACR must meet all applicable requirements of the International Building, Energy and Fire
42 Codes as adopted, including requirements for fire wall separations and fire sprinkling as
43 applicable.
- 44 6. Each ACR shall have a kitchen suitable for cooking and preparing meals, a bathroom with a
45 shower or bathing facilities, living space, and sleeping area;
- 46 7. Permits for an ACR shall be assessed appropriate utility connection fees and applicable impact
47 fees.
- 48 8. The ACR shall not exceed one thousand five hundred (1,500) square feet of occupied floor area;
- 49 9. A minimum of one (1) parking space shall be provided for the ACR in addition to any parking
50 spaces required for the principal uses on the property;
- 51 10. The ACR shall be occupied by only one (1) family;
- 52 11. The ACR shall be occupied or rented only by the property owner or by an employee or
53 subcontractor of the legal entity which owns the principal use being cared for (with or without
54 family members. Any person occupying an ACR shall submit evidence of compliance with this
55 Section upon request of the City.
- 56 12. The property owners shall execute and record a covenant and agreement with the jurisdiction to
57 revert the property to a commercial or industrial use without an ACR, including the removal of
58 the kitchen facilities of any permanent addition that does not meet the requirements of the
59 zone in which the use is located, after the expiration of any associated permit granted or the
60 termination of the business.

61 **B. ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors):**

62 This Use shall be located in a manner that does not interfere with or cause difficulty in the safe
63 movement of pedestrians. Machines and kiosks shall be located:

- 64 1. Next to a main building on the property; and
- 65 2. In a manner that will not:
- 66 a. Reduce required landscaped areas;
- 67 b. Cause customers to wait in vehicle drive aisles or parking areas; or
- 68 c. Create a public nuisance or a hazard to public safety.

69 **C. Contractors Yard, Construction Site or New Subdivision:**

- 70 1. Review: The applicant shall submit a site plan and written narrative that clearly identifies and
71 explains the location and size of all proposed structures, parking areas, and outdoor storage
72 areas.
- 73 2. Disturbance Area: The maximum disturbance area of a Contractor's Yard shall be two (2) acres.
- 74 3. Buffer: The Contractor's Yard shall be located a minimum distance of three hundred feet from
75 any residence.
- 76 4. Screening: All outdoor storage and vehicle parking areas shall be screened from view from
77 adjacent properties. Appropriate screening may include fencing, berms, or vegetation.

- 78 5. Dust/Mud: The applicant shall submit a dust and erosion control plan that demonstrates no
79 migration of soil beyond the subject property boundary, as well as mitigation to prevent vehicles
80 from tracking mud onto the right-of-way.
- 81 6. Maintenance Pad: The applicant shall install an impervious pad with containment borders and a
82 filtration system to address run off for the storage and maintenance of vehicles/equipment.
- 83 7. Office: The contractor's business office may be an accessory use to a Contractor's Yard.
- 84 8. Employee Parking: All employee parking, including any ADA spaces, shall be onsite.
- 85 9. Lighting: Safety lighting which is shielded and prevents light from spilling onto adjacent
86 properties is allowed. Parking lot lighting, and flood lighting are prohibited.
- 87 10. Prohibitions. The following shall be prohibited.
- 88 a. Location: The placement of a Contractor's Yard within a platted residential subdivision.
- 89 b. Waste/Debris: The disposal of construction waste or vegetation.
- 90 c. Burning: The burning of vegetation from construction sites or construction waste.
- 91 d. Hazardous Fluids: The storage of hazardous materials (gas, oil, etc.) exceeding levels
92 established in Table 307.1(1) of the International Building Code.
- 93 e. Contaminated Soils: The dumping or storage of contaminated soils or materials for any
94 reason.
- 95 f. Parking Within the Setback: The parking of vehicles or machinery within the building setback
96 lines of the zone.
- 97 g. Fill: The use of a Contractor's Yard as a repository for excess soils or materials from other
98 work sites, whether they be from the applicant or from other contractors.
- 99 h. Mining of Earth: Excavation or mining of earth.
- 100 i. Retail Sales: Retail sales of products to customers.

101 **D. Outdoor Display: (EXISTING moved from section 10-1-33(E)):**

- 102 1. The outdoor display of merchandise for sale is allowed as an accessory use to the main use on
103 the same lot or tract of land.
- 104 2. The outdoor display of goods for sale incidental to a retail use, plant nursery, sales and rental of
105 motor vehicles, mobile homes, boats or trailers, or the outdoor display of automobile-related
106 merchandise for sale incidental to a gasoline filling station shall not be required to be screened.
- 107 3. In all districts where outdoor display of goods is permitted, such display shall conform to all of
108 the following requirements.
- 109 a. All outdoor display shall conform to the use-specific requirements of that particular use;
- 110 b. No outdoor display area shall be located in a required landscaped area.
- 111 c. Outdoor display areas shall meet all landscaping requirements.
- 112 d. No portion of the right-of-way shall be used for any type of display.
- 113 e. No outdoor display area shall be permitted to obstruct a pedestrian walkway.
- 114 f. In no instance shall outdoor display of merchandise be located within, nor encroach upon, a
115 fire lane, maneuvering aisle, or a parking space necessary to meet the minimum parking
116 requirements of the other use(s) of the lot or parcel.
- 117 g. Outdoor display shall be situated so as not to create a visibility obstruction within a parking
118 area or adjacent public street.
- 119 h. All portions of outdoor display areas shall have adequate grading and drainage and shall be
120 continuously maintained.

E. Outdoor Storage: (EXISTING moved from Section 10-1-33(D))

No yard or other open space shall be used for the storage of junk, debris or obsolete vehicles; and no land shall be used for such purposes, except as specifically permitted herein and as permitted in a zone district.

1. Existing Outdoor Storage: Outdoor storage lawfully existing or permitted prior to the effective date hereof (March 6, 2018), shall not be enlarged, extended or replaced, except in strict compliance with all the requirements of this title. Non-conforming property owners shall only be required to comply with provisions contained herein, upon application for site plan amendment, conditional use permit expansion, change of primary use of the property, or subdivision.
2. Noncomplying Site Element: A noncomplying wall or landscaping element or related site feature shall be considered a noncomplying site element and shall not be reconstructed, except as permitted under the procedures of noncomplying sites as set forth in this title.
3. Location: No outdoor storage shall be located in a required front yard setback.
4. Surface Material: Outdoor storage yards shall be hard surfaced with asphalt, concrete, or other dustless material, such as washed gravel, recycled asphalt, or permeable surface treatment.
5. Screening:
 - a. All outdoor storage shall be screened from the view of any adjacent public street or adjacent residential land use or zone district by a decorative solid wall constructed of masonry or concrete tilt up panels which are similarly finished to match or complement the main building material on site. Outdoor storage walls shall be a minimum six feet (6') in height and a maximum twelve feet (12') in height measured at the highest finished grade.
 - b. A chain link fence with slat inserts shall not constitute an acceptable screening device to satisfy the requirements of this subsection. Chain link gates may only be used in conjunction with outdoor storage under the following circumstance:
 - (1) They are not located on property lines adjacent to City streets (Center Street, Redwood Road, Cutler Drive, and 1100 North),
 - (2) They are screened with a vinyl or fabric mesh screen. Vinyl slats are not permitted as a screening method.
 - c. All portions of outdoor storage areas shall have adequate grading and drainage and shall be continuously maintained.
 - d. Outdoor storage areas shall be set back a minimum of twenty feet (20') from the street right-of-way.
 - e. Outdoor storage areas shall be buffered between the screening wall and the adjacent street with improved vegetated landscaping. The buffer area shall be comprised of a mixture of evergreens and deciduous trees, shrubs, lawn, or other vegetative ground cover, or up to fifty percent (50%) non-vegetative mulch. The minimum tree size shall be two inch (2") caliper for ornamental and shade trees and six foot (6') height for coniferous trees. Trees shall be planted with a maximum separation of twenty five feet (25') on center. Woody shrubs shall be a minimum two (2) gallon size container.
6. Materials And Equipment Storage General Commercial (C-G) Zone:

- 161 a. Materials stored behind any screening wall shall be stacked no higher than the top of the
162 screening wall, unless set back from the wall a minimum of twenty feet (20'). The maximum
163 height of outdoor storage materials shall be sixteen feet (16').
- 164 b. Heavy equipment or vehicles which are taller than the screening wall adjacent to a
165 residential use or a residentially zoned property, shall be set back from the wall a minimum
166 of two feet (2') for every one foot (1') of equipment height above the height of the screening
167 wall or a minimum of twenty feet (20'), whichever is greater.
- 168 7. Manufacturing Distribution (M-D) Zone:
- 169 a. Storage yards with frontage on Center Street, Redwood Road, or 1100 North: Materials
170 stored behind any screening wall shall be stacked no higher than the top of the wall adjacent
171 to the street, unless set back from the wall a minimum of twenty feet (20'). The maximum
172 height of outdoor storage materials shall be sixteen feet (16').
- 173 b. Storage yards with frontage on other City streets: Materials stored behind any screening wall
174 shall be stacked no higher than the top of the wall, unless set back from the wall a minimum
175 of twenty feet (20'). The maximum height of outdoor storage materials shall be twenty feet
176 (20').
- 177 c. Heavy equipment or vehicles which are taller than the screening wall adjacent to a
178 residential use or a residentially zoned property shall be set back from the wall a minimum
179 of two feet (2') for every one foot (1') of equipment height above the height of the screening
180 wall or a minimum of twenty feet (20'), whichever is greater.
- 181 d. Heavy equipment or vehicles which are taller than the screening wall adjacent to Center
182 Street, Redwood Road, or 1100 North shall be set back from the wall one foot (1') for every
183 foot of equipment height above the top of the wall.
- 184 8. Dumpsters And Refuse Containers For New Or Expanded Uses In All Zones:
- 185 a. Construction: Enclosures shall be a solid, opaque enclosure constructed of brick, masonry, or
186 concrete wall panels of at least six feet (6') in height measured at the highest finished grade.
- 187 b. Placement: Placement of dumpsters and enclosures shall be planned and constructed in a
188 manner that allows unobstructed access to each dumpster and the unobstructed opening of
189 the gates during the emptying process. Dumpsters shall not be located in such a manner that
190 the service vehicle will block any street intersection, nor shall they be located within a
191 required front setback area.
- 192 c. Gates: All enclosures shall have service access gates and their construction shall be of sturdy
193 metal frame and hinges with an opaque non-see-through facing material. Service gates shall
194 be attached to post not connected to the enclosure. Enclosures with gates that swing out
195 from the dumpster shall be set back from the property line at least a distance equal to the
196 width of the gate. Hinge assemblies shall be strong and durable so access and servicing gates
197 function properly and do not sag.

198 **F. Temporary Portable Storage Containers:**

199 Placement and use of temporary portable storage container(s) are subject to the following
200 conditions and limitations:

- 201 1. Shall only be used for storage of goods and materials.

- 202 2. Storage of hazardous, toxic, or explosive substances, or any other substance requiring a 704
203 placard is prohibited.
- 204 3. Commercial, wholesale or retail sales, flea markets, peddling, garage sales or other similar types
205 of activities is prohibited.
- 206 4. Habitation of storage units by humans or animals is prohibited.
- 207 5. Any property is limited to one temporary portable container at any given time.
- 208 6. Duration of use.
 - 209 a. Shipping containers can be allowed in the C-G zone as long as they are buffered from public
210 view, no time limit.
 - 211 b. Shipping containers may be used for material and equipment storage upon active
212 construction sites so long as they are under an active building or land use permit.
 - 213 c. Smaller containers, such as "PODS," may be utilized in the residential zones for up to three
214 months within a calendar year, unless they are under an active building permit at which time
215 as this period may be extended for up to an additional six months.

216
217 **10-19-4: AGRICULTURAL USES:**

218
219 **A. Community and Urban Gardens:**

- 220 1. Community and urban gardens shall comply with the minimum lot size and width in the district
221 in which it is located, except within residential zones.
- 222 2. Community and urban gardens shall not be permitted on sites with known or possible
223 contamination from previous commercial or industrial uses unless soil samples have been tested
224 and deemed safe by the appropriate state or federal authority who holds jurisdiction over such
225 matters.
- 226 3. Accessory Building standards:
 - 227 a. Only one accessory building shall be permitted per acre of lot size.
 - 228 b. Setbacks: All accessory buildings shall be set back a minimum of twenty (20) feet from the
229 front property line and five (5) feet from all other property lines
 - 230 c. Height: All accessory buildings shall be limited to a maximum wall height of fourteen (14)
231 feet and twenty (20) feet to the roof peak.
 - 232 d. Size: All accessory buildings shall be limited to a maximum footprint of 400 sq. Ft.
- 233 4. Parking:
 - 234 a. Off-street parking shall be provided and may be paved or unpaved with a dustless gravel
235 surface.
 - 236 b. A minimum of one (1) space per eight (8) individually plotted cultivated areas within the
237 garden shall be provided.
 - 238 c. Signage may include one (1) sign per road frontage, no larger than thirty-two (32) sq. Ft.
- 239 5. Composting:
 - 240 a. Any compost container or pile must be located within an enclosure structure or located at
241 least twenty (20) feet from any property line.
 - 242 b. Compost materials shall be stored or screened in a manner that is not visible from adjacent
243 residential properties or residential zoning district.

- 244 c. Composting areas shall be maintained in a manner that protects adjacent properties from
245 nuisance odors, the attraction of rodents or other pests, and runoff onto adjacent
246 properties.
- 247 6. Animals: the keeping of animals or livestock in a community garden shall be prohibited.
- 248 7. Beekeeping: all beekeeping facilities shall be in accordance with the State of Utah, Department
249 of Agriculture regulations.
- 250 8. Storage Requirements: All flammables, pesticides and fertilizers shall be stored in accordance
251 with the regulations of the uniform fire code and Utah state department of agriculture or
252 successor agency. At a minimum, any area where such materials are stored shall have a
253 continuous concrete floor and lip which is tall enough to contain one hundred ten percent
254 (110%) of the volume of all the materials stored in the area. No pesticides, chemical fertilizers or
255 other hazardous materials shall be stored outside of buildings.
- 256 9. Disposal Requirements: All flammables, pesticides, fertilizers and other hazardous wastes should
257 be disposed of according to federal and state requirements.
- 258 10. Hours Of Operation: shall be limited from dawn until dusk and protect neighbors from light,
259 noise, disturbance or interruption
- 260 11. Large Vehicles: No vehicles shall be kept or stored on the property, except that such vehicles may
261 be on the property as necessary for completion of grading performed in accordance with a
262 grading permit.
- 263 12. Irrigation: Sufficient irrigation shall be provided to cover all needs of the community garden.
264 Irrigation systems designed for water conservation such as, but not limited to, hand watering,
265 and drip irrigation are strongly encouraged.
- 266 13. On Site Sales And Events: Owners and producers associated with community gardens may
267 conduct educational or promotional events, and sell locally grown products on site provided the
268 following requirements are met:
- 269 a. The sale or event is directly linked to the community garden. No external events such as a
270 reception or sales of products and goods not generally associated with a community garden
271 are allowed, unless the event is otherwise allowed in the zone by the zoning ordinance.
- 272 b. Signs are allowed as temporary portable signs subject to the regulations in section Chapter 6
273 of this title. Signs must be removed immediately following the sale or event each day.
- 274 c. All required city business licenses and temporary permits shall be obtained prior to the sale
275 or event.
- 276 d. Sales stands and exhibits are not allowed within the public right of way.
- 277 e. The sales stand and exhibits shall be nonpermanent structures, and must be removed
278 immediately following the sale or event.
- 279 14. Fencing: All fencing shall comply with the standards in section 10-1-33, "Fences", of this title.
- 280

281 **10-19-5: AUTOMOTIVE:**

282

283 **A. Dealer, Passenger Vehicles, Recreation Vehicles, Motorcycles, And Boats (Sale, Lease, Or Rent):**

284 The following site plan criteria shall apply to all new dealerships as of the date of this ordinance and
285 to any existing dealerships subject to site a plan review for expansion, including remodels or

286 additions, or parking lot replacement/repavement greater than 5,000 sq. ft. Operational standards
287 shall apply to all existing and new dealers.

288 1. Site Plan Standards:

- 289 a. Landscaping shall be required along any street frontage at a minimum of ten (10) feet and
290 shall be subject to the water efficient landscape standards of Chapter 22 of this Title.
- 291 b. Designated customer parking must be provided at a ratio of one (1) space for every ten (10)
292 vehicles displayed.
- 293 c. Employee parking shall be provided at a rate of one (1) space for every 200 sq. ft. of sales
294 office with a minimum of four (4) employee parking stalls.
- 295 d. Off-Street customer and employee parking stalls must be identified on the site plan and
296 physically marked on the property. Customer parking stalls shall not be provided behind the
297 sales offices and shall be located in a convenient manner to the main entrance of the sales
298 office or building.
- 299 e. All buildings and uses other than sales offices must provide additional designated parking
300 stalls at the ratio specified in Chapter 6 of this Title.
- 301 f. Where adjacent to a residential use, a minimum twenty (20) foot buffer between the
302 residential use and the business shall be required. Walls, landscaping, and setbacks, or a
303 combination of these items must be used, to mitigate the impact upon the adjacent
304 residential use. The City shall consider the visual appearance of the site, the traffic flows,
305 noise, light and the size and purpose of adjacent streets or alleys, the extent of the business
306 operations, and other factors in determining the buffer sufficiency.
- 307 g. The minimum lot area shall be at least one (1) acre. The required display area shall be
308 located in the front and side yard areas only. All display areas shall be hard-surfaced with
309 asphalt or concrete paving and shall meet the minimum requirements within Chapter 6, for
310 access, landscaping, and circulation requirements.
- 311 h. The minimum lot frontage shall be one hundred (100) feet in width. The frontage of corner
312 lots shall be determined by the street on which the property is addressed.
- 313 i. Dealerships are exempt from the minimum lot area and lot frontage requirements of this
314 section if all inventory is stored and displayed indoors. Indoor-only dealerships are subject to
315 all other applicable requirements of this section, and the following additional standards:
- 316 (1) Sales of vehicles must be conducted entirely within a fully-enclosed building consisting
317 of a showroom with an area no smaller than three thousand (3,000) square feet.
- 318 (2) Showroom spaces shall be visible from the exterior of the building, through the use of
319 windows, storefronts, or other architectural elements.
- 320 (3) Outdoor sales, display, and storage is prohibited.
- 321 (4) Parking associated with indoor-only dealerships (sale, lease, or rent) shall only be used
322 for customers and employees.

323 2. Operational Standards:

- 324 a. Outside speakers, lighting which intrudes into adjacent properties, deliveries before 7:00
325 a.m. or after 9:00 p.m., repair work outside of a building, and any other public nuisance
326 conduct is prohibited.
- 327 b. Loading and unloading from a public street or public right of way is strictly prohibited.

- 328 c. Storage (including temporary storage for the purpose of delivery or reorganization of other
329 vehicles upon the property) and display of vehicles from a public street or public right of way
330 is strictly prohibited.
- 331 d. All storage and display of vehicles shall be setback from a public sidewalk a minimum of ten
332 (10') feet.
- 333 e. For the purposes of maintaining safe access and to promote uncluttered and attractive
334 displays, all outdoor displays must be done in a manner consistent with parking lot standards
335 contained within Chapter 6 of this title, such that all individual units can be relocated
336 without the necessity of first relocating others.
- 337 f. All display vehicles shall meet all requirements of law at all times, shall be in operating
338 condition, shall not have flat tires or broken windows, and shall be capable of being licensed
339 and registered without additional repair or alteration.
- 340 g. No part of any required landscaping area shall be used for outdoor display.
- 341 3. Multi-tenant developments. Dealerships with no outdoor display may be located within a multi-
342 tenant development only if all requirements of this title are met, including:
- 343 a. Parking requirements;
- 344 b. Site and landscaping requirements;
- 345 c. Ingress and egress points are provided for the other businesses; and
- 346 d. Dealerships with onsite outdoor display are prohibited in multi-tenant developments.
- 347 4. Rental and leasing dealers. Outdoor storage or display of vehicles for rent or shall be prohibited
348 for rental and leasing dealerships fronting Center Street, Redwood Road, and 1100 North.

349 **B. Dealer, Commercial Vehicles (Sale, Lease, Or Rent):**

350 All new commercial vehicle dealerships, as of the date of this ordinance and to any existing
351 dealerships subject to site a plan review for expansion, including remodels or additions, or parking
352 lot replacement/repavement greater than 5,000 sq. ft. shall comply with the standards set forth in
353 section A above, unless otherwise provided as follows:

- 354 1. Designated customer parking must be provided at a ratio of one (1) space for every thirty (30)
355 vehicles displayed.
- 356 2. Commercial vehicles sales shall be prohibited where adjacent to a residential use
- 357 3. The minimum lot area shall be at least two (2) acres. The required display area shall be located in
358 the front and side yard areas only. All display areas shall be hard-surfaced with asphalt or
359 concrete paving and shall meet the minimum requirements within Chapter 6, for access,
360 landscaping, and circulation requirements.

361 **C. Maintenance, Car Wash:**

- 362 1. In order to preserve the water resources within the City, car washes shall meet the following
363 additional standards:
- 364 a. In addition to the applicable landscaping requirements of chapter 22 of this title,
365 landscaping for all car washes include plantings which act as a sound and visual barrier in
366 areas adjacent to the stacking and drive-through areas.
- 367 b. Car washes shall use façade materials that produce texture. Such materials include, but are
368 not limited to, split-face block, brick, or stucco and shall utilize more than one such material.
369 All colors shall be muted. Bright or reflective colors shall not be allowed except as an accent,

- 370 up to ten percent (10%) of each façade. No long, continuous rooflines without a horizontal
371 break shall be permitted.
- 372 c. Sides of car wash bays or tunnels facing a residential use or neighborhood zoning district
373 shall be completely enclosed by a wall. Solid windows that do not open, glass block, or other
374 closed material may be used for the wall.
- 375 d. Vacuum stations and related equipment shall comply with the setbacks for the principal
376 structure.
- 377 e. Vacuum stations and related equipment are prohibited along any side of a building facing a
378 residential use or residential zoning district.
- 379 f. Recycling of all water used in a car wash is encouraged to reduce the amount of fresh
380 culinary water used. All car washes must be plumbed at the time of construction to provide
381 for water recycling systems for both wash water and reverse osmosis rinse water systems
382 whether installed or not.
- 383 g. The site shall provide space sufficient to allow a minimum of five vehicles to stack while
384 waiting to access the car wash prior to reaching the payment area. All stacking shall be
385 maintained on site and shall not back onto any public right-of-way.
- 386 2. Water Limitations:
- 387 a. All car washes must install systems and equipment sufficient to limit the amount of fresh
388 culinary water used on a per-vehicle basis. No car wash shall be permitted unless it can
389 demonstrate that the system shall not use more than an average of thirty-five (35) gallons of
390 culinary water per car.
- 391 b. Systems which recycle water used for vehicle washing and recycle reverse osmosis reject
392 water are required to be installed and used in perpetuity.
- 393 3. The use of recycling water systems and the disposal of water fluids and solids shall comply with
394 applicable state and federal laws, guidelines, and standards. Larger storage tanks may be
395 permitted on site in order to capture and reuse water.
- 396 **D. Maintenance & Repair, Automotive:**
- 397 1. Minimum lot size shall be as required by the underlying zone.
- 398 2. All drives, parking, storage and maneuvering areas shall be paved with concrete or asphalt.
- 399 3. Bay doors. No automobile repair or service facility shall be permitted to have bay doors facing a
400 residential district, nor fronting Center Street, Redwood Road, or 1100 North.
- 401 4. Enclosed building. All repair or service activities shall be contained within an enclosed building.
- 402 5. Uses fronting public street. No grease rack or lift, oil draining pit, or any other visible appliance
403 for such purposes used in or in conjunction with a gasoline filling or service station, other than
404 filling caps, shall be located within twelve (12) feet of any street right-of-way line or within
405 twenty-five (25) feet of any street lot line, except where such appliance or pit is within a
406 building.
- 407 6. Parking.
- 408 a. A minimum of three (3) parking spaces shall be provided per repair bay in addition to the
409 required parking for office and sales spaces required by Chapter 6, Parking.
- 410 b. Vehicles held awaiting service, parts, or inoperable vehicles shall only be stored within an
411 enclosed building. Outdoor storage shall only be permitted in the MD or MG zone and shall

- 412 be provided in the side or rear yards. Outdoor storage shall be in accordance with the
413 minimum standards contained within Section 10-19-3(E).
- 414 c. All outside storage facilities shall be located on a properly drained site that is graded to
415 ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
 - 416 d. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).
 - 417 e. The use shall not add to the contamination of the soil, alter ground water flow, create
418 additional drainage runoff, or alter topography in such a way that creates hazards to the
419 proposed site, other properties, or the City.
- 420 7. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids
421 that complies with all federal, state and local standards.

422 **E. Repair, Automotive Body, Paint, and Interior, Additional Standards:**

- 423 1. All wrecked or inoperable vehicles must be stored within the main or accessory structure. Only
424 operable vehicles used by the business, customers, and employees may be parked outdoors.
- 425 2. This use may use only high-volume, low-pressure, spray guns in painting operations within an
426 approved and permitted paint booth which has been inspected by the South Davis Metro Fire
427 District.
- 428 3. Within one hundred fifty (150) feet of a residential district, hours of operation shall be limited to
429 7:00 a.m. to 8:00 p.m.

430 **F. Repossession Services:**

- 431 1. Repossessed vehicles shall only be stored within an approved motor vehicle towing and
432 impound lots which are in compliance with outdoor storage regulations contained within Section
433 10-19-3(E)

434 **G. Retail Sales, Automotive Parts And Accessories:**

- 435 1. No outdoor storage or display shall be permitted.

436 **H. Retail Sales, Tire And Wheel Installation:**

- 437 1. Outdoor display of tires and wheels shall only be permitted during operating hours of the
438 business and shall be stored within an enclosed building nightly.
- 439 2. Outdoor display shall not be permitted in required landscaping areas, within an adjacent right of
440 way, public sidewalk, or block pedestrian pathways providing customer access from parking
441 areas to building entrances.

442 **I. Storage, Motor Vehicle Towing And Impound Lots:**

- 443 1. All impound lots shall conform to the standards for impound lots established by the State of
444 Utah Division of Motor Vehicles.
- 445 2. All impound lots shall be hard surfaced with either asphalt or concrete.
- 446 3. All impound lots shall be in conformance with the outdoor storage regulations contained in
447 Section 10-19-3(E).
- 448 4. No dismantling or demolition of automobiles or other vehicles shall be conducted on the
449 premises.

450 **J. Wholesale, Automotive Parts And Supplies (New)**

- 451 1. Outdoor storage prohibited.

452 **K. Wholesale, Motor Vehicles:**

453 1. Wholesale, motor vehicle dealers shall be prohibited on properties which front Center Street,
454 Redwood Road, and 1100 North.

455 2. All outdoor storage and display shall comply with Sections 10-19-3(E) and 10-19-3(D)

456 **L. Wholesale, Tire And Tube:**

457 1. Outdoor storage prohibited.

458

459 **10-19-6: BANKING:**

460

461 **A. Banks, Credit Unions, Mortgage Brokers, Financial Managers:**

462 1. ATMs shall be located in accordance with 10-19-3(E)

463 2. Parking shall be provided in accordance with 10-6-5.

464 **B. Pawn Shops:**

465 1. All pawn shops shall conform to the business license standards contained within Title 3, Chapter
466 7, Secondhand, Junk and Antique Dealers.

467 2. Outdoor storage or display of merchandise is prohibited.

468

469 **10-19-7: BUILDING, CONTRACTING, & SUPPLIERS:**

470 **A. All Building, Contracting, & Suppliers Uses:**

471 1. For uses where outdoor display is permitted, all outdoor display shall be in accordance with
472 Section 10-19-3(D).

473 2. All outdoor storage areas shall be in accordance with Section 10-19-3(E) Outdoor Storage.

474 3. Storage of hazardous materials and chemicals shall be in accordance with applicable state and
475 federal regulations.

476 4. All manufacturing shall be done within an enclosed structure.

477 **B. Retail, Construction Materials:**

478 1. Home improvement, hardware, or landscaping stores shall be limited in size to a maximum of
479 15,000 sq. ft. in the C-S Zone.

480

481 **10-19-8: EDUCATION, SCHOOLS, & TRAINING:**

482

483 **A. Group Instruction, Martial Arts, Preschools, Sports, Dance and Recreation:**

484 1. Size shall be limited by the minimum lot size, coverage, parking and landscaping requirements
485 for the zone.

486 2. Required parking:

487 a. At least one space for each instructor, four (4) visitor spaces, and four (4) queuing spaces for
488 drop of and pick up;

489 b. An additional one (1) visitor space for every five (5) students thereof allowed beyond the
490 first twenty (20) students; and

491 c. If the proposed use includes recitals, performances, or programs with audience attendance,
492 the minimum visitor parking shall include sufficient space to accommodate four (4) parking
493 space for each 100 sq. ft. of viewing or seating area.

494 3. An adequate off-street loading and unloading area shall be provided to ensure vehicles are not
495 queuing onto a public or private street.

496 **B. Micro-Education Schools:**

497 1. A micro-education entity may operate in a facility that meets Group E Occupancy requirements
498 as defined by the International Building Code (IBC), subject to the following:

499 a. May have up to one hundred (100) students in the facility; and

500 b. Shall have enough space for at least twenty (20) net square feet per student.

501 2. A micro-education entity may operate in a facility that is subject to and complies with the same
502 occupancy requirements as a Class B Occupancy as defined by the IBC, if:

503 a. The facility has a code compliant fire alarm system and carbon monoxide detection system;

504 (1) Each classroom in the facility has an exit directly to the outside at the level of exit or
505 discharge; or

506 (2) The structure has a code compliant fire sprinkler system;

507 b. The facility has an automatic fire sprinkler system in fire areas of the facility that are greater
508 than twelve thousand (12,000) square feet; and

509 c. The facility has enough space for at least twenty (20) net square feet per student.

510 3. A secure outdoor play area is required for all micro-education facilities and shall comply with the
511 following:

512 a. The play area shall be located a minimum of five feet (5') from any vehicle parking, access, or
513 circulation area.

514 b. The play area shall be secured by a well-maintained fence that is at least six feet (6') in
515 height with a self-latching gate.

516 c. The outdoor play area shall be maintained in good condition and be finished and landscaped
517 to include ground covers, paving, or other surfaces commonly found in an outdoor play area
518 and that do not pose a risk to children.

519 d. The outdoor play area shall not be used before eight o'clock (8:00) A.M. or after eight o'clock
520 (8:00) P.M.

521 4. A minimum of one off-street accessible (ADA) passenger loading zone shall be provided in
522 accordance with ADA standards.

523 5. Off-street vehicle parking shall be provided in accordance with Title 10, Chapter 6: Off Street
524 Parking Requirements.

525 **C. Professional CDL Driving Schools:**

526 1. Vehicle storage shall not be permitted within the front yard area.

527 2. Practice areas or lots shall be provided in the side and rear yard areas only.

528

529 **10-19-9: ENTERTAINMENT:**

530

531 **A. Amusement Centers and Arcades (Ax Throwing, Bowling, Go Carts, Mini Golf, Skating):**

532 1. All structures or outdoor recreation areas shall maintain a minimum setback of one hundred
533 feet (100') from any abutting residential zones.

534 2. Any outdoor event or activity center located adjacent to a residential zone shall be limited to
535 outside use only between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

- 536 3. Accessory uses include, but are not limited to: retail, equipment rental; restaurant and drinking
537 establishments may be allowed if designed to serve patrons of the use only.
- 538 4. All outdoor public address systems shall be located a minimum five hundred feet (500') from any
539 residential zone.
- 540 5. Additional standards for swimming pool: Any outdoor swimming pool shall be completely
541 enclosed within a six foot (6') nonscalable fence that meets the requirements of the Building
542 Code.
- 543 6. Additional standards for outdoor stage or musical venue: Except for City sponsored events, any
544 use with a capacity of one hundred (100) seats or more and within one thousand feet (1,000') of
545 a residential zone shall be subject to approval of a conditional use permit. This applies to one
546 time and seasonal events also.
- 547 7. Amusement facilities shall have adequate parking as per chapter 6 of this title.
- 548 8. Amusement facilities shall have Health Department approval for sanitary and washing provisions
549 to meet all the needs of anticipated attendees.
- 550 9. Seasonal or one time events or concession stands not exceeding ten (10) calendar days per
551 event, or forty five (45) calendar days (within 1 year) of intermittent use.
- 552 10. Miniature golf courses or other outdoor amusement facilities can be seasonal in nature the
553 following standards and conditions of this section have been met and that the facility meets all
554 the requirements imposed on it by this chapter.
- 555 a. The course shall be screened from any major thoroughfare so as not to be a distraction to
556 traffic or endanger the traffic with activities.
- 557 b. Lighting will be pointed downward and away from the road and shall not remain on after
558 longer than thirty minutes (30) after closing. Facilities within one thousand feet (1,000') of a
559 residential zone shall cease operations after 11:00 p.m.
- 560 c. Any music or other noise shall be buffered and controlled to maintain an audible impact of
561 less than 50 dBA at the property line.
- 562 d. Parking shall be provided in accordance with Chapter 6.
- 563 e. The course shall not incorporate any large theme park type structures (i.e., dinosaurs, pirate
564 ships, windmills and the like).
- 565 f. Trash receptacle(s) shall be located strategically throughout the facility as to provide
566 adequate refuse collection.
- 567 g. Landscaping shall be an integral part of the site plan to help the facility blend in with the
568 surrounding property and to serve as a natural buffer, and in accordance with Chapter 22,
569 Water Efficient Landscape Regulations.
- 570 h. Any outdoor storage shall be screened from public view.
- 571 11. Ax throwing or other activities which create unusual or excessive waste or are dangerous shall
572 be restricted to persons 18 or older unless supervised by a parent or legal guardian. Additional
573 measures shall be provided to accommodate proper disposal of said waste or e-waste in a
574 manner compliant with any local, county, state or federal regulations.
- 575 **B. Athletic Club, Fitness and Recreational Sports (Tennis, Pickleball, Volleyball, Swimming):**
- 576 1. Size shall be limited by the minimum lot size, coverage, parking and landscaping requirements
577 for the zone.

- 578 2. Required parking:
- 579 a. At least one space for each employee, referee, coach or other support persons on the
- 580 highest shift;
- 581 b. For each pickleball or tennis court (or similar) a minimum of two (2) parking spaces per court
- 582 shall be provided;
- 583 c. For each volleyball or basketball court (used for multi-player teams) a minimum of six (6)
- 584 parking spaces per court shall be provided; and
- 585 d. If the proposed use includes tournaments, performances, or programs with audience
- 586 attendance, the minimum visitor parking shall include sufficient space to accommodate four
- 587 (4) parking space for each 100 sq. ft. of viewing or seating area.
- 588 3. An adequate off-street loading and unloading area shall be provided to ensure vehicles are not
- 589 queuing onto a public or private street.
- 590 4. Commercial outdoor recreation which generates potential noise impacts and is located within
- 591 three hundred (300') feet of a residential zone or use shall be sufficiently located and buffered to
- 592 ensure that noise generation is limited to a maximum of 55 dBA at the property line, or as
- 593 otherwise regulated by Title 10, Chapter 4, Noise Control.
- 594 **C. Production and Distribution, Motion Picture, Video, Television, Music, Including Recording Studios:**
- 595 1. No structure shall be located within 35 feet of any lot line; unless sufficient sound buffering
- 596 insulation is installed within the building, in which case the minimum setback shall be 10 feet.
- 597 2. Location in multi-tenant buildings shall not be permitted unless adequate sound buffering
- 598 insulation can be demonstrated an installed.
- 599 **D. Promoters, Performing Arts, Sports or Similar Events with Facilities:**
- 600 1. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as
- 601 measured at the closest Property Lines.
- 602 **E. Single Individual Studios, Independent Artists, Writers, and Performers:**
- 603 1. Limited in size to a maximum 5,000 sq. ft. for single individual studios and artists.
- 604 2. Sound proofing shall be required for those uses which will include sound production.
- 605 **F. Theater, Movie, Live Entertainment Venues, Performing Arts Companies, Sports Teams:**
- 606 1. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as
- 607 measured at the closest property lines.
- 608 2. All such uses shall include sound proofing insulation to be installed.
- 609 3. Hours of operation shall be limited to 9:00 a.m. to 12:00 a.m. for commercial locations greater
- 610 than 1,000 feet from a residential use and 9:00 a.m. to 10:00 p.m. for locations located less than
- 611 1,000 feet from a residential use.

612

613 **10-19-10: GENERAL OFFICE:**

614

615 **A. Call Centers, Information Services, and Data Processing Services:**

- 616 1. Parking shall be provided at a rate of 1 space per employee for the highest shift or 1 space per
- 617 50 sq. ft. of call center floor area, whichever is greater; and
- 618 2. 1 space per 200 sq. ft. of dedicated private office space.

619 **B. Employment Placement Agencies:**

- 620 1. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires
621 patrons to come to the location to view job opportunities and/or receive wages, the following
622 additional requirements apply:
623 a. The Use must be located at least three hundred (300) feet away from any Residential Use, as
624 measured at the closest Property Lines.
625 b. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.

626 **C. Leasing And Rental, Office Machinery, and Equipment:**

- 627 1. Outdoor storage prohibited.
628

629 **10-19-11: HEALTHCARE:**

630
631 **A. Outpatient Mental Health and Substance Abuse Centers:**

- 632 1. Proof of state licensure shall be required with application for licensure.
633 2. The proposed use must demonstrate compliance with the Americans with Disabilities Act.
634 3. Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
635 4. A security plan shall be submitted with application for licensure.

636 **B. Residential Care Facilities, Nursing Care and Assisted Living:**

637 All instances of this use shall comply with and provide, as applicable, the following:

- 638 1. Proof of state licensure for Assisted Living Facility.
639 2. A design, which is residential in character and architecturally compatible with the neighborhood,
640 that adequately screens the use from neighboring lots, providing outdoor living space for the
641 residents and complies with Utah Department of Health standards;
642 3. All outdoor lighting shall be screened lighting to ensure that lighting is contained within the
643 property boundary;
644 4. Signage shall be limited to one sign per street frontage or entrance and may not exceed thirty-
645 two (32) square feet, each; and
646 5. The use shall include a delivery, traffic, and parking plan which adequately mitigates the adverse
647 impacts of increased traffic generation on the neighborhood in which the proposed use is
648 located. The parking plan must propose parking appropriate for the proposed use of the facility
649 and meet the minimum standards in Chapter 6, Parking Regulations.

650
651 **10-19-12: HOSPITALITY:**

652
653 **A. Alcoholic Beverages:** All hospitality uses which permit the sale or consumption of alcoholic
654 beverages shall comply with Title 3, Chapter 2 Alcoholic Beverages

655 **B. Banquet and Reception Centers:**

- 656 1. Shall be located and designed with full consideration of their proximity and effect to adjacent
657 use of property and the surrounding area, and to the reduction of such nuisance factors as lights,
658 traffic and noise.
659 2. Be adequately maintained with housekeeping practices to prevent the creation of a nuisance,
660 including sound proofing to limit the site noise to no more than 55 dBA at the property line.

- 661 3. The facility shall be subject to the health authority requirements for adequate lavatory and hand
662 washing facilities based on the maximum number of guests.
- 663 4. All food preparation and service on the premises will be subject to health authority
664 requirements.
- 665 5. Parking shall be required to be hard surfaced with adequate ingress and egress in accordance
666 with City Standards and Specifications and provided in a quantity required by 10-6-5.
667 Consideration shall be given for shared parking use with the provision of cross access & parking
668 easement agreement on adjacent properties and the proposed operation hours of each use
669 ensures that the minimum parking standard is met during operations for each business.
670 Consideration for off premise parking shall be given in the manner provided for in 10-6-13,
671 which may include the use of valet parking or passenger shuttle services.

672 **C. Food Service Contractors, Caterers, Mobile Food Business, and Commissaries:**

673 This use is limited to on-site food preparation for off-premise consumption and sales.

- 674 1. A minor accessory onsite retail component is allowed.
- 675 2. A facility housing this use may be shared among various food processors or food preparers; and
- 676 3. Each instance of the use must have:
- 677 a. Designated parking stalls for all food trucks/food trailers located to side or rear of building;
- 678 b. A maximum of fifteen (15) food truck/food trailer operators working out of each location;
- 679 c. Outdoor electrical outlets (one (1) per food truck/food trailer) located in landscaped area;
- 680 d. An onsite operator sign-in roster and require the use of such sign-in roster;
- 681 e. A full commercial kitchen (no exceptions); and
- 682 f. Use an in-ground grease trap system meeting City Engineering Standards and South Davis
683 Sewer District requirements, as applicable.
- 684 4. Food Truck/Food Trailer.
- 685 a. Food trucks and food trailers are prohibited from operation on public property or public
686 right of ways except during City sponsored or licensed special events.
- 687 b. Special Events. Food trucks, food trailers, or food truck event organizers, as applicable must
688 have a city special event permit on file with the city business license clerk.
- 689 c. Licensing. Food truck or food trailer vendors must meet all applicable state and City Code
690 licensing requirements.
- 691 d. Permitted Vehicles. All mobile food vending business shall take place in either a food truck or
692 a food trailer.
- 693 e. Food trucks or food trailers on private property:
- 694 (1) Food trucks or food trailers shall provide written authorization of the property owner or
695 designee, for operation on private property.
- 696 (2) Food trucks or food trailers that are an accessory use shall not utilize parking that is
697 required to meet the minimum standard for the main use during business hours.
- 698 (3) Excluding private events, food trucks or food trailers within one hundred (100') feet of
699 any residential zone are subject to the following:
- 700 (A) Hours of operation are limited to 10:00 a.m. to 10:00 p.m.
- 701 (B) Lights attached to the food truck or food trailer or portable lights must not allow
702 light spillover onto abutting properties or the public right of way.

- 703 (4) Food trucks or food trailers shall not be left overnight or stored on the subject property
704 or in a right of way.
- 705 (5) Mobility. All food trucks or food trailers shall be constructed in a manner to be easily
706 removed on a daily basis and must have functioning wheels.
- 707 (6) Design. All food trucks or food trailers shall be kept in good operating condition and shall
708 not have a drive-through window unless the site meets the minimum stacking standards
709 for a drive-thru provided in Section 10-19-12(F)(7).
- 710 f. Limits by Location. To assure public safety and limit restrictions or impediments to traffic or
711 pedestrian access, food trucks or food trailers are only allowed in areas specified in this
712 section:
- 713 (1) All food trucks or food trailers must comply with clear view area requirements.
714 (2) All food trucks or food trailers shall be parked on asphalt or concrete.
715 (3) Umbrellas, Canopies and Other Coverings. Each food truck or food trailer may have one
716 (1) umbrella or canopy. Tents or other coverings with opaque walls are not allowed.
717 Alternate shading systems may be proposed to the City and are subject to approval by
718 the Community Development Department.
- 719 g. Food trucks and food trailers must comply with all Health Department and Fire regulations.
- 720 h. Trash Receptacles. All food trucks or food trailers shall provide at least one (1) trash
721 receptacle meeting Davis County Health Department standards. The trash receptacle shall be
722 removed with the food truck or food trailer on a daily basis.
- 723 i. Clean Area. All food trucks or food trailers are required to clean the area occupied by the
724 food truck or food trailer and the surrounding fifty (50)-foot area on a daily basis.
- 725 j. Generators: Only generators that produce a noise level less than sixty five (65) dBA
726 measured at thirty (30') feet shall be permitted.
- 727 k. Provisions. The sale of any products other than food and beverages for human consumption
728 is prohibited.
- 729 l. Signs and Advertising. Food truck or food trailer may have one (1) temporary A-Frame/Post
730 Style Sign with a maximum height of four (4) feet and a maximum sign area of eight (8)
731 square feet. The sign shall not be located in a manner which impedes pedestrian traffic or
732 poses a safety or traffic hazard. Vinyl wraps on food trucks or food trailers shall be allowed
733 without restriction.
- 734 m. Lighting. Food trucks or food trailers operating in evening hours may use battery-powered
735 low voltage lighting systems for safety and convenience. All lighting systems shall only be for
736 the purpose of continued operation. Moving, flashing, or other advertising-oriented lights
737 are prohibited.
- 738 n. Food Truck Parks.
- 739 (1) Food truck parks are allowed subject to infrastructure improvements being completed,
740 including paving, parking space striping, drainage, landscaping, and lighting.
- 741 (2) All food trucks and food trailers must be separated by a minimum of ten (10) feet
742 between vendor walk up windows.
- 743 (3) All food trucks parks shall provide one (1) on-site parking stall per food truck or food
744 trailer for customer parking.

- 745 (4) Food truck parks shall provide electrical services for each truck such that the use of
746 generators for operations is not necessary, except during temporary power outages.
- 747 o. Prohibited Activities. Any violation of the following activities shall be subject to loss of City
748 business license and other penalties of law.
- 749 (1) Amplified music and the use of any amplified sound system is prohibited.
- 750 (2) Business operations shall not create any public nuisance, including: (1) noises audible
751 from within an enclosed vehicle or from within an enclosed building; (2) accumulations
752 of litter; (3) obstruction of pedestrian and vehicle access or travel areas; (4) reduction in
753 required parking stalls or other similar activities; and (5) any violation of City or state
754 regulations.
- 755 p. Review Standards. The Community Development Department shall apply the following
756 review standards:
- 757 (1) The location of the food truck or food trailer shall not impede access to buildings,
758 parking areas, landscaping, or other facilities.
- 759 (2) Any reduction in parking stalls resulting in insufficient spaces for existing businesses and
760 the food truck or food trailer's customers would result in the location being unsuitable.

761 **D. Lodging, Hotel and Motel**

- 762 1. Accessory uses including, but not limited to, restaurants, retail, drinking establishments, and
763 personal services, may be allowed if such uses are completely within the hotel or motel
764 structure. Separate or concurrent approval for sale of alcoholic beverages is required in
765 accordance with the regulations within of Title 3, Chapter 2 Alcoholic Beverages of this code.
- 766 2. Bed and breakfast establishments. Bed and breakfast establishments shall be required to satisfy
767 all of the following conditions:
- 768 a. Each premises must be occupied and operated by its owner.
- 769 b. The proposed use shall not cause a nuisance to adjoining residences due to noise, odor,
770 lighting or traffic.
- 771 c. No bed and breakfast sleeping room shall be permitted that does not comply with the
772 International Building Code.
- 773 d. No kitchen or other food preparation area or facilities shall be provided in or available to the
774 rooms in a bed and breakfast operation. Cooking facilities in a dwelling containing a bed and
775 breakfast operation shall be limited to the residential kitchen.
- 776 e. Bed and breakfast bedrooms shall be a minimum of 120 square feet for the first two
777 occupants and an additional 30 square feet for each additional occupant.
- 778 f. The stay of bed and breakfast occupants shall be no more than 14 consecutive days and not
779 more than 30 days in any one calendar year.
- 780 g. The operator of each facility shall keep a list of the names of all persons staying at the bed
781 and breakfast, which list shall be available for inspection by the Building Inspector or village
782 designee.
- 783 h. One bathroom for every three sleeping rooms shall be provided, with a minimum of two
784 bathrooms.

- 785 i. Every bed and breakfast bedroom shall contain a functional smoke detector, and an
786 approved fire extinguisher shall be located on each floor on which such sleeping room is
787 located.
- 788 j. One parking space shall be provided off-street in the side or rear yard area for each bed and
789 breakfast bedroom.
- 790 k. Meals or other services provided on the premises shall only be available to residents,
791 employees and overnight guests of the inn.
- 792 l. Maximum sign size shall be five square feet with a maximum height of six feet. Sign
793 materials are to be compatible with the architecture of the building. Signs must meet
794 setback standards for the district in which they are located. Internal illumination is
795 prohibited.
- 796 m. No exterior alterations to the structure shall be made which would change the residential
797 appearance of the structure.
- 798 n. The applicant shall comply with any fire and life safety requirements imposed by the
799 according to the Building or Fire Codes.

800 **E. Lodging, Recreational Vehicle Parks and Campgrounds:**

- 801 1. Recreational Vehicle Parks and Campgrounds shall meet the applicable standards in Section 13-
802 6-3 of this Code.

803 **F. Restaurants and Coffee Shops:**

- 804 1. Lot area. The minimum lot area shall be 15,000 square feet.
- 805 2. Road frontage and access. All vehicular access shall be directly from an arterial road or collector
806 road.
- 807 3. Setbacks. The following setbacks shall apply to structures, excluding signs, walls and fences:
- 808 a. Structures shall be setback at least 15 feet from the edge of any road right-of-way;
- 809 b. Structures shall be setback at least 50 feet from any lot line abutting a residential district or
810 use; and
- 811 c. Structures shall be setback from any lot line abutting a nonresidential district and use as
812 specified for permitted uses on the subject site.
- 813 4. Enclosure and screening.
- 814 a. If the subject lot is adjacent to a residential zone or use, all commercial activity shall be
815 completely obscured from the residential zone or use by means of a continuous solid wall or
816 fence six feet in height and a landscaped buffer area.
- 817 b. Outside dumpsters shall be completely enclosed and obscured by an masonry wall and gate.
- 818 5. Fast food restaurants.
- 819 a. All patrons served in their vehicles via a drive-through facility shall be provided with
820 adequate off-street standing spaces. No vehicle stacking areas shall cross any maneuvering
821 lane, drive, sidewalk or public right-of-way. A bypass lane or other suitable means of access
822 to a public road shall be provided for automobiles that do not use the drive-through facility.
- 823 b. One illuminated menu board sign per drive aisle shall be allowed in addition to all other
824 signs permitted by Chapter 4. The surface area of the menu board sign shall not exceed
825 thirty-two (32) square feet and the height shall not exceed six feet above grade.

- 826 6. Serving alcohol. All restaurants permitted to serve alcohol shall comply in every respect with the
827 Utah Liquor Control Act and Title 3, Chapter 2 of this Code.
- 828 7. Drive Through Standards:
- 829 a. Purpose. Where drive-up or drive-through uses and facilities are allowed, they shall conform
830 to all of the following standards, which are intended to calm traffic, provide for adequate
831 vehicle queuing space, prevent automobile turning movement conflicts, and provide for
832 pedestrian comfort and safety.
- 833 b. Standards. Drive-up and drive-through facilities (i.e., driveway queuing areas, customer
834 service windows, teller machines, kiosks, drop-boxes, or similar facilities) shall meet all the
835 following standards:
- 836 (1) Prior to the menu board order location, vehicle stacking shall be provided for a minimum
837 distance of eighty (80') feet for a single stacking lane or forty (40') feet per lane when
838 there is more than one service lane.
- 839 (2) Stacking lanes must be designed so that they do not interfere with parking and vehicle
840 circulation and of sufficient length to ensure vehicles are not backing onto a public street
841 and shall be clearly identified using means such as striping, landscaping, or directional
842 low impact signs.
- 843 (3) The Community Development Department may require a traffic, circulation, and parking
844 study addressing both on site and off site traffic and circulation impacts for national
845 chain restaurants with known high traffic counts. The Planning Commission may
846 required additional parking or stacking area based on the study during site plan approval
847 process.
- 848 (4) The design of the stacking area shall allow customers' vehicles to leave the stacking line
849 for emergency reasons.
- 850 (5) Drive-through uses shall be located so that access and egress to the drive-through
851 features are from an on-site drive aisle or other on-site circulation facility, not a public
852 street.
- 853 (6) Communication's sound system shall not exceed a measurement of 55 dBA at any
854 property line.
- 855 (7) Drive-through service windows shall not be located adjacent to the primary or front
856 property line.

857 **G. Sexually Oriented Businesses:**

- 858 1. Conform to Title 3, Chapter 8
859

860 **10-19-13: MANUFACTURING AND ASSEMBLY:**

861 **A. All Manufacturing and Assembly Processes:**

- 862 1. Chemical Storage: Storage of chemicals, pesticides and fertilizers for wholesale, resale or as part
863 of a manufacturing facility shall be subject to the following:
- 864 a. The applicant must furnish evidence that the facility will comply with DEQ or other
865 regulatory agencies.
- 866 b. A buffer may be required within the required setback from property line.
- 867 c. Approved loading and unloading spaces and off street parking facilities will be required.

- 868 d. A secondary retaining area will be required. The secondary retaining area shall be large
869 enough to hold at least the amount of the largest tank located in the retaining area.
- 870 e. Setbacks for structures are to be from the secondary containment area.
- 871 f. There shall be no outdoor storage of chemicals and/or fertilizers.
- 872 g. Construction of all facilities shall meet the criteria listed in the approved International
873 Building Code.
- 874 2. Bulk Storage of Hazardous or Flammable Liquids and Gases:
- 875 a. A hazard mitigation plan, outlining precautions and procedures for hazardous substances,
876 shall be provided to the City and any other applicable emergency response or regulation
877 authority which details the quantities, storage methods and handling procedures for
878 accidental releases, spills, exposures, fires, explosions or other emergency conditions that
879 could occur and the potential extent of such incidents. The plan shall be reviewed and
880 updated at a minimum annually or upon modification of the type or quantities of materials
881 stored and utilized by the business.
- 882 b. The facility shall comply with all applicable regulations related to the storage and quantity
883 limits as determined by the South Davis Metro Fire District or other applicable jurisdictional
884 agency.
- 885 c. The applicant must furnish written documentation showing a review from the appropriate
886 fire district and/or DEQ; listing any conditions placed upon the use and how they will comply
887 with those conditions.
- 888 d. Any facility with outdoor aboveground tanks shall be enclosed by an eight foot (8') high
889 security fence or wall with the entrance and exit through a gate that shall be locked during
890 nonbusiness hours.
- 891 e. When adjacent to a residential zone, all structures or outdoor activity areas shall be located
892 a minimum of three hundred feet (300') from any property line and all tanks shall be located
893 a minimum of one thousand feet (1,000') from a property line adjacent to a residential zone.
- 894 f. Approved loading and unloading spaces and off street parking facilities will be required as
895 listed in code Section 10-6-5.
- 896 g. Construction will meet the criteria of the International Building Code as adopted.
- 897 h. Sufficient measures shall be made to ensure no discernable odor is emitted from the facility,
898 which may include but is not limited to additional ventilation, insulation, or sealing between
899 neighboring units.
- 900 i. Access to manufacturing and storage areas of the subject units be physically restricted from
901 access by the unauthorized personnel and the general public.
- 902 j. This section does not apply to retail service stations or convenience stores that also dispense
903 propane unless they are in a residential zone.
- 904 3. Food (human) Preparation: These standards shall apply to on-site food preparation for off-
905 premise consumption and sales.
- 906 a. Minimum operation size shall be greater than three thousand (3,000) square feet in size;
- 907 b. Must only be used by a single food-processor/food-preparer;
- 908 c. Must use an in-ground grease trap system meeting City Engineering and Sewer District
909 requirements; and

- 910 d. May not be used by food truck/food trailer operators or have food truck/food trailers parked
911 on the lot or parcel.
- 912 e. All structures, loading areas, outdoor activity areas, exclusive of parking shall be located a
913 minimum of three hundred feet (300') from any abutting residential zones.
- 914 f. The application materials shall include written documentation that the proposed facility
915 meets any applicable Federal, State, or local standards regarding such use including, but not
916 limited to, those of the U.S. Environmental Protection Agency, the U.S. Department of
917 Agriculture, Utah Department of Environmental Quality (DEQ), Utah Department of
918 Agriculture, Utah Department of Water Resources, and Davis County Health Department, as
919 applicable
- 920 4. Where a manufacturing use is allowed in a commercial zone the following apply:
- 921 a. It shall be wholly enclosed in a building; and
- 922 b. When the subject site is located within one hundred (100') feet of a residential zone, the use
923 shall be limited to the hours of operation of the use to between seven o'clock (7:00) A.M.
924 and nine o'clock (9:00) P.M. when there are identified impacts regards to noise, traffic, or
925 parking.
- 926 5. Uses classified as light manufacturing/processing shall not:
- 927 a. Emit from a vent, stack, chimney, or combustion process any smoke that is visible to the
928 naked eye that is a result of the process of manufacturing, processing, creating, repairing,
929 renovating, painting, cleaning, or assembling of goods, merchandise, or equipment.
- 930 b. Generate noise in the course of manufacturing of greater than 55 dBA as measured at the
931 property line between the hours of 8 a.m. and 7 p.m. Between the hours of 7 p.m. and 8
932 a.m. the City's general noise regulations as coded in Title 4, Chapter 2 Nuisances of this code
933 shall apply.
- 934 c. Generate any ground transmitted vibration that is perceptible to the human sense of touch
935 measured at the lot line.
- 936 d. Generate any odor that reaches the "odor threshold" measured at the lot line. For purposes
937 of this section, the ODOR THRESHOLD is defined as the minimum concentration in air of a
938 gas, vapor, or particulate matter that can be detected by the olfactory systems of a panel of
939 healthy observers.
- 940 e. Require for its operations a daily average of more than 200 gallons of water per employee.
- 941 f. Create any electrical disturbance that adversely affects any operations or equipment other
942 than those of the creator of such disturbance, or otherwise causes, creates, or contributes to
943 the interference with electronic signals (including television and radio broadcasting
944 transmissions) to the extent that the operation of any equipment not owned by the creator
945 of such disturbance is adversely affected.
- 946 g. Store materials necessary for the manufacturing or processing activity in a location where
947 such materials are visible from beyond the boundaries of the property on which the
948 manufacturing/processing facility is located.
- 949 h. Semi-trucks or tractor trailers may be used to deliver or pick up materials but may not
950 remain on the premises continuously for more than 48 hours. Such trucks or trailers may not

951 be used as a means to store materials necessary for the manufacturing or processing activity
952 or finished products of the manufacturing activity.

953 6. Sand Blasting, power assisted propelling of solids or liquids or any similar methods:

954 a. All operations for the removal of paint, stain or similar coatings from surfaces by sand
955 blasting, power assisted propelling of solids or liquids, or any similar methods, shall be
956 performed in accordance with the following regulations:

957 (1) No such operation shall take place outside the hours of 8:00 a.m. and 6:00 p.m.

958 (2) No operation shall take place outside of an enclosed building.

959 (3) All operations shall be conducted in a well-ventilated building which is equipped with an
960 exhaust ventilation system to capture dust.

961 (4) All such operations shall be operated in a manner to prevent vapor, dust and debris from
962 causing a nuisance by falling on pedestrians, vehicles, public thoroughfares and
963 adjoining property.

964 (5) Outdoor storage of sand is prohibited. Sand shall be stored in a container which ensures
965 that no fugitive dust will be created from wind.

966 (6) All operations shall comply with state and federal regulations.

967 **B. Asphalt and Concrete Service Batching Plants:**

968 1. Asphalt or concrete batching plant for producing asphalt or concrete products used in
969 construction activities are subject to the following standards:

970 a. The batching plant site shall comply with all applicable provisions of City, State and Federal
971 laws.

972 b. The batching plant shall not be located within six hundred feet of a residence.

973 c. Hours of operation will be limited to Monday through Friday, seven a.m. to seven p.m.

974 d. No portion of the batch plant or its operation shall be located on a public street.

975 e. Compliance with all applicable City regulations regarding noise, dust, odor and glare.

976 f. All plants shall be compliant with state and federal regulations and obtain any necessary
977 permits prior to commencing operations.

978 2. Temporary batch plants:

979 a. Temporary batch plant used in construction activities on the same or nearby sites shall be
980 limited to operations for up to six months, with a single renewal of a six-month time period
981 permitted by the Community Development Director.

982 b. The batch plant shall only furnish concrete, asphalt, or both, to a specific project. The
983 placement of a temporary batching plant for a private project is restricted to the site of the
984 project.

985 c. Temporary plant site must be clear of all equipment, material and debris upon completion.

986 d. All public improvements that are damaged during the operation of the temporary batching
987 plant must be repaired or replaced within thirty days of completion of the project.

988 e. At termination and/or removal of the plant operation, the operator shall have the person
989 responsible walk the site with the building official or his/her designee to verify the site
990 meets City approval.

991 **C. Food: Breweries, Distilleries, Wineries**

992 1. No outside storage of raw materials;

- 993 2. No outside storage of spent grain. Accumulated grains must be disposed of within 24 hours after
994 a batch is finished;
- 995 3. No drive-through windows;
- 996 4. Ability to provide off-street loading and unloading for all materials;
- 997 5. For microbreweries: Size is usually determined by the number of barrels produced each year.
998 Microbreweries are limited to no more than 15,000 barrels per year;
- 999 6. Discharge into the Sewer District's wastewater system must be pre-approved by the South Davis
1000 Sewer District and the wastewater treatment plant operator;
- 1001 7. For distilleries: all distillery facilities be located in a standalone building whereby they are the
1002 only occupants in order to protect against fire and/or explosion; and
- 1003 8. "Distillery" shall not include industrial distilleries, such as for the production of ethanol for use
1004 as a fuel.
- 1005 9. Parking. Parking shall be provided as follows:
- 1006 a. One space for each 500 square feet of floor space, plus one space for each employee; and
- 1007 b. All other requirements of parking in Chapter 4 of this chapter must be met.
- 1008 10. Retail or Restaurant Component:
- 1009 a. An accessory retail or restaurant component shall only be permitted in conformance and
1010 subject to licensure and regulations of the Utah State Department of Alcoholic Beverages
1011 Services.
- 1012 b. All accessory retail or restaurant is subject to the standards outline in Title 3, Chapter 2,
1013 Alcoholic Beverages of this code.
- 1014 c. Additional parking shall be provided in conformance with Section 10-5-3.

1015 **D. Refinery, Oil And Gas:**

- 1016 1. All operations shall be a minimum of one thousand (1,000') feet from any residential land use.
- 1017 2. All uses shall have vehicular access to an arterial or collector road.
- 1018 3. Minimum lot size shall be one hundred (100) acres.
- 1019 4. All structures shall be located at least 150 feet from all property lines.
- 1020 5. Maximum lot coverage shall be 60%.
- 1021 6. A minimum twenty-five (25) foot landscaped buffer strip shall be provided along all frontage
1022 property lines.
- 1023 7. All outside storage of raw material shall be completely enclosed by an eight-foot-high fence and
1024 screened from adjoining properties and roads. No outdoor storage is permitted within the
1025 required buffer strip.
- 1026 8. All storage facilities, conveying apparatuses, drying or wetting chambers and axial ventilation
1027 fans shall be set back a minimum of 150 feet from all property lines.
- 1028 9. Operational Requirements.
- 1029 a. Machinery, Equipment and Operations. All machinery, equipment and materials used in
1030 refining; all processing and manufacturing operations; and all hauling of refined products
1031 must be maintained, operated, or conducted in such a manner that:
- 1032 (1) Flying objects and debris are not thrown.
- 1033 (2) All emissions comply with state and federal air quality regulations.
- 1034 (3) There is no appreciable noise, vibration, dust, or mist.

1035 10. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall
1036 be provided to the City and any other applicable emergency response or regulation authority
1037 which details the chemical and materials quantities, storage methods and handling procedures
1038 for accidental releases, spills, exposures, fires, explosions or other emergency conditions that
1039 could occur and the potential extent of such incidents. The plan shall be reviewed and updated
1040 at a minimum annually or upon modification of the type or quantities of materials stored and
1041 utilized by the business.

1042 **E. Repair, Commercial and Industrial Machinery and Equipment:**

- 1043 1. All commercial and industrial machinery repair shall be completed within an enclosed building.
1044 2. No outdoor storage shall be permitted.

1045

1046 **10-19-14: MINING AND SUPPORT ACTIVITIES:**

1047

1048 **A. Mineral Extraction:**

- 1049 1. See SR Zone, Title 10 Chapter 17

1050 **B. Mineral, Oil, Gas Extraction and Refining Support Activities:**

- 1051 1. Where outdoor storage is permitted as an accessory use, any outdoor storage shall be compliant
1052 with Section 10-19-3(E).

1053

1054 **10-19-15: PERSONAL SERVICES:**

1055

1056 **A. Animal Care, Boarding, Day Care and Kennels, Pet Services, and Veterinary Services:**

- 1057 1. All animal care services shall comply with Title 5, Chapter 4, Animal Control, as applicable
1058 2. Additionally, all outdoor play areas shall be located a minimum of one hundred feet (100') from
1059 any residential land use.
1060 3. Waste disposal is prohibited to City or County Storm Drain
1061 4. Veterinary clinics shall comply with all State and local regulations relative to such an operation
1062 and shall maintain adequate housekeeping practices designed to prevent the creation of a
1063 nuisance and to reduce to a minimum the factors of noise and odor.
1064 5. Pet boarding and day care services in the CS Zone shall be limited to:
1065 a. Small pets (25 lbs. or less)
1066 b. A maximum size of 2,000 sq. ft.
1067 c. A maximum of 10 dogs at any one time.
1068 6. The facility shall be mitigated or buffered for noise to ensure that the maximum noise impact
1069 does not exceed 55 dBA at the property line.
1070 7. Facilities shall be equipped with noise buffering insulation where located in a multi-tenant
1071 building or where located within one-hundred feet of a residential use.

1072 **B. Appliance, Electronic, and Small Engine Repair and Maintenance:**

- 1073 1. No outdoor storage

1074 **C. Exterminating and Pest Control Services:**

- 1075 1. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall
1076 be provided to the City and any other applicable emergency response or regulation authority

1077 which details the quantities, storage methods and handling procedures for accidental releases,
1078 spills, exposures, fires, explosions or other emergency conditions that could occur and the
1079 potential extent of such incidents. The plan shall be reviewed and updated at a minimum
1080 annually or upon modification of the type or quantities of materials stored and utilized by the
1081 business.

1082 **D. Funeral Homes and Mortuaries:**

1083 1. This use cannot share space or any common wall with another use.

1084 **E. Janitorial, Laundry, and Linen Supply Services:**

1085 1. All operations shall ensure the safe storage, use, and disposal of any detergents or chemicals in
1086 accordance with all state and federal regulations, as well as any fire district and sewer district
1087 regulations, which may include pre-treatment of wastewater.

1088 2. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall
1089 be provided to the City and any other applicable emergency response or regulation authority
1090 which details the quantities, storage methods and handling procedures for accidental releases,
1091 spills, exposures, fires, explosions or other emergency conditions that could occur and the
1092 potential extent of such incidents. The plan shall be reviewed and updated at a minimum
1093 annually or upon modification of the type or quantities of materials stored and utilized by the
1094 business.

1095 3. Laundry services are prohibited within the City's designated drinking water source protection
1096 zones.

1097 **F. Pharmacies and Drugstores:**

1098 1. Medical cannabis pharmacy are subject to licensing procedures required by the State of Utah.

1099 a. License Required: No medicinal cannabis pharmacy shall be established, operated, or
1100 maintained within the city without a valid license issued by the Utah Department of Health,
1101 and without a valid business license issued by the city.

1102 b. As required by Utah Code Chapter 26-61a, a medicinal cannabis pharmacy shall be located at
1103 least:

1104 (1) Two hundred feet (200') from a community location (public or private school, licensed
1105 child care facility or preschool, church, public library, public playground or public park);

1106 or

1107 (2) Six hundred feet (600') from an area zoned primarily residential.

1108 c. The proximity requirements described in Subsection C.1 shall be measured as required in
1109 Chapter 26-61a, Utah Code, as amended.

1110 d. Signs: Signs shall be subject to the dimensional requirements per Sections 26-61a-505 and 4-
1111 41a-403, Utah Code, as amended.

1112 e. Conflict of Laws: If any regulation in this section, regarding medicinal cannabis is in conflict
1113 with Utah Code, the provisions of Utah Code shall prevail.

1114 **G. Personal And Household Goods Repair, and Maintenance:**

1115 1. No outdoor storage shall be permitted.

1116 **H. Salons, Hair, Nail, Lashes, Permanent Cosmetics, Tattoos:**

1117 1. Tattoo parlors:

- 1118 a. Tattoo parlors shall operate only between the hours of seven (7:00) a.m. and eleven (11:00)
1119 p.m.
1120 b. Service of alcohol, marijuana based substances, or other controlled substance shall not be
1121 permitted in conjunction with a tattoo parlor use.
1122 c. The entrance door and storefront window glazing shall be 75 percent (75%) clear and free of
1123 obstructions such as signs, window tinting, shelving, or racks.
1124 d. The operator of the approved use shall prevent loitering and loud noises around the subject
1125 site during and after the hours of business operation.
1126 e. A sign stating, "No tattoo service will be provided for anyone under the age of 18," shall be
1127 visible at all times on the door of the front entrance.
1128 f. The applicant shall comply with all applicable State and County Health and Human Services
1129 regulations.
1130

1131 **10-19-16: RELIGIOUS, GRANT MAKING, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS:**
1132

1133 **A. Religious Organizations, Churches**

1134 1. Development Standards:

- 1135 a. Parcel Size: No minimum parcel size is required, however, the parcel chosen for a church
1136 must be adequate to meet all of the development standards to be listed below that include,
1137 but are not limited to, setbacks, landscaping, parking, improvements, and dedications.
1138 b. Building Setbacks:
1139 (1) Commercial Zones:
1140 (A) Front: Thirty feet (30') from property line. (If project fronts on more than 1 street,
1141 setback applies to all street frontages.)
1142 (B) Side and rear: Minimum ten feet (10') unless located adjacent to a Residential Zone.
1143 In this case, the minimum setback must be thirty feet (30').
1144 (2) Residential Zones:
1145 (A) Front: Thirty feet (30') from front property line. (If project is on a corner lot, setbacks
1146 are 30 feet on 1 street and 20 feet on the other.)
1147 (B) Side and rear: Follow setbacks required according to zone property is in.
1148 c. Building Height: Maximum building height shall follow zoning that the project is in. Thirty
1149 five feet (35') is the maximum height in a Residential Zone or in any zone adjacent to a
1150 Residential Zone (not including chimneys, steeples and the like).
1151 d. Landscaping Setbacks:
1152 (1) Front: Thirty feet (30') minimum from property line. (If on a corner lot in a Residential
1153 Zone, 20 feet on shorter setback side.)
1154 (2) Sides and rear: Five feet (5') minimum.
1155 (3) Landscaping in the front areas shall also include the park strip adjacent to the curb
1156 including street trees (minimum 2 inch caliper and spaced 30 feet on center).
1157 (4) Landscaping shall also be required within the parking lot itself where large expanses of
1158 asphalt occur. There shall be a minimum of one 10-foot wide planter within the parking
1159 lot area where over one hundred twenty five (125) linear feet of asphalt occurs.

- 1160 (5) Landscaping shall be in accordance with Title 10, Chapter 22, Water Efficient Landscape
1161 Standards.
- 1162 e. Fencing: Acceptable fence types shall include vinyl, precast concrete, decorative iron,
1163 architecturally designed brick or block.
- 1164 f. Parking:
- 1165 (1) All parking for church facilities shall be on site.
1166 (2) No parking is permitted within the front landscape setback.
1167 (3) Parking shall be required at a rate and design as established in Chapter 6, Off Street
1168 Parking
- 1169 g. Trash Enclosures and Accessory (Maintenance Or Storage) Buildings:
- 1170 (1) All trash bins shall be surrounded with six foot (6') high masonry or precast enclosures to
1171 match the main building with solid metal gates. Trash enclosures may be combined with
1172 accessory (maintenance or storage) buildings. The setback of such structure shall be at
1173 least the same as the minimum required front landscape setback, but in no case shall
1174 trash enclosures be located any closer than ten feet (10') to a Residential District lot line
1175 or five feet (5') to a Commercial District lot line.
- 1176 (2) Accessory (maintenance or storage) buildings shall be built of the same materials as the
1177 main building (siding and roofing) so as to blend in with the entire project. Minimum
1178 setbacks to the front property line(s) shall be the same as the main building. Buildings
1179 adjacent to a side or rear property line (other than a street side of the property), which
1180 are built of one hour fire rated construction, can be considered an accessory structure
1181 and may be set back as close as three feet (3') to a side or rear property line.
- 1182 h. Lighting: All lighting for church buildings, parking lots, and accessory uses, if applicable, shall
1183 be downlit and minimize any adverse impact on adjacent residential areas.
- 1184 i. Ancillary Uses: Ancillary uses such as parks, ball diamonds, pavilions, etc., shall not count
1185 toward landscaping on the church site but shall stand alone and be considered as a separate
1186 site and subject to separate land use approval. Any such ancillary uses are subject to, but not
1187 limited to, the standards of this Code (if applicable).
- 1188

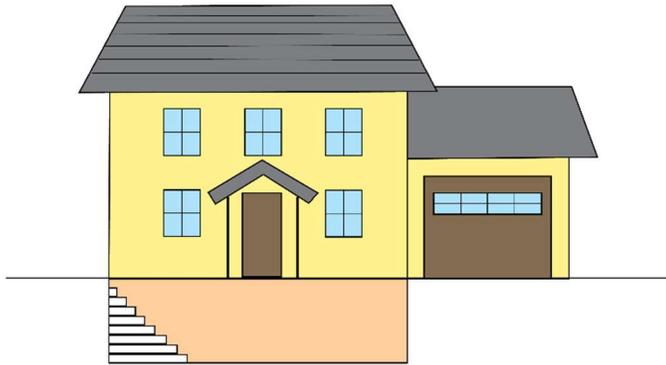
1189 **10-19-17: RESIDENTIAL:**

1190 **A. Accessory Dwelling Units: (EXISTING to be moved from section 10-1-44)**

- 1191 1. Definition of Accessory Dwelling Unit: A subordinate dwelling, which has its own eating,
1192 sleeping, and sanitation facilities which is: 1) within or attached to a single-family residential
1193 building, or 2) within a detached accessory structure associated with a single-family dwelling.
- 1194 2. Purpose and Intent: The purpose and intent of this section is to recognize the residential
1195 character of the City of North Salt Lake and to provide for supplementary living accommodations
1196 in the community, as well as provide for supplementary income opportunities of property
1197 owners. These provisions are intended to provide for affordable housing with reasonable
1198 limitations to minimize the impact on neighboring properties and neighborhoods, and to
1199 promote the health, safety, and welfare of the property owners and residents of accessory
1200 dwelling units.

- 1201 3. Owner Occupied: No accessory dwelling unit shall be created, established, or occupied in a
1202 single-family dwelling unless the owner of the property occupies either a portion of the main
1203 dwelling or a detached accessory unit on the same single-family lot. For the purpose of this
1204 section, the term "owner occupied" shall be defined as full time residency within the home by
1205 the bona fide property owner(s) as shown on the Davis County tax assessment rolls. Owner
1206 occupancy for a dwelling with an accessory dwelling unit shall not be required when:
- 1207 a. The owner cannot live in the dwelling because of a bona fide temporary absence of three
1208 years or less for a temporary job assignment, sabbatical, or voluntary service;
 - 1209 b. The owner was living in the dwelling immediately prior to leaving for the temporary job
1210 assignment, sabbatical, or voluntary service; and
 - 1211 c. The owner intends to make the dwelling his/her primary place of residence upon returning
1212 from the temporary job assignment, sabbatical or voluntary service.
- 1213 4. Dwelling Unit Occupancy: The occupants of an accessory dwelling unit shall be limited by one of
1214 the following family categories:
- 1215 a. One person living alone; or
 - 1216 b. Two (2) or more persons all related by blood, by marriage, by adoption; by legal
1217 guardianship or foster children; or
 - 1218 c. Up to four (4) unrelated persons living as a single housekeeping unit.
 - 1219 d. Any of the above categories plus a temporary guest. A "temporary guest" is defined as a
1220 person who stays with a family for a period of less than thirty (30) days within any rolling
1221 one year period and does not utilize the dwelling as a legal address for any purpose.
 - 1222 e. For purposes of the definition of family, the term "related" shall mean a spouse, parent,
1223 child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first
1224 cousins, great-grandparent, and great-grandchild. The term "related" does not include other,
1225 more distant relationships.
- 1226 5. Zones: An accessory dwelling unit which meets ordinance requirements may be allowed in a
1227 single-family dwelling unit or in a detached accessory structure within any zone upon a single
1228 family lot. No accessory dwelling unit may be allowed in any multi-family dwelling or multi-
1229 family lot, or on any lot that cannot satisfy the parking, setback, or lot coverage requirements.
- 1230 6. Number Of Accessory Dwelling units: A maximum of one accessory dwelling unit shall be
1231 allowed in each owner occupied single-family dwelling, or in a detached accessory structure
1232 associated with a single-family dwelling.
- 1233 7. Location & Type:
- 1234 a. Within or Attached to Main Dwelling: Accessory dwelling units may be allowed within or
1235 attached to the main residential dwelling (basement or addition), over the garage (attached
1236 or detached), or in a detached accessory structure (cottage home, guest house, or tiny
1237 home).

ADU-Basement

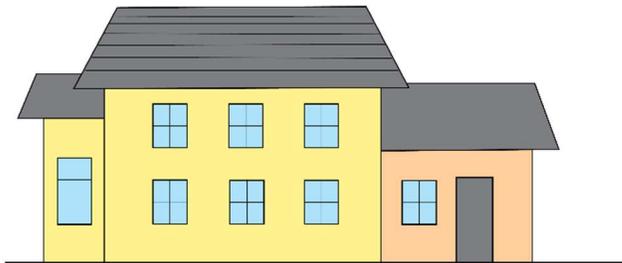


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- b. Setback Standard Compliance: Accessory dwelling units as an addition to a primary dwelling shall meet all minimum setback standards required for the primary dwelling.

ADU-Attached

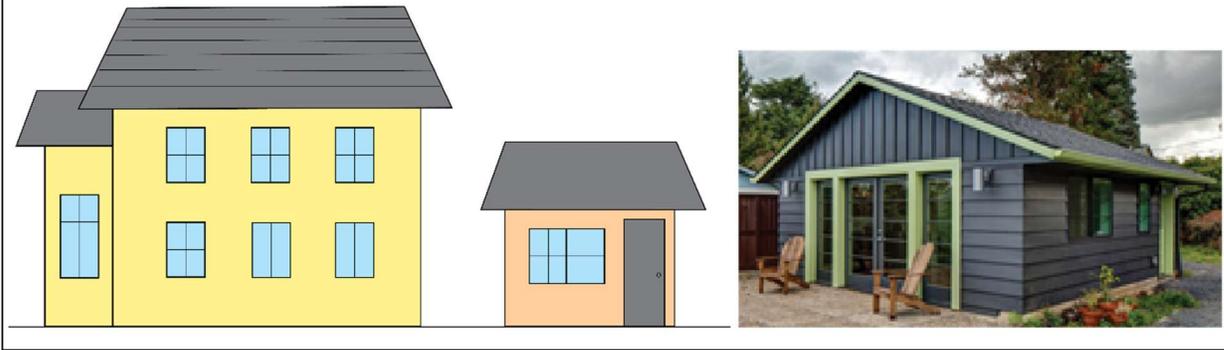


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- c. Behind the Primary Dwelling: An accessory dwelling unit within an accessory structure must meet the minimum of side yard required by the zone for the primary dwelling and a rear yard setback of ten (10) feet, unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed setback shall be five (5) feet.
- d. Adjacent to the Primary Dwelling: An accessory dwelling unit within the side yard of the primary dwelling are required to meet the same front, side, and rear yard setback as the primary dwelling.

ADU-Detached



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- e. Second Story Accessory Dwelling Units: An accessory dwelling unit located in an accessory structure may only be located on a second story if the structure meets the same minimum standards in the zone for height, as well as front, side, and rear setback as the primary dwelling.

ADU-2nd Story Detached

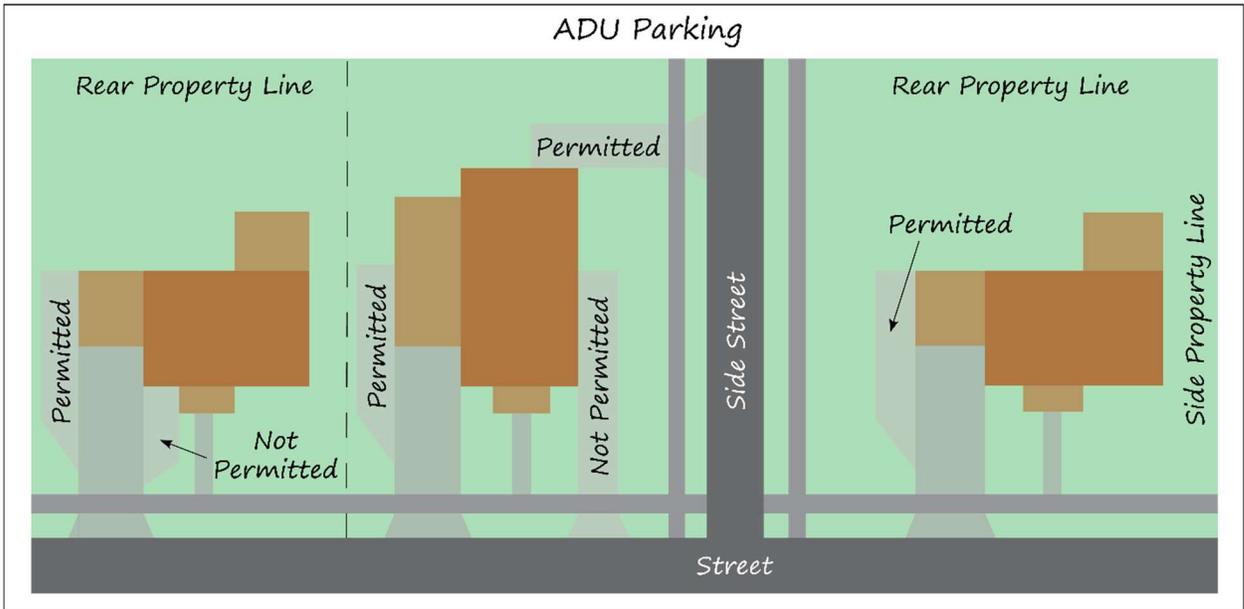


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- 8. Appearance: Single family residences with interior accessory dwelling units shall retain the appearance of a single family home. An accessory dwelling unit in an accessory structure shall be designed so that, to the degree reasonably feasible, the appearance of the building is compatible with the architectural components of the primary dwelling unit (e.g., exterior materials, color, and roof pitch).
- 9. Size:
 - a. Basement Dwelling Units: Shall be permitted to occupy the entirety of the basement of the primary home regardless of area or bedroom count.
 - b. Accessory Dwelling Units (Detached Structures): The size of an accessory dwelling unit shall be at least three hundred (300) square feet and shall not exceed twelve hundred (1200) square feet and be limited to no more than two (2) bedrooms.
- 10. Lot Coverage: The combined building coverage for the detached accessory dwelling units, main dwelling and additional accessory buildings may not be larger than the maximum coverage allowed in the zone for the lot and rear yards per section 10-10-3.

- 1279 12. Address: The principal dwelling unit and the accessory dwelling unit shall have the same address
 1280 number, but shall refer to the accessory dwelling unit as unit B. Addresses must be located in a
 1281 visible location on the street frontage side of the home.
 1282 13. Parking:
- 1283 a. A single-family dwelling with an accessory dwelling unit shall provide at least one (1)
 1284 additional off street parking spaces for the accessory unit, above the minimum spaces
 1285 required for a single family dwelling. Accessory dwelling unit parking may not be in tandem
 1286 with required parking of the main dwelling. One additional off street parking space shall be
 1287 required accessory dwelling units with 2 or more bedrooms. ADU's located within one-
 1288 quarter (1/4) mile of a bus rapid transit route shall be permitted to reduce the parking
 1289 requirement by one (1) space for the main dwelling unit.
 - 1290 b. No parking spaces may be located within the front or side yard setbacks adjacent to a street,
 1291 except for within an approved driveway.
 - 1292 c. The minimum width of parking areas and driveways shall be paved with concrete or asphalt,



- 1293
- 1294 14. Separate Living Areas: An accessory dwelling unit must provide living areas for eating, sleeping
 1295 and sanitation facilities separate from the principal dwelling unit.
- 1296 15. Building Code: All construction and remodeling shall comply with building codes and ordinance
 1297 requirements in effect at the time of construction or remodeling, in accordance with Utah state
 1298 code section 10-9a-511.5, changes to dwellings - egress windows.
- 1299 16. Utility Meters: A single-family dwelling with an accessory dwelling unit may have separate
 1300 meters for each water, gas, and electricity utility service. Each utility meter shall be in the
 1301 property owner's name and the property owner shall be responsible for payment of all utilities.
 1302 No additional water development or connection fee shall be required, unless a separate utility
 1303 connection is requested and installed by the property owner.

- 1304 17. Interior Access: An interior access between the main living area and an attached accessory
1305 dwelling unit must be maintained, unless sufficient means of egress have been determined
1306 during an inspection by the fire department.
- 1307 18. Not Intended For Sale: The accessory dwelling unit shall not be intended for sale or detached by
1308 deed and shall only be rented.
- 1309 19. Accessory Dwelling Unit Permit: Any person owning an existing accessory dwelling unit that has
1310 not previously been permitted by the city, or any person constructing or causing the construction
1311 of a residence that has an accessory dwelling unit, or any person remodeling or causing the
1312 remodeling of a residence for an accessory dwelling unit, shall obtain a land use permit for the
1313 accessory dwelling unit from the community development department. This shall be in addition
1314 to any required building permit for the work to be performed. In order to meet the requirements
1315 of the land use permit, the applicant shall:
- 1316 a. Submit a completed application form including a site plan that shows property lines and
1317 dimensions, the location of existing buildings and building entrances, proposed buildings or
1318 additions, dimensions from buildings or additions to property lines, the location of parking
1319 stalls, and utility meters,
 - 1320 b. Include detailed floor plans with labels on rooms indicating uses or proposed uses,
 - 1321 c. Pay building permit fees, if applicable, for the construction of a new dwelling, or the
1322 remodeling of an existing dwelling, in accordance with the established fees and charges,
 - 1323 d. Make all corrections identified as necessary to comply with building code requirements, as
1324 identified by the chief building official or his designee, and provide photos of the life safety
1325 items required by building code, including carbon monoxide detectors, smoke detectors, and
1326 earthquake strapping on water heaters, and
 - 1327 e. Demonstrate and affirm that their property is otherwise in compliance with all other
1328 provisions of the zoning ordinance.
- 1329 20. Exceptions to Standards: The Planning Commission may issue a conditional use permit for ADU's
1330 which modify the requirements for an ADU with respect to maximum size, minimum parking, or
1331 setback.
- 1332 a. In approving a conditional use permit the Planning Commission may require additional
1333 conditions to mitigate the impact of the ADU on surrounding properties. Specifically the
1334 Planning Commission may require:
 - 1335 (1) For ADU's that exceed the maximum size of 1,200 sq. ft.: increased setbacks, privacy
1336 fencing, limitation on windows and doors adjacent to abutting property lines, and
1337 additional parking.
 - 1338 (2) For ADUs with reduced or no additional parking: restrictions on occupancy to tenants
1339 without vehicles.
 - 1340 (3) For ADU's with reduced setbacks: privacy fencing and limitation on windows and doors
1341 adjacent to abutting property lines.
- 1342 21. Failure To Complete ~~To~~ Or Obtain A Land Use Permit: If the property owner does not obtain a
1343 land use permit as outlined above, the accessory dwelling unit shall not be considered legal nor
1344 approved. Failure to obtain a land use permit for an existing accessory dwelling unit ~~within two~~

1345 ~~(2) years of the passing of this section~~ may result in a citation for a code violation as governed by
1346 the process in North Salt Lake City Title 12, Administrative Code Enforcement Hearing Program.

1347 22. Home Occupation Businesses: Home occupation businesses in an accessory dwelling unit shall
1348 be restricted to a home office use which creates no customer traffic. No home occupation
1349 business shall be established within an accessory dwelling unit without the express written
1350 permission of the property owner.

1351 23. Accessory Dwelling Units, Tiny Homes:

1352 a. Only one tiny home shall be permitted as an accessory dwelling unit per residential lot.

1353 b. The tiny home shall be permanently properly connected to water and sewer facilities and
1354 approved for all required utilities.

1355 c. The tiny home dwelling structure must be located on a dedicated parking location of asphalt
1356 or concrete and have the wheels and axel underbody skirted from view. ~~attached to a site~~
1357 ~~built permanent foundation which meets the building code. The type of foundation could be~~
1358 ~~a slab on grade or a perimeter foundation.~~

1359 d. Building inspections are required for construction of the foundation, as well as to ensure the
1360 correct installation of the structure, and to approve the correct connection to the utilities.

1361 e. All manufactured home running gear, tongues, axles and wheels must be removed at the
1362 time of installation.

1363 f. The dwelling structure shall be constructed with materials that are weather resistant and
1364 aesthetically consistent with the main dwelling.

1365 g. The community development director may approve deviations from the architectural
1366 standards on the basis of a finding that the architectural style proposed provides
1367 compensation design features and that the proposed dwelling will be compatible and
1368 harmonious with existing structures in the vicinity.

1369 h. The parking shall be the same as subsection 13 of this section.

1370 **B. Residential Short Term Rental (STR): (EXISTING to be moved from section 10-1-45)**

1371 1. Purpose: This section is established to provide regulations and design standards for residential
1372 short-term rentals (STRs) related to single family and multi-family neighborhoods. These
1373 standards seek to allow for STRs while also protecting the safety and general welfare of North
1374 Salt Lake residents and preserving the residential character of City neighborhoods. In allowing
1375 STRs, it provides existing property homeowners economic relief who might otherwise be forced
1376 to leave a neighborhood, thus promoting and preserving affordable housing in the City of North
1377 Salt Lake. This section also intends to stabilize neighborhoods by promoting home ownership
1378 and preserving long term rental housing in the market.

1379 2. Residential Short Term Rental (STR): A STR is prohibited in all residential dwellings, Residential
1380 Districts, and Residential P Districts without first obtaining a STR land use permit as regulated in
1381 this section and issued a valid business license. The following are exempt and shall not be
1382 subject to the provisions of this section:

1383 a. A residential lease of thirty (30) or more consecutive days.

1384 b. Bed and breakfasts, RV parks, campgrounds, hotels, and motels, as described and regulated
1385 in the North Salt Lake Land Development Code shall not be subject to the provisions of this
1386 section.

- 1387 3. General Standards ~~And and~~ Requirements: A STR use may be allowed within any existing legal
1388 residential dwelling by an administrative land use permit from the Community Development
1389 Department, wherein the application demonstrates compliance with requirements found in the
1390 North Salt Lake Land Development Code and all of the following standards and requirements:
- 1391 a. Application: A completed application form as provided by the City.
- 1392 b. Property Description: A detailed written description and/or drawing of the property that
1393 identifies the use of each room of the dwelling and defines the portions of the dwelling to be
1394 used for a STR shall be provided. Only one designated STR area is allowed for a property.
- 1395 c. Single and Two Family Dwellings:
- 1396 (1) Only one designated STR area is allowed per property.
- 1397 (2) Owner Occupancy: The owner of the subject property must reside therein as their
1398 primary residence.
- 1399 ~~Owner Occupancy: The owner of the subject property shall live in the primary dwelling in~~
1400 ~~which a STR is desired, and must reside therein as their primary residence.~~
- 1401 ~~(1)(3)~~ (3) An individual shall prove ownership of the property as evidenced by a copy of a
1402 transfer deed listing the applicant as the fee title owner. Fee title owner may be an
1403 individual or trustor of a family trust that possesses fifty percent (50%) or more
1404 ownership of the proposed STR. Fee title owner may not be a corporation, partnership,
1405 limited liability company, or similar entity.
- 1406 ~~(2)(4)~~ (4) To establish that the property is the owner's primary residence, the owner shall:
- 1407 (A) Present a government issued identification document listing the address of the
1408 property as the address of the owner; and
- 1409 (B) A signed affidavit sworn before a notary public shall be provided by the owner
1410 stating that the proposed property is the primary residence of the owner, wherein
1411 they reside at least one hundred eighty three (183) days per calendar year.
- 1412 ~~e.d.~~ d. Occupancy During Rental Period: The subject property shall comply with the following
1413 occupancy restrictions:
- 1414 (1) The applicant shall provide the maximum renter occupancy proposed and demonstrate
1415 that sufficient parking has been provided off street at a rate of one-half (1/2) space per
1416 bedroom or sleeping area, with a minimum of one (1) space.
- 1417 (2) The property shall not be rented to more than one renter at any given time, and the
1418 owner shall not divide and rent out portions of the dwelling to multiple renters at the
1419 same time.
- 1420 (3) A property shall not be exclusively rented as a STR for more than one hundred eighty
1421 two (182) nights per year.
- 1422 (A) The owner may reside on the property while it is occupied by a renter.
- 1423 (B) The property shall only be rented for a minimum duration of one night and a
1424 maximum of ~~forty five (45)~~ thirty (30) consecutive nights.
- 1425 (4) A two family dwelling or property with a valid land use permit for an accessory dwelling
1426 unit may use and rent one of the dwelling units as a STR ~~and have the accessory dwelling~~
1427 ~~unit be rented~~ for up to three hundred sixty five (365) nights per year.

1428 ~~(4)(5)~~ Conflict Of Private Restrictions: The owner shall provide a signed affidavit sworn
1429 before a notary public that certifies to the City that the subject property has no existing
1430 private covenants, conditions, or restrictions prohibiting STRs.

1431 e. Multifamily Dwellings:

1432 (1) One half (1/2) of the total legal dwelling units on a single property may be permitted as
1433 a STR, with a maximum of ten (10) units. The entire dwelling unit which is permitted as
1434 an STR must be rented. It is prohibited to rent a single room or portion of a dwelling unit
1435 on a multifamily property as a STR.

1436 (2) A dwelling unit may not be rented to more than one renter at any given time. The
1437 dwelling unit shall only be rented for a minimum duration of one night and a maximum
1438 of thirty (30) consecutive nights. The dwelling unit may be used and rented as a STR for
1439 up to three hundred sixty five (365) nights per year.

1440 (3) A long term renter may not sublease their dwelling unit as a STR.

1441 (4) For multifamily properties, the fee title owner may be a corporation, partnership, limited
1442 liability company, or similar entity.

1443 (5) An owner of the property is not required to reside therein as their primary residence if a
1444 designated employee, manager, or professional management company is available to
1445 immediately respond twenty four (24) hours/day, three hundred sixty five (365)
1446 days/year by telephone, and when necessary, be able to physically respond within one
1447 hour of any legitimate complaint.

1448 d.f. Parking Plan: A detailed written description and/or a drawing of an off-street parking plan
1449 must be provided to ensure that all occupants of the ~~home~~ dwelling unit(s) and STR can be
1450 accommodated on-site at all times. Parking shall be limited to the existing garage, driveway,
1451 and dedicated parking spots of the residential unit and may not include any on-street
1452 parking. Shared guest parking as part of a P-District or multi-family dwelling shall only be
1453 permitted upon express written approval of the HOA or property management, as
1454 applicable. Any proposed parking improvements shall also be included in the off-street
1455 parking plan, and must be completed prior to issuance of a STR business license. All
1456 elements of the parking plan must be in compliance with all other requirements of this
1457 section.

1458 ~~e.a. Conflict Of Private Restrictions: The owner shall provide a signed affidavit sworn before a~~
1459 ~~notary public that certifies to the City that the subject property has no existing private~~
1460 ~~covenants, conditions, or restrictions prohibiting STRs.~~

1461 f.g. Urgent Response: The owner, or a designated representative, shall be available to
1462 immediately respond twenty four (24) hours/day, three hundred sixty five (365) days/year by
1463 telephone, and when necessary, be able to physically respond within one hour of any
1464 legitimate complaint. If the owner is unreachable after three (3) attempted contacts by the
1465 City of North Salt Lake, a notice of violation will be issued.

1466 g.h. Property Maintenance Requirements: All short-term rentals shall adhere to all City
1467 ordinances, including, but not limited to:

1468 (1) Maintenance: Owners must adhere to the property maintenance regulations in title 4,
1469 "Health And Sanitation" of this Code, as amended, including, but not limited to,

1470 requirements for weed abatement, landscaping, garbage removal, structure
1471 maintenance, and fence/wall maintenance.

1472 (2) Snow Removal: Owners shall remove all snow from the sidewalks of the property within
1473 twenty four (24) hours after snowfall in accordance with section 7-1-2 of this Code, as
1474 amended.

1475 i. Noise And Nuisance Control: Owners shall ensure that renters adhere to the noise control in
1476 title 4, chapter 4 of this Code, as amended.

1477 (1) If an Officer of the Law, Ordinance Enforcement Officer, or designee responds to more
1478 than three (3) verified noise complaints in a twelve (12) month time period the STR land
1479 use permit and business license may be revoked or otherwise suspended for two (2)
1480 years from the date of the third verified complaint.

1481 ~~(3)~~(2) Should a renter violate the noise control chapter more than once in any given
1482 72-hour period they shall be immediately evicted from the property by the owner. or
1483 designated representative. If the owner or designated representative fails to evict said
1484 renter, the STR permit and license may be revoked and the owner fined per this code.

1485 h.j. Noticing And Posting Requirements: A renter informational packet must be maintained in a
1486 highly visible place within the dwelling or STR area, and must include all of the following:

1487 (1) City issued STR business license.
1488 (2) 24/7 owner, or a designated representative, contact information.
1489 (3) Parking requirements, including site map of approved designated parking areas.
1490 (4) Maximum occupancy.
1491 (5) The noise ordinance of the City of North Salt Lake.
1492 (6) Garbage pick-up dates, and a written description of where garbage receptacles must be
1493 placed for pick-up.
1494 (7) Contact information for the North Salt Lake City Police and South Davis Metro Fire
1495 District.
1496 (8) Other contact information or information related to other regulations or conditions of an
1497 approval through the land use permit process, as required by the Community
1498 Development Department.

1499 4. Violations: It shall be a violation for any person to operate a STR:
1500 a. Without first obtaining a STR land use permit, as regulated in this section, and issued a valid
1501 STR business license; or
1502 b. That does not comply with the requirements of this section, the revised ordinances of North
1503 Salt Lake, or the North Salt Lake City Land Development Code.

1504 5. Enforcement And Fines: Upon a determination that a violation exists, the Code Enforcement
1505 OfficerOrdinance Enforcement Officer, ~~or~~ Community Development Director, or designee, will
1506 contact the owner or designated representative requiring such owner or representative to halt,
1507 eradicate, destroy, remove, or otherwise cure the ~~violation within forty eight (48) hours, or such~~
1508 ~~later time the Director, or designee, may determine.~~

1509 a. Each day that a violation occurs or continues is a separate violation.
1510 b. For any violation of this section, the issuing officer may issue a written citation or notice of
1511 violation to the owner, specifying the violation and the penalty to be imposed.

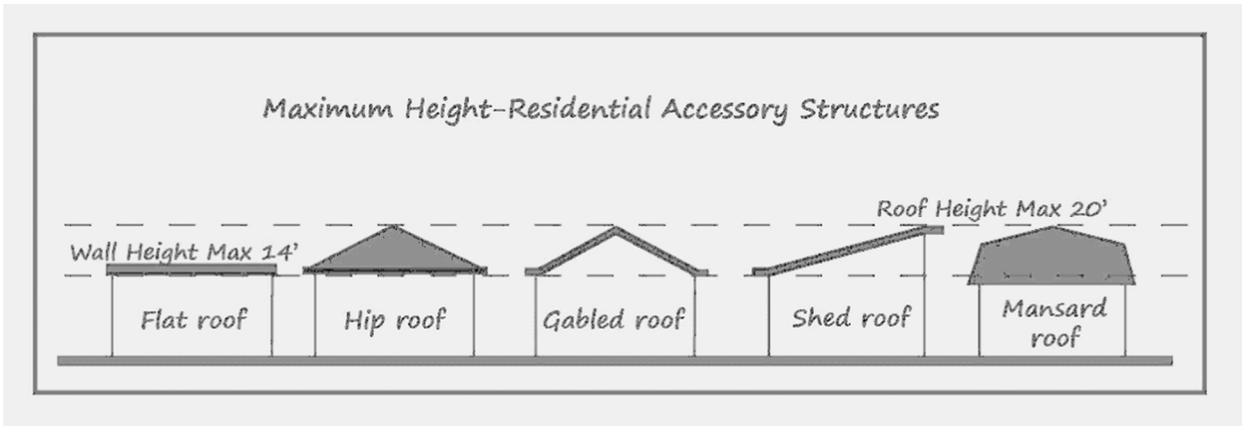
- 1512 (1) For the first violation within any 12-month period, the penalty shall be five hundred
1513 dollars (\$500.00).
1514 (2) For a second violation within any 12-month period, the penalty shall be seven hundred
1515 fifty dollars (\$750.00).
1516 (3) For a third violation within any 12-month period the penalty shall be one thousand
1517 dollars (\$1,000.00) and revocation of the STR business license and land use permit. The
1518 owner shall be ineligible for a STR land use permit and a STR business license for a
1519 period of two (2) years from the date of the third notice of violation.
1520 (4) For any violation within any 12-month period following the third violation, the penalty
1521 shall be one thousand dollars (\$1,000.00) and the STR owner shall be banned from
1522 receiving a STR land use permit and a STR business license. (Ord. 2019-02, 3-19-2019)

1523 c. Permit Revocation: Pursuant to the provisions of this code or any ordinance of the City, a STR
1524 permit may be revoked by the Community Development Director or designee for the
1525 following:

- 1526 (1) Three (3) verified violations within a twelve (12) month period related to noise, property
1527 maintenance, parking, nuisance, and any threat to public health and safety.
1528 (2) One (1) verified violation that results in or constitutes the following:
1529 (A) An owner or designated representative fails to evict a renter who has violated the
1530 noise control chapter more than once in any given 72-hour period.
1531 (B) An owner or designated representative of the STR knowingly or intentionally
1532 housing a sex offender, allowing offenses related to adult-oriented businesses,
1533 sexual offences, or prostitution.
1534 (C) An owner or designated representative of the STR knowingly or intentionally
1535 allowing the use of the STR for retail, restaurant, banquet space, or other similar
1536 use.
1537 (3) The property owner and designated representative shall be notified in writing of any
1538 verified violations, fines, and permit revocation.
1539 (4) As provided in City Code section 10-2-2, appeal may be made to the City's designated
1540 Appeal Authority (Hearing Officer) from any decision, determination or requirement of
1541 the Community Development Director or designee under this title by filing with the City
1542 Recorder a notice thereof in writing within fifteen (15) days after such decision,
1543 determination, or requirement is made. Such notice shall set forth in detail the action
1544 and grounds upon which the owner, or other interested person, is aggrieved.
1545 (5) The City Recorder or designee, shall set the appeal for hearing before the City's
1546 designated Appeal Authority, as provided in City Code section 10-2-2, to be held within
1547 a reasonable time from the date of receipt of the appeal. The appellant shall be notified
1548 of the appeal hearing date at least seven (7) days prior to the hearing. After hearing the
1549 appeal, the Hearing Officer may affirm, modify, overrule the decision, determination or
1550 requirement appealed, or remand the decision to the Administrative Land Use Authority
1551 for additional review and enter any such order or orders. The filing of an appeal shall
1552 stay all proceedings and actions in furtherance of the matter appealed, pending a
1553 decision of the Hearing Officer.

1554 **C. Residential Structures**

- 1555 1. Minimum Height Of Dwellings: (Existing moved from 10-1-27)
- 1556 No dwelling or structure containing a dwelling shall be erected to a height less than one story
- 1557 above grade. (Ord. 2018-11, 10-2-2018)
- 1558 2. Maximum Height And Floor Area Of Accessory Buildings: (Existing moved from 10-1-28)
- 1559 No building which is accessory to a one-family, two-family, three-family or four-family dwelling
- 1560 shall be erected to a height greater than one story, fourteen feet (14') to the top of the wall plate
- 1561 and no higher than twenty feet (20') to the highest point of the building roof or coping, nor be
- 1562 taller than the primary structure. The maximum square foot floor area of an accessory building is
- 1563 fifty percent (50%) of the footprint of the principal building to which it is accessory.
- 1564



- 1565 7. Area Of Accessory Buildings: (Existing moved from 10-1-29)
- 1566 No accessory building or group of accessory buildings in any Residential District shall cover more
- 1567 than twenty five percent (25%) of the rear yard. (Ord. 2018-14, 11-20-2018)

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1570 **10-19-18: RETAIL TRADE:**

1571

1572 **A. Retail, General**

- 1573 1. General merchandise & groceries within the CS zone shall be limited to a maximum size of
- 1574 10,000 sq. ft.

1575 **B. Retail, Specialty**

- 1576 1. Car washes, see section 10-19-5(C)
- 1577 2. Home and nursery centers
- 1578 a. Outdoor mechanical equipment, including, but not limited to, heaters and fans, shall not be
- 1579 located within five feet (5') of a property line. To facilitate reduction of noise, permanently
- 1580 mounted mechanical equipment shall be enclosed to the maximum extent possible.
- 1581 b. Long term outdoor storage shall be screened from adjacent property and shall not be
- 1582 located within the required setback, parking, loading or unloading areas, and may not
- 1583 impede vehicle or pedestrian traffic
- 1584 3. Passenger vehicle fueling stations (gasoline, electric, natural gas, etc.)

- 1585 a. The pump islands of the convenience store may be erected in the front yard area provided
1586 the pumps are set back at least twenty-four (24) feet from the right-of-way of any street.
- 1587 b. Hard-Surfaced driveways leading to and from a pump island and other properly located
1588 service facilities permitted on the property shall be allowed in the front yard area provided
1589 that the driveways shall be defined by the construction of a concrete curb on the side
1590 adjoining the sidewalk. The area between the curb and the sidewalk shall be landscaped to
1591 comply with Chapter 22.
- 1592 c. The site shall be designed and provide for the delivery by fueling trucks, such that delivery is
1593 completed entirely off-street and no entry is blocked during delivery.
- 1594 d. A ten-foot distance shall be maintained between a driveway and the property line with
1595 which it is parallel or approximately parallel.
- 1596 e. All Parking Areas on the convenience store Lot shall maintain the required landscaped Front
1597 Yard as required in Chapter 22 and shall be bordered by concrete curbing.
- 1598 4. Tobacco specialty businesses:
- 1599 a. Tobacco specialty business licenses shall only be permitted within the MD Zone and may not
1600 be located within:
- 1601 (1) One thousand feet (1,000') of a community location;
1602 (2) Six hundred feet (600') of another retail tobacco specialty business;
1603 (3) Six hundred feet (600') from property used or zoned for residential uses; or
1604 (4) as otherwise defined by Utah State Code Section 10-8-41.6, as amended.
- 1605 b. For purposes of this section, the proximity requirements shall be measured in a straight line
1606 from the nearest entrance of the tobacco specialty business to the nearest property
1607 boundary of the community location, or agricultural or residential use or zone, without
1608 regard to intervening structures, roadways, City boundaries, or zoning districts.
- 1609 c. As used in this section "community location" means: a public or private kindergarten,
1610 elementary, middle, junior high, or high school; a licensed childcare facility or preschool; a
1611 trade or technical school; a church; a public library; a public playground; a public park; a
1612 youth center or other space used primarily for youth oriented activities; a public recreation
1613 facility; a public arcade; or as otherwise defined by Utah State Code Section 10-8-41.6, as
1614 amended.
- 1615 d. All sales of tobacco products shall conform to state and federal regulations.
- 1616 e. In addition to these guidelines, the following will also be required: The color of the building
1617 shall be restricted to earth tones or shall match the design theme of the center in which it is
1618 a part.
- 1619 f. At least twenty five percent (25%) of the first floor facade that faces a public street or
1620 sidewalk shall be windows or doors of clear or lightly tinted glass that allows views into and
1621 out of the building at eye level.
- 1622 g. The use of bars, chains, or similar security devices that are visible from a public street or
1623 sidewalk shall be prohibited.
- 1624 h. The use of neon lighting shall be prohibited on the building exterior exclusive of building
1625 signage.
- 1626 i. Tobacco specialty businesses shall conform to the sign regulations as described in this Code.

1627 j. Tobacco specialty businesses shall be limited to one specialty tobacco business per ten
1628 thousand (10,000) in population to include all residents in the City. The total population
1629 figures shall be based on the U.S. Census Bureau's annual estimates. For the purposes of this
1630 section, population estimates shall be rounded down to the nearest ten thousand (10,000).

1631 **C. Retail, online and other:**

- 1632 1. No outdoor storage shall be permitted.
1633

1634 **10-19-19: SOCIAL SERVICES:**

1635
1636 **A. Daycare Services, Child or Adult (Commercial):** Existing Language from 10-1-46

- 1637 1. Scope: This section is established to provide regulations and standards for commercial
1638 daycare centers and businesses that care for groups of adults with disabilities, vulnerable
1639 persons, or children, for the purpose of protecting health, safety, and general welfare of
1640 patrons and the general public.
- 1641 2. Requirements And Conditions: Adult or child daycare services are permitted in all
1642 commercial zones with the following standards:
- 1643 a. All drop off and pick up areas shall be designed in a manner that shall allow vehicles to
1644 enter and exit from a public street by forward motion only;
 - 1645 b. Stacking or queuing of vehicles shall not interrupt traffic flow on the public or private
1646 street; and
 - 1647 c. Parking shall be provided in compliance with Chapter 10-6 of this title.
- 1648 3. Business License: Prior to issuance of a business license for any commercial daycare facility
1649 the applicant must first submit the following to be reviewed in compliance with City code.
- 1650 a. The ratio of the standard and maximum quantity of employees and persons to be cared
1651 for on premise, to be compliant with State regulations;
 - 1652 b. Proof of State licensing, where applicable;
 - 1653 c. A site plan outlining traffic flow during peak drop off and pick up times; and
 - 1654 d. A safety protocol plan that outlines the procedures to be followed by the daycare facility
1655 in the event that a patron leaves the premise unsupervised. This plan shall be reviewed
1656 by the North Salt Lake Police Chief. (Ord. 2022-01, 4-5-2022; amd. Ord. 2022-01, 4-5-
1657 2022)
- 1658 4. Childcare centers shall provide a design which includes appropriate playground facilities; and
1659 5. Adult Daycare shall not include any overnight residential use
1660 4-6. Facilities in the C-S zone shall be limited in size to 1,500 sq. ft.

1661
1662 **10-19-20: TEMPORARY USES:**

1663 **A. Use Limitations.**

- 1664 1. Temporary Uses include firework stands, Christmas tree lots, and other similar seasonal Uses.
1665 2. Temporary Use Permit. Temporary Uses shall obtain a separate business license and Land Use
1666 Permit for each use and location.
1667 3. Time Limitations. Land Use Permits may be allowed for up to a six (6) month period with the
1668 following exceptions:

- 1669 a. Firework Stands. Restrictions shall follow the public sales and display limitations found in
1670 state code.
- 1671 b. Christmas Tree Lots. Shall only be permitted from November 1 through December 31.
- 1672 4. Hours of Operation. Temporary Uses may be open from eight (8) a.m. to ten (10) p.m. unless
1673 provided otherwise under state code.
- 1674 5. Signage. Permanent signs are prohibited for Temporary Uses. All Signs shall follow the
1675 requirements of Chapter 6.
- 1676 6. Regulations by Other Agencies. This Section does not exempt the applicant or operator from
1677 acquiring any other required permit for operation.
- 1678 7. Liability Insurance. The applicant must obtain adequate liability insurance to cover all activities
1679 related to the Use for the duration of the permit, prior to issuance of the Temporary Use permit.
1680 A copy of the liability insurance policy shall be submitted to the City with the business license
1681 Application.
- 1682 B. Site Improvements.
- 1683 1. Temporary Uses shall meet the following requirements:
- 1684 a. If the Temporary Use is located on an unimproved Parcel, the following shall apply:
- 1685 (1) Based on the scope of the operation, the land-use authority may require the installation
1686 of a minimum road base or gravel surface for parking, to assure the safe passage of
1687 vehicles on adjacent roadways, and the safety of patrons.
- 1688 (2) Sufficient off-Street parking shall be provided to meet the needs of the operation and of
1689 any existing Uses on the property.
- 1690 (3) Structures, displays, and other activities must be located sufficient distance from any
1691 Street to provide for public safety and clear view area requirements as found in Chapter
1692 1.
- 1693 (4) If any part of the temporary use becomes a nuisance or safety hazard, the land-use
1694 authority may require changes or discontinuance of the operation.
- 1695 (5) All activities and displays shall take place in accordance with the standards for outside
1696 business activities found elsewhere in this Title.
- 1697 b. If the temporary use is located on an improved lot or parcel, the following shall apply:
- 1698 (1) Sufficient off-Street parking shall be provided to meet the needs of the operation and
1699 any existing Uses on the property as determined by the land use authority.
- 1700 (2) Structures, displays, and other activities must be located sufficient distance from Streets
1701 to provide for public safety and clear view requirements as found in Chapter 1.
- 1702 (3) If any part of the operation becomes a nuisance or safety hazard, the land use authority
1703 may require changes to or discontinuance of the operation.
- 1704 (4) In addition to the foregoing, all activities and displays shall take place in accordance with
1705 the standards for outside business activities found elsewhere in this Title.
- 1706 (5) Permanently located businesses that operate a temporary use shall meet the design
1707 standard and site improvement requirements found in Section 10-1-43
- 1708 C. Site Restoration. The site must be restored to its original condition upon expiration of the Temporary
1709 Use Permit. The site may not be used for storage of any temporary use or structures.

1710 D. Temporary Structures. All Temporary Structures must be approved by the land-use authority. In
1711 order to avoid damage to adjacent Uses or property, all temporary structures shall be properly
1712 secured or anchored to the ground to prevent the structure from being moved. The City may require
1713 additional securing or anchoring upon finding that the method of securing is inadequate.
1714

1715 **10-19-21: TRANSPORTATION & FREIGHT:**

1716 **A. All Transportation and Freight Uses:**

- 1717 1. All outdoor vehicle storage subject to section 10-19-3(E).
1718 2. No outdoor vehicle repair shall be permitted.

1719 **B. Freight And Commodities Transportation:**

- 1720 1. Terminal, Freight Or Truck:
1721 a. The use shall be located with direct access on a principal arterial or near an interstate
1722 interchange, and with no access through residential streets.
1723 b. No outdoor activity area shall be located within three hundred feet (300') from any
1724 residential zone.
1725 c. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not
1726 limited to, truck and trailer washing, fuel pumps, garages for minor repair) are allowed
1727 within an enclosed structure only.
1728 d. Installation of fuel tanks shall require approval from the Utah Division of Environmental
1729 Quality and the fire district.
1730 2. Rental, moving trucks
1731 a. See section 10-19-5
1732

1733 **10-19-22: UTILITIES, PUBLIC SERVICES, WASTE MANAGEMENT, & REMEDIATION SERVICES:**

1734
1735 **A. Communications, Towers and Facilities:** cellular

- 1736 1. Small wireless cellular facilities, see section 7-8-1, Article B
1737 2. Cellular Towers and Facilities:
1738 a. Shall be a conditional use in any residential zone
1739 3. The Planning Commission may require in or near residential areas the use of a stealth tower
1740 structure to blend into the existing environment.
1741 4. Height by zone:
1742 a. Residential Zones (60 feet)
1743 b. CG Zone (80 feet)
1744 c. MD & MG Zone (100 Feet)
1745 d. Prohibited in CS, CH, P-Districts
1746 e. Cellular antenna or towers attached to buildings shall not exceed the maximum height for
1747 the zone.
1748 5. Outdoor yard areas shall be secured and screened in accordance with section 10-19-3(E).
1749 6. Lights, beacons or strobes of any kind shall not be permitted on any tower, antenna, or facilities
1750 unless required by the Federal Aviation Administration.

- 1751 7. Setback requirements. Towers shall be located no closer than fifty 50 feet to a public street right
1752 of way and no closer to any property lines than 25% of the height of the proposed tower unless
1753 an exception is granted by the Planning Commission.
1754 8. No more than one tower may be located on a parcel.
1755 9. No advertisement of any kind shall be installed on telecommunication towers and/or facilities.
1756 10. The towers shall be painted a non-contrasting gray or similar color minimizing their visibility,
1757 unless otherwise required by the Federal Communications Commission or Federal Aviation
1758 Administration. The Planning Commission may require an alternative (stealth) tower structure to
1759 blend into the existing environment. The towers and accessory structures shall be well
1760 maintained.

1761 **B. Energy Distribution and Storage Facilities, Electric Or Natural Gas:**

- 1762 1. Facilities shall be required to screen the property in accordance with Section 10-19-3(E).
1763 2. Landscaping and sound buffers shall be provided for a minimum distance of thirty (30) feet for
1764 property lines adjacent to a residential zone or use.
1765 3. Facilities shall not exceed noise levels greater than forty (40) decibels at the property line.
1766 4. Facilities shall be designed to allow adequate access by emergency vehicles and in conformance
1767 with separation requirement for battery storage by the building and fire code.
1768 5. A hazard mitigation plan, outlining precautions and procedures for emergencies, shall be
1769 provided to the City and any other applicable emergency response or regulation authority which
1770 details procedures for fires, explosions or other emergency conditions that could occur and the
1771 potential extent of such incidents. The plan shall be reviewed and updated at a minimum
1772 annually or upon modification of the type or quantities of materials stored and utilized by the
1773 business

1774 **C. Pipeline Distribution and Facilities:**

- 1775 1. Private pipelines:
1776 a. Natural gas and petroleum pipelines located on properties with sensitive areas including, but
1777 not limited to, wetlands, steep slopes, woodlands, or floodplains may be subject to the
1778 following special use standards in order to minimize construction impacts:
1779 (1) Entrance And Exit To Property: Prior to the pipeline's installation, the applicant and
1780 landowners/tenants shall reach an acceptable agreement on the route that will be used
1781 for entering and exiting the right of way and other construction areas. The affected
1782 property owners/tenants shall be notified of the project intent and approximate
1783 scheduling of the construction.
1784 (2) Location: All pipelines greater than ten inches (10") in diameter that transport
1785 flammable or hazardous material shall be located a minimum of five hundred feet (500')
1786 from any occupied principal structure.
1787 (3) Land Cover: Except for aboveground piping facilities, the pipeline shall be buried with:
1788 (A) A minimum of three feet (3') of top cover; or
1789 (B) Substantially the same top cover as an existing parallel pipeline, but not less than
1790 three feet (3'), where an existing pipeline is within one hundred feet (100')
1791 perpendicular to the new pipeline.
1792 (4) Replacement Of Topsoil:

- 1793 (A) Existing topsoil depths shall be restored.
- 1794 (B) Replacement shall be undertaken in a manner as to minimize settling and the mixing
- 1795 of topsoil with subsoil materials. In no instance shall the topsoil materials be used
- 1796 for any other purpose.
- 1797 (C) As the topsoil is replaced, all rocks greater than three inches (3") in dimension shall
- 1798 be removed.
- 1799 (5) Restoration Of Ground Cover And Field Tiles:
- 1800 (A) All conservation practices such as terraces or grassed waterways that are damaged
- 1801 by the pipeline's construction shall be restored to their preconstruction condition.
- 1802 Vegetation in sensitive areas shall be restored to their preconstruction state.
- 1803 (B) All existing field tiles shall be identified before construction and repaired or replaced
- 1804 at the conclusion of construction.
- 1805 b. A hazard mitigation plan, outlining precautions and procedures for emergencies, shall be
- 1806 provided to the City and any other applicable emergency response or regulation authority
- 1807 which details procedures for leaks, spills, fires, explosions or other emergency conditions
- 1808 that could occur and the potential extent of such incidents. The plan shall be reviewed and
- 1809 updated at a minimum annually or upon modification of the type or quantities of materials
- 1810 stored and utilized by the business

1811 **D. Public Utility Station & Wireless Communication Accessory Structures:**

- 1812 1. Applicability: When it is desired to create a new lot or parcel of property and its primary use is to
- 1813 be a public utility station structure or structures, these standards shall apply.
- 1814 2. Subdivision Of Property:
- 1815 a. Lot Size And Dimensions: Upon review and approval by the Planning Commission, the
- 1816 minimum size and dimensions of a lot or parcel shall be sufficient to meet the needs of the
- 1817 public utility station structure.
- 1818 b. Frontage: Lots and parcels are not required to have street frontage if there is a recorded
- 1819 perpetual access easement across adjoining property connecting to a dedicated and
- 1820 improved street right-of-way that is sufficient width to meet the needs of the public utility,
- 1821 as determined by the Planning Commission at the time of approval and that satisfies the
- 1822 requirements of public safety agencies.
- 1823 c. Creation Of Lot Or Parcel: Unless otherwise prohibited by Utah State Code, lots or parcels
- 1824 may be created as a lot or parcel within a recorded subdivision plat, or created by a recorded
- 1825 deed that describes the property by metes and bounds legal description.
- 1826 3. Development Standards: The following development standards shall apply to all lots or parcels
- 1827 created for public utility stations:
- 1828 a. Location: A public utility station shall be located no closer than thirty feet (30') from any
- 1829 existing habitable structure or street. The station may not be located in the path of any
- 1830 planned street, as illustrated on the North Salt Lake master street plan or General Plan.
- 1831 b. Building Setbacks & Height:
- 1832 (1) The maximum height shall be fifteen feet (15') high.
- 1833 (2) The minimum setback from property line:
- 1834 (A) Thirty feet (30') from street right-of-way.

- 1835 (B) Ten feet (10') for landlocked properties and all other property lines.
- 1836 c. Fencing:
- 1837 (1) For lots or parcels with street frontage the following standards apply:
- 1838 (A) For site obscuring fencing, a minimum eight foot (8') decorative, nonclimbable wall
- 1839 shall be constructed a minimum of twenty five feet (25') from a public street, and
- 1840 along all property lines; or
- 1841 (B) For non-site obscuring fencing, a minimum eight (8') foot decorative, non-climbable
- 1842 metal fencing shall be constructed a minimum of ten (10') feet from a public street,
- 1843 and along all property lines.
- 1844 (C) Fencing shall include appropriate warning signage as required by the FCC.
- 1845 (2) For lots or parcels without street frontage, a minimum six foot (6') wall or decorative
- 1846 metal fencing and nonclimbable screening fence and gate(s) shall be constructed along
- 1847 all property lines.
- 1848 d. Architectural Standards: Public utility stations shall be painted or constructed of materials
- 1849 with earth tone colors and shall be architecturally compatible with surrounding structures.
- 1850 e. Landscaping: All areas within public view are required to provide landscaping under the
- 1851 standards of the respective zone in which they are located and in accordance with Title 10,
- 1852 Chapter 22, Water Efficient Landscape Standards. Properties with street frontage shall
- 1853 provide landscaped plantings between the fencing and street in accordance with outdoor
- 1854 storage screening standards in Section 10-19-3(E). Areas within enclosed fencing are not
- 1855 required to be landscaped, but all open areas shall be maintained clear of all weeds and
- 1856 debris.
- 1857 f. Enclosure: All unenclosed elements of the facility that are not housed in a building, and
- 1858 isolated minor elements such as pad mounted transformers, telephone pedestals, metering
- 1859 stations, and other equipment vital to the operation of the public utility station shall be
- 1860 contained within the screened portion of the lot or parcel.
- 1861 4. Other Uses: Other uses of the site, and accessory uses, including the storage of materials outside
- 1862 of an enclosed building, are prohibited.
- 1863 **E. Septic Tank, Portable Toilet and Related Services:**
- 1864 1. All portable toilets shall be cleaned, sanitized, and emptied prior to being stored on the
- 1865 property;
- 1866 2. In addition to complying with the requirements for outdoor storage in Section 10-19-3(E), all
- 1867 portable toilets shall be stored a minimum of twenty-five feet from any property line;
- 1868 3. Repair and maintenance of portable toilets shall be done within an enclosed building;
- 1869 4. No waste disposal shall be permitted on the storage site;
- 1870 5. No secondary waste storage or transfer shall be permitted on site;
- 1871 6. Any waste collection vehicles shall be emptied and cleaned prior to returning to the site for
- 1872 parking or overnight storage.
- 1873 **F. Sewage Treatment Facilities:**
- 1874 1. All sewage treatment facilities shall be approved and operated in accordance with Utah State
- 1875 Law and rules established by the Utah Division of Environmental Quality.
- 1876 2. No facility shall be located within 1,000 feet of a residential zone or residence .

- 1877 3. All structures and facilities shall be setback a minimum of 50' from any property line.
1878 4. All facilities shall have a minimum landscape buffer of 20 feet along all property lines and
1879 frontages.

1880 **G. Utilities Transmission Lines and Control:**

- 1881 1. Applications for transmission lines installation shall contain the approving signatures of all
1882 landowners that the transmission line sets on or crosses. An owner signed letter of intent or
1883 easement is acceptable.
1884 2. Electric substations and other utility structures shall be deemed outdoor storage areas and shall
1885 meet the standards in section 10-19-3(E) of this chapter.
1886 3. Towers for the purpose of communicating from the substation to remote devices shall be
1887 deemed an accessory use to an approved substation; provided, that the pole and antenna are no
1888 taller than maximum tower height permitted in the zone, see section 10-19-22(A).

1889 **H. Waste, Nonhazardous: treatment, disposal, or recycle:**

- 1890 1. The site shall be screened from the street(s) by a sight obscuring fence. The fence shall be of
1891 sufficient height so that no storage containers shall be visible above the required screening and
1892 be in accordance with section 10-9-3(E).
1893 2. All grounds and facilities shall be maintained in an orderly manner so as not to create a public
1894 nuisance.
1895 3. All mechanical equipment emissions; power driven processing; and/or other outdoor activity
1896 areas shall be located a minimum of three hundred feet (300') from any abutting residential
1897 zones.
1898 4. All driveways into and through the facility and any open area with a driving surface shall be
1899 surfaced with an asphalt or concrete. All driveways shall be kept open and passable by
1900 emergency vehicles.
1901 5. Additional standards for recycling centers:
1902 a. Any container provided for after hour donation of recyclable materials shall be a minimum of
1903 fifty feet (50') from any abutting residential zone, shall be of sturdy construction and shall
1904 have sufficient capacity to accommodate materials collected.
1905 b. Except for after hour donation containers, no unsorted material shall be stored outside.

1906 **I. Waste, Materials Recovery Facilities:**

- 1907 1. Composting facilities may not accept hazardous waste, as defined in federal regulations at 40
1908 CFR Part 261 and derivative state regulations.
1909 2. Requirements for all size composting facilities
1910 a. All facilities shall be managed by an individual or group of individuals professionally trained
1911 by the US Composting Council or a similar entity.
1912 b. During the notification and/or permit application process a responsible party for the facility
1913 shall be identified; and certification shall be presented that the facility meets any and all
1914 other applicable local and/or state organic material facility permitting requirements, and/or
1915 in absence of such rules shall operate in accordance with best management practices
1916 c. Compliance with all applicable federal, state and local regulations, including, without
1917 limitation, those pertaining to permitting, operations, maintenance and site closure is
1918 required.

- 1919 d. A statement listing remediation plans for potential odor, pest control, and traffic should be
1920 an addendum to the zoning application shall be included in the zoning application.
- 1921 e. All operations shall be conducted in a controlled manner to minimize the creation of
1922 nuisances, such as odors, dust, noise, runoff, vectors, and fire.
- 1923 (1) Nuisances must be undetectable at the property line for facilities located in Urban
1924 Residential Zones.
- 1925 (2) Nuisances must be mitigated to comply with best practices in all other zones.
- 1926 f. Operations shall be subject to municipal engineering review to ensure adequate emergency
1927 access has been provided.
- 1928 g. Protection of existing water infrastructure, water bodies, groundwater, and floodplains must
1929 be prioritized. A survey shall be provided to ensure compliance.
- 1930 (1) There shall be no standing water on site.
- 1931 (2) If composting activities are permitted to occur within a designated floodplain, they shall
1932 be conducted using protective measures as required by the state or local jurisdiction.
1933 Composting operations shall be located and designed so that water which comes in
1934 contact with the material processing, will not run off into public or private streets, storm
1935 sewers, drainage ditches, water retention basins, streams or lakes. [Refer to your state or
1936 local regulations]
- 1937 (3) Setback from water wells: at a minimum of 100'
- 1938 (4) Setback from municipal water supplies or wells at a minimum of 250' (does not apply to
1939 Small Composting Facilities)
- 1940 (5) Setback from down gradient surface water bodies at a minimum of 250'
- 1941 (6) Setback from up gradient surface water bodies at a minimum of 100'
- 1942 h. Composting activities shall occur in accordance with applicable local and/or state
1943 enforcement agency rules and regulations, and/or in absence of such rules, in accordance
1944 with best management practices, including site monitoring and frequent temperature checks
1945 to certify minimum safety precautions are met
- 1946 3. Maximum of 25,000 cubic yards of compost may be on site at any one time
- 1947 4. Tipping area / pad, shall ideally be a concrete or asphalt surface, and able to contain all incoming
1948 materials for mixing, blending and/or sorting.. Organic material within a tipping area shall not
1949 exceed ten (10) feet in height at any time.
- 1950 5. All incoming off-site food residuals and feedstocks ideally (ie manure, wood chip, leaves etc)
1951 shall be incorporated into a composting windrow or other composting process within twenty-
1952 four (24) hours of receipt at the facility, or any shorter period of time as determined by the local
1953 public health authority. All other incoming organic material shall be incorporated into a
1954 composting windrow or other composting process within five (5) days of receipt at the facility.
- 1955 6. Maximum 10,000 cubic yards of compost shall be on site at any one time.
- 1956 7. No final disposal may occur at a consolidation facility. Any transfer of materials will be from
1957 container to container or container to equipment.
- 1958 8. Public drop-off areas shall have adequate space for safe access for pedestrians and adequate
1959 parking for employees or volunteers.

- 1960 9. Drop-off containers used for food waste collection must be leak-proof and have well-fitting lids
1961 to prevent access by vermin.
1962 10. Any waste collection trucks used must be fitted with a leak-proof bed.
1963 11. Any material stored on site, whether for temporary drop-off times or for permanent sites, must
1964 be removed within seven (7) days or sooner as required by local or state regulations.
1965 12. Facility operator shall provide a list in the zoning application of materials to be accepted at such
1966 sites. The operator shall institute signage, for both temporary or permanent sites, indicating
1967 acceptable items.
1968 13. If permitted and water/sewer access is available, rinsing of containers may be allowed.
1969 14. Food waste processing can include depackaging equipment or equipment that grinds, heats,
1970 dehydrates and/or pelletizes food waste into another material. The operator shall ensure that
1971 the process generates no nuisances such as odors, vectors, leachate or runoff and maintains all
1972 material on site.
1973 15. Prohibited Materials: wastewater treatment discharge or other related biosolids, fats, oils,
1974 grease, animal mortalities, animal processing byproducts, or organic materials that pose health
1975 and safety hazards, such as diapers, sanitary products, pet wastes or animal carcasses, or any
1976 other organic material prohibited as determined by best management practices for the scope
1977 and scale of the composting methodology.

1978 **J. Waste, Remediation Services:**

- 1979 1. All equipment used in association with the business shall be cleaned, sanitized, and emptied
1980 prior to being stored on the property;
1981 2. In addition to complying with the requirements for outdoor storage in Section 10-19-3(E), all
1982 equipment shall be stored a minimum of twenty-five feet from any property line;
1983 3. No waste from remediation sites shall be permitted on the property;
1984 4. No transfer of waste from remediation sites shall be permitted on site;
1985 5. Any waste collection vehicles shall be emptied and cleaned prior to returning to the site for
1986 parking or overnight storage.

1987 **10-19-23: WAREHOUSING & WHOLESALE TRADE:**

1988 **A. Wholesale, Trade, Durable Goods (Permitted):**

- 1989 1. No permitted use shall utilize outdoor storage.
1990 2. Outdoor cargo container storage and handling facilities:
1991 a. Minimum Lot Size: The minimum size of property required for establishment of such facility
1992 shall be five (5) acres.
1993 b. Stacking more than 3 containers high is prohibited and shall be screened and setback from
1994 property lines in accordance with section 10-19-3(E).
1995 c. No stacking of cargo containers is permitted.
1996 d. Cargo containers shall not be used for:
1997 (1) Refrigeration.
1998 (2) Residential use of any kind.
1999 (3) Storage or housing of animals.

- 2000 e. Any container stored or kept on property shall be safe, structurally sound, stable, and in
2001 good repair.
- 2002 f. Any cargo container that becomes unsound, unstable, or otherwise dangerous shall be
2003 immediately repaired or removed from the property where kept.
- 2004 g. Any cargo container stored or kept in violation of the unified development ordinance shall
2005 be deemed a dangerous condition and a public nuisance and may be subject to civil
2006 enforcement including abatement as per Title 12, Administrative Enforcement.
- 2007 h. Number Of Containers: The land use permit shall be issued for a specific maximum number
2008 of cargo containers based upon capacity, setback, and adequate egress for emergency
2009 vehicles.

2010 **3. Wholesale, Trade, Rental, Durable Goods, (Conditionally Permitted):**

2011 Wholesale trade and rental of durable goods shall require a conditional use permit with the
2012 following standards:

- 2013 a. All outdoor storage of goods shall be in accordance with section 10-19-3(E).
2014 b. All outdoor storage shall be upon hard surface of concrete or asphalt.

2015 **B. Wholesale Trade, Nondurable Goods (Permitted):**

- 2016 1. No permitted use shall utilize outdoor storage.

2017 **C. Wholesale Trade, Nondurable Goods, (Conditionally Permitted):**

- 2018 1. Bulk Storage of Hazardous or Flammable Liquids and Gases for wholesale trade:

- 2019 a. The facility for aboveground tanks shall be enclosed by an eight foot (8') high security fence
2020 or wall with the entrance and exit through a gate that shall be locked during nonbusiness
2021 hours.
- 2022 b. When adjacent to a residential zone, all structures or outdoor activity areas shall be located
2023 a minimum of three hundred feet (300') from any property line and all tanks shall be located
2024 a minimum of one thousand feet (1,000') from a property line adjacent to a residential zone.
- 2025 c. The applicant must furnish written documentation showing a review from the appropriate
2026 fire district and/or DEQ; listing any conditions placed upon the use and how they will comply
2027 with those conditions.
- 2028 d. Approved loading and unloading spaces and off street parking facilities will be required as
2029 listed in this title.
- 2030 e. Construction will meet the criteria of the current Building Code as adopted.
- 2031 f. A hazard mitigation plan, outlining precautions and procedures for hazardous substances,
2032 shall be provided to the City and any other applicable emergency response or regulation
2033 authority which details the quantities, storage methods and handling procedures for
2034 hazardous materials addressing accidental releases, spills, exposures, fires, explosions or
2035 other emergency conditions that could occur and the potential extent of such incidents. The
2036 plan shall be reviewed and updated at a minimum annually or upon modification of the type
2037 or quantities of materials stored and utilized by the business
- 2038 g. This section does not apply to retail service stations or convenience stores that also dispense
2039 propane unless they are in a residential zone

2040 **10-19-24: WAREHOUSING, STORAGE FACILITIES:**

2041 **A. General Warehousing and Storage Facilities**

- 2042 1. All structures shall be setback a minimum of 100 feet from any adjacent property with an
2043 existing residential use or adjacent residentially zoned property.
- 2044 2. All warehousing shall be conducted within an enclosed structure except where outdoor storage
2045 is permitted and in conformance with Section 10-19-3(E)
- 2046 3. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall
2047 be provided to the City and any other applicable emergency response or regulation authority
2048 which details the quantities, storage methods and handling procedures for hazardous materials
2049 addressing accidental releases, spills, exposures, fires, explosions or other emergency conditions
2050 that could occur and the potential extent of such incidents. The plan shall be reviewed and
2051 updated at a minimum annually or upon modification of the type or quantities of materials
2052 stored and utilized by the business.

2053 **B. Self-Storage Units**

2054 All self-service storage facilities and recreational vehicle storage facilities shall be designed,
2055 constructed, operated and occupied in accordance with the following:

- 2056 1. Self-storage units shall only be permitted within the Storage Unit Overlay Zone;
- 2057 2. Accessory caretaker residences shall only be approved subject to the standards in section 10-19-
2058 3(A):
- 2059 3. All structures shall comply with all design standards found in section 10-1-44;
- 2060 4. All goods and wares shall be stored within an enclosed building, except that boats, travel
2061 trailers, motor homes and automobiles in running order, may be stored in screened exterior
2062 areas which shall have shown on the site plan and approved for that purpose and shall only be
2063 permitted on asphalt or concrete surfaces;
- 2064 5. No individual units shall be larger than twelve by fifty (12x 50) feet;
- 2065 6. Any storage of partially dismantled, wrecked or inoperable vehicles, trailers, campers, motor
2066 homes or junk is prohibited;
- 2067 7. Any repair, construction, reconstruction or manufacturing is prohibited;
- 2068 8. Any storage of hazardous materials including but not limited to gasoline, paint, paint remover
2069 and similar flammable or hazardous materials is prohibited;
- 2070 9. Self-storage facilities shall include screening in accordance with section 10-19-(C) Outdoor
2071 Storage. Such screening shall be in compliance with the Chapter 22 Water Efficient Landscaping.
2072 Screening shall be maintained in good condition with no advertising thereon, except as
2073 permitted by the Chapter 6 signage regulations.
- 2074 10. All self-storage facilities shall include a barrier wall extending the full length of the property line.
- 2075 11. Where the barrier is to be provided by the building facade, said facades shall be in accordance
2076 with the setback requirements applicable to the zone in which it is located;
- 2077 12. Access to the site shall be sufficient for traffic, emergency and fire vehicles and meet the
2078 minimum driveway aisle width for two way traffic provided in Chapter 4 Parking standards and
2079 include sufficient turning radii for emergency vehicles;
- 2080 13. No facility shall be approved without adequate fire protection;

- 2081 14. No individual units shall be supplied with water or sewer facilities;
2082 15. The design and improvement of the facility shall make adequate provision for storm water and
2083 snow removal;
2084 16. All outdoor lighting shall screens lighting to mitigate its impact on surrounding uses;
2085 17. The applicant shall provide an operations plan which addresses the following:
2086 a. On-site management and security;
2087 b. Accumulation, disposal, and transportation of solid waste; and
2088 c. Loading and services, including fire access.

2089 **C. Self-Storage Facility, Indoor Climate Controlled.**

- 2090 1. Indoor self-storage facilities shall meet the same standards for Self-Storage units in Subsection B
2091 above with the following exception:
2092 a. No outdoor storage shall be permitted; and
2093 b. No screening shall be required, but the site shall be landscaped in accordance with the
2094 standards for the underlying zone and shall be in accordance with Chapter 22 Water Efficient
2095 Landscape Design.

1 Title 10
2 Chapter 4
3 Signs
4

5 SECTION:

6 10-4-1: Title

7 10-4-2: Purpose

8 10-4-3: Scope

9 10-4-4: Interpretation

10 10-4-5: Definitions:

11 ~~10-4-5~~10-4-6: General Regulations

12 ~~10-4-6~~10-4-7: Inspections

13 ~~10-4-7~~10-4-8: Enforcement

14 ~~10-4-8~~10-4-9: Notice Requirements

15 ~~10-4-9~~10-4-10: Sign Permit And Permit Fee Required

16 ~~10-4-10~~10-4-11: Reinspection Fee

17 ~~10-4-11~~10-4-12: Sign Overlay Zoning Districts

18 ~~10-4-12~~10-4-13: Codes And Symbols

19 ~~10-4-13~~10-4-14: Sign Types, Effects, Dimensions, Number And Locations By
20 Overlay Districts

21 ~~10-4-14~~: Definitions

22 ~~10-4-15~~: Billboards

23 ~~10-4-16~~: On Premise Interstate Signs

24 ~~10-4-17~~: Electric Signs

25 ~~10-4-18~~: Prohibited Signs on Private Property

26 ~~10-4-19~~: Free Speech Zone

27

28 **10-4-1: TITLE:**

29 The regulations contained in this chapter shall be known and may be cited as the
30 *SIGN REGULATIONS OF NORTH SALT LAKE CITY* and its land use management
31 and development code. (Ord. 04-1, 2-17-2004)

32 **10-4-2: PURPOSE:**

33 A. The purpose of sign regulations set forth in this title shall be to coordinate the type,
34 placement and physical dimensions of signs within the city; to recognize the
35 various commercial communication requirements of all sectors of the business
36 community; to encourage the innovative use of design; to promote both renovation
37 and proper maintenance; to allow for special circumstances; and to guarantee
38 equal treatment under the law through accurate recordkeeping and consistent
39 enforcement. These objectives shall be accomplished by regulation of display,
40 erection, use and maintenance of signs. The use and location of signs are
41 regulated according to zoning district. The placement and physical dimensions of
42 signs are regulated primarily by type. (Ord. 04-1, 2-17- 2004)

43 B. Further purposes of sign regulations are to protect and promote the health, safety
44 and general welfare of the City residents and businesses by regulating the design,
45 materials, size, construction, installation, location and maintenance of signs and
46 sign structures in a content neutral manner that does not favor any type of speech
47 over another. These sign regulations minimize potential hazards to motorists and
48 pedestrians; to encourage signs which, by their design, are integrated with and
49 harmonious to the buildings and sites which they occupy; to encourage sign
50 legibility through the elimination of excessive and confusing sign displays; to
51 reduce driver inattention; to preserve and improve the appearance of the city as a
52 place in which to live and to work and as an attraction to nonresidents who come
53 to visit or trade; to safeguard and enhance property values; to limit or forbid signs
54 which interfere with solar access of adjacent properties; to protect public and
55 private investment in buildings and open spaces; and to supplement and be a part
56 of the regulations imposed under the zoning authority of the city. (Ord. 04-1, 2-17-
57 2004; amd. 2012 Code)

58 **10-4-3: SCOPE:**

59 These regulations shall not relate to building design, nor shall this chapter regulate
60 official traffic or government signs; the copy and message of signs; signs not intended
61 to be viewed from a public right of way; window displays; product dispensers and
62 point of purchase displays; scoreboards on athletic fields; flags of any nation,
63 government or noncommercial organization; gravestones; barber's poles; religious
64 symbols; holiday decorations; commemorative plaques; the display of street
65 numbers; or any display or construction not defined in this title as a "sign". (Ord. 04-1,
66 2-17-2004)

67 **10-4-4: INTERPRETATION:**

68 In interpreting and applying the provisions of this title, the sign regulations contained
69 herein are declared to be the minimum standards allowable for the purpose set forth.
70 The types of signs allowed by this title shall be plenary and sign types not specifically
71 allowed as set forth within this title shall be prohibited. It is not intended by this
72 chapter to interfere with nor abrogate nor annul any easement, covenant or other
73 agreement between private parties existing at the effective date hereof; provided,
74 however, that where this title imposes a greater restriction upon signs, and the
75 location thereof requires or imposes other conditions than those required or imposed
76 by other laws, ordinances or restrictions, the provisions of this title shall control. (Ord.
77 04-1, 2-17-2004)

78 **10-4-5: DEFINITIONS:**

79 The following words and phrases as used in this sign code shall have the following
80 meaning:

81 **Abandoned Sign:** A sign that no longer identifies or advertises an ongoing lawful
82 business product, location, service, idea, or activity conducted on the premises on
83 which the sign is located.

84 **Alteration:** Any change in the placement, size or shape of an existing sign.

85 **Animated Sign:** A sign employing actual motion, the illusion of motion or light
86 and/or color changes achieved through mechanical, electrical or electronic means, a
87 balloon or inflatable sign, a lighter-than-air, gas-filled balloon tethered to a fixed
88 location, a banner sign, a sign made of fabric or other non-rigid material with no
89 enclosing framework, feather flag sign, a changeable copy sign, a sign or a portion
90 thereof on which the copy or symbols change either automatically through electrical
91 or electronic means (for example, time and temperature units), or manually through
92 placement of letters or symbols on a panel mounted in or on a track system.

93 **Awning:** A structure constructed of fabric or metal placed so as to extend outward
94 from the building, providing a shield for doors, windows and other openings, with
95 supports extending back to the building, supported entirely by the building.

96 **Awning Sign:** A sign that is painted on or otherwise made part of the awning
97 material.

98 **Billboard:** A free standing ground sign located designed or intended to direct
99 attention to a business, product, or service that is not sold, offered or existing on the
100 property where the sign is located.

101 **Bench Sign:** A sign that is painted on or attached to any part of the surface of a
102 bench, seat or chair placed outside of the main structure of a property, or on or
103 adjacent to a public sidewalk, roadway or other public right-of-way.

104 **Canopy:** A structure constructed of fabric or other material placed so as to extend

105 outward from the building, providing a protective shield for doors, windows and other
106 openings, with supports extending to the ground as well as attached to the building.

107 **Canopy Sign:** A sign that is painted or otherwise made part of the canopy material.
108 Signage is limited to the vertical portions of the canopy; the sides and the front
109 valance. No signage shall protrude beyond the vertical face.

110 **Commercial Sign:** Any sign with wording, a logo or other representation that
111 directly or indirectly names, advertises or calls attention to a business, product,
112 service, profession, commodity, commercial event, or other commercial activity, or
113 otherwise contains commercial speech.

114 **Commercial Speech:** Any message proposing a commercial transaction or related
115 to the economic interests of the speaker or its audience.

116 **Convert:** To change, remodel, or rehabilitate any existing billboard sign face to an
117 electronic or digital format.

118 **Directional Signs:** Any sign located on private property at or near the public right-
119 of-way, directing or guiding vehicular or pedestrian traffic onto the property and/or
120 toward parking or other identified locations on the property.

121 **Facia Sign:** See Wall Sign

122 **Freestanding Sign:** A sign supported by one or more upright poles or braces placed
123 in or upon the ground surface and not attached to any building. Examples of
124 freestanding signs are a monument sign and a pole sign.

125 **Interchange Or Intersection:** Any area and its approach where traffic is channeled
126 off or onto an interstate route, excluding the deceleration lanes, acceleration lanes or
127 feeder systems, from or to another federal, state, county, city or other route.

128 **Low Profile Sign:** A freestanding sign erected near ground level less than 30 inches
129 in height, limited to 6 sq. ft. used to identify the name of a building or used for
130 directional purposes for commercial parking circulation.

131 **Main Traveled Way:** The through traffic lanes, including auxiliary lanes, acceleration
132 lanes, deceleration lanes and feeder systems, exclusive of frontage roads and
133 ramps. For a divided highway, there is a separate main traveled way for the traffic in
134 each direction.

135 **Marquee Sign:** A sign attached to a hood or awning of permanent construction
136 without pillars or posts which is supported from a building wall and extends beyond
137 the building, building line, or property line.

138 **Monument Sign:** A free standing ground sign mounted on a base but not attached
139 to any building or wall.

140 **Noncommercial Sign:** Any sign that is not a commercial sign.

141 **Noncommercial Speech:** Any message which is intended for the purpose of
142 supporting or opposing a candidate, proposition or other measure at an election or
143 for any other noncommercial expression not related to the advertisement or
144 promotion of any product, service or the identification of any business.

145 **Nonconforming Sign:** A sign that legally existed at the time that it was installed
146 under the regulations in effect at that time, but does not conform to the current
147 applicable regulations of the area in which it is located and has been maintained
148 continuously since the time the applicable regulations changed to render it
149 nonconforming.

150 **Off Premises Sign:** A commercial sign that displays any message directing
151 attention to a business, product, service, profession, commodity, commercial activity,
152 commercial event, or other commercial message that is generally conducted, sold,
153 manufactured, produced, offered or occurs elsewhere than on the premises where
154 such sign is located.

155 **On Premises Sign:** A commercial sign that identifies the name, occupation and/or
156 profession of the occupants of the premises on which the sign is located.

157 **Permanent Sign:** Any sign that is legally placed and which is intended to be and is
158 so constructed as to be of a lasting and enduring condition, remain unchanged in
159 character and condition beyond normal wear and tear, and positioned in a
160 permanent manner fixed to the ground, wall or building.

161 **Point Of Widening:** The point of the gore or the point where the intersecting lane
162 begins to parallel the other lanes of traffic, but the point of widening may never be
163 greater than two thousand six hundred forty feet (2,640') from the centerline of the
164 intersecting highway of the interchange or intersection at grade. (Ord. 05-10, 7-12-
165 2005)

166 **Pole Sign:** A free standing sign that is mounted atop one or more poles and not
167 attached or braced by any other structure.

168 **Portable Sign:** Any moveable or hand held sign not permanently attached to the
169 ground and easily removable using ordinary hand tools.

170 **Projecting Sign:** A sign that projects from and is supported by a wall or parapet of
171 the building with the display surface of the sign in a plane perpendicular to or
172 approximately perpendicular to the wall.

173 **Roof Sign:** Any sign erected upon a roof, parapet, or roof mounted equipment
174 structure and extending above a roof, parapet, or roof mounted equipment structure
175 of a building or structure.

176 **Sign:** Any object, device, display, or structure, or part thereof, that is used to
177 advertise, identify, display, direct or attract attention to an object, person, institution,
178 organization, business, product, service, event, or location by any means, including,
179 but not limited to, words, letters, figures, designs, symbols, fixtures, colors,

180 illumination, or projected images. The term “sign” shall also include the sign
181 structure, supports, lighting system, and any attachments, ornaments, or other
182 features used to attract such attention as described above.

183 **Snipe Sign:** A temporary or permanent sign tacked, nailed, posted, pasted, glued or
184 otherwise attached to trees, poles, stakes, fences or other objects.

185 **Temporary Sign:** Any sign not permanently attached to the ground or a structure
186 that is installed or placed for a limited duration and intended to be displayed before,
187 during or after an event to which the sign relates.

188 **Vehicle Sign:** Any sign permanently or temporarily attached to or placed on a
189 vehicle or trailer.

190 **Wall Sign:** Any sign attached to or painted on the wall of a building or structure in a
191 plane, parallel or approximately parallel to the plane of said wall.

192 **Window Sign:** Any sign viewable through or affixed in any manner to a window or
193 exterior glass door such that it is viewable from the exterior, including signs located
194 inside a building but visible primarily from the outside of the building.

195 **10-4-610-4-5: GENERAL REGULATIONS:**

196 A. Compliance Required: Except as provided in this title, no sign shall be erected,
197 raised, moved, placed, reconstructed, extended, enlarged or altered, or have the
198 text of the sign changed, except in conformity with the regulations herein
199 specified for the use district in which it is located. No permit is required for the
200 maintenance of a sign or for a change of copy on painted, printed or changeable
201 copy signs. (Ord. 04-1, 2-17-2004)

202 B. Code And Licensing Compliance: All signs hereafter erected in the city shall
203 comply with the current standards of the national electrical code, the international
204 building code, and all other ordinances of the city. No sign shall be placed on
205 public property or within a public right of way except when expressly licensed by
206 the city council or state department of transportation. (Ord. 04- 1, 2-17-2004;
207 amd. 2012 Code)

208 C. Maintenance Of Signs: All signs shall be maintained in good condition. Exposed
209 parts of signs shall be painted or treated chemically in such a manner as to
210 preserve the condition, aesthetics and life of such signs; moving parts shall be
211 maintained in operable condition; and signs designed to be lighted shall be
212 maintained with a full complement of the lighting facilities required by the design of
213 each such sign.

214 **D. Removal Upon Discontinuance Of Use:** All signs identifying a discontinued use
215 on the property shall be removed by the sign owner from the property within
216 thirty (30) calendar days of the time the use was discontinued.

217 **E. Prohibited signs:** The following signs and any sign not otherwise authorized

218 under the terms of this code, are prohibited in the city:

219 1. Abandoned Signs

220 2. Animated Signs

221 3. Balloon Signs

222 4. Snipe Signs

223 5. Signs on vehicles or trailers if the vehicle or trailer is parked off premises,
224 outside of designated parking stalls, or in other locations not normally
225 expected of such vehicles and for the primary purpose of advertising a
226 product, service, business or other activity. This section is not intended to
227 apply to standard business logos or identification on vehicles primarily and
228 actively used for business purposes which are otherwise legally parked.

229 6. Signs located on trees, utility poles, public benches or any other form of
230 public property or within any public right-of-way.

231

232 D.F. Illumination Restrictions: Unless otherwise specified in this chapter, all signs
233 may be illuminated. However, no sign may utilize:

234 1. An exposed incandescent lamp with an external reflector without a sun
235 screen or comparable diffusion;

236 2. Any exposed incandescent lamp in excess of fifteen (15) watts unless a screen
237 is attached;

238 3. Any revolving beacon light.

239 E.G. Changeable Copy: Unless otherwise specified in this chapter, any sign
240 herein allowed may use manual or automatic changeable copy.

241 F.H. License Required; Indemnification; Insurance: No person may engage in the
242 business of erecting, altering, relocating, constructing or maintaining signs without
243 a valid state contractor's license and valid city business license. All persons
244 involved in the maintenance, installation or relocation of signs near or upon the
245 public right of way or property shall agree to hold harmless and indemnify the city,
246 its officers, agents and employees, against any and all claims of negligence
247 resulting from such work insofar as this title has not specifically directed the
248 placement of a sign. Such persons shall also maintain insurance to indemnify the
249 city against any form of liability to a minimum of one million dollars
250 (\$1,000,000.00).

251 G.I. Nonregulated Signs: Signs not regulated by this chapter:

252 1. On premises advertising signs that are attached to windows or walls and are
253 clearly of a temporary nature, and which promote specific sales or events for
254 short periods of time and not to exceed fifteen percent (15%) of street facing wall
255 and/or windows.

256 2. Signs which are associated with school or church events and functions
257 which are clearly of a temporary nature for short periods of time.

258 3. Interior signs.

259 4. Real estate company "for sale" signs and owner placed "for sale" or "for rent"
260 signs advertising specific property for sale or rent and are erected temporarily
261 on that specific property.

262 5. Temporary election campaign signs, yard sale signs, night crawlers for sale
263 signs, snipe signs, etc.

264 6. Directional signs (i.e., BLM, DWR, etc.). Church nameplate signs, etc.

265 7. Nameplate signs less than one hundred fifty (150) square inches in size.

266 8. Construction signs for each street of frontage of a construction project, not to
267 exceed forty five feet (45') in area. Such signs may be erected ten (10) days
268 prior to beginning of construction and shall be removed one day following
269 completion of construction.

270 9. Identification signs designed as a necessary part of a project approved in
271 a conditional use permit.

272 H.J. Temporary off premises residential development, directional and freeway
273 oriented signs. All temporary off premises residential development, directional
274 and freeway oriented signs are only for developments or master planned
275 communities within the boundaries of the city.

276 a. A maximum of three (3) temporary off premises signs announcing a
277 residential development may be permitted for each development. Such
278 signs will only be allowed ~~by conditional use permit~~ in any sign S-2 or S-3
279 overlay zoning district under the provisions of sections 10-4-12 and 10-4-13 of this
280 chapter.

281 b. In addition to the temporary off premises residential development signs,
282 each development may be permitted two (2) temporary off premises
283 directional signs. Such signs will only be allowed by ~~conditional use permit~~
284 in any sign S-2 or S-3 overlay zoning district under provisions of sections
285 10-4-11, 10-4-12 and 10-4-13 of this chapter.

286 c. In addition to the temporary off premises residential development and
287 directional signs, a master planned community exceeding three hundred
288 (300) lots may be permitted one temporary freeway oriented residential

289 development sign. Said sign will only be allowed ~~by conditional use permit~~
290 in the S-2 and S-3 sign overlay zoning districts under provisions of
291 sections 10-4-11, 10-4-12 and 10-4-13 of this chapter.

292 d. Temporary off premises residential development shall be permitted upon
293 the main entrances to the residential development in any zone, with a
294 maximum of 1 sign per road frontage.

295 e. Temporary off premises residential development directional signs may be
296 permitted as a conditional use in zones other than the sign overlay zones
297 upon approval by the Planning Commission limited to a maximum
298 duration of two (2) years from the date of the approval of the conditional
299 use permit or within 30 days of completion of the final dwelling unit
300 construction. Upon request, a time extension of one (1) year may be
301 granted by the Planning Commission. Said temporary signs shall not be
302 permitted within the public right of way, nor shall they impede safe
303 vehicular traffic, or violate any clear area of an intersection and must be
304 located upon private property. Signs shall be kept in good repair and will
305 be subject to removal within 30 days of notice of disrepair.

306 d.f. All temporary off premises residential development, directional and
307 freeway oriented signs shall be removed within three (3) years from the
308 date when the conditional use permit was granted. Upon request, a time
309 extension not to exceed two (2) additional years may be granted by the
310 planning commission.

311 e.g. Prior to approval and installation of any temporary off premises
312 residential development, directional or freeway oriented signs, the applicant
313 must first provide the city with written authorization from the legal property
314 owner, or its representative, granting permission for the sign location and
315 duration of the sign posting.

316 f.h. Temporary off premises residential development, directional and freeway
317 oriented signs are to identify the development or the developer only. They are
318 not intended for builders or contractors within the development. (Ord. 04-1,
319 2-17-2004)

320 **10-4-610-4-7: INSPECTIONS:**

321 The ~~building official~~Community Development Department shall have the following
322 duties with regard to sign inspections:

- 323 A. Initial Inspection: ~~The Building Official shall~~To make an initial inspection of
324 any sign upon the completion, erection, reconstruction or remodeling of the
325 same and notification of said completion, erection, reconstruction or
326 remodeling. This inspection shall be made to assure compliance with the
327 provisions of these regulations, other ordinances of the city and conditions
328 precedent to the issuance of a conditional use permit, if applicable.

329 B. Complaint Of Noncompliance: In accordance with Title 12 for Administrative
330 Code Enforcement, the designated enforcement official shall ~~To~~ inspect each
331 sign for which a complaint of noncompliance with local ordinances is made in
332 writing to the ~~building official~~City.

333 C. Routine Spot Checks: To make routine spot checks of all signs to assure
334 compliance with these regulations, and other ordinances of the city and
335 conditions precedent to the issuance of a conditional use permit, if applicable.
336 (Ord. 04-1, 2-17-2004)

337 **10-4-710-4-8: ENFORCEMENT:**

338 The ~~zoning administrator~~Community Development Department of North Salt Lake
339 City is hereby vested with the duty of enforcing the sign regulations of this title and
340 in the performance of such duty is empowered and directed to:

341 A. Issue Permits: Issue permits to construct, alter or repair signs which conform to
342 the regulations of the city.

343 B. Ascertain Conformance: Ascertain that all signs, including construction of, or
344 maintenance of any signs, are in conformance with regulations of the city and the
345 conditions imposed precedent to the issuance of a conditional use permit, if
346 applicable.

347 C. Issue Notice Of Violation: Issue a notice of violation to the person having charge
348 or control or benefit of any sign found by the zoning administrator to be unsafe
349 or dangerous, or in violation of the ordinances of the city.

350 D. Institute Proceedings: Institute any appropriate action or proceedings in any case
351 where any sign is erected, constructed, reconstructed, altered, repaired, converted
352 or maintained, or in any case where any sign is used in violation of any ordinance
353 of the city, including, but not limited to, this title, to accomplish the following
354 purposes:

355 1. To prevent such unlawful erection, construction, reconstruction, alteration,
356 repair, conversion, maintenance or use; and

357 2. To restrain, correct or abate such violation.

358 E. Unsafe, Dangerous Sign Removal:

359 1. Abate and remove any unsafe or dangerous sign which is not repaired or made
360 safe within five (5) working days after giving appropriate notice to the person having
361 charge, control or benefit of any such sign. In such an event, the person having charge,
362 control or benefit of such sign shall pay to the city the costs incurred in such removal
363 within thirty (30) calendar days after written notice is mailed to such person.

364 2. Upon failure to pay the costs incurred in abating an unsafe or dangerous sign,
365 the city may, by action of its city council, place a lien against the property

owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision for abatement and removal shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of [chapter 2 of this title](#)[Title 12 of this Code](#).

F. Illegal Sign Removal: Abate and remove any illegal sign other than unsafe or dangerous signs which is not made conforming within sixty (60) working days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such event, the person having charge, control or benefit of such sign shall pay to the city the costs incurred in such removal within thirty (30) calendar days after written notice is mailed to such person. Upon failure to pay the costs incurred in abating and removing an illegal sign, the city may, by action of its governing body, place a lien against property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision is for abatement and removal and shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of [chapter 2 of this title](#)[Title 12 of this Code](#).

G. Nonmaintained Or Abandoned Sign Removal: Abate and remove any nonmaintained or abandoned sign which is not repaired or put into use within ten (10) working days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such an event, the person having charge, control or benefit of such sign shall pay to the city the costs incurred in such removal within thirty (30) calendar days after written notice is mailed to such person. Upon failure to pay the costs incurred in abating and removing a nonmaintained or abandoned sign, the city may, by action of its city council, place a lien against property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision for abatement and removal shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of [chapter 2 of this title](#)[Title 12 of this Code](#). (Ord. 04-1, 2-17-2004)

[10-4-8](#)[10-4-9](#): NOTICE REQUIREMENTS:

Notification by the city to persons having charge, or control or benefit of any sign found ~~by the zoning administrator~~ to be unsafe or dangerous or in violation of this title or other ordinances of the city, and where the city is contemplating removal of said sign, shall be accomplished by the city utilizing written notice [as provided in Title 12 of this Code](#). ~~sent through the registered mail. Any such notice shall state the exact nature of the violation, the exact time and date by which the noncomplying condition or use must be remedied, and the appeals procedure by which the person having charge, control or benefit of such sign may appeal the decision of the zoning administrator.~~ (Ord. 04-1, 2-17-2004)

[10-4-9](#)[10-4-10](#): SIGN PERMIT AND PERMIT FEE REQUIRED:

All signs hereafter erected within the city shall be erected, reconstructed or remodeled only in accord with the authority authorized by the sign permit issued by the city.

408 Application for a sign permit shall be made to the ~~zoning administrator~~Community
409 Development Department and shall be accompanied by an administrative fee to
410 defray the expenses to the city incurred in the administration of this chapter. Such fee
411 shall be established by resolution of the city council. Large signs which require a
412 building permit for structural or electrical elements shall be assessed a permit fee in
413 accordance with valuation as provided by Building Code. –A sign permit shall be
414 issued ~~by the zoning administrator~~ if the proposed sign is found ~~by the zoning-~~
415 ~~administrator~~ to be in compliance with the provisions of this title and other ordinances
416 of the city. (Ord. 04-1, 2-17-2004)

417 **10-4-1010-4-11: REINSPECTION FEE:**

418 In the event that a notice of violation is issued, a reinspection fee shall be charged to
419 defray the costs of reinspection. Said reinspection fee shall be charged for each
420 inspection required until applicable regulations of the city are complied with. The
421 amount of the fee shall be established by resolution of the city council. (Ord. 04-1, 2-
422 17-2004)

423 **10-4-1110-4-12: SIGN OVERLAY ZONING DISTRICTS:**

424 There are hereby created three (3) overlay zoning districts (S-1, S-2 and S-3) to
425 regulate the sign type, sign effects and copy content, sign dimensions, number of
426 signs, and sign location in the city. Refer to special zoning map for description of
427 districts. (Ord. 04-1, 2-17-2004)

428 **10-4-1210-4-13: CODES AND SYMBOLS:**

429 In the following section, the sign type, sign effects and copy content, sign
430 dimensions, number of signs, and sign location which are allowed in the various
431 districts are shown as "permitted" indicated by a "P" in the appropriate column
432 (headed by the overlay zoning district designation), or as "conditional uses",
433 indicated by a "C" in the appropriate column. If a regulation applies in a given
434 district, it is indicated in the appropriate column by a numeral to show the linear or
435 square feet required; ~~or by the letter "M" to indicate maximum building height~~
436 ~~allowed in a particular district; or by the letter "B" to indicate the actual height of the~~
437 ~~building to which a sign is affixed or the height of the sign; or by the letter "S" to~~
438 ~~indicate the required building setback, whichever is applicable.~~ If the regulation does
439 not apply, or if it is not allowed in a given district, ~~it is either not named in the use list~~
440 ~~or~~ it is indicated in the appropriate column by an a dash "-". "NA" Not Applicable or
441 "N" Not Permitted. (Ord. 04-1, 2-17-2004)

442 _____

443 **10-4-14: SIGN TYPES, EFFECTS, DIMENSIONS, NUMBERS AND LOCATIONS**
 444 **BY OVERLAY DISTRICTS:**

Sign Type	S-1	S-2	S-3
On premises signs:			
Awning, Canopy, & Marquee	<u>GP</u>	P	P
Fascia or Wall	P	P	P
Freestanding (Pole or Pylon)	P	P	P
Freeway oriented	<u>N-</u>	<u>-N</u>	C
Low profile	P	P	P
Multi-tenant monument	<u>N</u>	<u>P</u>	<u>P</u>
Projecting wall	P	P	P
Roof	<u>-N</u>	<u>-N</u>	<u>-N</u>
Window	<u>P</u>	<u>P</u>	<u>P</u>
Temporary	<u>GP</u>	<u>GP</u>	<u>GP</u>
Off premises signs:			
Billboard (Freestanding)-see 10-4-15	<u>N-</u>	<u>-N</u>	<u>GP</u>
Fascia or Wall	<u>-N</u>	<u>-N</u>	<u>GN</u>
Roof	<u>-N</u>	<u>-N</u>	<u>-N</u>
Temporary residential development	<u>GN</u>	<u>GP</u>	<u>GP</u>
Temporary residential directional	<u>GN</u>	<u>PG</u>	<u>GP</u>
Temporary freeway oriented residential development	<u>N-</u>	<u>GP</u>	<u>GP</u>
Sign Effects And Copy Content			
On premises signs:			
Identification	P	P	P
Illuminated	<u>GP</u>	<u>GP</u>	<u>GP</u>
Rotating	<u>GN</u>	<u>GN</u>	P
Flashing	<u>-N</u>	<u>GN</u>	<u>GN</u>
Changeable copy	P	P	P
Animated	<u>NG</u>	<u>GN</u>	P

Sign Type	S-1	S-2	S-3
Off premises signs:			
Illuminated	NA	NA	GP
Rotating	-NA	-NA	-N
Flashing	-NA	-NA	GN
Changeable copy	-NA	-NA	GP
Animated	-NA	-NA	GN
Message center	GNA	GNA	GP
Sign Dimensions			
Sign height (in feet) freestanding pole or pylon: includes: freestanding, projection from wall, marquee, fascia, canopy, under canopy, awning (electric), temporary	20	30	45
Awing, Canopy, and Marquee (in square feet per face)	35	50	75
Low profile height (inches)	430	430	430
Maximum sign area on premises (in square feet per face)	35	15050	20075
Fascia or wall signs not to exceed 30 15 % of available wall space or sq. ft.	A100	A100	A100
Window sign area (percentage of ground floor windows only)	30	30	50
Maximum sign area off premises (in square feet)- Billboards with minimum space of 1,500 feet	-	-	672
Temporary off premises residential development signs:			
Sign area (in square feet)	64	64	64
Sign height (in feet)	20 10	20	20
Temporary off premises residential directional signs:			
Sign area (in square feet)	32	32	32
Sign height (in feet)	20	20	20
Temporary off premises freeway oriented residential development sign:			
Sign area (in square feet)	200	200	200
Sign height (in feet)	30	30	30
Number of Signs:			
On premises signs:			
Awning, Canopy, & Marquee (per storefront entrance)	1	1	1
Fascia or Wall (per façade, limited maximum % wall space)	-	-	-

Sign Type	S-1	S-2	S-3
Freestanding <u>(Pole or Pylon) per street frontage</u>	1	1	1
<u>Marquee</u> <u>Freeway Oriented</u>	1	1	1
<u>Projecting wall</u> <u>Low Profile</u>	<u>15</u>	<u>15</u>	<u>15</u>
<u>Roof</u> <u>Multi-Tenant per street frontage</u>	0	<u>01</u>	<u>01</u>
<u>Fascia Per window</u>	1	1	1
<u>Canopy</u> <u>Temporary per street frontage/per business</u>	1	1	1
Off premises signs:			
<u>Billboard (Freestanding)</u>	-	-	<u>€1</u>
Roof	0	0	0
Temporary residential development: Total number of allowed signs is 3	<u>€0</u>	<u>€3</u>	<u>€3</u>
Temporary residential directional: Total number of allowed signs is 2	<u>€0</u>	<u>€3</u>	<u>€3</u>
Temporary freeway oriented residential development: Total number of allowed signs is 1	<u>€0</u>	<u>€1</u>	<u>€1</u>
Location of Signs			
Minimum clearance under sign (in feet):			
<u>Freestanding, projecting from wall, marquee, fascia, canopy</u>	10	10	10
<u>Under canopy, awning (electric)</u>	8	8	8
<u>Low profile, temporary</u>	-	-	-
Minimum setback from public right of way (in feet)	<u>25</u>	<u>25</u>	<u>25</u>
<u>Off premises "billboards" minimum spacing in linear feet</u> ¹ <u>Maximum setback for off premises "billboards" from public right of way (in feet)</u>	--	--	<u>1,500</u> <u>10</u> <u>0</u>
<u>Minimum distance between signs</u>	<u>€</u>	<u>€</u>	<u>€</u>
<u>Off premises "billboards" minimum spacing in linear feet</u>	-	-	<u>1,500</u>
<u>Off premises "billboards" minimum distance from interchange in feet</u>	-	-	<u>500</u>
Temporary off premises residential development signs: Minimum spacing in linear feet	400	400	400
Temporary off premises residential directional signs: Minimum spacing in linear feet	400	400	400
Temporary off premises freeway oriented residential development sign: Minimum spacing in linear feet	-	1,500	1,500
Overhang of public right of way	<u>-N</u>	<u>-N</u>	<u>-N</u>

446 **10-4-15: BILLBOARD STANDARDS:**

447 A. Location Notes:

- 448 1. 1. —Billboards may only be erected along a highway which is an interstate. No
449 sign billboard may be erected more than 100 feet on the perpendicular from the
- 450 edge of the right of way of an interstate highway or primary highway, except
- 451 where a noncontrolled highway or railroad right of way runs contiguous and
- 452 adjacent to the edge of the controlled highway interstate. The 100 foot corridor
- 453 shall then be measured from a point on the perpendicular not to exceed 200 feet
- 454 from the edge of the right of way of the interstate highway or primary highway. In
- 455 no case may the outer edge of the corridor exceed 350 feet from the controlled
- 456 interstate right of way.
- 457 2. No billboard may be erected closer than 500 feet from an interstate highway
- 458 interchange.
- 459 3. No billboard may be erected within 1,500 feet of another billboard.
- 460 4. Billboards subject to relocation provided within State Code or interstate highway
- 461 expansion may be located in locations closer than 1,500 only by agreement and
- 462 as approved by the City Council.
- 463 5. Billboard signs may not extend over any street right of way and shall be setback
- 464 a minimum of five (5) feet from the right of way line.
- 465 6. Billboard signs shall have a minimum separation distance of ten (10) feet from
- 466 any structure or building.

467 B. Height:

- 468 1. The maximum height of a billboard shall be forty-five (45) feet above existing
- 469 grade. If the interstate, which is within one hundred (100) feet of the billboard
- 470 measured from the interstate at the point at which the billboard is perpendicular
- 471 to said interstate, is on a different grade than the billboard, then the highest point
- 472 of the billboard may be twenty-five (25) feet above the pavement elevation or any
- 473 barrier wall at that location of the interstate.

474 C. Size:

- 475 1. Maximum sign area for a billboard shall be six hundred seventy-two (672) square
- 476 feet in area, sixty (60) feet in width or twenty (20) feet in height.

477 B-D. Lighting: Lighting shall be confined to the sign face of a billboard and not

478 illuminate the night sky. Electronic signs shall conform to the provisions provide in

479 Section 10-4-17.

480 **10-4-16: ON PREMISE INTERSTATE SIGNS:**Additional Provisions:

481 A. 1.—On premise interstate signs shall be permitted Notwithstanding the above, for-
482 any property that: a) is within the S-3 overlay zoning district, and b) has at least on
483 properties with a minimum of four hundred (400) linear feet of frontage along
484 Interstate Highways 15 or 215, shall be permitted to construct one (1) on premises
485 interstate sign.

486 B. The with maximum sign area shall not to exceed three hundred (300) square feet.

487 C. No on premise interstate sign may be located greater than fifty (50) feet from the
488 interstate right of way line and no closer than five (5) feet of the interstate right of
489 way line.

490 D. The maximum height of an on premise interstate sign shall be forty-five (45) feet
491 above existing grade. If the interstate within one hundred (100) feet of the sign,
492 measured from the interstate at the point at which the sign is perpendicular to said
493 interstate, is on a different grade than the sign, then the highest point of the sign
494 may be twenty-five (25) feet above the pavement elevation or any barrier wall at that
495 location of the interstate.

496 E. Only businesses located and licensed upon the premise may be advertised on an on
497 premise interstate sign.

498 A.F. Lighting: Lighting shall be confined to the sign face of the sign and not
499 illuminate the night sky. Electronic signs shall conform to the provisions provided in
500 Section 10-4-16.

501 **10-4-17: ELECTRONIC SIGNS:**

502 2.—The following regulations shall apply to all electronic message signs:

503 A. a.—An electronic message sign shall only be constructed as part of a
504 permitted freestanding (pole), wall, or monument sign.

505 B. b.—An electronic message sign shall not be constructed in a location
506 that interferes with a regulatory device, as determined by the city engineer.

507 C. e.—An electronic message sign shall be equipped with a sensor or
508 other device that automatically determines the ambient illumination and must be
509 programmed to automatically dim according to ambient light conditions.

510 D. d.—Additional conditions may be imposed by the planning commission
511 including hours of sign operation or setbacks from property lines to mitigate the
512 impacts on nearby residential properties, to protect critical viewsheds as
513 established in the general plan, or to prevent potential traffic hazards.

514 E. e.—Duration of each display shall be a minimum of 8 seconds.

515 F. ~~f.~~ Transition time between messages shall be no greater than 3
516 seconds.

517 G. ~~g.~~ An electronic message sign shall only be constructed in a location
518 and in a manner permitted by this title.

519 (Ord. 04-1, 2-17-2004; amd. Ord. 05-10, 7-12-2005; Ord. 2016-04, 3-15-2016)

520 **10-4-18: SIGNS PROHIBITED ON PUBLIC PROPERTY:**

521 Signs are not permitted on public property, within the public right of way, or above the
522 public right of way without express license from the ~~city~~ City council or and state
523 department of transportation, as applicable. Also note that signs are not permitted in the
524 residential districts, except as expressly described in these regulations. (Ord. 04-1, 2-
525 17-2004; amd. Ord. 05-10, 7-12-2005)

526 **10-4-14: DEFINITIONS:**

527 ~~The following words and phrases used in this chapter shall have the following meaning~~
528 ~~unless a different meaning clearly appears from the context:~~

529 ~~INTERCHANGE OR INTERSECTION: Any area and its approach where traffic is~~
530 ~~channeled off or onto an interstate route, excluding the deceleration lanes,~~
531 ~~acceleration lanes or feeder systems, from or to another federal, state, county, city~~
532 ~~or other route.~~

533 ~~MAIN TRAVELED WAY: The through traffic lanes, including auxiliary lanes,~~
534 ~~acceleration lanes, deceleration lanes and feeder systems, exclusive of frontage~~
535 ~~roads and ramps. For a divided highway, there is a separate main traveled way for~~
536 ~~the traffic in each direction.~~

537 ~~POINT OF WIDENING: The point of the gore or the point where the intersecting lane~~
538 ~~begins to parallel the other lanes of traffic, but the point of widening may never be~~
539 ~~greater than two thousand six hundred forty feet (2,640') from the centerline of the~~
540 ~~intersecting highway of the interchange or intersection at grade. (Ord. 05-10, 7-12-~~
541 ~~2005)~~

542 **10-4-19: FREE SPEECH ZONE:**

543 A. Establishment: The mayor, or designee, may establish a content neutral free speech
544 zone for any event which the establishment of a free speech zone would serve a
545 substantial government interest such as traffic flow, crowd control or public safety on
546 public property. All free speech zones established shall be content neutral and
547 appropriately marked as a free speech zone. All free speech zones shall provide
548 ample opportunity for protestors to communicate their messages and be of ample
549 size to accommodate the number of persons reasonably anticipated that will
550 exercise the free speech rights during the event.

551 B. Designation of Area and Duration: For each event in which a free speech zone has
552 been designated, the City shall make available to the public at least twenty four (24)
553 hours before the event a map and description of the location of the event,
554 boundaries of the event, location of the free speech zone, boundaries of the free
555 speech zone, the hours of the regulations on free speech, and any other restrictions.
556 The free speech zone, duration of the protest regulations, and other restrictions shall
557 be narrowly tailored to meet the legitimate government interest of crowd control,
558 traffic control, or public safety.

559 C. Definitions:

- 560 1. Free Speech Zone: The area in which protesting is allowed.
- 561 2. Protest: Any demonstration, picketing, speechmaking, marching, vigil or religious
562 service, and all other like forms of conduct which involve the communication or
563 expression of views or grievances.
- 564 3. Unlawful Protest: Protest at an event designated with a designated free speech
565 zone, except in the designated free speech zone or use of sound amplification
566 devices at any event that the mayor has restricted or prohibited the use of such
567 mechanical or sound amplification devices.

568 D. Restrictions: In any area designated as a free speech zone area, protestors may not
569 engage in activities that obstruct or impede pedestrians or vehicles or harass
570 bystanders with physical contact. Protestors may not tie, nail, or otherwise physically
571 attach any banners, signs, pictures, instructional materials, symbols, or other
572 personal property to any City property or private property.

573 E. Sound Amplification Devices: The City may restrict or prohibit the use of mechanical
574 loudspeakers or sound amplification devices in the free speech zone, including, but
575 not limited to, megaphones, bullhorns, and electric amplifiers, if determined that the
576 use of sound amplification devices will substantially interfere with the event or will
577 substantially interfere with crowd control, traffic control, or public safety and that the
578 protestors have a reasonable opportunity to communicate their message without
579 sound amplification.

580 F. Penalties: A person is guilty of unlawful protest for refusing to comply with the lawful
581 order of the police to protest in the free speech zone or for refusing to comply with
582 the lawful order of the police regarding the use of any mechanical loudspeaker or
583 sound amplification device at an event for which such use has been restricted or
584 prohibited. Unlawful protest is a class C misdemeanor, which offense is punishable
585 by imprisonment for a term not to exceed ninety (90) days and a fine not exceeding
586 seven hundred fifty dollars (\$750.00) or by both the fine and the term of
587 imprisonment, if the offense continues after a request by the police to desist.
588 Otherwise, unlawful protest is an infraction, which offense is punishable by a fine in
589 an amount not exceeding seven hundred fifty dollars (\$750.00).

Mont J. Mickelson Jr.
987 Eagle Way
North Salt Lake, Ut 84054
Phone: 801-671-9698

Planning Commissioners
North Salt Lake City Offices
10 East Center St.
North Salt Lake, Ut. 84054

Re: Short term apartment rental code amendment

Dear Planning Commissioners:

Having attended the last planning commission meeting it seemed to me that there was an implicit direction towards liberalizing the existing apartment code in favor of short term apartment rentals. The motivation behind such a change escapes me. Certainly the intent would not be to provide more affordable housing because changing the code would result in the reduction of the number of affordable apartments and prospective affordable apartments. The statement was made in the meeting that there are a number of "shadow" short term rentals within the city that are not properly licensed. The implication being that licensure would increase city funds and bring illegal "shadow" short term rentals into compliance by making the illegal, legal, by virtue of the code change. **It was suggested that the State has made documentation of the illegal "shadow" short term rentals too onerous resulting in the inability of cities to provide effective oversight. Is that how governments should govern, by code changes to reward illegality because enforcement is not convenient? Let's not make code changes to make the illegal, legal!**

It was suggested that upon the approval of short term rentals oversight of them would be easier because there would be a triggering cap enforced of three police visits to the short term rentals after which licensure thereof would be threatened or revoked. If it takes three visits to document short term lease violations before enforcement action is taken, why not have law enforcement similarly document current "shadow" short term rental violations in their reports by simply asking the violators if they are on a short term rental agreement and documenting the answer in the police report hopefully satisfying the State's documentation requirements or, for example, why not do what the federal Department of Housing and Urban Development (HUD) does to enforce discrimination laws against landlords? They have "secret shoppers" calling on advertisements for vacant apartments, posing as prospective renters, asking if they rent to people with service animals? If they answer in the negative, egregious enforcement action is taken resulting in hearings and severe financial penalties.

Surely, there are other options to meet the State's documentation requirements for existing "shadow" short term rental violations which should be given consideration. With proper due diligence, methods confirming existing violations could be identified and enforced thereby enabling the preservation of the current codes without painting with a broad brush having a city wide effect. Enforcement should not be a single event but should consist of constant oversight and follow up. Enforcement diligence will result in bringing "shadow" short term rentals into compliance.

The motivation of our city leaders should not be the collection of licensing fees or to justify illegal operations because it is too difficult to document violations. Most of us chose to live in the city because of the wonderful quality of life. Let's not degrade that quality by changing the status quo which will lead to the day when we will rue poor decisions. Let us be forward thinking and forward looking in determining the long term effects of change to ensure the preservation of our neighborhoods maintaining the safety and quality of life to which we are accustomed. **Let us not approve a code change which will be in conflict with long established CC&Rs and HOA covenants.**

Approval of the proposed code will result in a detrimental effect on our quality of life rather than ensuring our current quality of life. **We will be better off by leaving short term rentals to Motel 6 or Residence Inn by Marriott etc..** We should not yield to the requests of those property owners who seek to increase financial yields rather than to provide quality long term housing in our established neighborhoods. Let us embrace and strengthen our neighborhoods by keeping them safe and ensuring their existence from the destabilizing effect of short term rentals. Safety should be ensured in our neighborhoods in which our children live, play and walk to school.

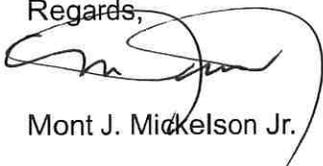
The constant turnover in short term rentals occupied by transient renters who we do not know and who we will never know since they move out too quickly, and for whom no criminal history report is checked, jeopardizes the safety of children who are constantly walking to and from school in a dedicated path specifically for that purpose. That pathway is located between 918 W. 4100 So. and Odell Lane.

Is it the intent of the proposed code to streamline enforcement by empowering city government to aberrate the planning decisions of our city's founders to make our city what it is today by establishing "family" neighborhoods, with safe long term housing? **Is there some advantage, to our established neighborhoods, to validate short term rentals? Is it possible to anticipate all of the unintended consequences of this proposed code change? After our neighborhoods are degraded by "short term rentals" is it possible to put the horse back in the stable by reversing the code change?**

Perhaps further consideration of the motivation of the proposed code change should be further defined. Perhaps further thought should be considered to enforce existing "shadow" short term rentals. Perhaps we should leave short term rentals to companies who are already licensed to provide those services. Perhaps we should concentrate on providing more affordable housing to those who live in our community rather than shifting our emphasis to providing short term housing to those who have no attachments to our community. Perhaps the consideration of a code change authorizing "short term" rentals should be dismissed altogether.

Nonetheless, having so stated, the time and sacrifice that each of you devote in serving our city is deeply appreciated!

Regards,



Mont J. Mickelson Jr.



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: March 18, 2025

SUBJECT: Item #12 – Overview of geological issues in the Ridge subdivision

This is a reporting item from the City Council meeting on March 4. The City staff has been working with the developers and builders within the Ridge subdivision to make certain that retaining wall failures are adequately addressed and that construction practices on individual lots are in conformance with best engineering practices and City Code. We will provide an overview of the situation and what we have been doing to remedy these situations.

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 MARCH 4, 2025

5
6 **DRAFT**
7

8 Mayor Horrocks welcomed those present at 6:00 p.m.
9

10 PRESENT: Mayor Brian Horrocks
11 Councilmember Lisa Watts Baskin
12 Councilmember Tammy Clayton
13 Councilmember Suzette Jackson
14 Councilmember Ted Knowlton
15 Councilmember Alisa Van Langeveld
16

17 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
18 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Craig Black, Police Chief;
19 Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder.
20

21 OTHERS: Dee Lalliss, resident.
22

23 1. POLICE DEPARTMENT UPDATE
24

25 Chief Black provided a 2024 police department update and presentation related to the upcoming
26 budget meeting. He reported on staffing with:
27

- 28 • 31 full time positions
- 29 • 27 sworn officers
- 30 • 2 patrol shifts (day and night shift)
- 31 • 6 detective positions (sergeant, corporal, community liaison officer (CLO), sex crimes
32 specialist, school resource officer, general crimes)
- 33 • 2 traffic specialists
- 34 • K-9 team (officer and Belgian Malinois)
- 35 • 4 non-sworn clerks (office manager, record clerk, victim specialist, evidence/forensic
36 clerk)
37

38 **Councilmember Van Langeveld arrived at 6:08 p.m.**
39

40 Chief Black continued with a review of calls and cases from 2024 with 9,800 total service
41 incidents (approximately 27 calls per day). He said this included 3,218 traffic related incidents
42 with 504 accidents (59 hit & run, 108 injuries, 36 DUIs). He noted that there were 60 drug
43 related cases and 337 domestic violence related with 90 arrests (this included protective order
44 violations, child abuse, and ungovernable juvenile calls). He shared that there were 662 criminal
45 investigation cases with 146 arrests. He reported on critical technology and equipment including:

- 46
- 47 • Vehicles (\$70,000 when equipped)
- 48 • Body and in-car camera systems compliant with State law
- 49 • In-car computers and CAD technology
- 50 • Records Management software and licenses
- 51 • Dispatch and server costs paid to Bountiful and Layton
- 52 • Interdepartmental and interagency sharing software and subscriptions
- 53 • License plate reader cameras and software
- 54 • GPS trackers
- 55 • Less lethal equipment
- 56 • DUI testing equipment and supplies
- 57 • In-car fingerprint readers (new State mandate)
- 58

59 Chief Black spoke on department staffing needs including being able to meet growth issues that
60 affect public safety such as quality of life/sense of security and the safety of officers as well as
61 participating in localized efforts such as Metro Narcotics Task Force. He shared that other
62 aspects that could present challenges in the City included transportation (Redwood Road,
63 Highway 89, I-15), zoning (railroad, industrial, manufacturing areas), and demographics
64 (diversity of residents).

65

66 Chief Black reviewed proposed budget requests for staffing related to preventing gaps in service
67 and responsiveness in fiscal year 2025-2026. He said the two personnel requests would include
68 the specific need/purpose and expected results. He spoke on the request to add a sworn officer to
69 the patrol division and how it was crucial to have a trained officer in place to limit risky hires or
70 being short staffed. He noted that the call/case load was constant with a need for three officers
71 per shift.

72

73 Chief Black explained that overtime was used to backfill emergency situations but too much
74 overtime created burnout, sickness, and reduced sharpness which could lead to officer injury. He
75 noted that every fiscal year had staffing shortages with payroll underruns to help to fund this
76 position. He reviewed the second staffing request for a sworn officer to be assigned to the Davis
77 Metro Narcotics Team. He shared that there were more than 30 drug overdose calls last year with

78 4 fatalities. He continued that responding was not enough and the police department needed to be
79 participating with other cities in the county.

80

81 Councilmember Clayton asked if when an officer retired if their wage helped to balance the new
82 hiring of officers. Chief Black responded that this would help as the department generally did not
83 hire at the topped out salary.

84

85 Councilmember Jackson commented that the core expectations for the City was infrastructure,
86 fire, and public safety. She also mentioned a house bill related to unlicensed drivers, car
87 impounds, and mandated fingerprinting. Chief Black replied that he estimated it was a weekly
88 issue in the City with accidents involving those with no license, revoked, or suspended license.
89 He noted statistics in West Valley showed 50% of their accidents involved unlicensed drivers.

90

91 Councilmember Van Langeveld questioned if the victim advocate position needed to be
92 expanded to a full time role. Chief Black replied that coverage was adequate at this time. He
93 spoke on creating a non-profit that could receive donations from the community to provide
94 emergency funds to youth, homeless, and those in domestic violence situations, etc.

95

96 Councilmember Van Langeveld asked for clarification in the 9,800 calls for service. She asked
97 for data related to overtime. Chief Black clarified the 9,800 calls for service were the actual
98 incident numbers. He said overtime was anything beyond 80 hours per pay period and noted that
99 the department could not expect officers to always work extra hours.

100

101 Councilmember Van Langeveld wondered how oversight would work for the proposed Davis
102 Metro Narcotics officer. Chief Black noted that this would be a full time position as part of the
103 narcotics team and explained how general oversight would work. He noted the need for different
104 drug task forces federally, statewide, and locally.

105

106 Councilmember Knowlton questioned how the Davis Metro Narcotics officer would help with
107 dissuasion and interdiction related to drugs. Chief Black responded that this would include
108 identifying drug trafficking organizations and transportation before they reached the state/city.

109

110 Councilmember Baskin asked how the City was more vulnerable than other cities in the County.
111 She also questioned how the City had participated in metro narcotics in the past. Chief Black
112 spoke on the vulnerability of the City based on proximity to Salt Lake City. He said the City
113 previously participated in metro narcotics through an assessment.

114

115 Councilmember Baskin mentioned that Spectrum Academy had a school resource officer. She
116 asked if other schools in the City had a dedicated officer. Chief Black replied that the other

117 schools had a DARE officer assigned to them. He said Woods Cross High School had a
118 dedicated officer through Woods Cross police department that was paid through Davis School
119 District.

120

121 Councilmember Baskin requested that Chief Black relay any important legislative bills related to
122 public safety and law enforcement.

123

124 Councilmember Van Langeveld requested information on the City's previous contribution to
125 Davis Metro Narcotics.

126

127 Councilmember Jackson clarified that the salary of a dedicated officer would be partially offset
128 by the dues that were being paid. Chief Black replied affirmatively.

129

130 2. CONSIDERATION OF APPOINTMENT TO CIVIC EVENTS COMMITTEE BY
131 COUNCILMEMBER WATTS BASKIN

132

133 Councilmember Baskin introduced Elexis Contreras as her appointment to the Civic Events
134 Committee.

135

136 **Councilmember Baskin moved that the City Council approve the appointment of Elexis**
137 **Contreras to the Civic Events Committee with a term ending 1/1/2029. Councilmember**
138 **Knowlton seconded the motion. The motion was approved by Councilmembers Baskin,**
139 **Clayton, Jackson, Knowlton, and Van Langeveld.**

140

141 3. ADJOURN

142

143 Mayor Horrocks adjourned the meeting at 6:57 p.m. to begin the regular session.

144 CITY OF NORTH SALT LAKE
145 CITY COUNCIL MEETING-REGULAR SESSION
146 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
147 MARCH 4, 2025

148
149 **DRAFT**

150
151 Mayor Horrocks welcomed those present at 7:09 p.m. Suzette Jackson offered a prayer and led
152 those present in the Pledge of Allegiance.

153
154 PRESENT: Mayor Brian Horrocks
155 Councilmember Lisa Watts Baskin
156 Councilmember Tammy Clayton
157 Councilmember Suzette Jackson
158 Councilmember Ted Knowlton
159 Councilmember Alisa Van Langeveld
160

161 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
162 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Craig Black, Police Chief;
163 Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder.
164

165 OTHERS: Dee Lalliss, Elexis Contreras, Tom Cohan, Camille Thorpe, Natalie Cope, Susie Dee
166 Miller, residents; Sam Christiansen, Woods Cross; Nathan Anderson, Union Pacific Railroad.
167

168 1. CITIZEN COMMENT
169

170 Natalie Cope, resident, questioned if dogs would be allowed in Hatch Park after the remodel. She
171 noted the need for an off-leash dog section in the park. Ken Leetham replied that Hatch Park
172 would not include a dog park. He said that current law allowed for leashed dogs in the park. He
173 also acknowledged there was a problem with dogs in the current park and that the City intended
174 to do a much better job keeping the new park clean and enforcing regulations related to dogs.
175

176 Susie Dee Miller, resident, also spoke on allowing dogs in Hatch Park and how this had helped
177 create a community.
178

179 Camille Thorpe, resident, commented that the City had not received input from all
180 neighborhoods of the City related to Hatch Park. She expressed her concerns regarding
181 walkability, trails, a community gathering space, the tower feature, and tree preservation in the
182 park.

183 2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE CITY'S
184 APPLICATION FOR A WAIVER OF FEDERAL RAILROAD ADMINISTRATION
185 (FRA) REGULATIONS RELATED TO CROSSING ARMS ON THE INDUSTRIAL
186 RAILROAD CROSSING LOCATED ON MAIN STREET IN NORTH SALT LAKE
187 AND POSSIBLE REINSTATEMENT OF THE WOODS CROSS QUIET ZONE
188

189 Ken Leetham reported that the quiet zone was a geographic zone allowed by the Federal
190 Railroad Administration (FRA) where trains could pass at grade crossings without the use of
191 train whistles. He shared the area of the zone on a map which included 11 cities from Ogden to
192 Salt Lake with over 80 at-grade crossings. He noted that Woods Cross was the sponsoring
193 agency and shared the history of the quiet zone including:
194

- 195 • In 2021 FRA notified Woods Cross that the required inspections had not been done
- 196 • FRA inspected the quiet zone in 2021, 2023, and 2024
- 197 • Notices of non-compliance were sent in April 2024
- 198 • Cities worked to fix crossing deficiencies
- 199 • Notice of quiet zone suspension was received in September 2024
- 200 • All crossings fixed except NSL and SLC
- 201

202 Mr. Leetham shared that the City of North Salt Lake and Salt Lake City have both funded their
203 improvements and have submitted construction plans to Union Pacific Railroad. He said Union
204 Pacific would then review the plans and perform the construction. He noted that Union Pacific
205 had made these crossings a high priority. He continued that both cities have applied for a waiver
206 to the FRA regulations which require a gate arm at the crossing. The waiver process triggered a
207 public comment period which ends on March 17, 2025.
208

209 Mayor Horrocks questioned if this crossing was an oversight and if it had always been out of
210 compliance. Ken Leetham replied that FRA requirements changed in 2008 and a reinspection
211 found the crossing to be out of compliance.
212

213 Sam Christiansen, Woods Cross, added that when the quiet zone was formed in 2007-2008, an
214 FRA inspection of the crossing was not done. It is believed that the two crossings were out of
215 compliance then, but the quiet zone was formed because the proper inspections were not
216 completed.
217

218 Councilmember Jackson asked why the City could not perform the work to bring the crossing
219 into compliance. Ken Leetham responded that it was specialized equipment that must be
220 coordinated with the existing signalization. He noted the complexity of the project, road

221 widening occurring in this area, and that only Union Pacific could make the repair. He noted that
222 the jurisdiction for railroad warning systems belonged to the railroad and so local government is
223 not allowed to perform that work.

224

225 Nathan Anderson, Union Pacific Railroad, shared the issues of the project including how safety
226 was the number one priority, the complex signal system, and obtaining the parts from a third
227 party manufacturer. He noted that the anticipated project should be completed in months rather
228 than years as they had requested the parts for this project be moved forward in the queue as well
229 as onsite diagnostics scheduled for March 19th.

230

231 **Mayor Horrocks opened the public hearing at 7:46 p.m.**

232

233 Dee Lalliss, resident, commented that he heard the train whistle blowing at the crossings and
234 how the two offending crossings were affecting all the crossings. He spoke on considerations for
235 those areas that were not out of compliance.

236

237 **Mayor Horrocks closed the public hearing at 7:50 p.m.**

238

239 Ken Leetham shared that there were two ways the quiet zone could be reinstated prior to the
240 repairs being made including engaging the services of railroad flaggers at two locations for
241 approximately \$800,000 or if both cities (NSL and SLC) were willing to close the roadways
242 which intersected with these crossings (Main Street in NSL on the south and north side of the
243 crossing). He said Salt Lake City would need to close 1000 West and had passed an ordinance
244 allowing for that closure to happen. He noted that the road closure would require the removal of
245 50 feet of asphalt and concrete panels supporting the railroad crossing with replacement to be
246 covered by the cities. He spoke on the concerns related to road closure including emergency
247 access and cost to replace asphalt and concrete panels.

248

249 Mr. Leetham explained that one way to address the concern for emergency access in the event
250 the City closed Main Street at this crossing was to provide a dedicated police officer on the west
251 side of the City at the estimated cost of \$200,000. He also mentioned that they would request the
252 FRA waive the requirement that the asphalt and concrete be removed with the road closure. He
253 addressed business access and signage.

254

255 Councilmember Knowlton asked about the timeline for the completion of improvements. Ken
256 Leetham replied that Union Pacific provided a timeline of six months for the completion of
257 improvements and FRA could then inspect within seven days.

258

259 Nathan Anderson, Union Pacific Railroad, noted that the six month timeline was discussed with
260 the City but not with Salt Lake City. He said this should be taken into consideration that Salt
261 Lake City may have a different timeline which may impact the City.

262
263 Mayor Horrocks asked regarding the police officer to be allocated. Chief Black replied that it
264 would be through overtime and relying on partner agencies to staff this position.
265 Councilmembers Knowlton, Jackson, and Van Langeveld were in favor of closing the road with
266 the contingency that the removal of asphalt and concrete panels did not need to be removed. Ken
267 Leetham said Salt Lake City had approved the road closure with the contingencies that they
268 would not need to remove asphalt and that the City also performed a similar action.

269
270 Councilmember Baskin was in favor if Salt Lake City was in agreement. Ken Leetham explained
271 that it was property owners around the rail corridor in Salt Lake City that are willing to donate
272 the funds to the City in order to cover the costs of the additional police services.

273
274 Dee Lalliss asked if the removal of the quiet zone was an economic detriment and expressed
275 concerns with spending City funds. Mayor Horrocks responded that there was an economic
276 impact occurring in Salt Lake to the point that property owners were willing to raise money to
277 reinstate the quiet zone.

278
279 Councilmember Knowlton stated that this option would help to achieve a quiet zone with more
280 resilience. Councilmember Jackson mentioned that any economic impact would be negated by
281 the provided funding. Councilmember Baskin said that the entire corridor was affected and
282 would benefit from the temporary fix and other cities would perceive the City in a more
283 favorable light. Councilmember Van Langeveld commented quality of life was being hindered by
284 the lack of a quiet zone.

285
286 3. MONTHLY FINANCIAL REPORT FOR PERIOD ENDING JANUARY 31, 2025
287

288 Heidi Voordeckers reported on the financial period ending January 31, 2025 and compared
289 expenditures in the General Fund. She noted some one time costs (quiet zone waivers, general
290 plan development, playground and chip replacement) and ongoing expenditures (full time court
291 employee, school resource officer). She compared the General Fund expenditures for the end of
292 January with \$8.3 million (FY 2024) to \$8.67 (FY 2025). She then reviewed the request for
293 proposals (RFP) for professional audit services which was posted February 19th with a
294 submission deadline of March 13th. She said the Audit Committee would review the proposal on
295 March 18th and then the City Council could award the contract on April 1st or May 7th.

296

297 Mayor Horrocks commented that he had a confidence level in the auditors the City had been
298 using and if they were the only respondent then he would not have a concern with it.

299

300 4. LEGISLATIVE UPDATE

301

302 Ken Leetham provided a legislative update and addressed SB 337 which was related to the
303 creation of new land use authority for significant community impact projects (SCIPs). He noted
304 that this would include projects such as nuclear power plants, space launching facility, olympic
305 facilities, or other economic development drivers. He shared key principals of the Utah League
306 of Cities and Towns (ULCT) including local consent, no preemption of land use, no preemption
307 of revenue, and local leader participation. He mentioned a substitute bill, SB 337 Sub 1, that
308 would allow for an economic opportunity council (including ULCT participation) to also review
309 these projects as well as local consent. He said this would allow a city 45 days to review and
310 grant or deny the project.

311

312 Mr. Leetham noted that there was a second substitution, SB 337 Sub 2, which would include
313 removing language about not being subject to LUDMA/CLUDMA, provide project cap criteria,
314 and a local consent process.

315

316 Councilmember Baskin mentioned concepts under SB 337 Sub 2 including revocability, SCIPS
317 that had been denied, representation by local elected officials on the Beehive Agency Board, and
318 tax increment.

319

320 Councilmember Knowlton questioned if the tax increment must be spent in the proposed area.
321 Todd Godfrey replied that he was unsure about noncontiguous language in the SCIP and said
322 there was authorization to use tax increment outside of the geographic area of the SCIP.

323

324 The Council discussed the Governor's desire for this bill to be approved, issues with not
325 including local cities, and if the impetus of the bill was the inland port.

326

327 Todd Godfrey commented that the inland port project may have been part of this proposal. He
328 spoke on the discussion for a State land use authority that was more competitive and could attract
329 large businesses to Utah.

330

331 Ken Leetham then mentioned a transportation and utility fee bill, HB 454, and SB 310 which
332 was similar but exempted religious organizations. He spoke on the gravel pit bill which the City
333 was in opposition to. He noted that HB 465 related to forcing Salt Lake City to work with the
334 Department of Public Safety was revised and now included requirements for internal
335 investigations for police officers.

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Councilmember Baskin reviewed several judiciary bills which have since been put on hold including one related to judge evaluations, judicial standing amendments. She spoke on changes to the GRAMA bill.

5. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of February 18, 2025 were reviewed and approved.

Councilmember Van Langeveld requested an amendment to line 68 ending the sentence at the word “start” and deleting “and was not in favor of hiring a marketing company.” She also asked that line 696 be revised from “voting and taxation related to education funding” to “voting and taxing entities.”

Councilmember Knowlton moved the City Council approve the minutes of February 18, 2025 as amended. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

6. ACTION ITEMS

The action items list was reviewed. Completed items were removed from the list.

7. COUNCIL REPORTS

Councilmember Clayton reported on an email sent to the City Council for their review and requested having Council participation at City events.

The Council discussed participating in the Bountiful Handcart Days Parade along with the Youth City Council.

Councilmember Van Langeveld mentioned the social media manager position for Eaglewood Golf Course and branding for the City. She mentioned the perception of the City and working to counteract the current reputation and negative publicity. She suggested hiring a public relations firm and having discussions about the vision for the City.

Councilmember Baskin reported on the work of the Legislative Policy Committee. She mentioned the Gateway Parks winter tubing had concluded and wondered if the Council was able to participate.

375 Councilmember Jackson thanked staff for the comprehensive training during the new Arts
376 Committee meeting. She reported on the South Davis Rec Center board meeting and touched on
377 revamping the budget, competing with private entities, and the passage of a large tax increase.

378
379 Councilmember Knowlton reflected on the General Plan update and how it could be helpful in a
380 rebrand.

381
382 8. CITY ATTORNEY'S REPORT

383
384 Todd Godfrey had nothing to report.

385
386 9. MAYOR'S REPORT

387
388 Mayor Horrocks commented that he had received a phone call related to Red Barn Farms
389 potentially relocating to the City. Staff commented that they were unaware of a potential
390 relocation.

391
392 10. CITY MANAGER'S REPORT

393
394 Ken Leetham reported on the public comment letter related to the quiet zone. He said it was the
395 same letter that had been previously submitted with the change that Union Pacific had moved the
396 project forward and anticipated the improvements would be completed within six months.

397
398 11. ADJOURN

399
400 Mayor Horrocks adjourned the meeting at 9:25 p.m.

401
402 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday*
403 *March 18, 2025 by unanimous vote of all members present.*

404
405
406
407 _____
Brian Horrocks, Mayor

406
407 _____
Wendy Page, City Recorder

Action Items for March 18, 2025

Item	Staff	Description	Staff Responses
<u>New</u>			
1	Karyn/Sherrie	(3-4-25 CC) Report on City's geological issues in future work session.	<i>(3/12/25) Staff will report on this during the March 18th Work Session.</i>
<u>Current</u>			
2	Sherrie	(2-18-25 CC) Project to evaluate readdressing all County addresses to City addresses.	
3	David/Ken	(2-18-25 CM Van Langeveld) Provide an estimated schedule for completion of the Dog Park.	<i>(3/12/25) The estimated completion date for this park is Memorial Day or May 26, 2025.</i>
4	Ken	(2-4-25 CM Van Langeveld) Follow up with Trustee Holbrook, UTA, regarding Route 417 not leading to an effective destination.	<i>(3/12/25) Councilmember VanLangeveld presented the City's position on Route 417 to the UTA Board on March 11. (3/7/25) Meeting scheduled with CM Van Langeveld & UTA, others are invited to attend: March 25, 2025 at 11 a.m. here are City Hall in Council Conference Room.</i>
5	Ken/David	(1-7-25 CM Baskin) Strategic Planning Meeting for City Council (March or separate date from budget retreat).	<i>(2/26/25) City staff is working to establish a meeting date that is available to everyone.</i>
6	Ken/Heidi	(7-16-24 CM Knowlton) Discuss annexation of Chevron with Davis County.	<i>(10/30/24) Ken and Mayor discussed this with County Commissioner and will continue discussions with Davis County. (2/26/25) Heidi completed a tax analysis of this proposal and submitted it to the City Council.</i>
7	Ken/David	(6-18-24 CC) Eagleridge beautification project – staff to continue working on the beautification project including branding, less expensive plans, cohesive signage (all City).	<i>(1/2/25) Working to bring back alternatives to the City Council in early 2025. (3/4/25) Discuss what can be done with budgeted funds this year including alternatives, cost breakdowns, public/private partnerships, and phasing.</i>
8	Ken	(5-21-24 CM Knowlton) Prepare talking points for the 2600 South / 1100 North bridge challenges.	<i>(1/2/25) Ken is preparing talking points and will then update City website for public awareness.</i>

9	Jon/Sherrie	(5-7-24 CM Jackson) Possibility for an app that would provide the status of possible rail blockages. (8-6-24 CM Jackson) signage notifications for rail blockages. (3-4-25 CM Van Langeveld) Interested in a City app and to know costs. This app would help residents to stay informed, report issues, and access city services – similar to SLC, Syracuse or Sandy.	<i>(8/15/24) Staff is looking at several app possibilities. We will also be reaching out to UDOT to include permission to install electronic messaging technologies on US89 and other areas to alert for train delays. (8/26/24) Contacted DSR a software development company. This company has created a train detection algorithm that can run on existing CCTV hardware. Currently there isn't camera hardware installed at any of the major crossings (Center, Main St, 1100 N) DSR doesn't provide any hardware but can develop their algorithms to use/present the data such as alerts of blockages at crossings and estimated times till clear. This information can be used for internal use only or can be relayed to roadside VMS signs or other signals. This information can also be pushed to mobile apps that can provide optimal routes during blockages. Development of this product for use specific to NSL crossings may be \$100,000 - \$150,000 and include nominal annual maintenance fees in perpetuity of software use. Estimates for camera hardware installation at these crossings would be around \$50,000.</i>
10	Heidi/Ken	(3-6-24 Mayor Horrocks) Potential hardship policy for mandatory recycling. Review costs for waste & recycling services.	<i>(10/30/24) Heidi will work with the Audit Committee to set some parameters of a hardship assistance program (how much, how long, what is hardship?) that can be fairly administered.</i>
11	Jon / Karyn	(2-6-24 CM Jackson) Staff to further investigate and reach out to Big West Oil related to soil conditions of park strip on the south side of Center Street adjacent to BWO property.	<i>(8/14/24) A soil sample will be taken to determine what chemicals are present in the soil.</i>
12	Ken	(3-7-23) Staff to identify any items that would qualify for the Community Funding Projects that Congresswoman Maloy recommends.	<i>(5/16/24) Program details were not made available in advance and so we will be looking at projects for 2025. Possible projects include message and reader boards related to train crossing delays or other traffic safety improvements.</i>
13	Ken/Wendy	(3-7-23) Staff to prepare a policy related to City Hall rental/use.	<i>(3/16/23) Staff is reviewing city hall use policies and will propose a written policy statement in a future Council meeting.</i>

14	Sherrie & PW/Parks Dept.	<i>Combined Action Items:</i> (Various Dates) Park strips & City owned property. Review city code for park strip landscape requirements, propose alternatives for vegetation requirements (trees) & evaluate city owned park strips and properties for recommendation on conversion to water wise landscape & review compliance notifications and processes. (3-21-23) Look into increasing tree plantings on City owned land.	<i>(8/14/24) Ali has identified grant opportunities for water efficient landscape improvements at City Hall as a demonstration project for the residents similar to Weber Basin and the Jordan River Conservatory Districts.</i> <i>Work session item to be scheduled for September 2024.</i>
Future Agenda Item Discussion Requests			
15	Sherrie/Ken	(11-19-24 Mayor Horrocks) Future discussion related to expanding Tunnel Springs Park or the Springhill Landslide area for parks request per residents on Independence Way.	<i>(11/26/24) The General Plan will have a park and open space element and an analysis of park distribution and walkability should be included.</i>
16	Karyn	(10-1-24 CM Jackson) Discussion related to recharging the aquifer, Weber Basin, and long term water sources.	<i>(2/19/25) Discussion scheduled for the work session on April 1, 2025.</i>
17	Ken	(9-17-24 Mayor) Update related to 1100 North bridge.	
18	Ken / David	(4-2-24 CC) Staff will make future proposal on trees/sidewalk damage policies.	<i>(5/16/24) Funds have been proposed in the FY25 budget of \$100k for the purpose of sidewalk repair. An ordinance relating to trees and public rights-of-way needs to be put forward.</i>
19	Sherrie/Karyn	(5-21-2024 CM Knowlton) Completion of the Hwy 89 corridor agreement with UDOT with a goal to complete the agreement by September 1, 2024. (8-6-24 CM Knowlton) Provide update at next meeting and draft agreement soon. (9/17/24 CM Knowlton) Discussion desired related to status update. (1/21/25 CM Knowlton) Requested update soon.	<i>(10/24/24) Staff is reviewing the final draft agreement with exhibits and will then schedule a meeting with UDOT. (5/22/24)-Chris Chestnut (UDOT) was working on the agreement and has moved to another position with UDOT. We recently received the preferred station locations from Horrocks and Karyn is drafting the proposed cross sections for the meeting. (1/30/25) Draft agreement provided to CM Knowlton for review and submittal to UDOT</i>
20	David / Jon/Sherrie	(3-23-24 CM Knowlton) Development of City tree planting program for private landowners. (6-18-2024 CM Knowlton) combine two action items related to tree planting program and set up a work session discussion with a proposal for the City Council.	<i>(1/30/25) Ali Avery is drafting a plan for review with the Council in February 2025. TJ checking possibility of voucher program with local nursery to get size and species available, other option could be reimbursement up to a specified amount for trees from other nurseries.</i>
21	Sherrie	(1-2-24) Work session related to Code changes for the Rip the Strip Program and regulations for street trees.	

22	David/Linda	(12-6-23) Signage for Veterans Memorial Plaza and Hatch Park (Bamberger marker) back to City Council for review at future meeting.	
23	Sherrie	(10/3/23) Future work session item to discuss parking (restrictions, shared parking, time of day, on street, etc.)	
24	Ken	(6-20-23) Potential City Council discussion on cyber security.	
Completed			
25	Ken	(2-18-25 CM Clayton) Newsletter article on watering of the Golf Course.	<i>(2/26/25) An article was prepared for the February Newsletter.</i>
26	Jon/Heidi	(1-7-25 CM Jackson) Evaluate and report back on an additional garbage day (Saturday pickup) in December. (2-18-25 Mayor) Report back on cost to have 2 nd Saturday pick up year round.	<i>(2/26/25) – the City offers additional garbage pickup from May through November at a cost of \$7,600/month. Adding an additional 5 months of service would cost an additional \$38,000/year. If this was passed on to each residential customer, it would be an increase of approximately \$0.60/month in regular garbage service.</i>
27	Ken	(9-17-24 CM Van Langeveld) Staff work with Health & Wellness Committee on creation of document or resources with a focus on homelessness (intervention, prevention, food pantry, Utah Foster Care, etc.)	<i>(1/2/25) This will include enhancement of the City's website with links to documents and other sites where resources are readily available.</i>



City of
NORTH SALT LAKE

CITY COUNCIL
Work Session

March 18, 2025
6:00 p.m.

REVISED CITY BRANDING PLAN



CITY OF
NORTH SALT LAKE
UTAH

CITY BRANDING PLAN

Prepared for NSL City Council Meeting

Date: 3.18.25

primary logo



Primary
TOWN CENTER
logo



NORTH SALT LAKE

TOWN CENTER



Primary Logo Modified
for NSL Rebrand
(2 versions)



CITY OF
NORTH SALT LAKE

UTAH



CITY OF
NORTH SALT LAKE

UTAH

secondary logo

Secondary
TOWN CENTER
logo



Secondary Logo
Modified for NSL Rebrand



tertiary logo

Tertiary Logos
(Town Center)



Tertiary Logos
(Rebrand NSL)



branding color specifications

Town Center Color Specifications



Complementary Colors Added for Department and Committee Flexibility



word marks

Town Center



Word Marks remain the same except for the extended text version



department logo variations (examples)



additional logo variations

Use with Icons



Committees



social media templates

Instagram

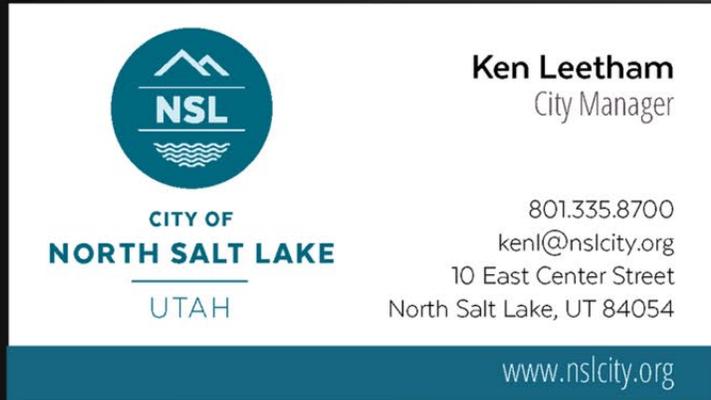


Facebook



printed items

Business Cards



Front of business card. The left side features the NSL logo (a teal circle with a mountain range and waves) and the text "CITY OF NORTH SALT LAKE UTAH". The right side features the name "Ken Leetham City Manager", contact information "801.335.8700", "kenl@nslcity.org", "10 East Center Street North Salt Lake, UT 84054", and the website "www.nslcity.org". A teal horizontal bar is at the bottom.

NSL
CITY OF
NORTH SALT LAKE
UTAH

Ken Leetham
City Manager

801.335.8700
kenl@nslcity.org
10 East Center Street
North Salt Lake, UT 84054

www.nslcity.org



Back of business card. The left side is teal with the NSL logo and "CITY OF NORTH SALT LAKE UTAH". The right side is white with "Ken Leetham City Manager", contact information "801.335.8700", "kenl@nslcity.org", "10 East Center Street North Salt Lake, UT 84054", and the website "www.nslcity.org".

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North Salt Lake, UT 84054

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Front of business card. The top left features the NSL logo and "CITY OF NORTH SALT LAKE UTAH". The top right features "Ken Leetham City Manager" and "www.nslcity.org". A teal horizontal bar separates the top and bottom sections. The bottom left contains the address "10 East Center Street North Salt Lake, UT 84054". The bottom right contains contact information: "Main: 801.335.8700", "Direct: 801.335.8725", and "Email: kenl@nslcity.org".

NSL
CITY OF
NORTH SALT LAKE
UTAH

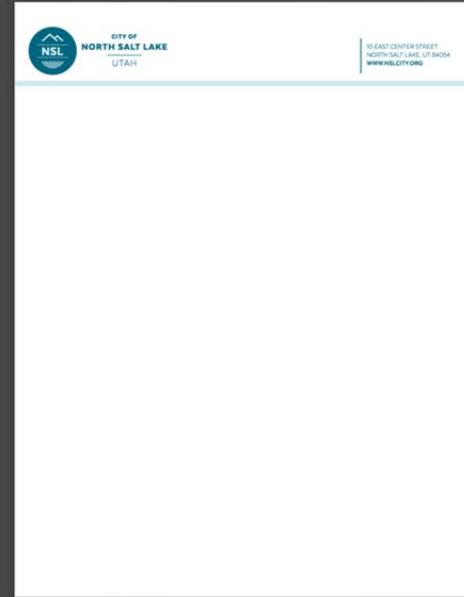
Ken Leetham
City Manager

www.nslcity.org

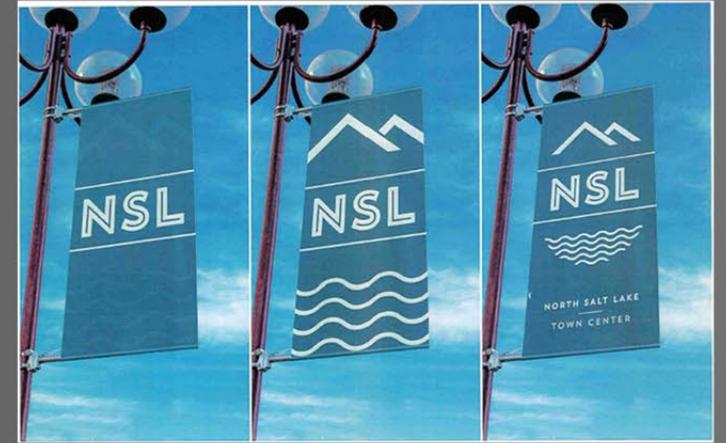
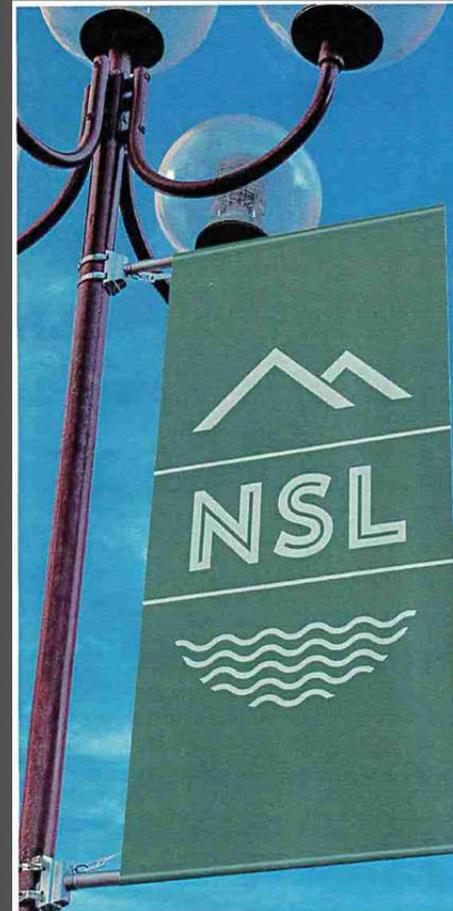
10 East Center Street
North Salt Lake, UT 84054

Main: 801.335.8700
Direct: 801.335.8725
Email: kenl@nslcity.org

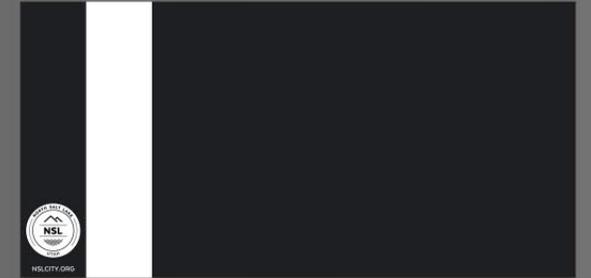
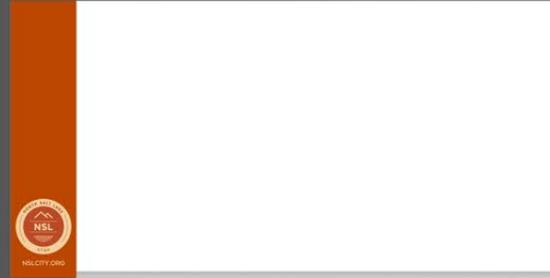
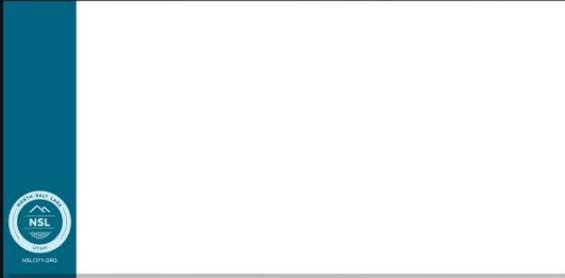
letterhead and envelopes



pole banners



outdoor banners



EASTER EGG DASH
APRIL 19, 2025
9:00 AM
HATCH PARK

- BRING YOUR OWN BASKET
- CANDY & PRIZES
- EASTER BUNNY PHOTO OPS

ARBOR DAY
Tree Planting

- APRIL 26, 2025
- LOCATION TBD
- 9:00 AM

2025 NORTH SALT LAKE **FALL CLEAN UP**
OCTOBER 10-12

- PUBLIC WORKS BLDG.
- 640 N. 400 W.
- FRI & SAT: 8 am - 8 pm
- SUN: 8 am - 5 pm
- NSL RESIDENTS ONLY
- NO HAZARDOUS WASTE
- CHECK WEBSITE FOR ACCEPTED ITEMS

SOCCER
BOYS & GIRLS TEAMS AGES 3-10

REGISTER NOW!

www.nslcity.org/349/Recreation

email: Recreation@nslcity.org
801-335-8712

street signs



vehicle signage

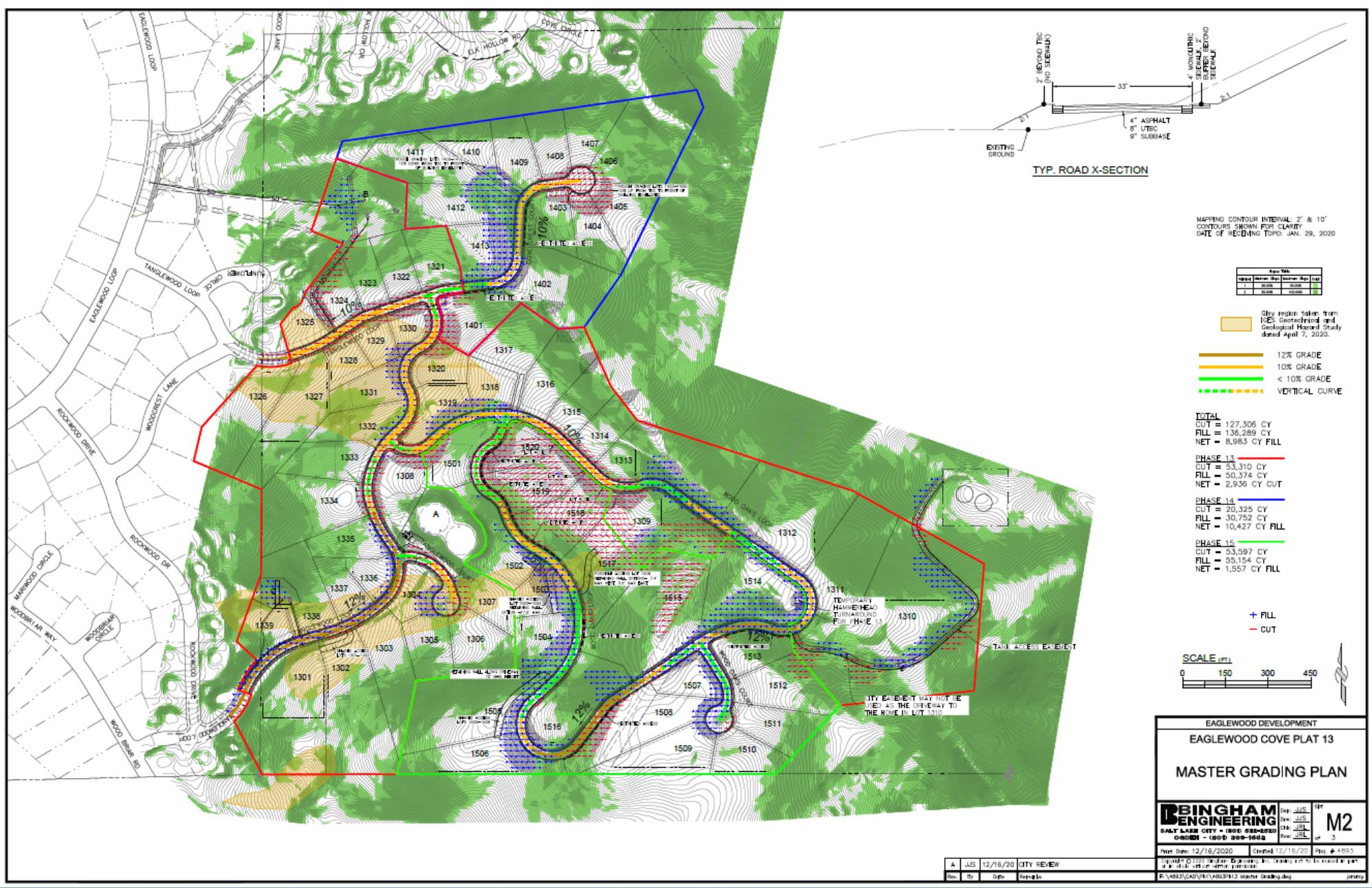




DEVELOPMENT REVIEW
PROCEDURES

The Cove Subdivision

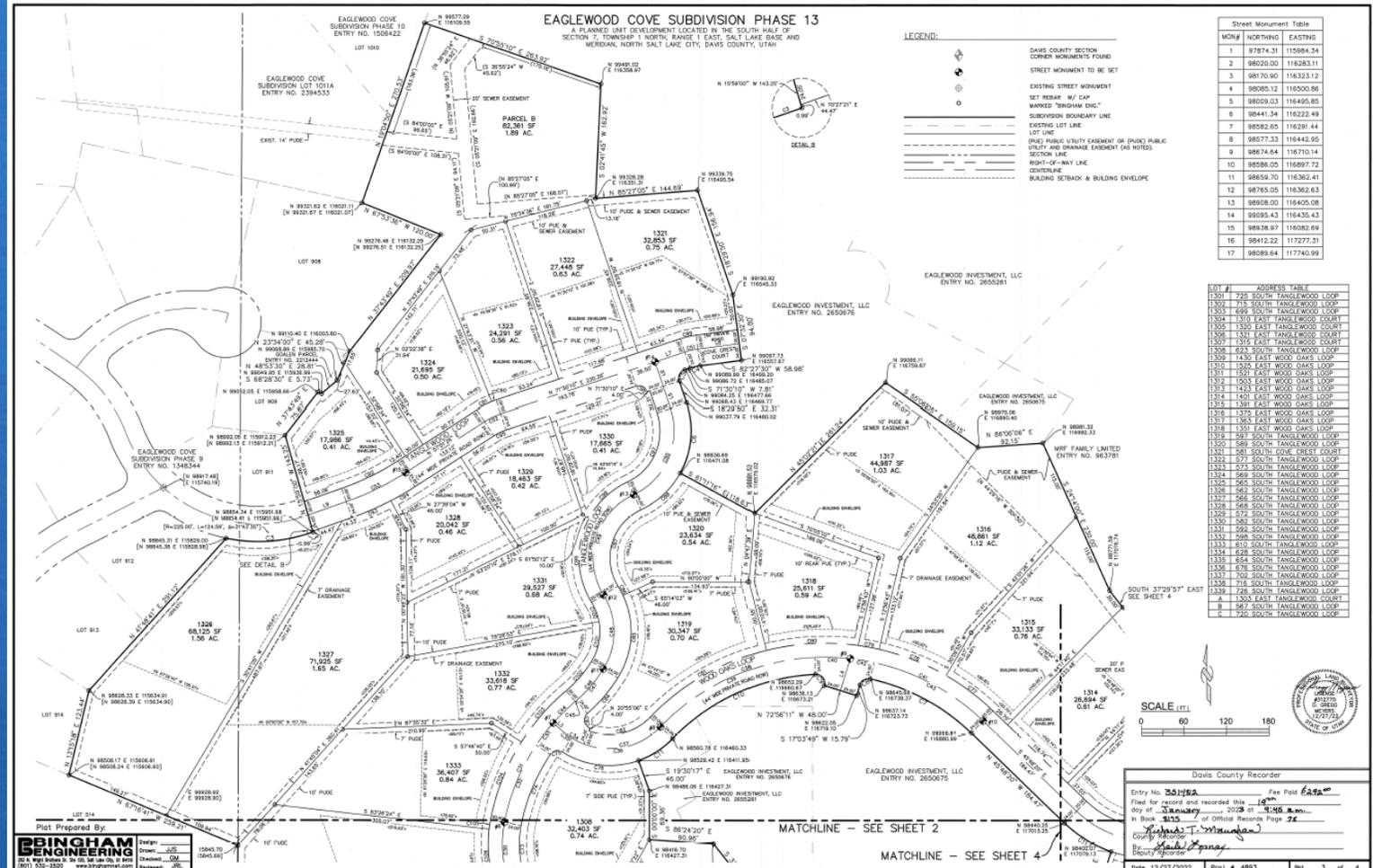
Eaglewood Cove Ph. 13-15
Permitting Process



Scale 1"=150'

NOTES

- All on-lot easement property corners shall be set with a 5/8" rebar and plastic cap stamped "Bingham Eng", a rivet or a carved "T" where the property corner is in concrete or asphalt.
- Private roadways (44' side right-of-way, at least one side only) shall be covered by a blanket easement for private and public utilities. Said easement shall be created by this reference.
- Private roadways shall have an access easement across it to allow access to adjoining private parcels. Said easement shall be created by this reference.
- Private roadways shall be owned and maintained by the Eaglewood Cove Homeowners Association (HOA).
- All lot and road public utility easements shall be shown on 10,000 foot wide unless otherwise noted. All side public utility easements are 7.00 feet wide unless otherwise noted.
- Grant, convey, and dedicate to the Homeowners Association, to the County, or to state, federal, or local public safety or emergency management agencies or authorize a perpetual, irrevocable easement and right-of-way across each side of all parcels 12000' or 13000' for the transportation and other emergency purposes.
- The grid coordinates above have been based on the datum of the Davis County Surveyor, Record bearings, distances and coordinate values are shown in brackets []. All perimeter and coordinate values are measured. Bearings and distances shown in [] are easement dimensions. Bearings and distances shown in < > are buildable area dimensions. Rotate all bearings 002700' clockwise to match the NAD83 Utah State Plane Coordinate System, North Zone.
- Approval of this development plat by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition or the location or depth of groundwater table.
- Detention basins, along with storm drain, inlet boxes, and storm drain manholes located within the private roadways and lots shall be owned and maintained by the Eaglewood Cove Homeowners Association.
- Installation on corner lots within this plat shall conform to the City's adopted other than requirements found in Section 10-1-1-31, City Code.
- All lots and parcels are deemed recorded and approved according to North Salt Lake City Code, Title 10, Chapter 12, Sanitary Area District and Geologic Hazards, as amended.
- PERMITS REQUIRED:**
 - Due to the slope of the streets, South Davis Main Fire shall require that homes on Lots 1301-1303 and 1339-1339 shall be fire sprinkled.
 - Due to the required fire flow capacity and the fixed roadway tank size for the development (320,000 gallons), structures greater than 10,000 sq. ft. shall be required to be fire sprinkled.
- BUILDING LOT DEVELOPS:** All homes and structures shall be contained within the building envelopes as specified on the plat. Adjustments to the building envelope up to 10% may be approved by the Community Development Director with the advice of the City Engineer and a finding that requested modification is warranted by environmental features, site conditions, location of existing improvements, infrastructure or availability consideration, retention of native vegetation and slope, or where the submission of a topographical survey justifies the adjustment of the building envelope to include easement areas less than 30% slope and exclude areas equal to or in excess of 30% slope. Lot grading outside of the designated building envelopes shall not be allowed to modify the natural grade for the purposes of meeting this requirement.
- BUILDING CONSTRUCTION:** Application for construction of any structure shall be accompanied by:
 - Engineered building plans, where required by building code, designed in compliance with the recommendations made within the Geotechnical Report for site excavation, grading, slope stability, structural components, landscaping, or any other geologic hazard mitigation specified therein.
 - A site plan containing:
 - Lot lines & building envelope;
 - Setbacks;
 - Existing and proposed structures;
 - Existing grade of the area to be disturbed and proposed final grading;
 - All areas with slopes in excess of thirty percent (30%); and
 - Driveway location, dimensions and slope, as driveway shall exceed 10% grade.
 - A landscape plan demonstrating compliance with North Salt Lake City Code, Title 10, Chapter 22 Water Efficient Landscape Standards.
- BLANKET PARCELS:** Parcels designated as Hillside Parcels ("HP") are not approved building lots for dwellings or other uses not defined herein. The use and ownership of said parcels is determined as follows:
 - Ownership: Hillside Parcels (HP) are to be used only for Permitted Uses as defined below. Each HP shall be owned in conjunction with the adjacent Building Lot contained within the Eaglewood Cove Subdivision, Phase 13 with the corresponding Lot number (example: Lot 1306 & Parcel 1319HP). The HP and the Building Lot cannot be separately divided, subdivided or sold separately, unless the HP is combined with an adjoining HP as part of a plot conversion or lot line adjustment and approved per North Salt Lake Code with the consent of the Homeowners Association.
 - Access: Each HP shall be accessible only through or across: (1) the adjoining Eaglewood Cove Phase 13 Building Lot of corresponding number; (2) HP parcels which have been accessed through a plot conversion or lot line adjustment shall be accessed from the Eaglewood Cove Building Lot corresponding to the newly created HP.
 - Permitted Uses: The HPs are intended for recreation use and open space and have no defined Building Envelope. Examples of appropriate private recreational land uses are: picnic areas, trails, general use, or outdoor sport areas. The use of any "special" recreational use to the detriment of the Hillside Parcels, the water pressure in either the primary or secondary water lines may not be sufficient to provide water to all or any of the Hillside Parcels.
 - Permitted Access Structures: Appropriate access structures to be recreational use shall include, but not be limited to, gates, garden sheds, etc. and may not include connection to utilities such as water, sewer, or power. Power may be provided via solar power panels, but may not be used for outdoor lighting at any structure.
 - Standards for Recreational Use and Accessory Structures:
 - Consideration for any accessory structure on an HP shall be permitted only upon approval of a resolution of the Critical Slope Area as provided in Note 16 below, including the submittal of a topographical survey, prepared by a licensed surveyor, demonstrating the slope of the area where an accessory structure to be placed has a slope less than 30% and upon which the Critical Slope Easement has been or is proposed to be established upon approval by the City Engineer.
 - If any accessory structure will be located upon a Hillside Parcel ("HP") for purposes of this restriction "accessory structures" shall not include mechanical equipment, cabinets or systems necessary for operation of permitted private recreational uses, such as hot air or welding fuel storage tanks, motors or pumps.
 - Demarcation that demarcation for its recreational use shall be a fence which protects and preserves the native vegetation; or minimum disturbing vegetation and an appropriate restoration fence is submitted equal to the estimated restoration cost. No cuts or fills shall be permitted to create construction pads, walk striping, etc. nor access for any heavy equipment upon the critical slope area.
 - Accessory structures shall not of applicable standards for size, height, setbacks, or other requirements provided by City Code.
 - Structures designed and constructed with similar materials of the main structure upon the adjacent building lot or other materials specifically designed and colored to blend into the natural environment.
 - Land uses such as picnic site or shooting range which require the use of material low ropes and connection to power, may only be permitted with mechanical systems that are contained entirely within an HP and which are constructed to reduce or eliminate noise from the low ropes. Operation of a low ropes shall only be permitted during daytime hours. No lighting of the ropes is permitted.
 - Application shall be accompanied by a letter from the HOA acknowledging their approval and conditions for the structure and land use requested.
- CRITICAL SLOPE EASEMENT:**
 - CRITICAL SLOPE EASEMENT AREA DEFINED:**
 - Building Lots: The Critical Slope Easement shall apply to all those portions of each building lot where the slope is greater than thirty percent (30%) and all areas outside the designated building envelope. If the building envelope is modified as provided in Note 13 above, the Critical Slope Easement shall no longer apply to that area.
 - Hillside Parcels: The Critical Slope Easement shall apply to all portions of each Hillside Parcel.
 - Exception: The herein designated Critical Slope Easement Area may be reduced by the City Engineer upon submittal of a topographical survey demonstrating those areas upon which the slope is less than thirty percent (30%). Critical Slope Easement Area may not be reduced on areas which include a public utility easement, drainage easement, or sewer easement without a plot conversion and approval of said easement.
 - UTILITY EASEMENTS/CRITICAL SLOPE EASEMENT AREAS:** Utility easements within the Critical Slope Easement Area are limited to those uses expressly identified herein and are to be constructed, maintained, repaired, and replacement of any utility services and utility lines within the Subdivision.
 - RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS:** Use and occupancy of any Critical Slope Easement Area is limited to those uses expressly identified herein and are to be used exclusively by the respective owner of the Lot or Hillside Parcel and their guests and invitees in accordance with these restrictions:
 - Each use will be restricted to test traffic only and incidental personal use (not highway traffic) use only. The use of motor vehicles in the purpose of towing the property and not for road, hill climbing, recreation or other such activities which may unduly disturb vegetation and cause erosion.
 - No paving, curbsiding, shed or temporary building of any kind shall be erected, constructed, permitted or maintained on, under, or within the Critical Slope Easement Area.
 - Except on approved areas, Lot or Hillside Parcel upon which any of the Critical Slope Easement Areas are located shall not be excavated, graded, filled, stored upon, dumped or emptied disturbed (except as a necessary measure when planting additional plants, shrubs, or trees) nor be used to store materials upon, over, or across the Critical Slope Easement Area.
 - Sods excavated as part of the construction of approved structures shall not be deposited nor stored within the critical slope easement area. Sods may be temporarily stored within the building envelope for the purpose of landscaping the foundation and the remaining sod shall be returned from the site.
 - Additional plants, shrubs, and trees may be planted upon the Critical Slope Easement Area including limited excavation and irrigation that is reasonably necessary to plant any such plants, shrubs, and trees. Excavation and disturbance shall be limited to local staging and the use of a small tractor for irrigation purposes. Native vegetation shall not be disturbed on slopes greater than 25% except as defined in this section.
 - Private recreational uses: Critical Slope Easement Areas may be permitted by Local Use Permit from the Community Development Department for the purpose of private recreational (not-commercial) use only.
 - DEVELOPER:** The foregoing reestablishing, add restrictions upon excavation, grading, and filling shall not apply to grading and filling performed in accordance with an approved development grading plan.
 - MAINTENANCE:** The respective owners of the Lots upon which any portion of the Critical Slope Easement Area may be located shall be responsible for maintaining that portion of the Critical Slope Easement Area which is located on their respective lots.
- EASEMENTS REEVALUATED:** Any and all conveyances of any lot shall be construed to grant and reserve said Critical Slope Easement Area as provided herein even though no specific reference to such easements appears in any such conveyance.
- CRITICAL SLOPE EASEMENT:** The following lots contain critical slope areas including storm drainage which easement is defined and governed in the CDEA's Lots 1301 & 1302. Said easement shall provide for: (a) the design and construction of the driveway access easement area by the respective parties thereto, (b) the ongoing maintenance and repair of the driveway access easement area by the respective parties thereto, (c) any new removal from the driveway access easement area, and (d) how the costs of both maintenance & repair and new removal of the driveway access easement area shall be allocated between the respective owners of the Critical Slope Easement Area.
- RESTRICTED ACCESS AREAS:** For lots which have restricted access shall have limited entry from those areas for property maintenance, temporary construction access, or other permitted uses only. No permanent vehicular access from those areas shall be permitted without review and approval of the city development review committee with a finding that the requested access will result in a net gain of access than could otherwise be approved outside the restricted access area, will result in less cuts and fills, and has been reviewed and approved by the city's geotechnical consultant.
- DISCRETION:** IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 FOR ALL LOTS, IT SHALL BE A REQUIREMENT TO SUBMIT WITH A BUILDING PERMIT APPLICATION OR LAND USE APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE AND AN ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
- THE REPORT MUST CLARIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEO-TECHNICAL & GEOLGIC HAZARD INVESTIGATION REPORT: EAGLEWOOD COVE RESIDENTIAL DEVELOPMENT, PHASES 13-15, PREPARED BY INTERNATIONAL GEOENVIRONMENTAL SERVICES INC. (IGES) DATED JUNE 30, 2020 AND UPDATED MARCH 30, 2021. THE REPORT MUST ADDRESS SECTION 7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS, SECTION 8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS, AND TABLE 9.0 SPECIAL RECOMMENDATIONS BY DATE.**
- Records of Bearing to North 003013' West between the Found Southwest Corner and Found East Quarter Corner of Section 7, Township 1 North, Range 1 East, Salt Lake Base & Meridian.
- Record of Survey for the herein plotted land was performed by Bingham Engineering and recorded as Document No. 0199 Official Records Davis County.



Prepared by: **BINGHAM ENGINEERING**
 10840 N. 1500 E. SUITE 200, SALT LAKE CITY, UT 84141
 (801) 552-2500 www.binghamut.com

Davis County Recorder
 Entry No. **35185A** Fee Paid **620.00**
 Filed for record and recorded this 12th day of January 2020 at 9:48 a.m.
 in Book **415** of Official Records, page **22**
 (Signed: T. Stinson)
 Deputy Recorder
 Date 12/27/2022 Proj # 4893 Int 3 of 4

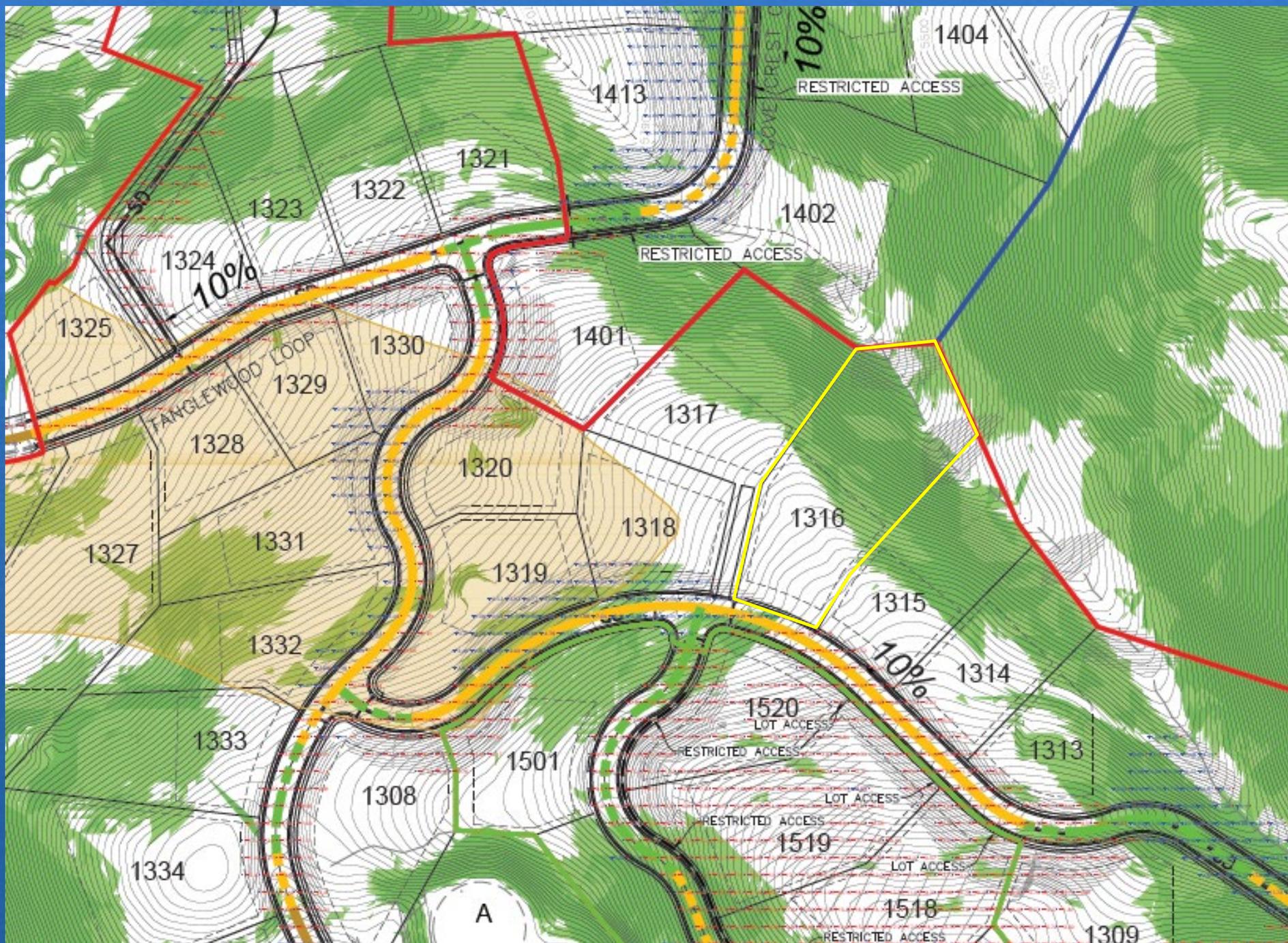
Plat Notes:

13. Building Lot Envelopes: All homes and structures shall be contained within the building envelopes as specified on the plat. Adjustments to the building envelope up to 10% may be approved by the CD Director with the advice of the City Engineer and a finding that the requested modification is warranted by environmental features, site conditions, location of existing improvements, architecture or sustainability consideration, retention of native vegetation and slope, or where the submission of a topographical survey justifies the adjustment of the building envelope to include adjacent areas less than 30% slope and exclude areas equal to or in excess of 30% slope. Lot grading outside of the designated building envelope shall not be allowed to modify the natural grade for the purposes of meeting this requirement.

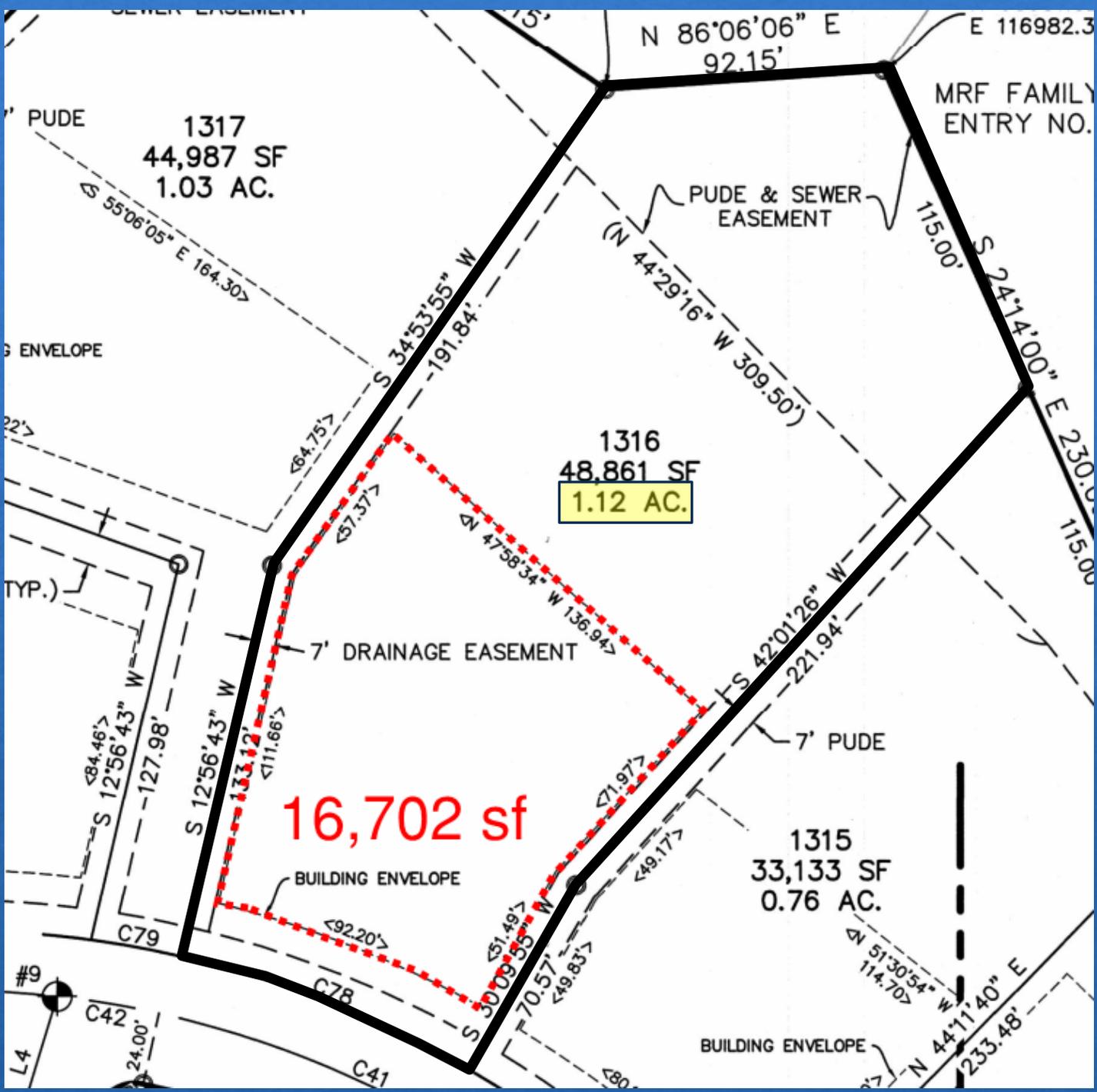
16. a) Critical Slope Easement Defined:

i. Building Lots: The Critical Slope Easement shall apply to all those portions of each building lot where the slope is greater than 30% and all areas outside the designated building envelope....

iii. Exception: The herein designated Critical Slope Easement may be reduced by the City Engineer upon submittal of a topographical survey demonstrating those areas upon which the slope is less than 30%.



Scale 1"=150'



1317
44,987 SF
1.03 AC.

1316
48,861 SF
1.12 AC.

1315
33,133 SF
0.76 AC.

16,702 sf

MRF FAMILY
ENTRY NO.

BUILDING ENVELOPE

BUILDING ENVELOPE

7' DRAINAGE EASEMENT

PUDE & SEWER
EASEMENT

7' PUDE

BUILDING ENVELOPE

(TYP.)

#9

L4

C42

C79

C78

C41

N 86°06'06" E
92.15'

E 116982.3

PUDE

S 55°06'05" E 164.30'

S 34°53'55" W
191.84'

(N 44°29'16" W 309.50')

115.00'
S 24°14'00" E 230.00'
115.00'

S 12°56'43" W
127.98'

S 12°56'43" W
133.12'

S 12°56'43" W
111.66'

S 12°56'43" W
111.66'

N 47°58'34" W 136.94'

S 42°01'26" W
221.94'

S 42°01'26" W
221.94'

N 51°30'54" W
114.70'

N 44°11'40" E
233.48'

S 30°09'55" W
70.57'

S 30°09'55" W
49.83'

S 30°09'55" W
49.17'



Developer/Realtor Process:

- Dropbox with disclosures, Geotech report (1,000 pages), plat map, etc.
- “Helpful Hints” 1 page guide
 - Select a lot
 - Enter into Contract
 - Due Diligence:
 - Review Dropbox
 - Title report
 - Pre Closure Due Diligence (soils test, survey, etc.)
 - Architecture & Landscape Design
 - Order topographic survey
 - Order site specific geotech
 - Review with HOA Committee
 - Building Permit Approval
 - Construction

Developer/Realtor/City Process:

- “Helpful Hints” -*Revised 3 pages*
 1. Select a lot
 - a) *Building envelopes determined based upon generalized slope map-to determine the actual envelope topographical survey required*
 - b) *City requires a site specific geohazard investigation and review which will influence the home design*
 2. Enter into Contract
 3. Due Diligence:
 - a) *Contact the City CD & Engineering Departments regarding scope of required submittals and timelines*
 - b) Review Dropbox
 - c) Title report
 - d) Pre Closure Due Diligence (soils test, survey, etc.)
 4. Architecture & Landscape Design
 - a) Order topographic survey
 - b) *Schedule pre-application meeting with City Staff and architect/builder*
 - c) *Select Geotech consultant & order site specific Geotech (prior to contracting verify consultant qualifications)*

Developer/Realtor/City Process:

- “Helpful Hints”-Revised 3 pages (Continued)
 4. Architecture & Landscape Design
 - d) *Conceptual Site Plan Design-list of requirements*
 - e) *Geohazard Scoping Meeting*
 - f) *Home & Landscape Design*
 - i. *CCRs*
 - ii. *Sensitive Overlay Zone*
 - iii. *Retaining wall design*
 - iv. *Water Efficient Landscaping*
 - v. *Subdivision Plat Notes*
 - vi. *Recommendations from IGES Subdivision Geotech Report (Table H)*
 - vii. *Drainage compliance with Geotech recommendations*
 5. Review with HOA Committee
 6. Building Permit Approval
 - a) *Approved Geotech report & retaining wall design*
 - b) *Approved Site Plan*
 - c) *Approved Construction Plans*
 - d) *Approved Landscape Design Plans*
 7. Construction

LANDSCAPE IMPROVEMENTS
Eagleridge Drive



Eagle Ridge Drive



The Tower

Cost Estimate:

1A: \$781,080

1B: \$667,175



Native Hillside

Cost Estimate:

\$557,175



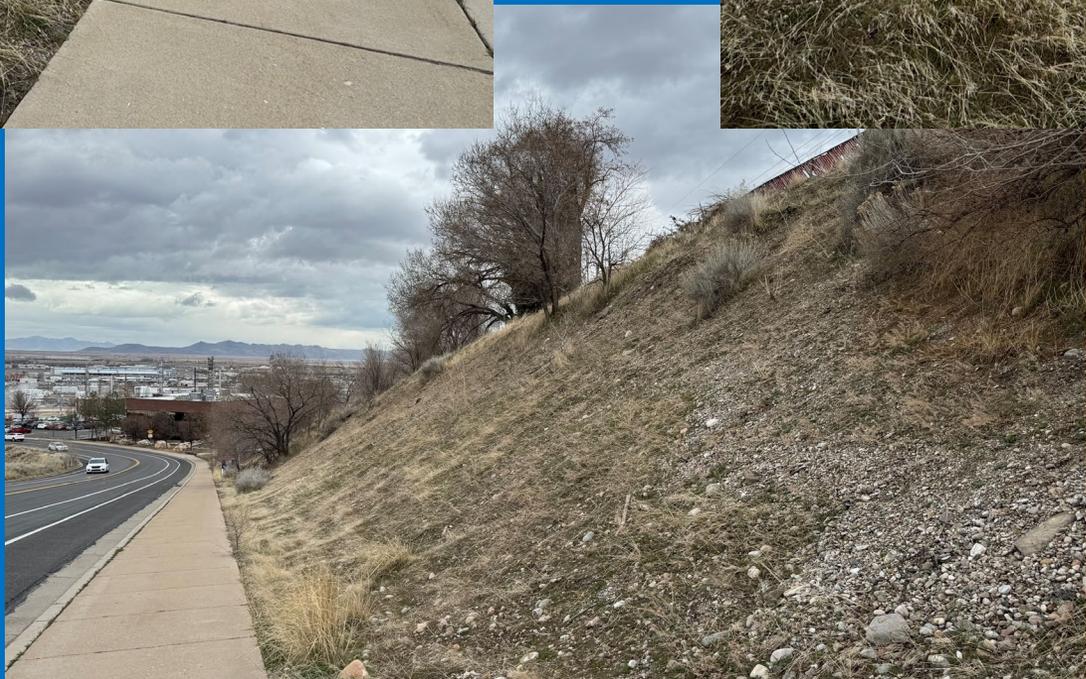
Italian Hillside







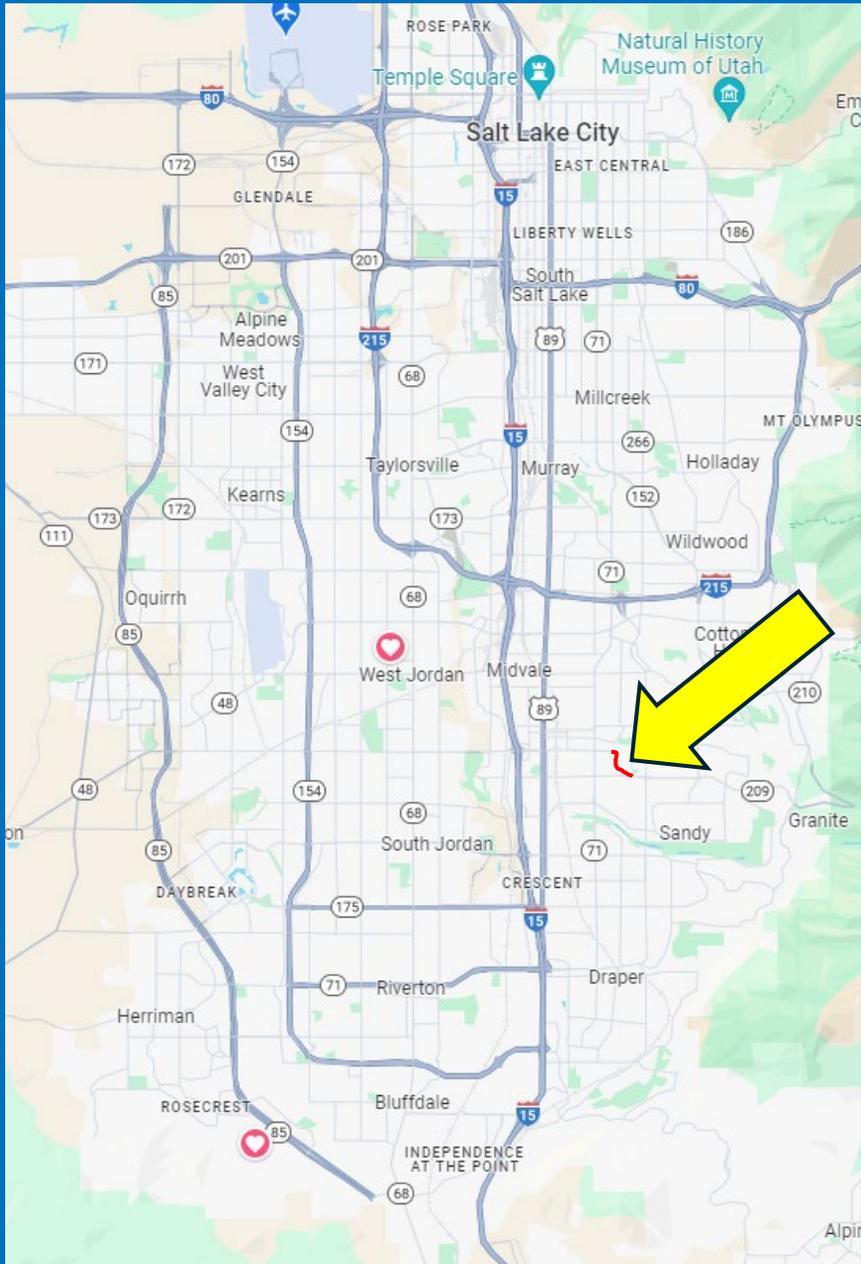












Quarry Bend Drive Sandy, Utah (9000 South-9400 South)



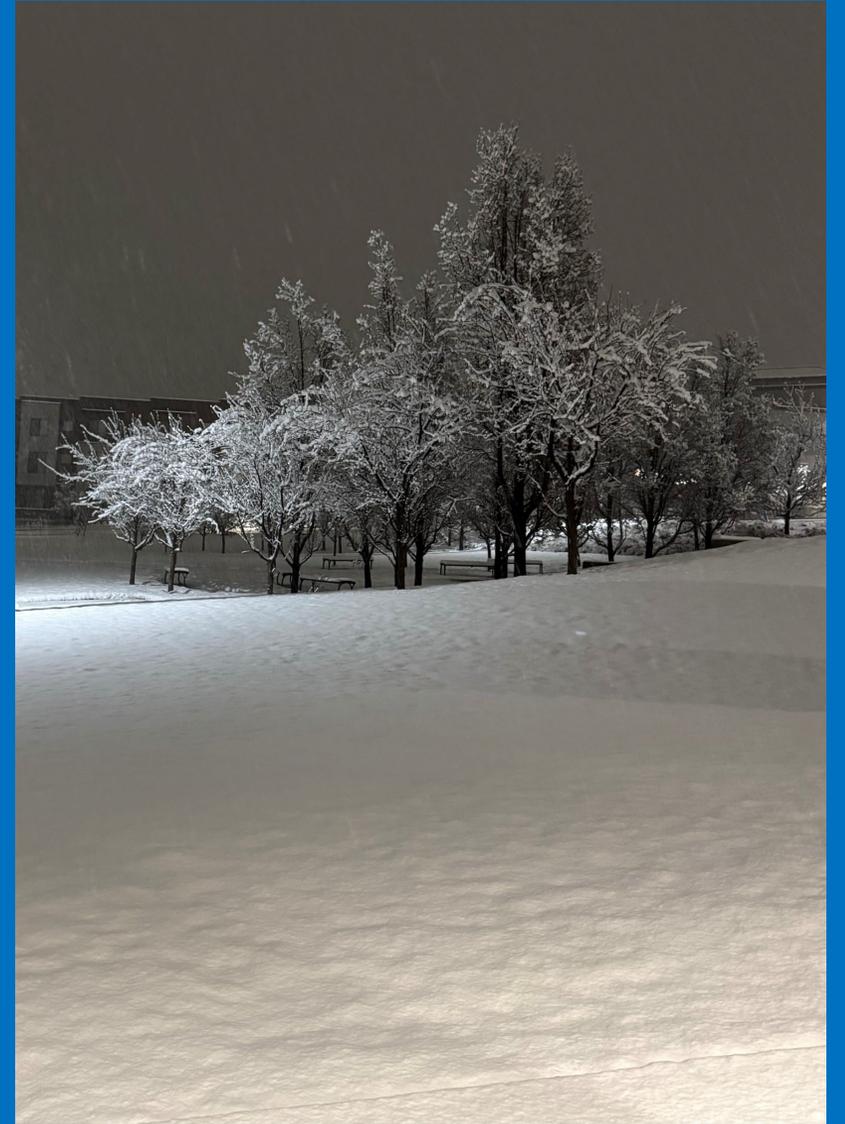


FY25 Budget for Tree Planting

- \$75,000 for tree planting (Citywide)
- \$75,000 for tree planting on Center Street

Available funds in Hwy 89 RDA:

- \$110,000 unallocated funds



ADJOURN



City of
NORTH SALT LAKE

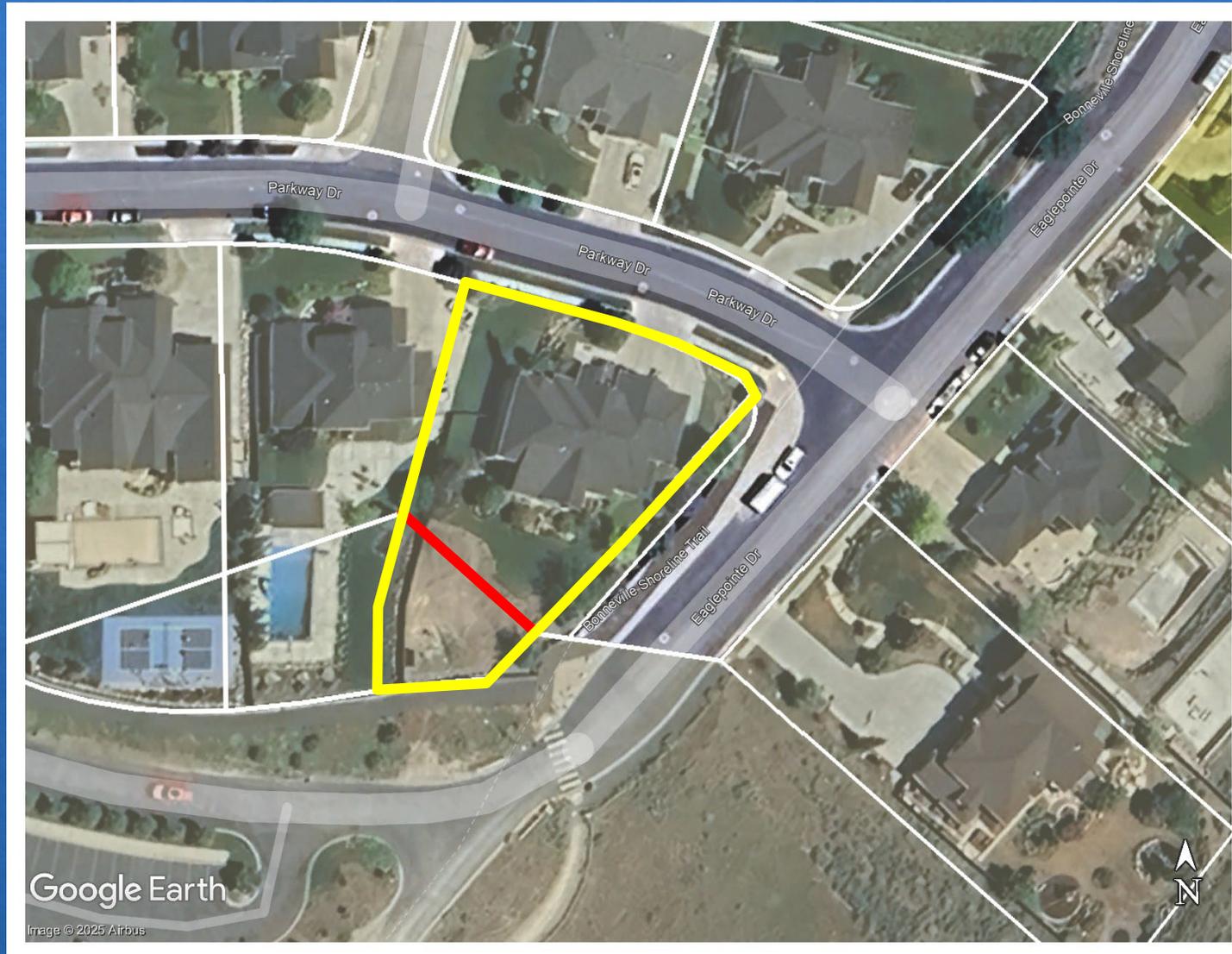
CITY COUNCIL
Meeting

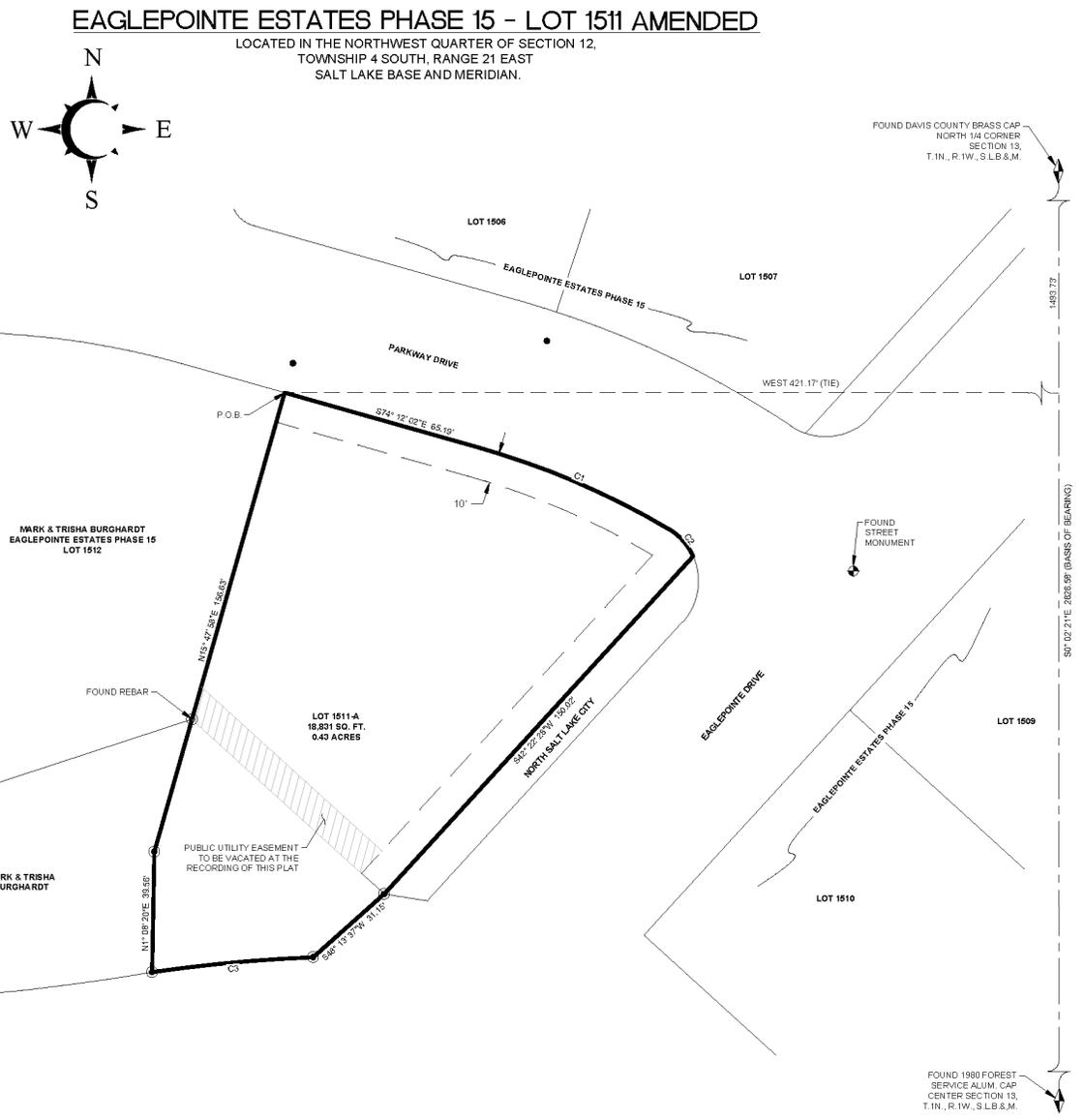
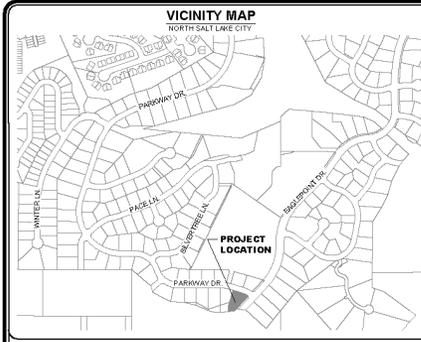
March 18, 2025
7:00 p.m.

CITIZEN COMMENT

PLAT AMENDMENT
Eaglepointe Estates Lot 1511

Plat Amendment
Lot 1511, Eaglepointe Estates Ph. 15
1030 South Parkway Drive
Aerial/Zoning





LEGEND

- = FOUND SECTION CORNER
- = SET 5/8" REBAR AND CAP L.S. 7173588
- = EXISTING PROPERTY CORNER
- = EXISTING STREET MONUMENT
- = EXISTING PLUG
- = SECTION LINE
- = PROPERTY LINE
- = ADJACENT PROPERTY LINES
- = PUBLIC UTILITY EASEMENT
- = VACATED PUBLIC UTILITY EASEMENT

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.58	265.27	14°48'45"	S66°47'39"E	68.39
C2	12.34	20.00	36°20'06"	S41°42'51"E	12.14
C3	53.00	523.80	6°47'52"	S84°40'39"W	52.98

- NOTES**
- APPROVAL OF THIS SUBDIVISION PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS OVER THE LOCATION OF DEPTH OF GROUND WATER TABLE.
 - NOTES FROM EAGLEPOINTE ESTATES PHASE 15, ENTRY NO. 2272420, DAVIS COUNTY RECORDER, ARE APPLICABLE TO THIS PLAT.

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS **EAGLEPOINTE ESTATES PHASE 15 - LOT 1511 AMENDED** AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 09°02'21" EAST 1483.73 FEET ALONG THE QUARTER SECTION LINE AND WEST 421.17 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 74°12'02" EAST 65.19 FEET; THENCE ALONG THE ARC OF A 265.27 RADIUS CURVE TO THE RIGHT 68.58 FEET (CHORD BEARS SOUTH 66°47'39" EAST 68.39 FEET); THENCE ALONG THE ARC OF A 20.00 RADIUS CURVE TO THE RIGHT 12.34 FEET (CHORD BEARS SOUTH 41°42'51" EAST 12.14 FEET); THENCE SOUTH 42°22'28" WEST 150.02 FEET; THENCE SOUTH 48°15'37" WEST 31.15 FEET; THENCE ALONG THE ARC OF A 523.80 RADIUS NON-TANGENT CURVE TO THE LEFT 53.00 FEET (CHORD BEARS SOUTH 84°40'39" WEST 52.98 FEET); THENCE NORTH 01°09'20" EAST 38.56 FEET; THENCE NORTH 15°47'59" EAST 156.63 FEET TO THE POINT OF BEGINNING.

NARRATIVE

VALLEY LAND SURVEYING WAS CONTRACTED BY RAUL WESTON TO COMBINE LOT 1511 EAGLE POINTE ESTATES PHASE 15 WITH AN ADJACENT PARCEL PURCHASED FROM NORTH SALT LAKE TO CREATE 1 LOT. THE RECORD LOCATION FOR EAGLE POINTE PHASE 15 WAS MOVED (NO ROTATION) SOUTH 43°06'38" EAST 0.90 FEET FROM THE NORTH QUARTER CORNER TO FIT EXISTING PROPERTY CORNERS AND CENTRELINE MONUMENTS THAT WERE FOUND WHILE DOING THE FIELD WORK. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 09°02'21" EAST BETWEEN THE NORTH QUARTER AND THE CENTER QUARTER CORNER OF SECTION 13 AS SHOWN.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CASE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

EAGLEPOINTE ESTATES PHASE 15 - LOT 1511 AMENDED

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

EXECUTED THIS _____ DAY OF _____, 2020

BY: _____ BY: _____
RAUL K. WESTON KAMI L. WESTON

ACKNOWLEDGEMENT

State of Utah)
County of Utah)

ON THE _____ DAY _____, 20____, PERSONALLY APPEARED BEFORE ME, RAUL K. & KAMI L. WESTON, WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S SEAL	CITY/COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
-----------------	---------------------------	---------------------

DRAWN: TRK	PROJECT #	SCALES HORIZ. 1"=20'
DESIGNER: DEK	VIA 1009	
REVIEWED: DEK	DATE: 10/21/2024	

PROJECT NAME:

EAGLEPOINTE ESTATES PHASE 15 - LOT 1511 AMENDED

PROJECT LOCATION:

**1030 SOUTH PARKWAY DRIVE
NORTH SALT LAKE, UTAH**

RECOMMENDED FOR APPROVAL:	RECOMMENDED FOR APPROVAL:	CITY COUNCIL'S APPROVAL	DAVIS COUNTY RECORDER
RECOMMENDED THIS _____ DAY OF _____, 2024.	RECOMMENDED THIS _____ DAY OF _____, 2024.	PRESENTED TO THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, UTAH, ON THIS _____ DAY OF _____, 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____, 2024 AT TIME _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ DAVIS COUNTY RECORDER _____ BY _____ DEPUTY RECORDER
BY: _____ CITY OF NORTH SALT LAKE ATTORNEY	BY: _____ CITY OF NORTH SALT LAKE ENGINEER	CITY RECORDER ATTEST: _____ MAYOR: _____	

DRAFT

FINAL PLAT

SHEET TITLE: _____ SHEET
1 of 1

Proposed Motion

I move that the City Council approve the plat amendment to combine lot 1511 of Eaglepointe Estates Phase 15 Subdivision with parcel number 01-120-0093 and to vacate the rear public utility easement at 1030 South Parkway Drive with the following condition:

1. Completion of engineering redlines.

RESOLUTION 2025-11R
Tree Planting Program

Tree Planting Program

Budget: \$10,000

Contractor: Super Trees

Program:

- City: Contract with Super Trees and Order Trees
 - City billed after installation
 - Approx. \$450 per tree with installation
 - 22 trees
- Residents submit application and site plan for a tree in Park Strip or Front Yard (first come)
 - Pay cost 50% of tree & installation
 - Choice of 3 trees (dependent upon size of park strip)
 - Land Use Permit with site plan and designated planting spot
 - Requirements
 - Irrigation for tree
 - Location in conformance with tree ordinance
- Super Trees
 - Schedule and install trees Late April/Mid May
 - Bill City for Cost



Pacific Sunset Maple



Flowering Cherry



Wireless Zelkova

Proposed Motion

I move the City Council approve Resolution 2025-11R adopting a Tree Planting Program for the City of North Salt Lake.

RESOLUTION 2025-12R

Approving a Statewide Utility
License Agreement with UDOT

STATEWIDE UTILITY LICENSE AGREEMENT (SULA)

Purpose: Expediting the approval of UDOT permits for operating, construction and maintaining utility lines and related facilities within state highway rights-of-way

- UDOT grants non-exclusive license to a Local Government for facilities within ROW
- UDOT agrees to promptly review any encroachment permit filed pursuant to procedures in the agreement
- UDOT agrees for emergency work to be done without a prior encroachment permit
- Renews every five years, last agreement was dated 2019

Proposed Motion

I move that the City Council approve Resolution 2025-12R, a resolution approving a Statewide Utility License Agreement with Utah Department of Transportation (UDOT).

RESOLUTION 2025-13R
Transfer of Surplus Property



W 2600 S

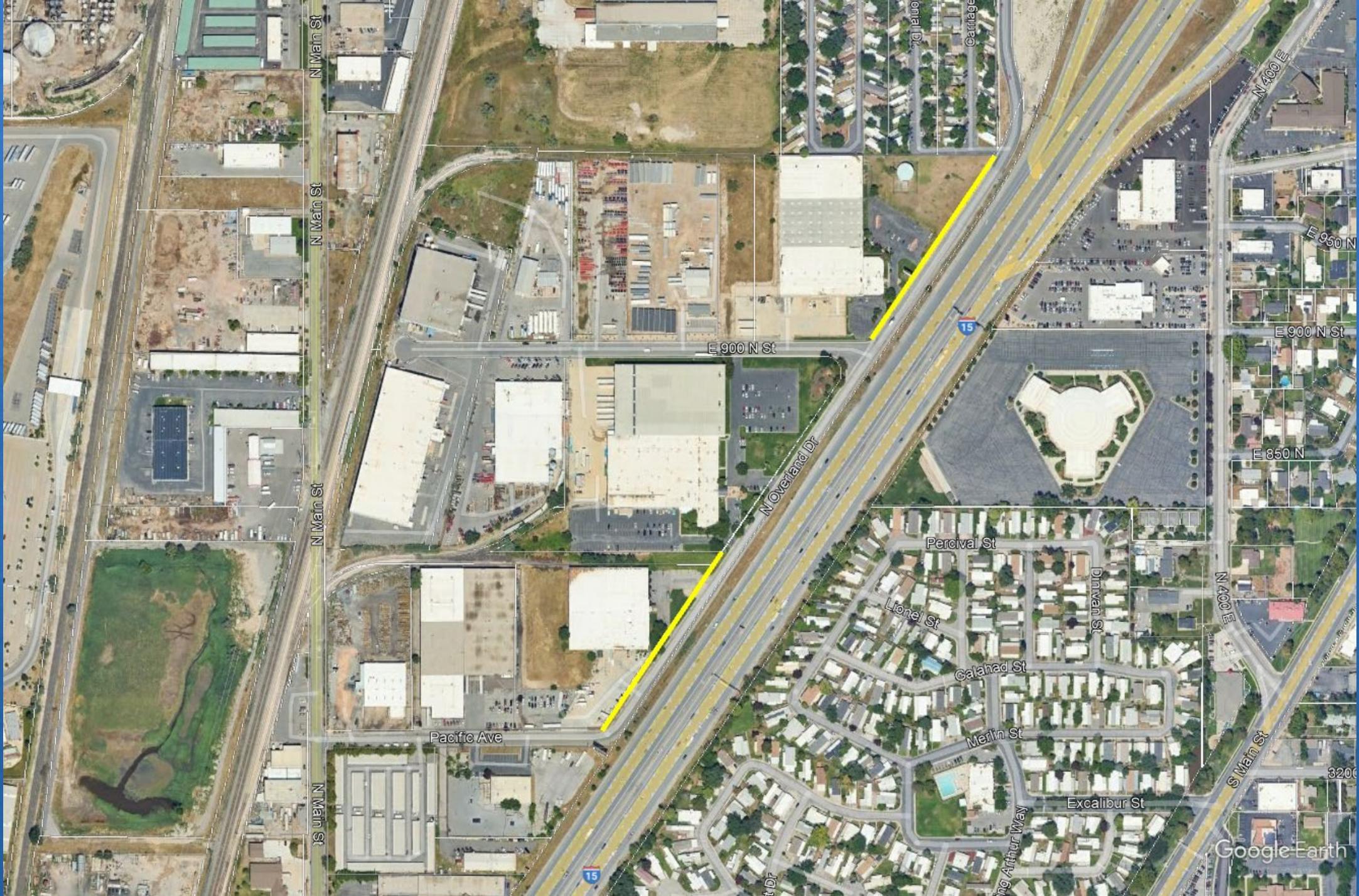
93

93

N 400 E

N 500 E

Google Earth



Proposed Motion

I move the City Council approve Resolution 2025-13R: A resolution accepting the proposed transfer of surplus property from the I-15 reconstruction project to the City of North Salt Lake.

RESOLUTION 2025-14R
Arts Committee Bylaws

Arts Committee Bylaws

- Committee Members (5) & Terms
- City Council Liaison
- Staff Support

- Member Responsibilities
- Staff Responsibilities

- Meeting Guidelines
 - Notice
 - Quorum
 - Order of Business

- Duties
 - Implementation of Public Art Program
 - Cultivate and review public art proposals
 - Identify sites and recommend budgets
 - Administer Mural Program
 - Identify Funding
 - Annual Report to City Council
 - Other duties as assigned by Council



Arts Committee Bylaws (continued)

- Criteria for evaluation of sites and art
 - Visibility
 - Public Safety
 - Cultural Significance
 - Function
 - Future Development
 - Permanence
 - Media
- Rules of Order & Procedure
 - Meetings (reg. and electronic)
 - Parliamentary Order
 - Voting
- Support & Resources Requests



Proposed Motion

I move that the City Council approve Resolution 2025-14R adopting bylaws for the City's Arts Committee.

RESOLUTION 2025-15R
Trails & Active Transportation
Committee Bylaws

Proposed Motion

I move that the City Council approve Resolution 2025-15R adopting bylaws for the City's Trails & Active Transportation Committee.

INTRODUCTION
TITLE 10 LAND USE CODE
AMENDMENTS

TITLE 10 CODE AMENDMENTS

USC 10-9a-507 Conditional Uses

(1) (a) *A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.*

(b) *A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.*

(2) (a) (i) *A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.*

(ii) *The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.*

(b) *If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.*

(c) *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.*

(3) *A land use authority's decision to approve or deny conditional use is an administrative land use decision.*

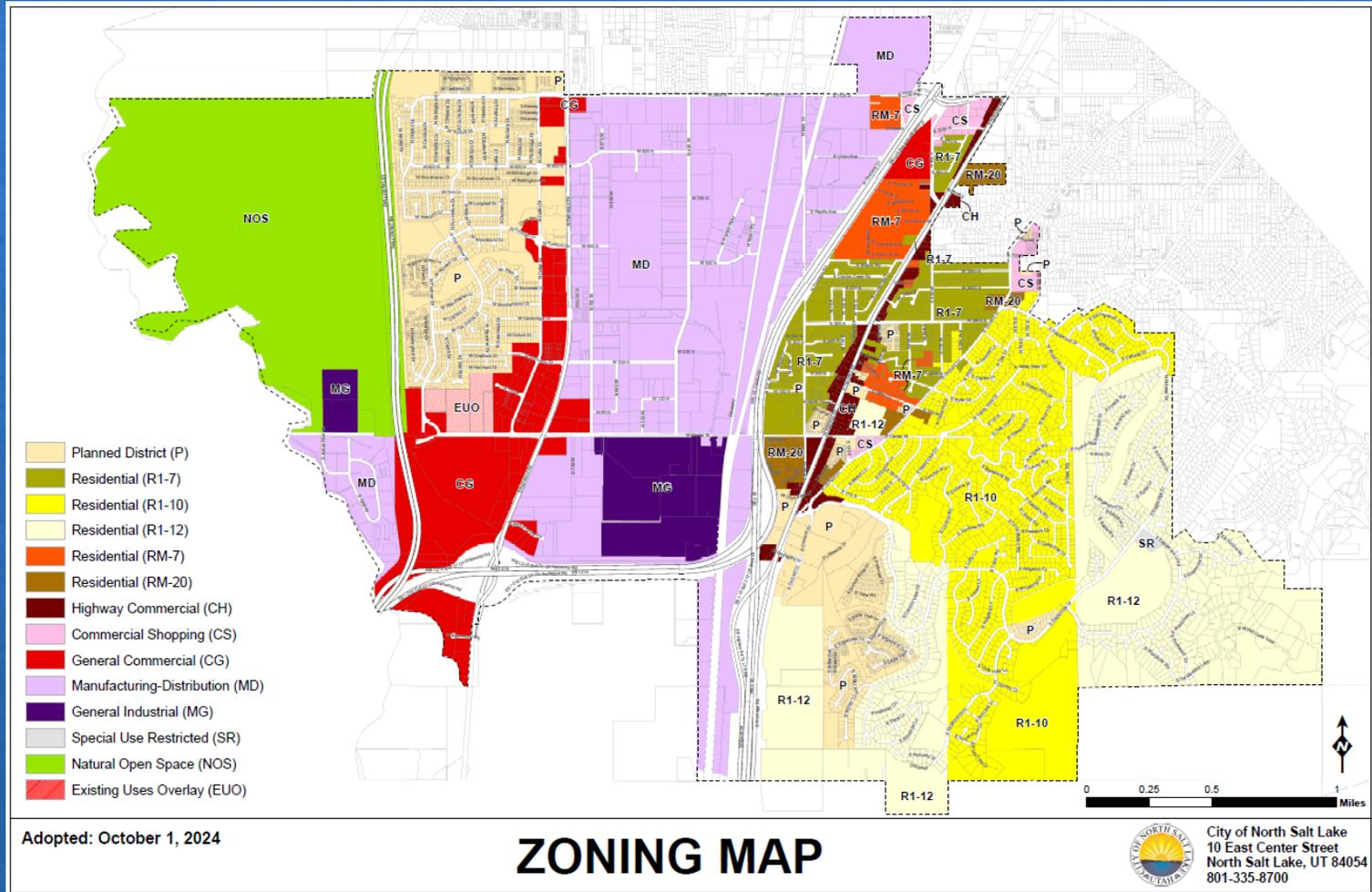
(4) *A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.*

TITLE 10 CODE AMENDMENTS

Chapter 11

Chapter 11

- Commercial Shopping C-S Zone
- General Commercial C-G Zone
- Manufacturing Distribution M-D Zone
- General Industrial M-G Zone
- 323 Individual Use Categories
 - P Permitted
 - C Conditional
 - N Not Permitted
 - S Staff Determination
- Organized Uses Into General Categories
 - Combined Similar Uses
 - Alphabetize



TITLE 10 CODE AMENDMENTS

Planning Commission Work Sessions

Chapter 11: Commercial & Industrial Districts

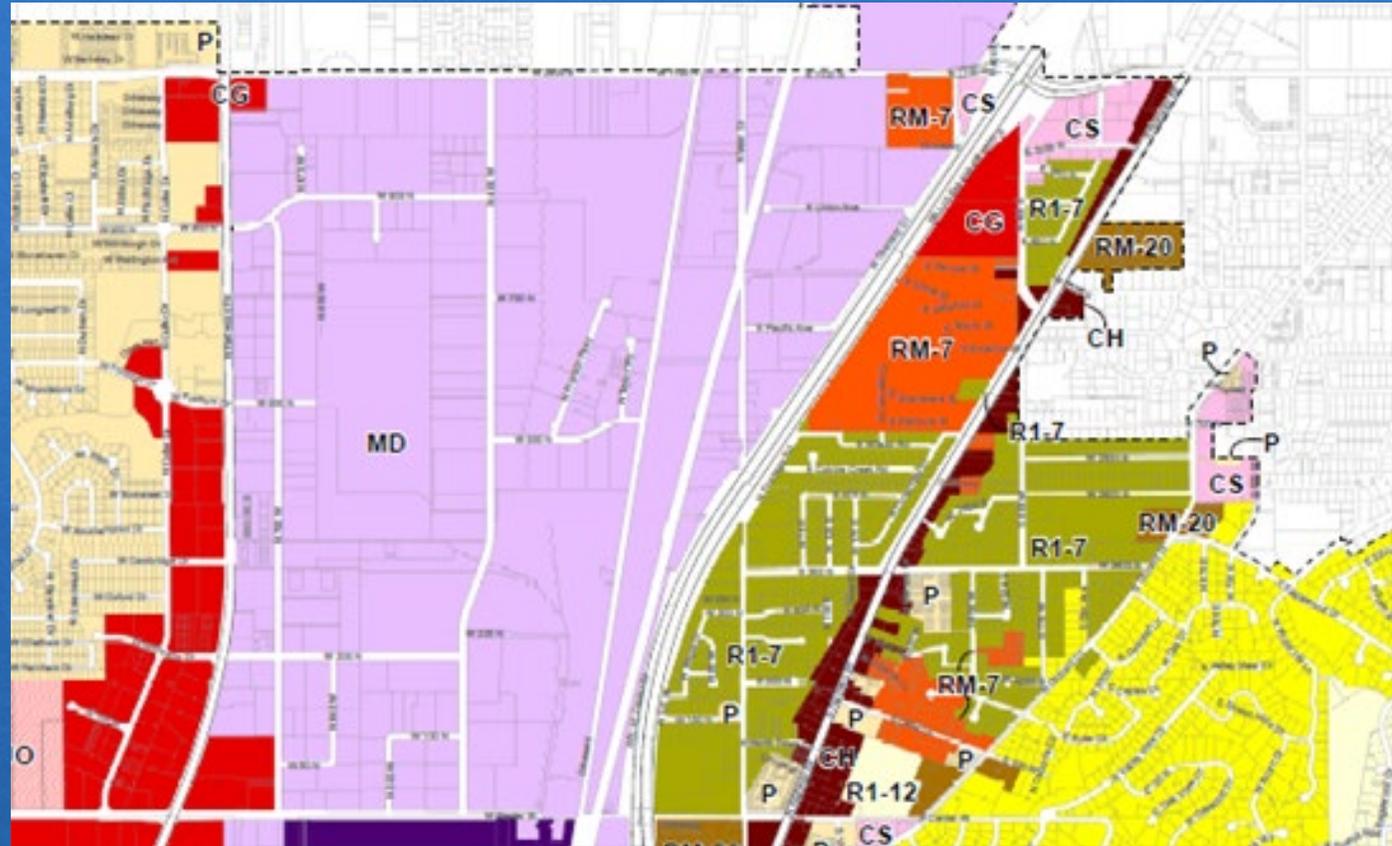
- Reviewed intent & vision each zone
- Reviewed every use for recommendation
 - Permitted (most)
 - Conditional (few)
 - Prohibited (uses not wanted even with standards/conditions)

Chapter 19: Specific Use Standards

- Draft Standards of Review
- Move standards in Chapter 1 to 19 where appropriate

Chapter 4 Signs

- Update Sign Regulations
- Free Speech Zone



Chapter 11: Commercial & Industrial Districts

Twenty (20) Land Use Categories

1. Accessory-Caretaker residences, outdoor display and storage, temporary uses
2. Agricultural-Community gardens
3. Automotive-Sales, repair, rental, maintenance, impound lots
4. Banking-banks and pawnshops
5. Building, Contracting, & Suppliers-Contractors, building machinery and material dealers
6. Education, Schools, & Training-Public or private, group instruction, professional trades
7. Entertainment-Amusement centers, theaters
8. General Office-Call centers, offices
9. Healthcare-Clinics, dentists, residential care facilities
10. Hospitality-Restaurants, lodging
11. Manufacturing & Assembly-light and heavy manufacturing and assembly uses
12. Mining & Support Services
13. Personal Services-Animal care, small appliance repair, laundry, salons
14. Religious, Grant Making, Civic, Professional, & Similar Organizations-Churches and non-profit volunteers
15. Retail Trade-general and specialty retail trade
16. Social Services-youth services, food pantries, emergency relief, vocational rehab
17. Transportation & Freight-Passenger, freight transportation and support services
18. Utilities, Public Services, Waste Management, & Remediation Services-Cellular towers, energy distribution, sewer treatment
19. Warehousing & Wholesale Trade-durable and non-durable goods
20. Warehousing, Storage Facilities-general warehousing and storage units

Chapter 19: Specific Use Standards (Established Oct. 2024 with accessory caretaker residence code amendment)

10-19-3: Accessory Uses

- Relocation of some Ch. 1 standards
 - Outdoor storage/display
- New standards
 - Contractors yards on construction sites
 - Temporary portable containers

10-19-4: Agricultural Uses

- Community gardens

10-19-5: Automotive Uses

- Dealers
 - Minimum lot size
 - Delivery & storage/display area
 - Parking
 - Landscaping
 - Multi-tenant buildings
- Car washes-water use/operations
- Maintenance/Repair-min lot size, bay door location, parking, storage
- Tow and impound lots-screening and hard surfacing



10-19-6: Banking-ATM location

10-19-7: Building, Contracting & Suppliers

- Outdoor storage
- Size limit in C-S Zone for home supply stores

10-19-8: Education

- Group Instruction-parking standards for recitals, pick up/drop off cueing
- Micro-Education facilities-state code

10-19-9: Entertainment-noise and parking

10-19-10: General Office-call center parking

10-19-11: Healthcare-outpatient and care facilities licensing and signage

10-19-12: Hospitality

- Banquet & Reception center-noise and parking
- Food Service Contractors & Food Trucks-parking, access, noise, operation
- Lodging accessory uses
- Restaurants-drive thru standards

10-19-13: Manufacturing & Assembly-Chemicals/hazardous materials storage, food prep, odor, noise

10-19-14: Mining & Support Activities-refers to SR zone regs & outdoor storage

10-19-15: Personal Services

- Animal Care-noise, waste disposal, size in CS zone
- Pharmacies-medical cannabis
- Salons-tattoo parlors

10-19-16: Religious-paring, setback, height

10-19-17: Residential

- Accessory Dwelling Units-amendments to tiny homes on wheels
- Short Term Rentals
 - Use of apartment units 50%, max 10 units
 - Administrative revocation of license with appeal process

10-19-18: Retail Trade-nursery centers, gas station, tobacco stores

10-19-19: Social Services

- Daycare-moved with existing language, added playground, and limit size in CS

10-19-20: Temporary Uses- Christmas tree lots, fireworks stands

10-19-21: Transportation & Freight-setbacks from residential uses

10-19-22: Utilities

- Communication towers-height by zone, appearance, lighting
- Energy Storage Facilities-screening, noise buffers, egress, hazard
- Pipelines-egress, location, hazard, landscaping
- Portable toilet business-operational standards, cleaning, storage, odor
- Sewage treatment-setback from residential, landscape buffers
- Utility transmission-storage, height
- Waste, non hazardous-screening, noise, surfacing, recycling
- Waste materials recovery-location, size, odors, noise, setbacks, operations
- Waste remediation-storage, disposal

10-19-23: Warehousing & Wholesale-outdoor storage, cargo containers, hazardous materials

10-19-24: Warehousing, Storage Facilities

- General warehousing-setback from residential, hazards
- Self Storage-caretaker, screening, landscaping, vehicle storage, access, egress, operation, lighting

Chapter 4 Signs

10-4-5: Definitions

- Moved existing 3 terms from 10-4-14
- Added terms not previously defined

10-4-6: General Regulations

- Prohibited signs-listed where previously marked “N” in table
- Temporary Off Premise Development Signs
 - Corrected outline heading (previously numbered under unregulated signs)
 - Allow in sign overlay zones
 - Conditional in other zones

10-4-7 to 10-4-10-updates staff titles, appeal authority and permitting

10-4-14: Sign Type Use Table

- Reorganize, group, alphabetize sign types
- Changed some conditional to permitted
- Sign heights and size standards conform to standards used in development agreements
- Increase minimum setback from right of way from 2' to 5'

10-4-15: Billboard Standards

- Stand alone section of footnotes and use table regulations for billboards for clarity

10-4-16: On Premise Interstate Signs

Stand alone section of footnotes and use table regulations for clarity

10-4-19: Free Speech Zone

- Mayor or designee may establish zone for public events
- Modeled after State Regs at Capital and Taylorsville City

OVERVIEW OF GEOLOGICAL ISSUES

The Ridge Subdivision

THE RIDGE SUBDIVISION

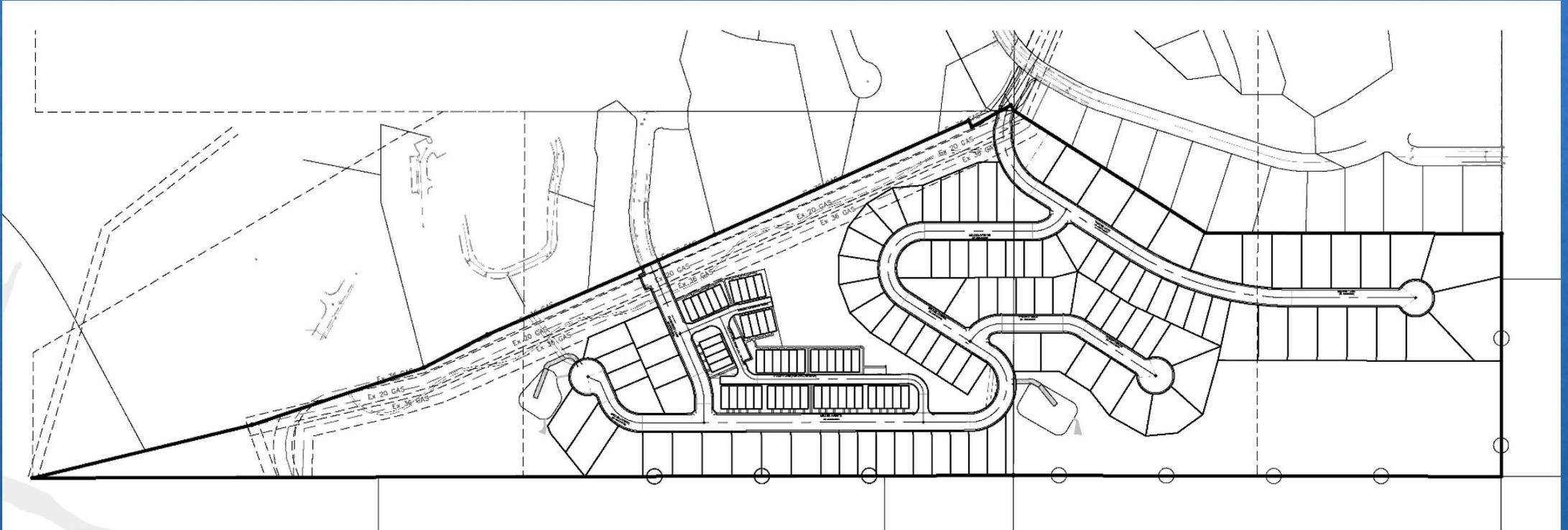
THE RIDGE



THE RIDGE SUBDIVISION

Subdivision Plat: August 2019

- 103 Single Family Homes
- 50 Townhomes



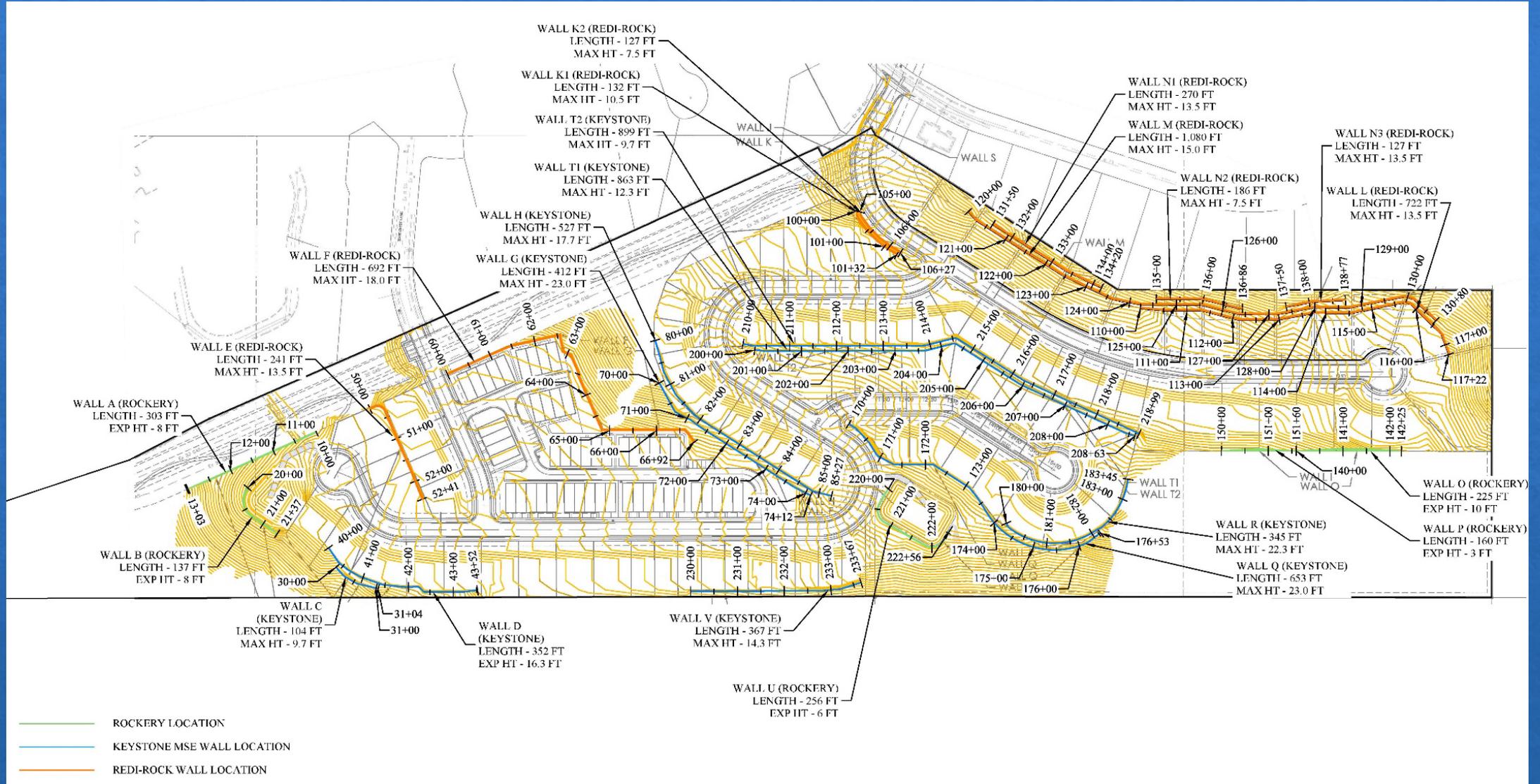
Construction began August 2019

Final Walk October 2021

Updated punch lists: 2022, 2023 & 2024

Status: Pending Final Acceptance

THE RIDGE SUBDIVISION RETAINING WALLS



Geotechnical Studies & Requirements
Site-Specific Geotech Requirement

Private Critical Infrastructure
Sensitive Lands Overlay Zone

THE RIDGE SUBDIVISION

Boulder-type Retaining Walls

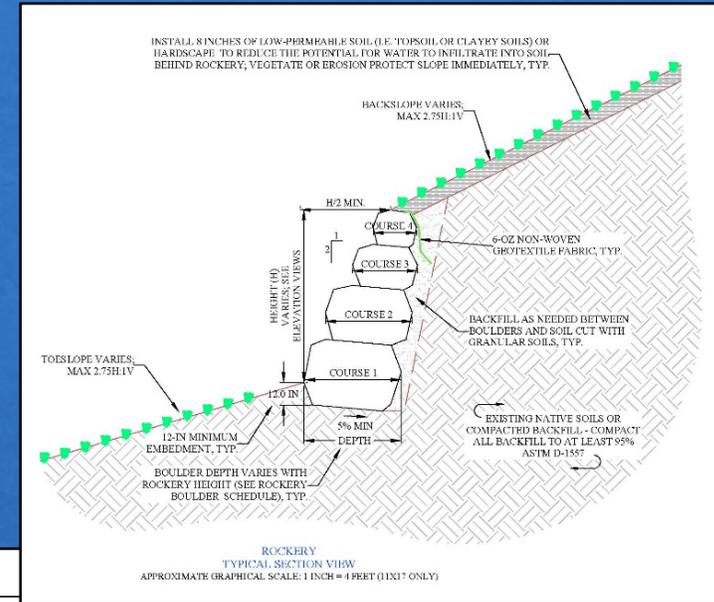
- Official Name: Rockery
- Subdivision walls – built by developer
- Private Walls – built by homeowner or home builder



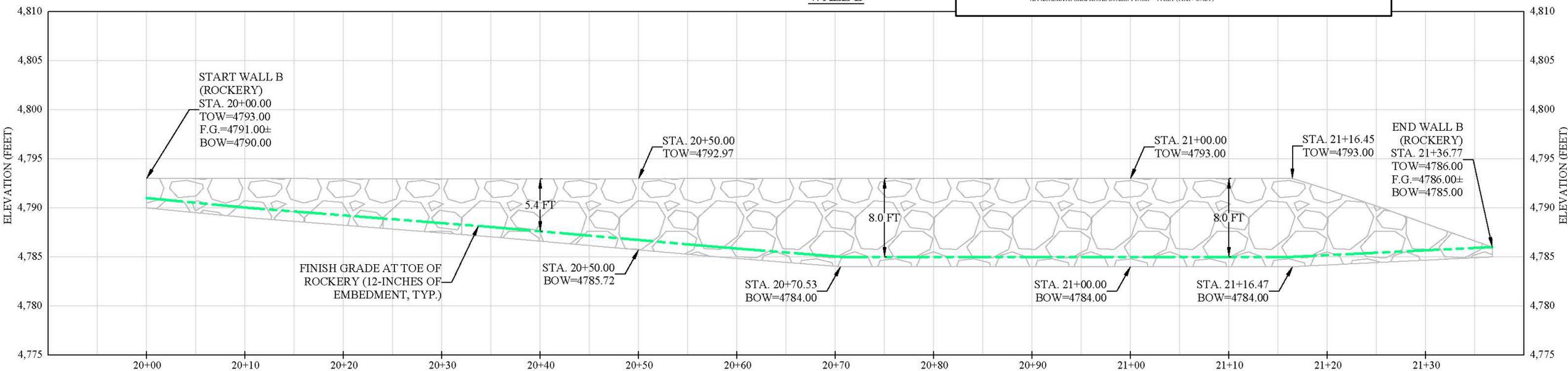
THE RIDGE RETAINING WALLS

Rockeries

	Length (ft)	Height (ft)
Wall A	303	8
Wall B	137	8
Wall O	225	10
Wall P	160	3
Wall U	256	6



WALL B



THE RIDGE SUBDIVISION

Redi-Rock type Retaining Walls

- Very large blocks (up to 60")
- Located along eastern boundary
- 1 to 3 Tiers (below Parkway)
- Single tier elsewhere



THE RIDGE SUBDIVISION

Keystone-type Retaining Walls

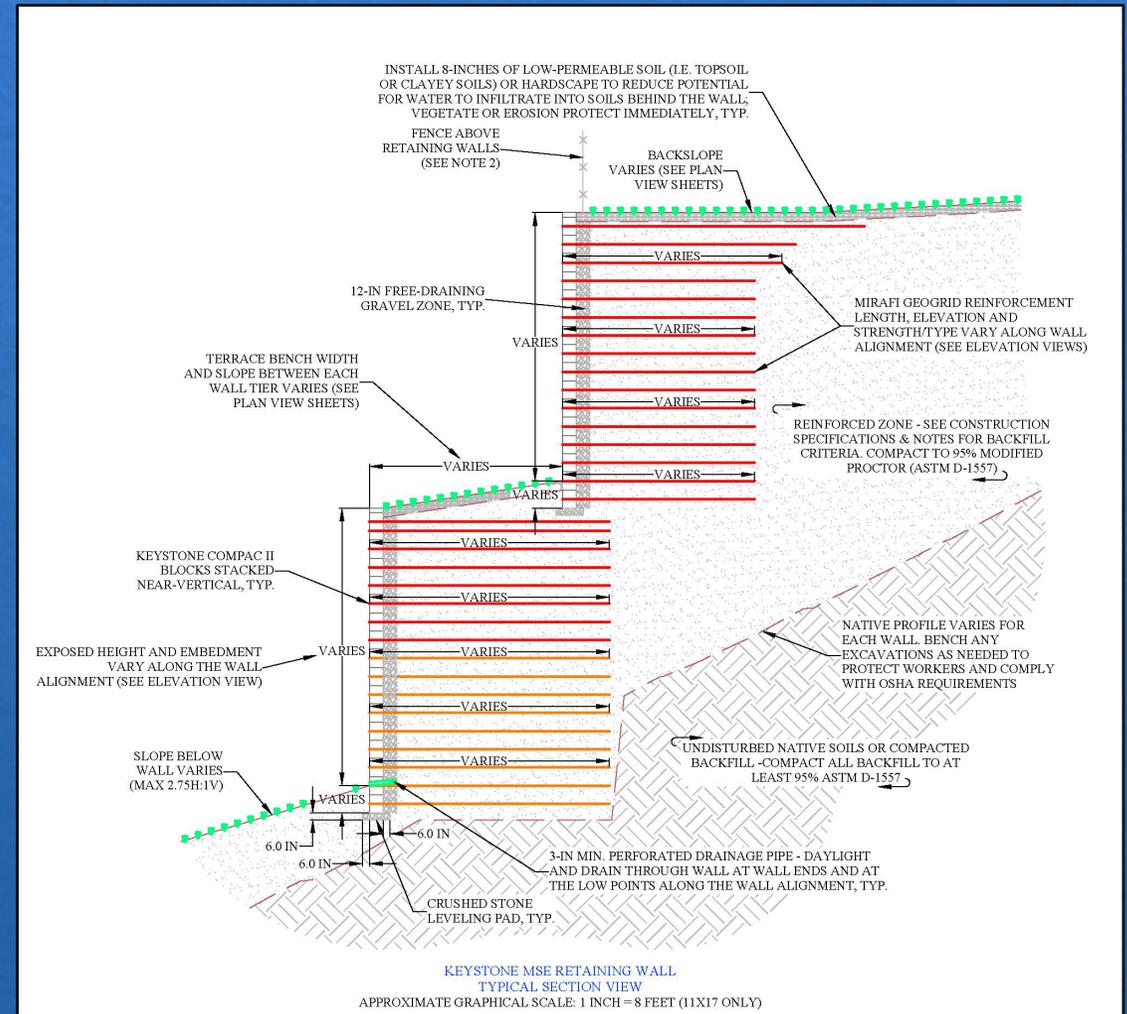
- Subdivision walls (built by developer) vs Private Walls
- Geogrid construction
- Most common type for this subdivision



THE RIDGE RETAINING WALLS

Keystone Walls

	Length (ft)	Height (ft)
Wall C	104	9.7
Wall D	352	16.2
Wall G	412	23.0
Wall H	527	17.7
Wall K1	132	10.5
Wall K2	127	7.5
Wall T1	863	12.3
Wall T2	899	9.7
Wall Q	653	23.0
Wall R	345	22.3
Wall V	367	14.3



THE RIDGE RETAINING WALLS

Keystone Walls

Height (ft)

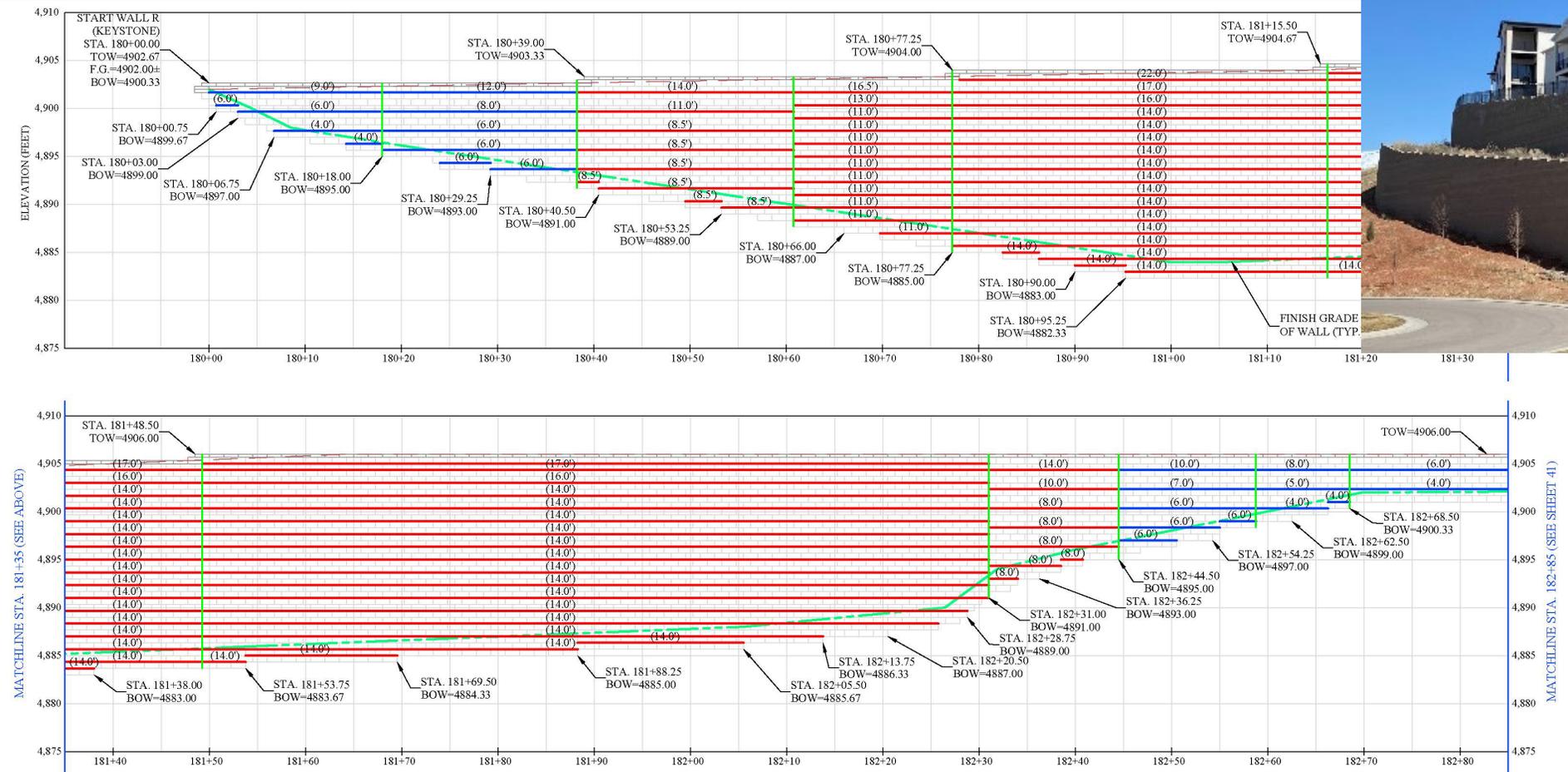
Wall C/D	25
Wall G/H	40.7
Wall K1/K2	18
Wall T1/T2	22
Wall Q/R	45.3



THE RIDGE SUBDIVISION

Protection of Keystone Retaining Walls

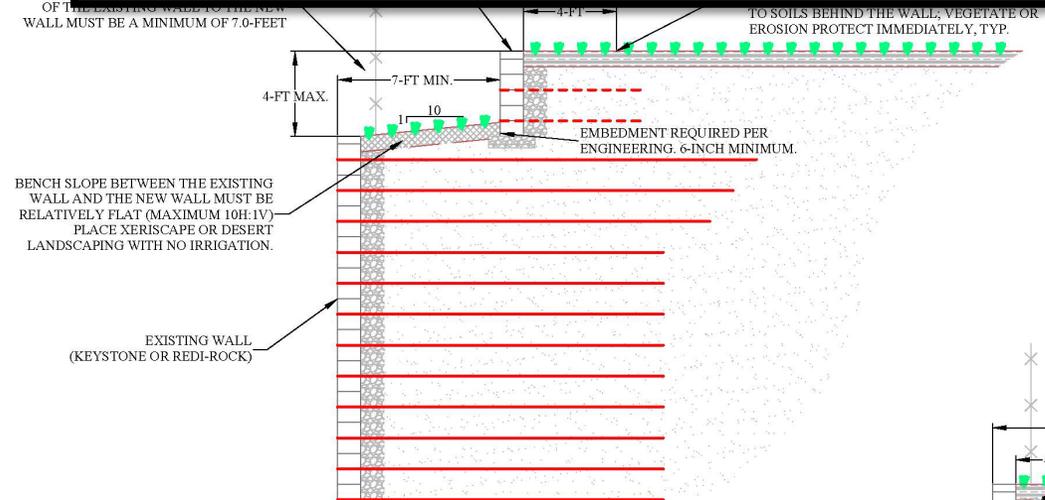
- Geogrid
- Excavation
- Fences & trees
- Drainage
- Embedment
- Load at top



WALL	LOTS	ABOVE GRADE LANDSCAPING ALLOWED
D	110, 111, 112, 113	YES
E	101, 102, 103, 104	YES
H	128, 129, 130, 131, 132, 133, 134, 135, 136	YES
O, P	212, 213, 214, 215, 216	YES
Q	241, 242, 243, 244	NO
R	238, 239, 240	YES
T2	149, 150, 151, 152, 153, 154, 155, 156, 157, 219, 220, 221, 222, 223, 224, 225, 226	YES
V	120, 121, 122, 123, 124, 125, 126, 127	YES

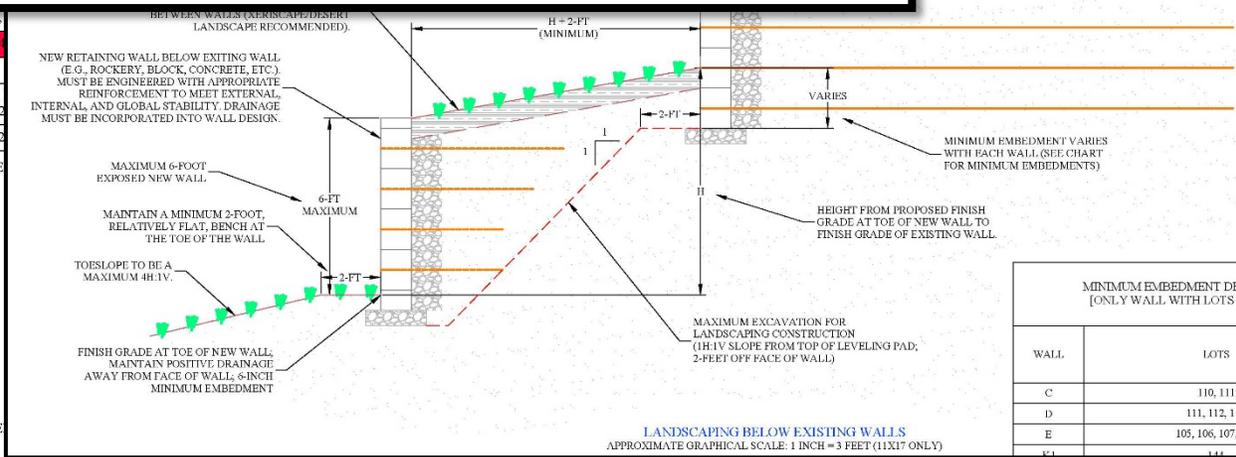
*IGES SHOULD BE CONSULTED FOR ALTERNATIVE OPTIONS ON LOTS 241-244.

MINIMUM EMBEDMENT DEPTH AT TOE OF WALL [ONLY WALL WITH LOTS BELOW ARE SHOWN]		
WALL	LOTS	MINIMUM EMBEDMENT DEPTH [FT]
C	110, 111	1.0
D	111, 112, 113	2.0
E	105, 106, 107, 108	1.0
K1	144	2.0
L	203, 204, 205, 206, 207, 208, 209, 210	2.0
M	147, 148, 201, 202, 203	1.5
T1	158, 159, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237	1.0



O, P	212, 213, 214, 215, 216
Q	241, 242, 243, 244
R	238, 239, 240
T2	149, 150, 151, 152, 153, 154, 155, 156, 157, 219, 220, 221, 222, 223, 224, 225, 226
V	120, 121, 122, 123, 124, 125, 126, 127

*IGES SHOULD BE CONSULTED FOR ALTERNATIVE OPTIONS ON LOTS 241-244.



MINIMUM EMBEDMENT DEPTH [ONLY WALL WITH LOTS]		
WALL	LOTS	MINIMUM EMBEDMENT DEPTH [FT]
C	110, 111	1.0
D	111, 112, 113	2.0
E	105, 106, 107, 108	1.0
K1	144	2.0
L	203, 204, 205, 206, 207, 208, 209, 210	2.0
M	147, 148, 201, 202, 203	1.5
T1	158, 159, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237	1.0

- Permits required
- Sensitive Lands Overlay
 - Plat notes

THE RIDGE SUBDIVISION

Geotech Issues, Corrected & In Progress

- Geogrid damaged by home excavation
- Settlement of deep fill areas
- Wall damaged by private contractor (homeowner)
- Wall damaged by roof drain
- Potential wall movement
- Drainage swale & roof drains
- Geogrid installation during wall construction



THE RIDGE SUBDIVISION

Prevention & Education

- Grading permits & review
 - Land Use Permits
 - Building Permits
- Geotechnical Reviews
 - Standard drawings
 - Settlement concerns
- Coordination with HOA
- Review for pools & structures etc.
- Fence review (above retaining walls)
- Geogrid protection



THE RIDGE SUBDIVISION

Any Questions?



APPROVAL OF MINUTES

March 4, 2025

ACTION ITEMS

COUNCIL REPORTS

DISCUSSION
WASATCH CHOICE VISION
UPDATE

10. What are “Centers” and why are they so important in the Wasatch Choice Vision?

- Centers are one of the land use ideas reflected in the Wasatch Choice Vision.
- City and town centers are the hearts of our communities — walkable areas where activity is focused, with places to live, work, and play.
- Centers are a key strategy in the Vision. The characteristics of centers enable more people in a community to choose transportation options like walking, bicycling, and public transportation.
- Centers vary in size and intensity. You can refer to the [Menu of City and Town Centers](#) to see what each center category refers to and to get a sense of what it might feel like in your community.

What is a Center - Design Principles for Centers

- 1. Mixed (Diversity) of uses**
 - Housing options
 - Commercial services
- 2. Connected & walkable**
 - Walk / Bike / Transit options
- 3. Intensity (greater than surrounding area)**
 - Comfortable scale transitions
- 4. Placemaking**
 - Public gathering spaces
 - Urban forestry - street trees
 - Variety of architecture and uses
 - Shared parking





WASATCH CHOICE
VISION

The Menu of Centers

1-3 Stories



**Neighborhood
Center**

2-4 Stories



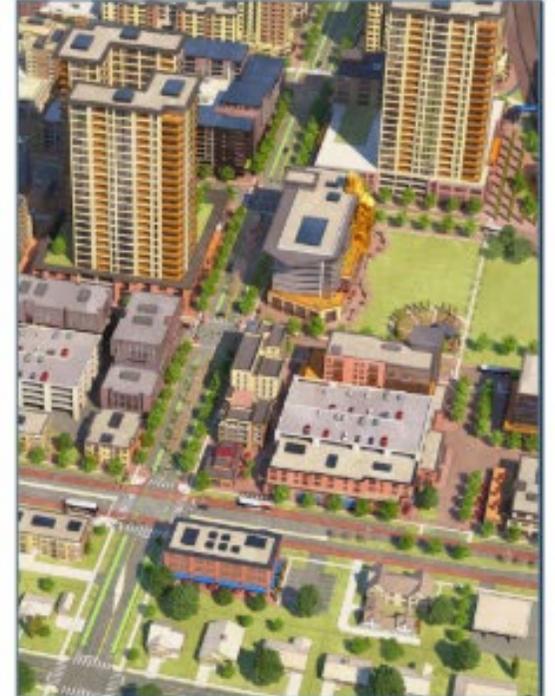
City Center

4-8 Stories



Urban Center

3-10 Stories



Metro Center

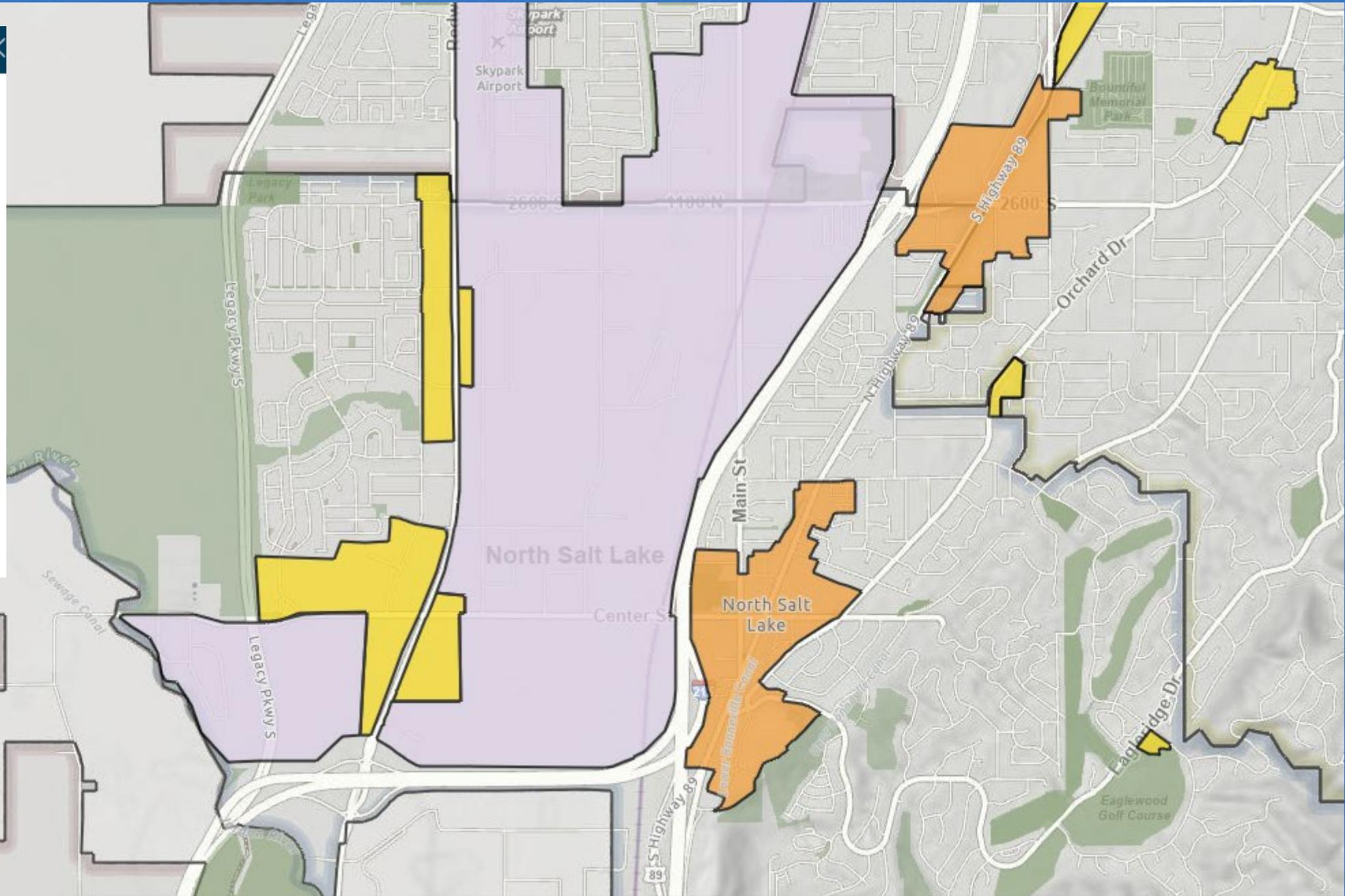


Legend

Land Use (Proposed)

Type

- Metropolitan Center
- Urban Center
- City Center
- Neighborhood Center
- Educational Center
- Employment District
- Industrial District
- Special District
- Retail District (new category)



CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT

ADJOURN

Mont J. Mickelson Jr
[REDACTED]
NSL, Ut. 84054
Phone: [REDACTED]

March 18, 2025

North Salt Lake City Council Members
North Salt Lake City Offices
10 East Center St.
North Salt Lake, Ut 84054

Re: Short term apartment rental code amendment

Dear City Council Members:

I am a resident and a landlord in the City. Unfortunately, I am unable to attend the City Council meeting this evening. Having been in touch with the City Planning Department and having attended the past two Planning Commission meetings, I am somewhat aware of the proposed amendment referred to as the "short term apartment rental code amendment". I believe that the proposed amendment to the existing code deserves a second look.

The proposed amendment potentially could affect virtually every residential property owner in the city. Since it is the responsibility of city officials to preserve and protect the "quiet enjoyment" of the city's residents it is of paramount importance to deliberately consider the unintended consequences of code changes which will potentially change the quality of life of each city resident.

It has been suggested by the city planning staff, who has done a remarkable amount of research, that there are adequate proposed safeguards in the code change to protect the "quiet enjoyment" of residents. However, I believe that the suggested safeguards need a bit of fine tuning.

As you are aware, virtually every subdivision in the city has recorded CC&Rs which most likely are in conflict with the proposed code change. City planners stated that before the licensing of any short term rental that staff would require the applicants to sign an affidavit asserting that they, the applicants, have reviewed the CC&Rs and found no conflict in allowing short term rentals. It occurs to me that without hands-on staff review of the CC&Rs of each license request that potential egregious problems may be the result. In an effort to minimize any unforeseen consequences, why not mandate the applicants to provide an actual printed copy of the concerned CC&Rs, with the appropriate paragraphs pertaining to any short term rental highlighted for staff review, in an effort to confirm that there is no conflict? If the city were to approve licensing without such hard CC&R verification, it occurs to me the city might then be liable to defend the viability of the CC&Rs in all subdivisions throughout the city since, in effect, it

is the city which is encouraging city residents to act in a manner violating existing CC&Rs which city residents have embraced in an effort to protect their neighborhoods from the likes of this code amendment. Making such sweeping changes by virtue of a code amendment can also have a sweeping effect on our neighborhoods. Additional serious consideration should be given before changing the status quo.

Other cities have mandated requirements such as exterior noise monitors and cameras. However, city staff is perhaps too sensitive to the additional cost that may impose on the applicants for short term apartment approval. The number one complaint of short term rentals is noise with the second most frequent complaint being exterior trash. I have reviewed the cost of noise monitors and cameras and have found the cost of such modest protections to be quite nominal.

Before approving a transient short term rental code amendment the priority should be that of protecting our neighborhoods and our lifestyle. Again, it is not the responsibility of the city to provide short term transient vacation housing for special interest groups resulting in city officials abdicating their sacred responsibility to maintain and provide affordable long term housing which is so desperately needed. Could it be that city officials have confused priorities between what is proposed and what should be proposed.

For your review, I have attached a copy of the previous letter which I wrote to the Planning Commission. I appreciate your consideration in acting in the best interests of the city and of the city's residents. Your service, which requires so much sacrifice, together with the service of so many others to our community is so extremely significant and valued. Thank you.

Regards,


Mont J. Mickelson Jr.

c: Mayor Horrocks

Mont J. Mickelson Jr.
P.O. Box 540093
North Salt Lake, Ut 84054
Phone: [REDACTED]

Planning Commissioners
North Salt Lake City Offices
10 East Center St.
North Salt Lake, Ut. 84054

Re: Short term apartment rental code amendment

Dear Planning Commissioners:

Having attended the last planning commission meeting it seemed to me that there was an implicit direction towards liberalizing the existing apartment code in favor of short term apartment rentals. The motivation behind such a change escapes me. Certainly the intent would not be to provide more affordable housing because changing the code would result in the reduction of the number of affordable apartments and prospective affordable apartments. The statement was made in the meeting that there are a number of "shadow" short term rentals within the city that are not properly licensed. The implication being that licensure would increase city funds and bring illegal "shadow" short term rentals into compliance by making the illegal, legal, by virtue of the code change. **It was suggested that the State has made documentation of the illegal "shadow" short term rentals too onerous resulting in the inability of cities to provide effective oversight. Is that how governments should govern, by code changes to reward illegality because enforcement is not convenient? Let's not make code changes to make the illegal, legal!**

It was suggested that upon the approval of short term rentals oversight of them would be easier because there would be a triggering cap enforced of three police visits to the short term rentals after which licensure thereof would be threatened or revoked. If it takes three visits to document short term lease violations before enforcement action is taken, why not have law enforcement similarly document current "shadow" short term rental violations in their reports by simply asking the violators if they are on a short term rental agreement and documenting the answer in the police report hopefully satisfying the State's documentation requirements or, for example, why not do what the federal Department of Housing and Urban Development (HUD) does to enforce discrimination laws against landlords? They have "secret shoppers" calling on advertisements for vacant apartments, posing as prospective renters, asking if they rent to people with service animals? If they answer in the negative, egregious enforcement action is taken resulting in hearings and severe financial penalties.

Surely, there are other options to meet the State's documentation requirements for existing "shadow" short term rental violations which should be given consideration. With proper due diligence, methods confirming existing violations could be identified and enforced thereby enabling the preservation of the current codes without painting with a broad brush having a city wide effect. Enforcement should not be a single event but should consist of constant oversight and follow up. Enforcement diligence will result in bringing "shadow" short term rentals into compliance.

The motivation of our city leaders should not be the collection of licensing fees or to justify illegal operations because it is too difficult to document violations. Most of us chose to live in the city because of the wonderful quality of life. Let's not degrade that quality by changing the status quo which will lead to the day when we will rue poor decisions. Let us be forward thinking and forward looking in determining the long term effects of change to ensure the preservation of our neighborhoods maintaining the safety and quality of life to which we are accustomed. **Let us not approve a code change which will be in conflict with long established CC&Rs and HOA covenants.**

Approval of the proposed code will result in a detrimental effect on our quality of life rather than ensuring our current quality of life. **We will be better off by leaving short term rentals to Motel 6 or Residence Inn by Marriott etc..** We should not yield to the requests of those property owners who seek to increase financial yields rather than to provide quality long term housing in our established neighborhoods. Let us embrace and strengthen our neighborhoods by keeping them safe and ensuring their existence from the destabilizing effect of short term rentals. Safety should be ensured in our neighborhoods in which our children live, play and walk to school.

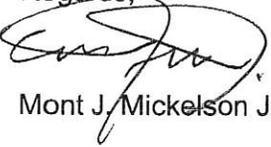
The constant turnover in short term rentals occupied by transient renters who we do not know and who we will never know since they move out too quickly, and for whom no criminal history report is checked, jeopardizes the safety of children who are constantly walking to and from school in a dedicated path specifically for that purpose. That pathway is located between 918 W. 4100 So. and Odell Lane.

Is it the intent of the proposed code to streamline enforcement by empowering city government to aberrate the planning decisions of our city's founders to make our city what it is today by establishing "family" neighborhoods, with safe long term housing? **Is there some advantage, to our established neighborhoods, to validate short term rentals? Is it possible to anticipate all of the unintended consequences of this proposed code change? After our neighborhoods are degraded by "short term rentals" is it possible to put the horse back in the stable by reversing the code change?**

Perhaps further consideration of the motivation of the proposed code change should be further defined. Perhaps further thought should be considered to enforce existing "shadow" short term rentals. Perhaps we should leave short term rentals to companies who are already licensed to provide those services. Perhaps we should concentrate on providing more affordable housing to those who live in our community rather than shifting our emphasis to providing short term housing to those who have no attachments to our community. Perhaps the consideration of a code change authorizing "short term" rentals should be dismissed altogether.

Nonetheless, having so stated, the time and sacrifice that each of you devote in serving our city is deeply appreciated!

Regards,


Mont J. Mickelson Jr.