



**South Salt Lake City Council
REGULAR MEETING AGENDA**

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, July 26, 2023**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

CITY COUNCIL

MEMBERS:

- LEANNE HUFF
- COREY THOMAS
- SHARLA BYNUM
- PORTIA MILA
- SHANE SIWIK
- NATALIE PINKNEY
- CLARISSA WILLIAMS

ARIEL ANDRUS
 CITY RECORDER
 220 E MORRIS AVE
 SUITE 200
 SOUTH SALT LAKE
 UTAH
 84115
 P 801.483.6019
 F 801.464.6770

Conducting	Sharla Bynum, District 3
Council Chair	Sharla Bynum
Sergeant at Arms	South Salt Lake PD

Opening Ceremonies

- | | |
|---|-----------------|
| 1. Welcome/Introductions | Sharla Bynum |
| 2. Serious Moment of Reflection/ Pledge of Allegiance | Natalie Pinkney |

No Action Comments

- | | |
|---|---------------|
| 1. Scheduling | City Recorder |
| 2. Public Comments/Questions | |
| a. Response to Comments/Questions
(at the discretion of the conducting Council Member) | |
| 3. Mayor Comments | |
| 4. City Attorney Comments | |
| 5. City Council Comments | |
| 6. Information | |
| a. Civilian Review Board Quarterly Report | Joy Glad |

Action Items

Appointments by the Mayor

- | | |
|--|------------|
| 1. Re-Appointment of Administrative Law Judge—Steven Jones | Mayor Wood |
|--|------------|

Unfinished Business

- | | |
|--|----------------------|
| 1. A Resolution of the South Salt Lake City Council Authorizing Participation on the Central Valley Water Reclamation Facility Board. | Sharla Bynum |
| 2. An Ordinance of the South Salt Lake City Council Amending Sections 17.03 And 17.07 of the South Salt Lake City Municipal Code to Correct Technical Errors, Amend Certain Townhome Development and Design Standards. | Jonathan Weidenhamer |

See page two for continuation of Agenda

Motion for Closed Meeting

Adjourn

Posted July 21, 2023

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Public Comments/Question Policy

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, they will come to the podium and state their name and City they reside. The Public will be asked to limit their remarks/questions to three (3) minutes each. The conducting Council Member shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Council Member will inform a citizen when they have used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

Have a question or concern? Call the connect line 801-464-6757 or email connect@ssl.gov

Case Number	Incident Date	Use of Force Type	Brief Description Of Call	Date UOF was received by CRB	CRB Watched Video Footage	Significant Discussion Notes
LK 2022-26333	8/5/2022	ACT (Arrest Control Technique)	WELFARE CHECK	12/30/2022	4/10/2023	Y
LK 2022-28737	8/2/2022	ACT	MENTAL HEALTH	12/30/2022	4/10/2023	
LK 2022-26621	8/7/2022	ACT	PED STOP	12/30/2022	4/10/2023	Y
LK 2022-2274	1/22/2022	Display of Firearm	Domestic	1/23/2023	N	
LK 2022-4027	2/6/2022	Firearm pointed, PSD apprehension/warning, any show used on a person	Shots fired	1/23/2023	4/10/2023	
LK 2022-3521	2/1/2022	Display of Firearm	Vehicle Stop	1/23/2023	4/10/2023	
LK 2022-4458	2/9/2022	Firearm pointed, taser pointed	Possible Robbery	1/23/2023	N	
LK 2022-6904	1/18/2022	ACT, Taser pointed, taser displayed	Single Vehicle Accident	1/23/2023	4/10/2023	
LK 2022-10266	3/29/2022	Display of firearm, PSD Apprehension/warning	Traffic Stop	1/23/2023	4/10/2023	
LK 2022-7266	3/4/2022	ACT, Display of firearm, discharge of taser	Domestic	1/23/2023	N	
LK 2022-7686	3/7/2022	Display of Firearm	Welfare Check	1/23/2023	N	
LK 2022-32291	9/25/2022	ACT, Display of firearm	Stabbing in Progress	1/23/2023	4/10/2023	
LK 2022-30351	9/8/2022	ACT	Trespassing	1/23/2023	N	
LK 2022-35417	10/22/2022	ACT	assault	1/23/2023	4/10/2023	
LK 2022-34241	10/18/2022	Taser Deployment	Threat with Knife	1/23/2023	4/10/2023	
LK 2022-35466	10/22/2022	Deploy Taser / ACT	Welfare Check	4/21/2023	5/1/2023	Y
LK 2022-38535	11/17/2022	Deploy Taser / ACT	Trespassing	4/21/2023	5/1/2023	
LK 2022-1111	4/4/2022	ACT, Display of firearms, taser pointed	Criminal Mishchief	4/21/2023	5/1/2023	
LK 2022-15677	5/14/2022	Taser Pointed /ACT	Disordely Conduct	4/21/2023	6/12/2023	
LK 2022-5571	2/18/2022	Display of Firearm	Man with a Gun	4/21/2023	5/1/2023	Y

LK 2022-4089	2/2/2022	ACT, Display of firearm, taser pointed	Domestic	4/21/2023	5/1/2023	
LK 2022-2377	1/23/2022	Display of Laser /ACT	Trespassing	4/21/2023	6/12/2023	
LK 2022-43560	12/31/2022	Display of Firearm	Fight in Progress	4/21/2023	5/1/2023	
LK 2023-996	1/9/2023	ACT, Display of firearm, display of less than lethal	Burglary	4/26/2023	N	
LK 2023-2270	1/20/2023	Display of Firearm	Warrant	4/26/2023	5/1/2023	
LK 2022-34317	10/12/2022	Pointed firearm, Display Firearm	Domestic	5/26/2023	6/12/2023	
LK 2022-34704	10/16/2022	ACT	Domestic	5/26/2023	6/12/2023	

Notes:				
This is a 100% comprehensive list of cases reviewed by the CRB from Apr 1 to Jun 30, 2023				
Every case has a written narrative by the officers involved. The CRB reads 100% of the narratives.				
28 Total Cases				
21 Cases had the video requested, to answer any questions of policy and procedure.				
4 Cases required significant discussion				

Y
Y
Y
Y
Y
Y
Y



Steven G. Jones

Shareholder



Practice Areas

Litigation
Natural Resources, Water, Environmental
and Local Government Law
Commercial Real Estate Transactions and
Litigation
Environmental & Local Government Law
Water Law
Natural Resources
Air Quality

Steve Jones is Chair of the Environmental and Natural Resources Section. He has extensive experience handling a wide variety of environmental matters in both the litigation and transactional arenas. Mr. Jones has litigated cases under every major environmental statute, including CERCLA, RCRA, the Clean Water Act and Clean Air Act, and acted as lead defense counsel in both citizen suits and environmental enforcement actions brought by state and federal agencies. He has extensive experience in obtaining state and federal permits for projects, acting on behalf of both public and private clients, as well as defending those permits once they have been obtained. He also has broad experience in insurance coverage issues, acting on behalf of insureds.

Prior to joining Ray, Quinney & Nebeker, Mr. Jones was a lead environmental litigator at Holland & Hart for six years. He was also a partner at Marten Law PLLC, a preeminent environmental law boutique, in Seattle, Washington for eleven years. Among his other work experience, he served a judicial clerkship in the Federal District Court for the District of Hawaii.

Mr. Jones earned his J.D. at Harvard Law School in 1989. Prior to that, he earned a master's degree in political philosophy at University College Cardiff, in Cardiff, Wales, U.K. He earned B.S. degrees in Political Science and Philosophy at Utah State in 1985.

Mr. Jones has been included on the list of The Best Lawyers in America© 2023 in Environmental Law and Environmental Litigation. He has been selected for inclusion in Mountain States Super Lawyers in the categories of Environmental and Environmental Litigation and has been voted by his peers throughout the state as one of Utah's "Legal Elite," as published in Utah Business Magazine (2020-2021).



EDUCATION

Harvard Law School, J.D., 1989

University College Cardiff, in Cardiff, Wales, U.K., M.A., Political Philosophy, 1987

Utah State University, B.S., Political Science and Philosophy, 1985

PROFESSIONAL EXPERIENCE

- Holland & Hart LLP, 2013-2019
 - Marten Law PLLC, 2002-2013
 - Foster Pepper PLLC, 1990-2002
-

ADMITTED TO PRACTICE

- Utah State Bar
 - Washington State Bar
 - Oregon State Bar
 - Hawaii State Bar
 - Tenth Circuit Court of Appeals
 - Ninth Circuit Court of Appeals
-

AFFILIATIONS / MEMBERSHIPS

- American Bar Association, Environment, Energy and Resources Section
 - American Bar Association, Litigation Section
 - Utah State Bar, Energy, Natural Resources & Environmental Law Section
 - Former Chair, Washington State Bar's Environmental and Land Use Section
-

PROFESSIONAL AND CIVIC ACTIVITY

- Adjunct Professor, University of Utah S.J. Quinney College of Law



- Listed in Best Lawyers in America in Environmental Litigation since 2009; named Best Lawyers "Lawyer of the Year" for the State of Utah in Environmental Litigation in 2017
- Recognized in Utah Business Magazine as one of Utah's "Legal Elite" in Environmental Litigation since 2017
- Selected for inclusion in Super Lawyers, in Environmental Law since 2004
- Presenter at ABA Annual Environmental Conference, receiving award for best paper at the conference
- Former Editor, ABA Superfund and Natural Resources Litigation Newsletter

PUBLICATIONS / PRESENTATIONS

- Jones, S., (Panelist), Developing Dirty Dirt - Environmental Due Diligence in Utah for Financing, Acquisition and Development of Brownfield Properties [Webinar], Ray Quinney & Nebeker (Producer), March 3, 2021
- Author, Corps of Engineers to Streamline Section 408 Permitting Process (March 14, 2018)
- Presenter, "Developing a Defensible Permit Record in the Age of Citizen Suits" (October 2017)
- Presenter, "Environmental and Transactional Risk Insurance: What Lies Ahead?" (July 2017)
- Author, The More Things Change, the More They Stay the Same (March 21, 2017)
- Presenter, "Strategic Planning and Public Outreach on Large-Scale Infrastructure Projects," (March 2017)
- Author, Ninth Circuit Holds that Dispersing Contaminants Into the Air Does Not Constitute 'Disposal' Under CERCLA (September 22, 2016)
- Presenter, "Public Outreach in Pre-Permitting Stages of a Transmission Project" (January 2016)
- Author, USFWS Lists Gunnison Sage-Grouse as "Threatened Species" Under ESA (December 11, 2014)
- Presenter, "Response to Catastrophic Environmental Events," Wallace Stegner Center Conference (2014)
- Presenter, "Redefining Waters of the U.S.," International Minerals Association - North America Annual Meeting (2014)

RESOLUTION NO. R2023-_____

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL
AUTHORIZING PARTICIPATION ON THE CENTRAL VALLEY WATER
RECLAMATION FACILITY BOARD.

WHEREAS, pursuant to state law, the City of South Salt Lake has entered into an interlocal agreement with the member entities of the Central Valley Water Reclamation Facility;

WHEREAS, the interlocal agreement states that each member entity may appoint one of its elected officials to serve as a member of the board; and

WHEREAS, the board members serving on the Central Valley Water Reclamation Facility board have duties which significantly increase the demands on the board members' time and other resources, including but not limited to supervising, managing, and directing: the planning, financing, construction, operation, maintenance, enlargement, and improvement of the Central Valley Water Reclamation Facility; acquisition of real property, insurance coverage, personal property and equipment to be utilized in connection with the Facility; employment of professional services and professional firms necessary for accomplishing the work of the Facility; engaging in rulemaking authority to create or amend the necessary rules, regulations, or surcharge penalties deemed necessary for the orderly and proper operation of the Facility; prosecution of actions in the name of the Board for violations of any applicable laws, rules, or regulations which may be or have been adopted for the proper function and operation of the Facility; and

WHEREAS, due to the demands on the board members' time and resources, Central Valley Water Reclamation Facility has decided to provide compensation to its board members; and

WHEREAS, Utah Code Ann. §11-13-403(1)(e) authorizes such compensation if the City annually approves the participating elected official's receipt of compensation after an analysis of the duties and responsibilities of service on the Board; and

WHEREAS, the City Council has undertaken an analysis of the duties and responsibilities of the participating elected official's service on the Board;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of South Salt Lake, that pursuant to Utah Code Ann. §11-13-403, LeAnne Huff, is authorized to serve on the Central Valley Water Reclamation Facility Board and receive compensation for that service as authorized by that Board and pursuant to all applicable federal, state, and local laws and regulations.

(signatures appear on separate page)

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah, on this _____ day of _____, 2023.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mila	_____
Siwik	_____
Pinkney	_____
Williams	_____

ATTEST:

Ariel Andrus, City Recorder

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTIONS 17.03 AND 17.07 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO CORRECT TECHNICAL ERRORS, AMEND CERTAIN TOWNHOME DEVELOPMENT AND DESIGN STANDARDS.

WHEREAS, the South Salt Lake City Council (the “City Council”) is authorized by law to enact ordinances for the health, safety, and welfare of the City of South Salt Lake (the “City”);.

WHEREAS, the City Council is authorized by law to enact, amend, and repeal ordinances regulating land use and development within the City;

WHEREAS, City staff identified sections 17.03 and 17.07 in the South Salt Lake City Municipal Code where certain technical corrections needed to be resolved and where other amendments were proposed for the benefit of the City’s land use regulations;

WHEREAS, the Planning Commission held a public hearing, pursuant to Utah Code §§ 10-9a-502 and 503 and South Salt Lake City Municipal Code Section 17.11.060, on July 13, 2023, where the public had notice and an opportunity to comment on the proposed amendments to the sections of the City’s land use regulations;

WHEREAS, the Planning Commission, at the public hearing, found that the proposed amendments were consistent with the goals and objectives of the City’s general plan and in the best interests of the City and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council finds that a diversity of land uses is beneficial to the City, its residents, business members and visitors; and

WHEREAS, the City Council hereby determines that the amendments to sections: 17.03 and 17.07 of the South Salt Lake City Municipal Code are in line with the City’s interests in promoting prosperity, economic and orderly growth and improving the comfort, convenience and aesthetics of the City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION I. Enactment. Sections 17.03 and 17.07 of the South Salt Lake Municipal Code are hereby amended and attached hereto, and incorporated by reference in “Exhibit A”.

SECTION II. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION IV. Effective Date. This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

DATED this _____ day of _____ 2023.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	_____
Huff	_____
Mila	_____
Pinkney	_____
Siwik	_____
Thomas	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2023.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2023.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A

17.03.260 Townhome Overlay District.

- A. Purpose. The Townhome Overlay District provides Development standards to facilitate the Development of well-designed Townhome communities.
- B. Uses. No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in this Chapter.
- C. Standards. Standards for Townhome Development within the district are as follows:
 - 1. Minimum Area. The minimum area for Townhome Project Development is one (1) contiguous acre.
 - 2. Minimum Width. The minimum width of any Lot or Parcel for a Townhome Project Development is 128 feet ~~at all points along the length of the property, along one Public Street. If a Townhome Project Development has access from a second Public Street, the width of the frontage on that Street shall be sufficient to meet all applicable South Salt Lake road profile requirements.~~
 - 3. Maximum Building Height. The maximum Building Height for any Structure is based on the Traditional 2 Story Townhome Building Form, Traditional 3 Story Townhome Building Form, Live/Work Townhome Building Form, and Urban Style Townhome Building Form, as applicable, and more completely detailed in Chapter 17.07.
 - 4. Required Setbacks/Build-To Standards are detailed in Chapter 17.07.
 - 5. The minimum width of each Dwelling Unit and each commercial storefront, as applicable, within the District is 22 feet.
 - 6. Each Townhome Development shall be subdivided into individual lots for each Dwelling Unit or into individual condominium units for each Dwelling Unit, Commercial Unit, Common Area, and Limited Common Area.
 - 7. Each rezone to the Townhome Overlay District shall be preceded by an executed Development Agreement among the Applicant, Property Owner, Developer, and the City detailing the specific Applicant, Property Owner, and Developer commitments to the City including project design, community management that respects important attributes of home ownership, and Development.

17.07.080 Townhome building forms/development.

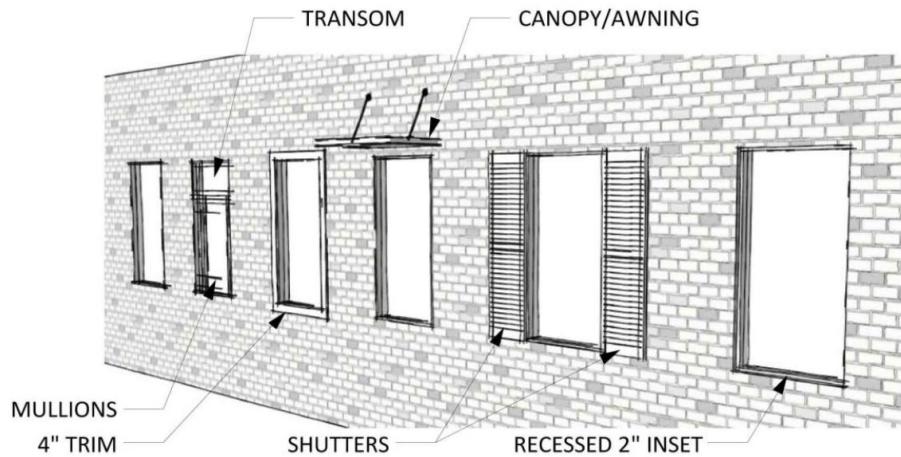
There are four allowed Townhome Building forms. For each Townhome Building form there shall be no less than ~~three (3) two (2) to~~ and no more than eight (8) attached Dwelling Units (or commercial units in the Urban Style Townhome Building Form) to be located side by side, in a single Building. ~~Except that there shall be no more than two (2) buildings in a Townhome Development containing only two (2) units.~~ In addition to the design standards contained in 17.07.050 and 17.07.060, the following design standards apply to all Townhome Buildings.

- A. Frontage and Orientation.
 - 1. Single-Building Developments. Single-Building Townhome Developments shall front on a Street.
 - i. ~~Single-Building Developments shall have more than two (2) units.~~
 - 2. Multi-Building Developments.
 - a. Traditional multi-Building Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:

- i. Public Street;
 - ii. ~~primary internal Street~~ Internal Primary Access Road; and
 - iii. park or other internal Common Open Space.
- b. Urban Style & Live/Work Townhome Buildings shall be oriented so the commercial units and the upper floors of Dwelling Units face toward the following, listed in priority order (with Dwelling Units' primary entrance and vehicular access facing an internal Street):
- i. ~~P~~Public Street;
 - ii. primary internal Street; and
 - iii. park or other internal Common Open Space.

B. Windows and Doors.

1. Windows are required on at least 40% of ~~each Façade of all Buildings.~~ any Façade facing a Public Street or Internal Primary Access Road. Any Façade facing a secondary internal Street or neighboring Parcel or Lot shall have at least 25% windows.
2. Each Façade of every Building shall display the same level of architectural detail ~~and transparency~~ as the Primary Façade.
3. Windows on the Primary Façade shall have a minimum transparency of 70%.
4. All windows on each Façade of every Building shall incorporate at least two (2) of the following features:
 - a. mullions and/or transoms;
 - b. trim or molding at least four inches (4") in width;
 - c. canopies, shutters, or awnings proportional to window size; or
 - d. recessed insets from the Primary Façade of at least two inches (2").



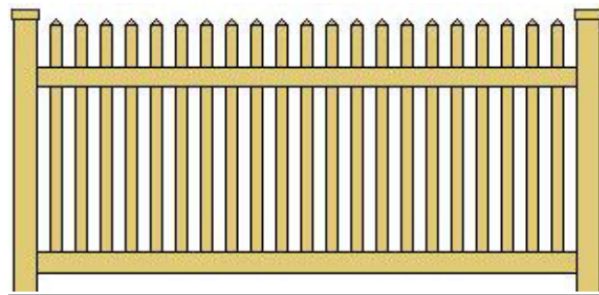
C. Building Materials.

1. Primary Materials. All Buildings shall use one of the following materials on at least 80% of each Façade:
 - a. Brick;
 - b. wood clapboard;
 - c. wood board and batten;
 - d. stone; or

- e. Hardie Board or similar fiber cement siding.
- 2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:
 - a. stucco;
 - b. corrugated metal siding;
 - c. split-faced masonry block;
 - d. exposed smooth-finish concrete block;
 - e. architectural metal panels;
 - f. wood; or
 - g. EIFS.
- 3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.
- 4. Roofs. All roofs shall be clad in asphalt shingles, standing seam metal, or a material of equivalent quality and durability.
- 5. Arrangement.
 - a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.
 - b. All material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.
 - c. All materials shall wrap around each Building Façade and shall reflect the same level of architectural detailing on all four Facades of the Building.
 - d. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.

D. Fencing.

- 1. Fences in Front Yards shall not exceed four feet (4') in height.
- 2. Fences in Corner Side Yards shall not exceed six feet (6') in height.
- 3. Fences in Rear Yards shall not exceed six feet (6') in height.
- 4. Fences may extend to the back of sidewalks, where permitted.
- 5. A straight classic vinyl picket fence is allowed:



- 6. All other Vinyl or Chain link fences are prohibited.

7. Developments that abut single-family developments shall have a six-foot (6') CMU (or similar material) wall for the length of the Townhome Development perimeter that abuts a single-family development, (excluding that length of the single-family Development perimeter that is required for vehicular and pedestrian access).
- E. Façade Offsets. For each Dwelling Unit, the Building Façade shall incorporate:
1. a horizontal and vertical wall offset in the form of a projection or recess, every 22 feet (or the Unit width if the Unit exceeds the minimum Townhome Unit width) with a minimum depth of six feet (6') and a minimum width of six feet (6'); and
 2. at least two of the following:
 - a. a change in roofline;
 - b. an offset in the Primary Façade of the Dwelling Unit of at least two feet (2'); or
 - c. variation in the location and proportion of front Porches.
- F. Building Height. The Building Height for each Townhome Building form is measured from Grade to the peak of the roof or, for flat-roofed Buildings, from Grade to the top of the roof parapet. The maximum Building Height for each Townhome sub-form is as follows:
1. Urban Style Townhome Building form is 40 feet.
 2. Live/Work Townhome Building form is 40 feet.
 3. Traditional 2 Story Townhome Building form is 35 feet.
 4. Traditional 3 Story Townhome Building form is 40 feet.
- G. Roofs and Overhangs. Roofs and overhangs shall comply with the following standards:
1. Pitched roofs covering the main body of the Building shall have a minimum 6:12 pitch.
 2. Shed roofs shall maintain a minimum pitch of 2:12 and all other roofs covering the main body shall maintain a minimum roof pitch of 6:12.
 3. Overhanging eaves may expose rafters. Flush eaves shall be finished with profiled molding or gutters.
 4. Flat Roofs.
 - a. All flat roofs shall include:
 - I. a minimum two-foot (2') parapet wall; and
 - II. at least one significant roofline height variation along the parapet.
 - b. All flat roofs shall also include at least two (2) of the following:
 - I. gables, shed roofs, or pitched roof elements covering at least 50% of the length of the Primary Façade;
 - II. a Porch, portico, or colonnade located along the Primary Façade of the Building, emphasizing the front door; or
 - III. additional two-foot (2') projections or recesses in the Façade plane every 20 feet; or
 - IV. outdoor living room amenities developed on at least 50% of the surface area of each unit.
- H. Porches. Each Unit shall have a covered, weather-protected Porch that is the prominent Architectural Element of its primary entrance Façade, and is least six feet (6') deep
- I. Solar Energy Systems. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.

- J. Architectural Variability.
1. Developments with more than three (3) Buildings shall vary the Design of each Building to enhance the architectural appeal of the Project.
 2. Mirror images of the same Primary Façade do not count toward the required variation of Façades.
- K. Façades.
1. All Dwelling Units shall include at least one primary entrance on the Primary Façade of the Townhome Building. Individual Dwelling Units may have a secondary entrance on the Side or Rear Façade. If the primary entrance of each Commercial unit is on the Primary Façade of an Urban Style Townhome Building the primary entrance of each residential unit within that Building may be located on the Side or Rear Façade of the Building.
 2. All details on a single Building, including roof forms, siding materials, windows, doors, and trim shall use a consistent architectural style.
 3. All Façades of any Building in a multi-Building Development shall use the same materials, Architectural Elements, and detailing.
 4. All Townhome buildings with Live/Work Units, or with ground floor Commercial uses shall comply with the Design Standards for Urban Style Buildings detailed in this Chapter.
- L. Garages. At a minimum, all Buildings shall include a two-car garage serving each Dwelling Unit.
1. No Garage entrance shall be located on the Primary Façade of the Building.
 2. All garage must accommodate 2 cars.
 3. All garages must contain at least three (3) of the following design features:
 - a. garage doors that include windows and are painted to match the main or accent color of the Dwelling;
 - b. ornamental light fixtures flanking the doors;
 - c. arbor or trellis;
 - d. dormers;
 - e. eaves with exposed rafters with a minimum six-inch (6") projection from the front plane; or
 - f. roof line changes.
 4. Carports are prohibited.
- M. Fire Access.
1. All Buildings adjacent to a Townhome Internal Primary Access Road must be separated from one another by at least 45 feet along every point of any Building wall, along the entire radius of any curve in the Townhome Internal ~~Street-Primary Access Road~~, from Grade to the heavens.
 2. No Secondary Internal Access Road may exceed 150 feet in length if it does not have two points of ingress and egress, fully accessible by fire apparatus, with buildings separated by at least 45 feet, along any point of any Building wall, along the radius of any curve in the Secondary Internal Access Road.
- N. Access and Off-Street Parking Areas
1. ~~90%~~ 85% of all Dwelling Units shall be designed to provide vehicular access from a Secondary Internal Access Road.
 2. Driveway access design shall conform to Utah APWA Plan 225 (Dec. 2009 ed.).
 3. No off-Street Parking Area shall be located between a Building and the Street or road it fronts.

4. No on-Street parking is allowed.
- O. Usable Open Space. All Buildings shall include Usable Open Space equal to at least 20% of the Development site and shall include a programmed and landscaped area of at least 25% of the required Usable Open Space that is centrally located within the Project, abuts an Internal Primary Access Road, and is configured in a shape that is roughly equal in length and width.
- P. Meter and Equipment Placement.
1. Wall-mounted and ground-based meters, HVAC, and utility equipment serving any Building shall:
 - a. be fully screened from view or located to the sides or rear of the Building they serve;
 - b. be placed in close proximity to one another; and
 - c. shall not be located on any Façade on which a Unit's primary entrance is located.
 2. All roof-mounted vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except chimneys, shall be fully screened from view and shall be painted the same color as the roof.
- Q. Circulation.
1. Each Townhome Development shall include concrete sidewalks, at least five (5) feet in width, which connects each Dwelling Unit to each Townhome Internal Street, right-of-way, commonly owned amenity, and waste container.
 2. Each Townhome Internal Primary Access Road and Secondary Internal Access Road shall be painted with crosswalks in a manner and in locations determined by the City Engineer.
 3. Each Internal Primary Access Road shall connect one Public Street to another.
- R. Accessory Structures. Accessory Structures shall be constructed with the same architectural style and roofline and with similar materials as the Primary Building.



1. Building Requirements.
 - a. Unoccupied: The following standards apply to Accessory Structures that will not be occupied:
 - i. shall not exceed one Story and shall total no more than 700 square feet;
 - ii. shall be of similar architectural style, be clad in similar materials, and shall be a similar color as the Primary Buildings;
 - iii. shall only be accessed at Grade;
 - iv. shall not be connected to sewer service. All other utilities for Accessory Structures shall be accessed from a Primary Building;
 - v. shall not exceed 20 feet in height; and
 - vi. carports are prohibited.
 - b. Occupied: Accessory Structures that will be occupied shall follow the same design standards as the Primary Buildings within the Project and shall be constructed in a central location within the Project

2. Mailbox Pavilion. Each project shall incorporate a mailbox pavilion that is centrally located, safely accessed, and designed to complement the architecture of the Project. The location of the mailbox pavilion shall be marked on each project's site plan and Plat.
3. Setbacks.
 - a. Accessory Structures shall be separated from other Buildings by at least ten feet (10').
 - b. Accessory Structures shall be located at least two feet (2') from any Property Line.