



# CITY OF NORTH SALT LAKE

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## 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**

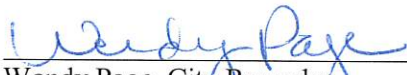
1. Possible closed session for the purpose of discussing the character professional competence, or physical or mental health of an individual; to discuss pending or reasonably imminent litigation; to discuss the purchase, exchange, sale, or lease of real property; or to discuss the deployment of security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

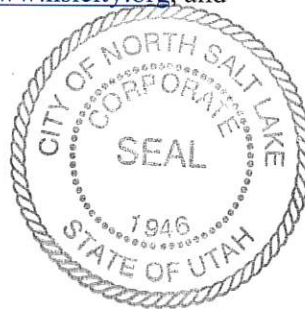
City Council meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>

#### **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

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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

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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

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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

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### 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.



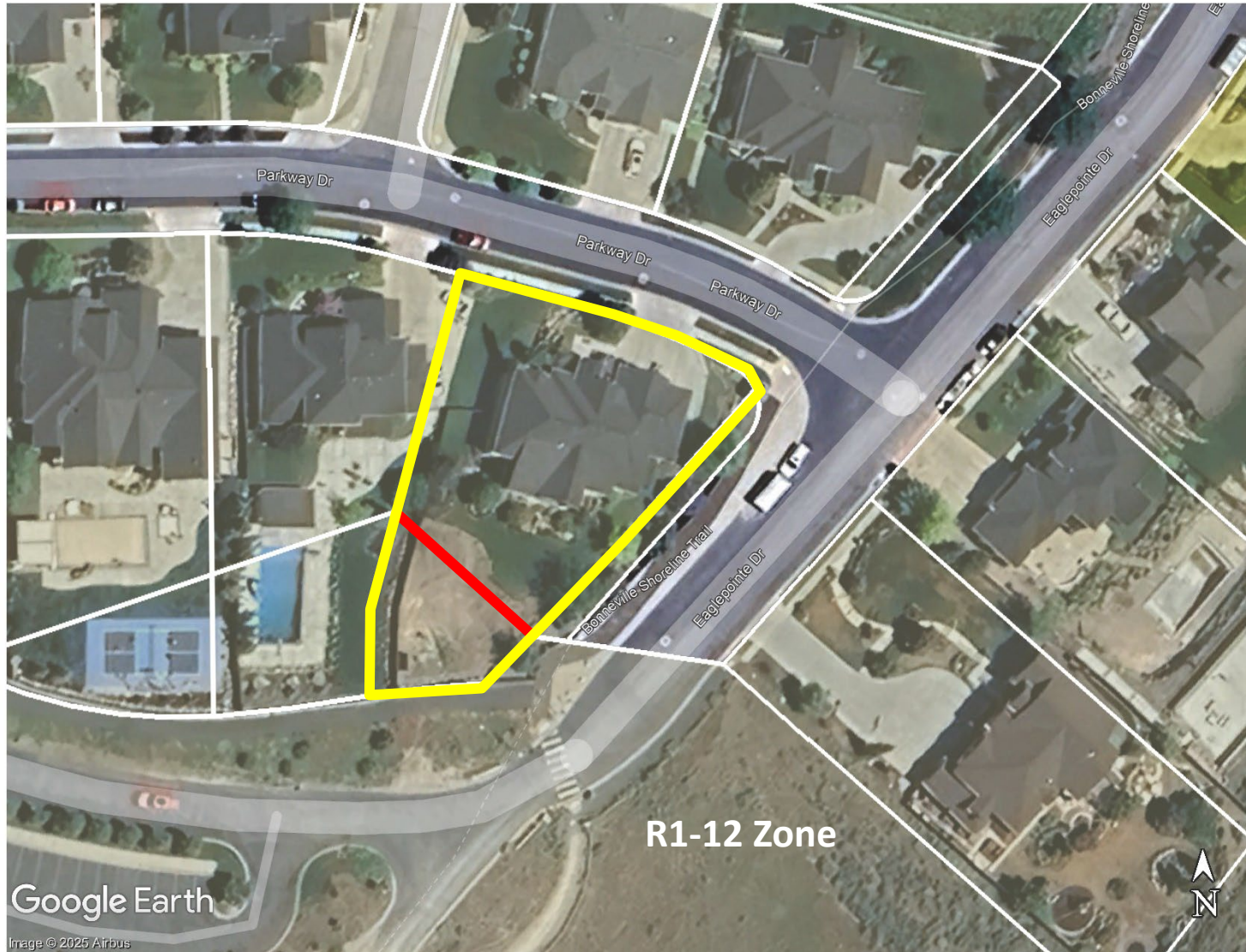
## Attachments

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

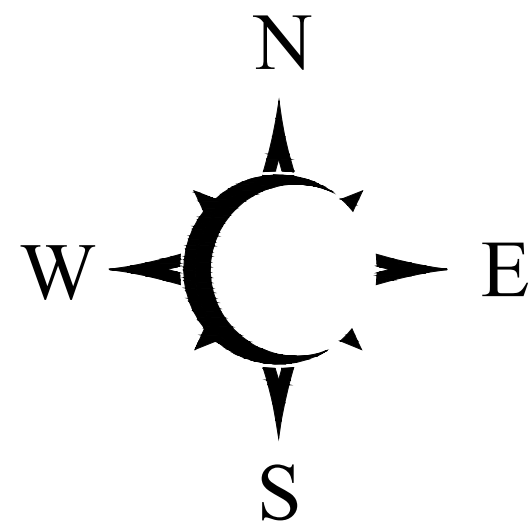
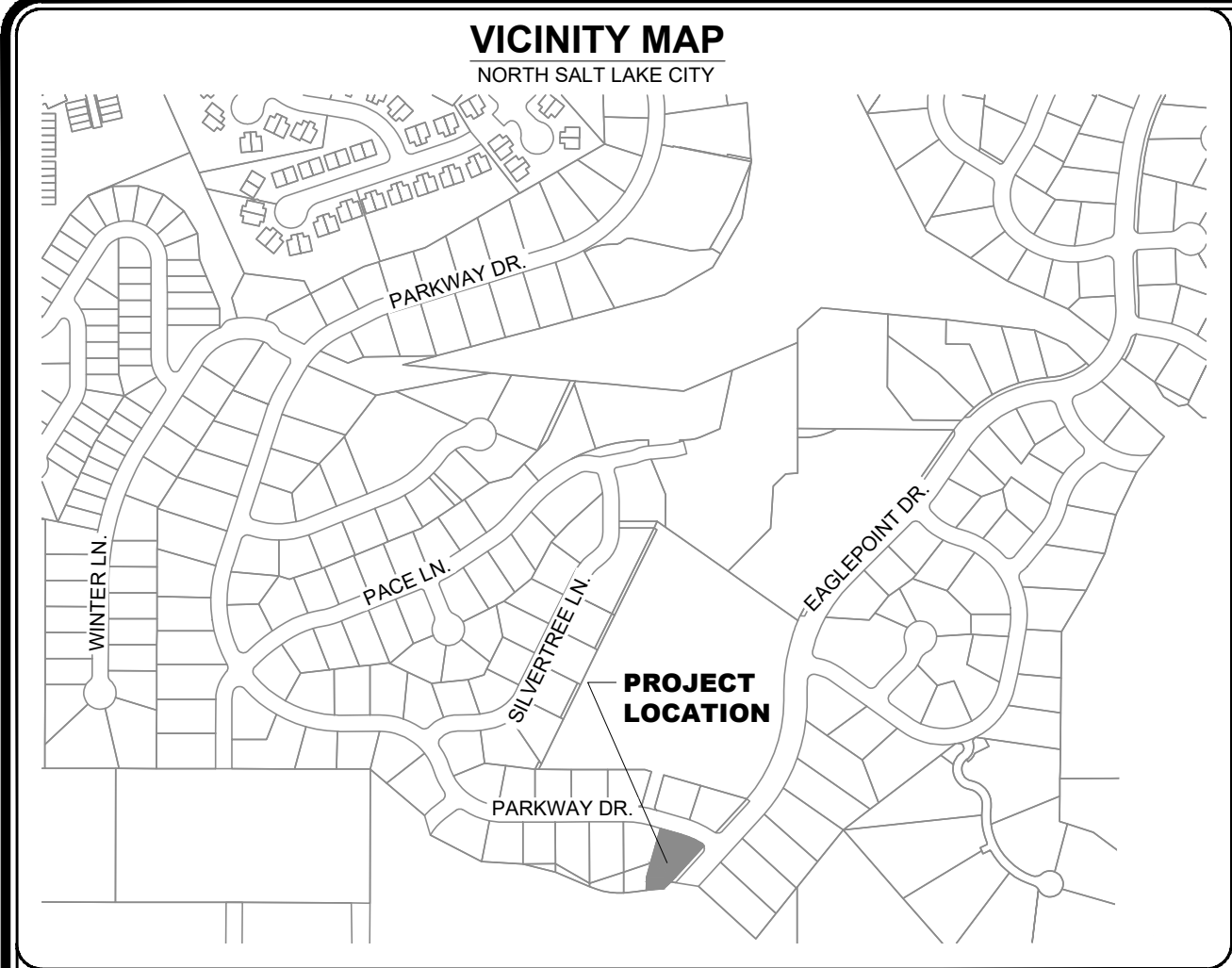




Plat Amendment  
Lot 1511, Eaglepointe Estates Ph. 15  
1030 South Parkway Drive  
Aerial/Zoning







## 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

### 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

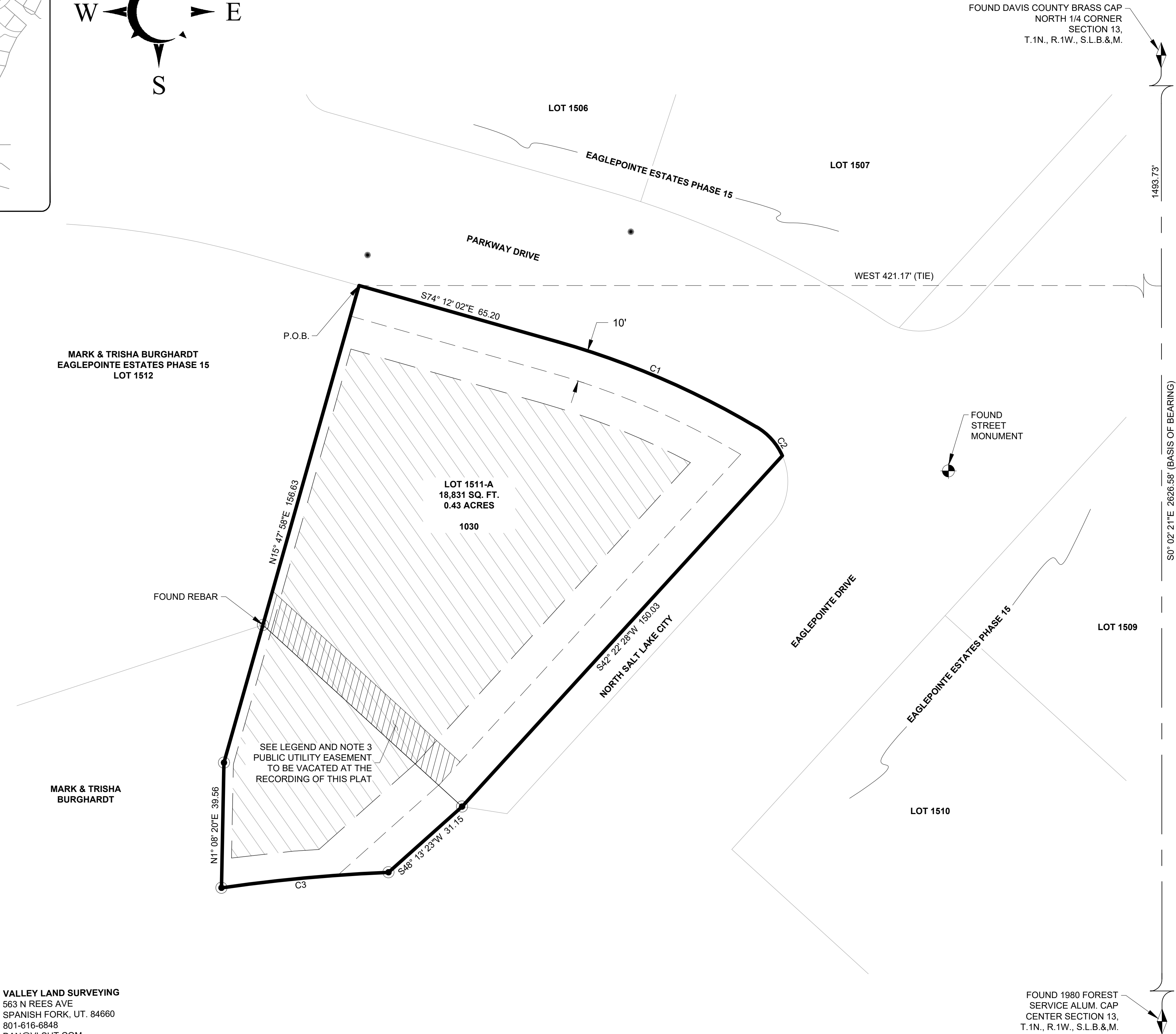
### NOTES

- 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.
- NO VEHICULAR ACCESS WILL BE PERMITTED ONTO EAGLE POINTE DRIVE FROM LOT 1511.

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

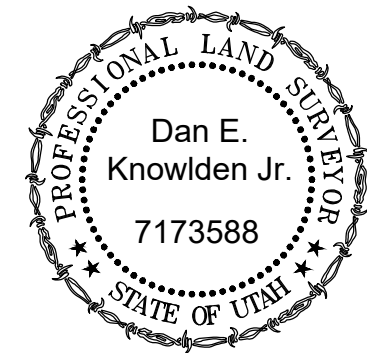
MARK & TRISHA BURGHARDT

MARK & TRISHA BURGHARDT  
EAGLEPOINTE ESTATES PHASE 15  
LOT 1512



### 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

### 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

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### 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**  

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**UTAH**

## **CITY BRANDING PLAN**



**March 2025**  
**3.13.25 version**



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# 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.



## 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.





# 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 — #F1D09F  
RGB — 241, 208, 159  
CMYK — 5, 18, 40, 0  
PMS — 173C

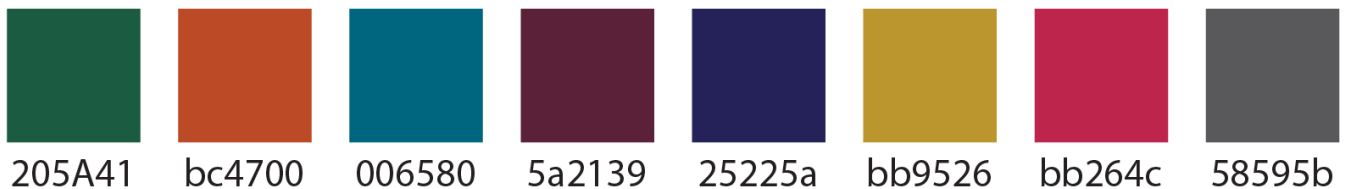
**TERTIARY** HEX — #E09163  
RGB — 225, 144, 97  
CMYK — 10, 50, 67, 0  
PMS — 346C

**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

1



2



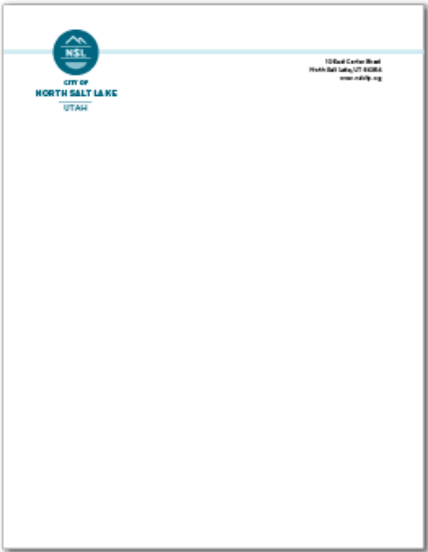
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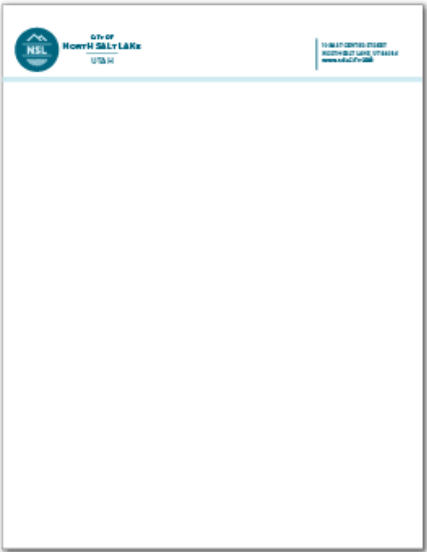


LETTERHEAD AND ENVELOPES

1



2



3



POSSIBLE DEPARTMENT OR PERSONALIZED OPTIONS BELOW





## LETTERHEAD AND ENVELOPES

1



City of North Salt Lake  
10 East Center Street  
North Salt Lake, UT 84054  
[www.nslcity.org](http://www.nslcity.org)

2



City of North Salt Lake  
10 East Center Street  
North Salt Lake, UT 84054



5X7 PRINT-OUTS  
POST CARDS OR NOTE CARDS



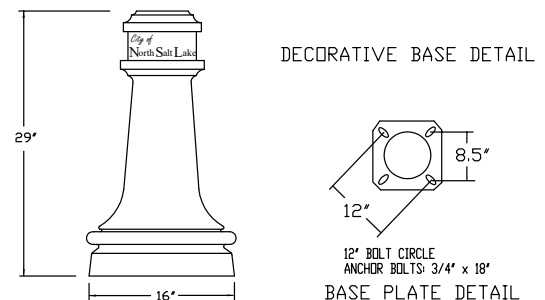
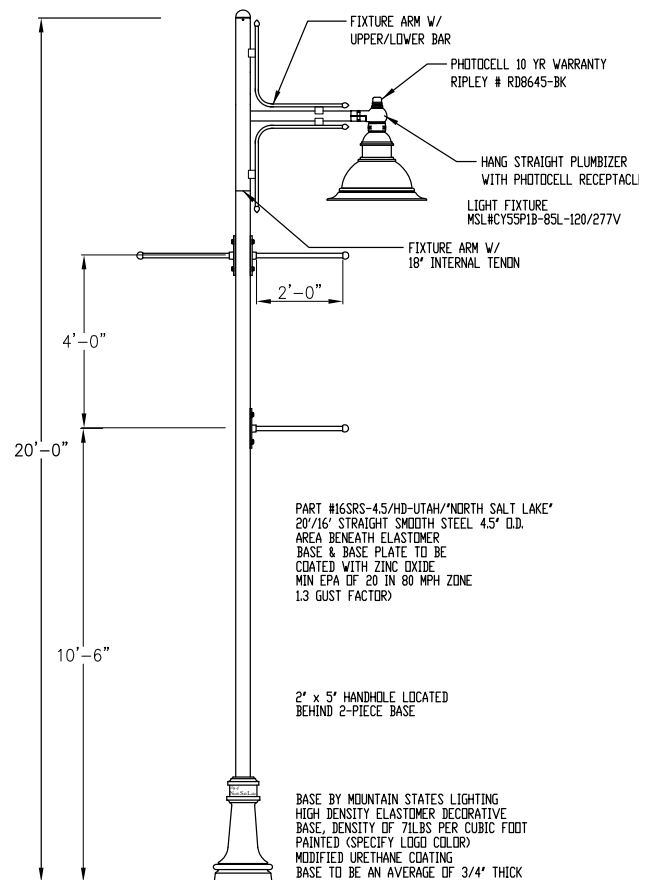


# CITY FURNISHINGS

## LIGHTING

Furnishings, like the architecture, can express brand for the Town Center area. Type, frequency, and material of furnishings can provide a comfortable place for the public to linger in the Town Center and set the tone for a place for gathering.

Town Center furnishings should feel relatable. Having familiar amenities, furnishings, and materials in public facing spaces will contribute to the overall appeal. Modern style furnishings will create a welcoming environment and support a feeling of newness and growth. Furnishings that match the modern style of new construction in the area will to promote the brand identity. Furnishings should be of durable materials, with metal and wood accents when appropriate.



DECORATIVE BASE DETAIL



# 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 encourage 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 influence by the brand identity of the City.









*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@slcgov.com](mailto:publicartprogram@slcgov.com)**

**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](http://www.brhoward.com)



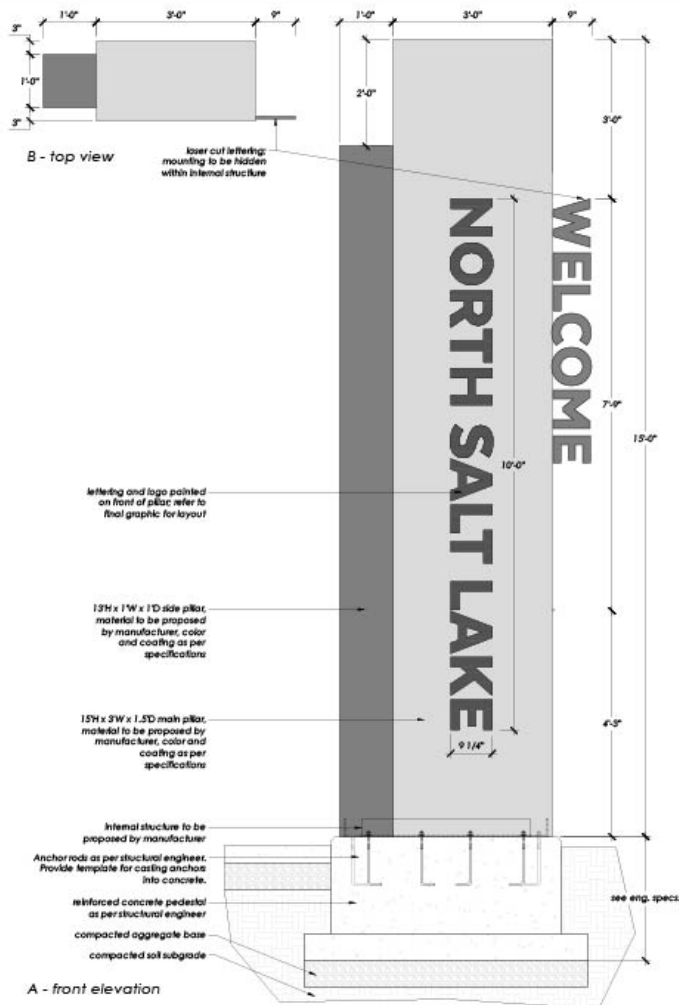
# SIGNAGE

## 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



1 Gateway sign - elevation and plan detail  
1" = 2'

## SPECIFICATIONS

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

1. **SIGN CABINET:** New fabricated aluminum sign cabinet with primed and painted finish and clear coated.
2. **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.
3. **BASE:** Raised pad at base. Provide sub-grade concrete foundation as required.

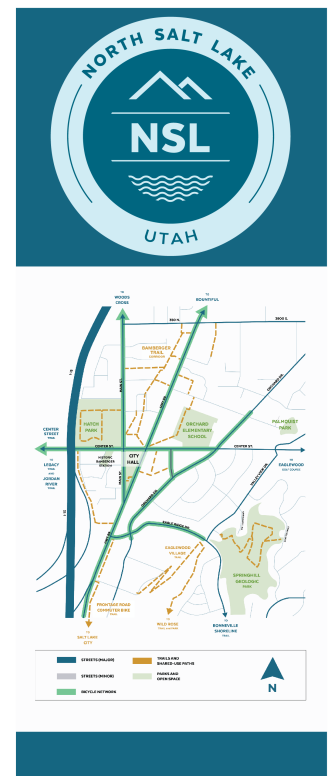
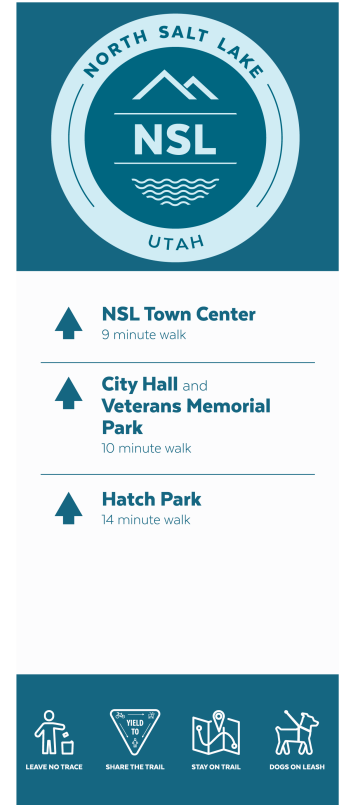
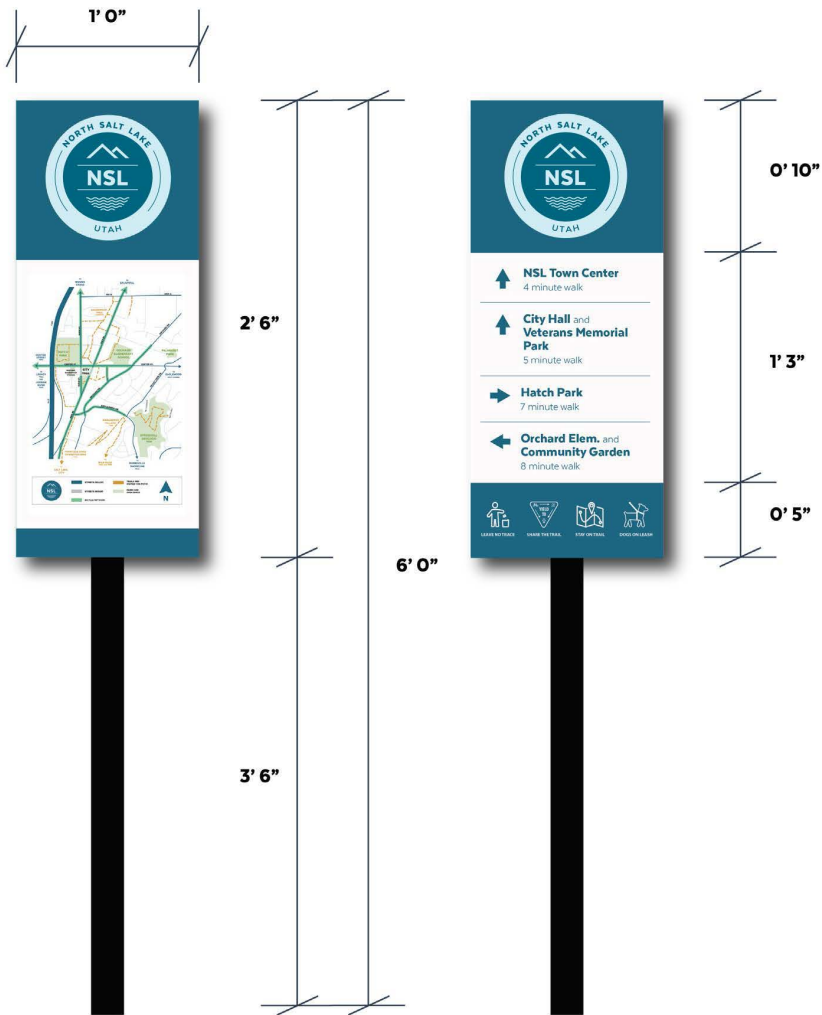
4. **GRAFFITI COATING:** Apply graffiti-resistant coating to all exposed surfaces.
5. **MESSAGES, MEASUREMENTS & LOCATION:** Sign fabricator to confirm all messages, field verify all measurements, and determine final sign location with Owner. This information shall be included in the shop drawings to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



2 Gateway sign - front graphic and perspective  
nh

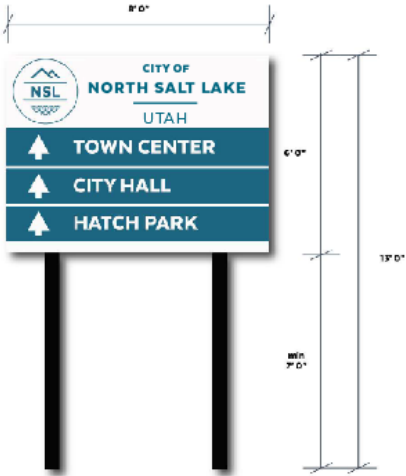


## 2 TRAIL SIGN



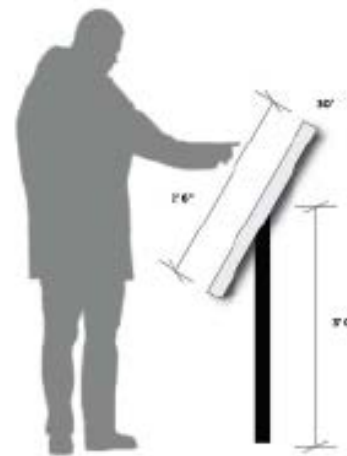
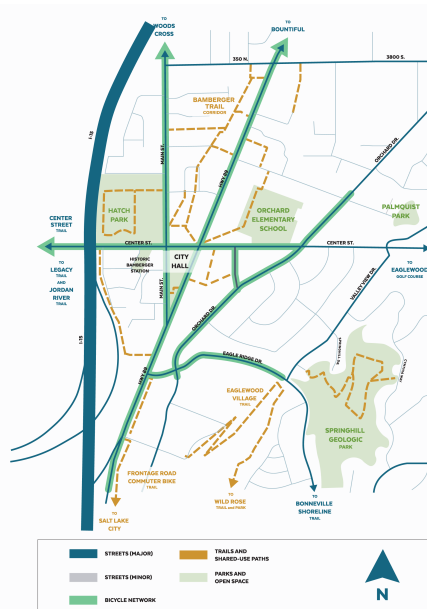


3 AUTO SIGN



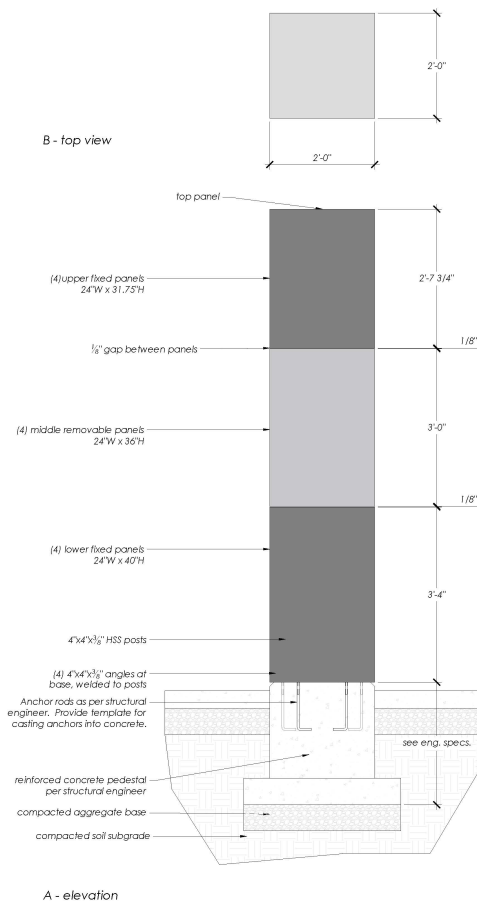


## 4 MAP SIGN





## 5 PEDESTRIAN SIGN



1 Pedestrian sign - elevation and plan detail  
1" = 2'

### SPECIFICATIONS

Pedestrian sign with new fabricated metal sign cabinet with primed and painted finish and clear coat. Sign to have four faces.

- SIGN CABINET:** New fabricated aluminum sign cabinet with primed and painted finish and clear coated.
- 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 Pedestrian sign - front elevation and perspective  
n/s

↑ **NSL Town Center**

↑ **City Hall and Veterans Memorial Park**

→ **Hatch Park and Bamberger Trail**

← **Orchard Elem. School and Community Garden**

→ **Hatch Park and Bamberger Trail**

↑ **City Hall and Veterans Memorial Park**

← **Post Office**

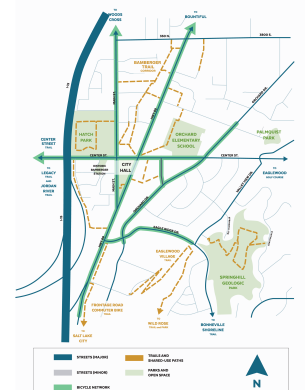
### Early History of North Salt Lake

As the first settlers came into the Salt Lake Valley, in 1847, Brigham Young sent many to surrounding areas to settle. Perrigine Sessions, his family, and a few others were sent North to find range land and make settlements.

Perrigine Sessions took about 25 families and settled in the North Canyon area, just a few miles north and east of the North Salt Lake. They raised crops and sheep, taking the wool to the hot springs to wash it after shearing. They established several molasses mills.



Highway 89 and about 700 North, also known as Cleverly Crossing. The old School District No. 2 can be seen on the right. The school was built in 1898 and stood until the South Bountiful School was built to the north.





6 BANNERS

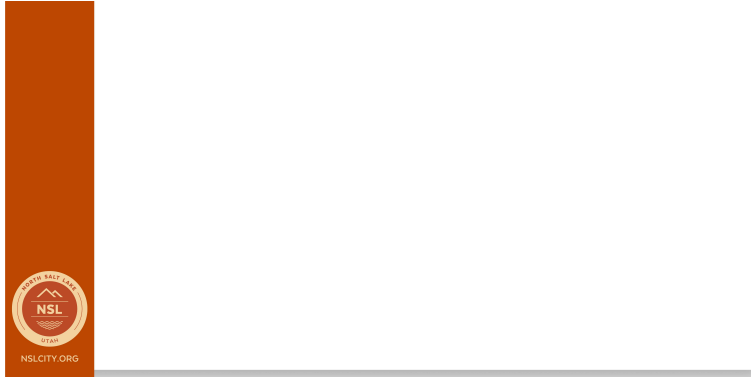
POLE BANNERS

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





## 7 INFORMATION AND EVENT BANNERS





8 STREET SIGNS - possible options





8 STREET SIGNS - possible options





9 VEHICLE SIGNAGE





## 9 VEHICLE SIGNAGE







## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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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 18<sup>th</sup> 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](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](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](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](https://codelibrary.amlegal.com/codes/northsaltlakeut/latest/northsaltlake_ut/0-0-0-20116)





## NORTH SALT LAKE ENGINEERING

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10 East Center Street  
North Salt Lake, Utah  
84054  
(801) 335-8722  
[engineering@nslcity.org](mailto: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 18<sup>th</sup> 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:

- 1. 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.
- 2. 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.
- 3. 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, 4<sup>th</sup> 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

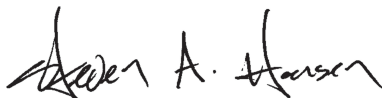
**Sub-Limits/Endorsement**

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
<b>Notification of Claims:</b>		
<p>Utah Local Governments Trust  Attention: Claims Manager  55 South Highway 89  North Salt Lake City, UT 84054-0610  801.936.6400</p>		

Dated: 8/19/2024



Steven A. Hansen, CEO

Utah Local Governments Trust





# CITY OF NORTH SALT LAKE

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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 18<sup>th</sup> day of March, 2025.

CITY OF NORTH SALT LAKE

\_\_\_\_\_  
BRIAN J. HORROCKS  
Mayor

ATTEST:

City Council Vote as Recorded:

\_\_\_\_\_  
WENDY PAGE  
City Recorder

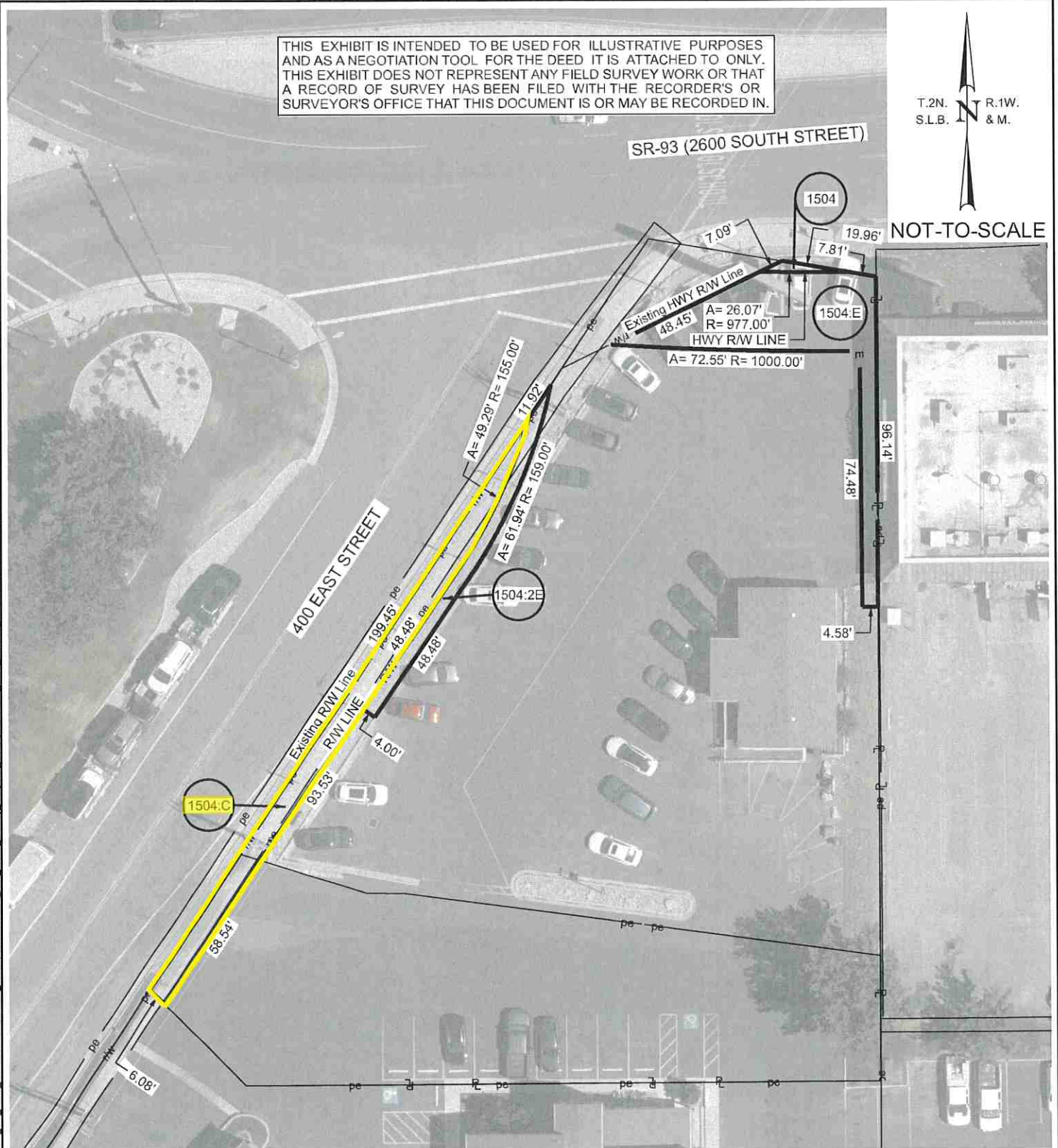
Council Member Watts Baskin	_____
Council Member Clayton	_____
Council Member Jackson	_____
Council Member Knowlton	_____
Council Member Van Langeveld	_____



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.

T.2N.  
S.L.B. R.1W.  
& M.

NOT-TO-SCALE



PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	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	

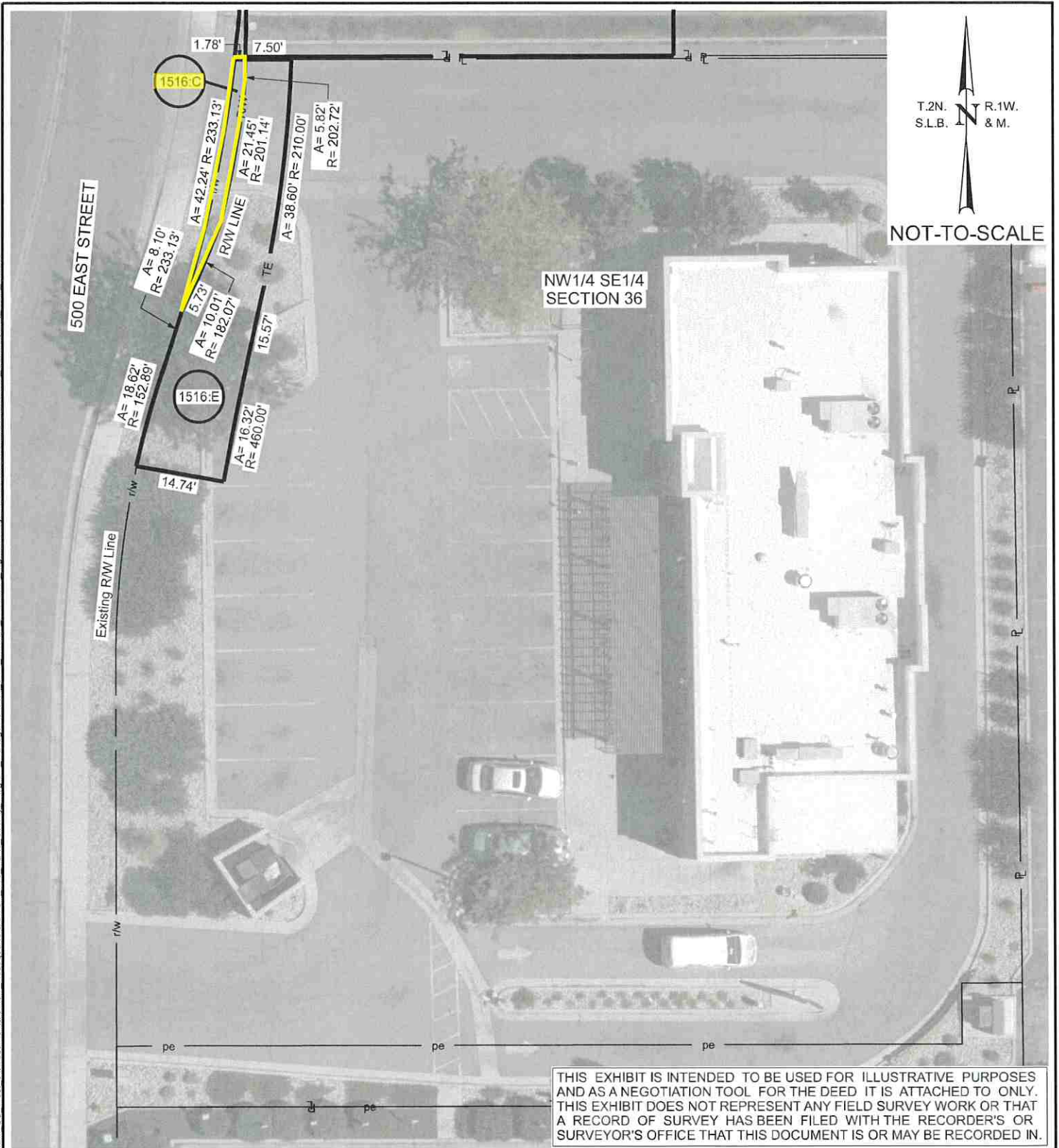
SHEET NO.	1504-EXHIBIT	PARTIAL SUMMARY NO.	09P	PROPERTY OWNER:	E STREET UTAH, LLC
PROJECT	I-15			PROPERTY ADDRESS:	1060 NORTH 400 EAST, NORTH SALT LAKE
PROJECT NUMBER	WIDENING OF I-15			UTAH DEPARTMENT OF TRANSPORTATION	
	S-R199(343)	PIN	19854	HORROCKS	







DGN File: pwr/pehdtoswv01:HDR US West\_01/Documents/UDOT Headquarters/UDOT I-15 Davis County Program Management/6.0 CAD BIM/6.2 WIP/6.2.4 Right-of-Way/ROW Sheet Files/Exhibits/19854\_S-R199(343)\_1516 Exhibit



PARCEL NO.		OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC.	
							LEFT	RIGHT
1516:C		CRT PROPERTIES, LLC	0.002	81		0.567	NONE	0.565
1516:E		CRT PROPERTIES, LLC	0.017	754			TEMPORARY	

SHEET NO. 1516-EXHIBIT		PARTIAL SUMMARY NO. 07P		PROPERTY OWNER: CRT PROPERTIES, LLC	
PROJECT	I-15			PROPERTY ADDRESS: 1050 NORTH 500 EAST, NORTH SALT LAKE	
	WIDENING OF I-15			UTAH DEPARTMENT OF TRANSPORTATION HORROCKS	
PROJECT NUMBER	S-R199(343)	PIN	19854		

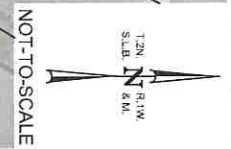












1486-EXHIBIT SHEET 1	TIP	PROJECT		I-15		UTAH DEPARTMENT OF TRANSPORTATION		THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED. IT IS ATTACHED TO ONLY THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.	
				WIDENING OF I-15					
		PROJECT NUMBER		S-R199(343)	PRJ	19854	PROPERTY OWNER:		Overland Road, LLC
		HORROCKS					PROPERTY ADDRESS:		915 North Overland Street, North Salt Lake City





## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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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 18<sup>th</sup> 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



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.



**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

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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 18<sup>th</sup> 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

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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

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#### **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 car, 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, were 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 SDSD 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.



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



	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
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"> <li>Salvage yards</li> <li>Pick-n-pull lots</li> </ul>	N	N	N	N	
<b>BANKING</b>					
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"> <li>Credit intermediation</li> <li>Check cashing</li> <li>Check loan,</li> <li>Title Loan</li> <li>Other quick loan activities</li> </ul>	<u>PN</u>	<u>PN</u>	<u>PN</u>	N	
<b>BUILDING, CONTRACTING, &amp; SUPPLIERS</b>					
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



	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
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)
<b>EDUCATION, SCHOOLS, &amp; TRAINING</b>					
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)
<b>ENTERTAINMENT</b>					
Amusement centers and arcades (ax throwing, bowling, go carts, mini golf, skating) <u>Limited to 5,000 sq. ft. in C-S Zone</u>	<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>	



	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Production and distribution, motion picture, video, television, music, including recording	<u>CN</u>	<u>CN</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"> <li>Amusement and theme parks</li> <li>Golf courses &amp; country clubs</li> <li>Racetracks</li> <li>Theater, drive-in movie</li> <li>Zoos</li> </ul>					
<b>GENERAL OFFICE</b>					
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>CN</u>	P	P	N	
<b>HEALTHCARE</b>					
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"> <li>Hospital, general medical and surgical</li> <li>Hospital, psychiatric and substance abuse hospitals</li> <li>Hospital, specialty (except psychiatric and substance abuse) hospitals</li> <li>Residential care facilities, mental health, substance abuse facilities</li> </ul>	N	<u>GN</u>	<u>GN</u>	N	
<b>HOSPITALITY</b>					
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"> <li>Coffee shops, and cafeterias</li> <li>Bar</li> <li><u>Brewery</u></li> </ul>	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"> <li><a href="#">Drive-thru</a></li> </ul>					
Taverns (beer only)	<a href="#">NP</a>	<a href="#">NP</a>	<a href="#">NP</a>	<a href="#">GN</a>	10-19-12(A)
Sexually oriented businesses	N	N	N	C	3-8
<b>MANUFACTURING &amp; ASSEMBLY</b>					
<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"> <li>Asphalt and concrete service and batching plants</li> <li>Brick or stone manufacturing</li> <li>Chemical</li> <li>Food (human)</li> <li>Furniture, mattresses, window blinds, cabinets, and fixtures</li> <li>Leather</li> <li>Machinery</li> <li>Paper</li> <li>Petroleum and coal products</li> <li>Plastics and rubber products</li> <li>Repair, commercial and industrial machinery and equipment</li> <li>Transportation equipment</li> <li>Wood (lumber, plywood, veneers, flooring, trusses)</li> </ul>	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"> <li>Apparel</li> <li>Computer and electronic product</li> </ul>	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"> <li>Electrical equipment, appliance and component</li> <li>Printing and publishing</li> <li>Textile and textile products</li> </ul>					
Prohibited: <ul style="list-style-type: none"> <li>Animal slaughtering, rendering (pet food/livestock feed)</li> <li>Primary metal manufacturing</li> </ul>					
<b>MINING &amp; SUPPORT SERVICES</b>					
Mineral Extraction (see <a href="#">SR zone</a> , 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"> <li>crude petroleum extraction</li> <li>natural gas extraction</li> <li>mineral extraction</li> </ul>	N	N	N	N	
<b>PERSONAL SERVICES</b>					
Animal care, <ul style="list-style-type: none"> <li>boarding, day care and kennels</li> <li>pet services</li> <li>veterinary services</li> </ul>	<a href="#">CP</a>	<a href="#">CP</a>	P	N	10-19-15(A)
Appliance, electronic, and small engine repair and maintenance	<a href="#">PN</a>	P	<a href="#">CP</a>	N	10-19-15(B)
Couriers, messengers and local delivery	<a href="#">CP</a>	<a href="#">CP</a>	P	P	
Exterminating and pest control services	N	N	P	N	10-19-15(C)
Funeral homes & mortuaries	<a href="#">PN</a>	P	<a href="#">CP</a>	N	10-19-15(D)
Janitorial services	<a href="#">CN</a>	<a href="#">CP</a>	P	N	10-19-15(E)
Laundry, coin operated and drop off services	P	P	P	N	10-19-15(E)
Laundry, dry cleaners	<a href="#">CN</a>	P	<a href="#">CP</a>	N	10-19-15(E)
Laundry, commercial or industrial	N	<a href="#">CN</a>	<a href="#">CP</a>	N	10-19-15(E)



	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
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> <ul style="list-style-type: none"> <li><u>Cemeteries, crematories, and mausoleums</u></li> </ul>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
<b>RELIGIOUS, GRANT MAKING, CIVIC, PROFESSIONAL &amp; SIMILAR ORGANIZATIONS</b>					
Religious organizations, churches	P	P	P	N	10-19-16(A)
Volunteer and nonprofit organizations	P	P	P	N	
<b>RETAIL TRADE</b>					
Retail, General <ul style="list-style-type: none"> <li>Art dealers</li> <li>Books, magazines, music</li> <li>Clothing and accessories</li> <li>Convenience</li> <li>Electronics &amp; Appliances</li> <li>Floral</li> <li>Food, specialty</li> <li>Furniture &amp; home furnishings</li> <li>General merchandise &amp; groceries (less than 10,000 sq.ft.)</li> <li>Gift, novelty, souvenirs</li> <li>Hardware,</li> <li>Luggage and leather goods</li> <li>Office supply, book</li> <li>Pet &amp; pet supplies</li> <li>Recreational and hobby equipment</li> </ul>	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"> <li>Used merchandise, antiques and thrift</li> </ul>					
Retail, Specialty <ul style="list-style-type: none"> <li>Beer, wine and liquor</li> <li>Car washes</li> <li>Department stores</li> <li>General merchandise and groceries (greater than 10,000 sq. ft.)</li> <li>Home and nursery centers</li> <li>Outdoor power equipment</li> <li>Passenger vehicle fueling stations (gasoline, electric, natural gas, etc.)</li> <li>Rental, consumer electronics and appliances</li> <li>Rental, entertainment and entertainment products (bounce houses)</li> <li>Tobacco (Permitted only in MD Zone)</li> </ul>	N	P	P	N	10-19-18(B)
Retail, online and other <ul style="list-style-type: none"> <li>Electronic shopping and mail order houses</li> <li>General rental centers</li> <li>Vending machine operators, <u>not as an accessory use</u></li> <li>Liquefied petroleum gas (bottled gas) dealers</li> </ul>	N	<u>GN</u>	P	N	10-19-18(C)
Retail, <b>prohibited</b> <ul style="list-style-type: none"> <li>Heating oil dealers</li> <li>Other direct selling establishments</li> <li>Other fuel dealers</li> </ul>	N	N	<u>GN</u>	<u>GN</u>	
<b>SOCIAL SERVICES</b>					
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	<a href="#">PN</a>	P	N	N	
Services for the elderly and persons with disabilities	<a href="#">PN</a>	P	<a href="#">NP</a>	N	
Vocational rehabilitation services	<a href="#">PN</a>	P	<a href="#">NP</a>	N	
<a href="#">Prohibited Uses:</a> • <a href="#">Homeless shelters &amp; services</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	
<b>TRANSPORTATION &amp; FREIGHT</b>					
General passenger transportation services <ul style="list-style-type: none"> <li>• Charter</li> <li>• Emergency or medical</li> <li>• Freestanding parking lots and garages</li> <li>• Public transit and school</li> <li>• Rideshare and taxi services</li> <li>• Scenic and sightseeing</li> <li>• Special needs</li> <li>• Specialty vehicle and limousine</li> </ul>	P	P	P	P	10-19-21(A)
Freight and commodities transportation <ul style="list-style-type: none"> <li>• Freight trucking (local or long distance)</li> <li>• Moving services</li> <li>• Rental, moving trucks</li> </ul>	N	N	P	P	10-19-21(A) 10-19-21(B)
Support services for transportation <ul style="list-style-type: none"> <li>• Commercial air, rail, and water transportation equipment rental and leasing</li> <li>• General passenger transportation maintenance, operation, or storage facilities</li> <li>• Freight logistics, maintenance, operations, or container and truck storage</li> <li>• Packing and crating</li> <li>• Rail transportation logistics</li> </ul>	N	N	P	P	10-19-21(A)
Prohibited transportation uses <ul style="list-style-type: none"> <li>• Air traffic control, airport operations and facilities</li> <li>• <a href="#">Passenger aircraft services and helipads</a></li> </ul>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	



	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
<b>UTILITIES, PUBLIC SERVICES, WASTE MANAGEMENT, &amp; REMEDIATION SERVICES</b>					
Communications, Broadcasting Services, Stations, & Operations	C	C	P	P	
Communications, <a href="#">cellular</a> , satellite & wireless operations	P	P	P	P	10-19-22(A)
Communications, <a href="#">resellers</a>	P	P	P	P	
Communications, towers and facilities <ul style="list-style-type: none"> <li>• <a href="#">cellular</a></li> <li>• <a href="#">satellite</a></li> <li>• <a href="#">wireless</a></li> </ul>	<a href="#">NP</a>	<a href="#">CP</a>	<a href="#">CP</a>	<a href="#">CP</a>	10-19-22(A)
Energy Distribution <a href="#">and Storage</a> Facilities, electric or natural gas	N	C	C	C	10-19-22(B)
Energy Generation, <a href="#">accessory</a> <ul style="list-style-type: none"> <li>• <a href="#">Geothermal</a></li> <li>• <a href="#">Solar</a></li> <li>• <a href="#">Wind</a></li> </ul>	N	N	P	<a href="#">P</a>	
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 <a href="#">lines</a> and control	N	N	<a href="#">CP</a>	<a href="#">CP</a>	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"> <li>Fossil fuel/nuclear power generation</li> <li>Steam and air conditioning supply</li> <li>Waste, hazardous: collection, solid or hazardous waste treatment/disposal</li> <li>solid waste landfills, combustors and incinerators</li> </ul>	N	N	N	N	
<b>WAREHOUSING &amp; WHOLESALE TRADE</b>					
Wholesale, trade, durable goods, (Permitted) <a href="#">(new or used items generally with a normal life expectancy of 3 years or more) such as:</a> <ul style="list-style-type: none"> <li>Commercial equipment</li> <li>Construction Materials</li> <li>Electronic parts and equipment</li> <li>Farm and garden machinery and equipment</li> <li>Furniture</li> <li>Hardware</li> <li>Industrial machinery, equipment, and supplies</li> <li>Jewelry, watch, precious stone and precious metal</li> <li>Plumbing and HVAC equipment and supplies</li> <li>Professional, equipment and supplies</li> <li>Recyclable material wholesalers</li> <li>Refrigeration equipment and supplies</li> <li>Service establishment equipment and supplies</li> <li>Sporting and recreational goods and supplies</li> </ul>	N	N	P	P	10-19-23(A)
Wholesale, trade, rental, durable goods, (Conditional) <a href="#">(new or used items generally with a normal life expectancy of 3 years or more)</a> with outdoor storage <a href="#">such as:</a> <ul style="list-style-type: none"> <li>Commercial and industrial machinery and equipment rental and leasing</li> <li>Metal service centers and offices</li> <li>Motor vehicle</li> <li>Recyclable material wholesalers</li> <li>Transportation equipment and supplies</li> </ul>	N	N	C	C	10-19-23(A)



	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Prohibited Wholesale, trade, durable goods <ul style="list-style-type: none"> <li>Chemical and allied products</li> <li>Other hazardous materials and products</li> </ul>	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"> <li>Alcoholic beverage</li> <li>Automotive supplies</li> <li>Book, periodical and newspaper</li> <li>Clothing</li> <li>Drug, drug proprietaries and druggist sundries</li> <li>Grocery and related products</li> <li>Farm supplies</li> <li>Flower, nursery stock and florist supplies</li> <li>Paint, varnish and supplies</li> <li>Paper and office supplies wholesalers</li> <li>Piece goods, notions and other dry goods</li> <li>Plastics materials and basic forms and shapes</li> <li>Tobacco and tobacco products</li> </ul>	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"> <li>Fuel oil</li> <li>Gasoline merchant</li> <li>liquid petroleum gas</li> <li>Lubricating oil and grease</li> <li>Petroleum and petroleum products (except bulk stations and terminals)</li> </ul>	N	N	C	C	10-19-23(B)
Prohibited Wholesale trade, nondurable goods <ul style="list-style-type: none"> <li>Chemical and allied products</li> <li>Farm product raw material wholesalers</li> <li>Hazardous materials and products</li> <li>Other products that produce odors</li> </ul>	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	
<b>WAREHOUSING, STORAGE FACILITIES</b>					
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>CP</u>	<u>CP</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.



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

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

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



- a. Materials stored behind any screening wall shall be stacked no higher than the top of the screening wall, unless set back from the wall a minimum of twenty feet (20'). The maximum height of outdoor storage materials shall be sixteen feet (16').
- b. Heavy equipment or vehicles which are taller than the screening wall adjacent to a residential use or a residentially zoned property, shall be set back from the wall a minimum of two feet (2') for every one foot (1') of equipment height above the height of the screening wall or a minimum of twenty feet (20'), whichever is greater.

7. Manufacturing Distribution (M-D) Zone:

- a. Storage yards with frontage on Center Street, Redwood Road, or 1100 North: Materials stored behind any screening wall shall be stacked no higher than the top of the wall adjacent to the street, unless set back from the wall a minimum of twenty feet (20'). The maximum height of outdoor storage materials shall be sixteen feet (16').
- b. Storage yards with frontage on other City streets: Materials stored behind any screening wall shall be stacked no higher than the top of the wall, unless set back from the wall a minimum of twenty feet (20'). The maximum height of outdoor storage materials shall be twenty feet (20').
- c. Heavy equipment or vehicles which are taller than the screening wall adjacent to a residential use or a residentially zoned property shall be set back from the wall a minimum of two feet (2') for every one foot (1') of equipment height above the height of the screening wall or a minimum of twenty feet (20'), whichever is greater.
- d. Heavy equipment or vehicles which are taller than the screening wall adjacent to Center Street, Redwood Road, or 1100 North shall be set back from the wall one foot (1') for every foot of equipment height above the top of the wall.

8. Dumpsters And Refuse Containers For New Or Expanded Uses In All Zones:

- a. Construction: Enclosures shall be a solid, opaque enclosure constructed of brick, masonry, or concrete wall panels of at least six feet (6') in height measured at the highest finished grade.
- b. Placement: Placement of dumpsters and enclosures shall be planned and constructed in a manner that allows unobstructed access to each dumpster and the unobstructed opening of the gates during the emptying process. Dumpsters shall not be located in such a manner that the service vehicle will block any street intersection, nor shall they be located within a required front setback area.
- c. Gates: All enclosures shall have service access gates and their construction shall be of sturdy metal frame and hinges with an opaque non-see-through facing material. Service gates shall be attached to post not connected to the enclosure. Enclosures with gates that swing out from the dumpster shall be set back from the property line at least a distance equal to the width of the gate. Hinge assemblies shall be strong and durable so access and servicing gates function properly and do not sag.

**F. Temporary Portable Storage Containers:**

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

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



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

#### **10-19-4: AGRICULTURAL USES:**

##### **A. Community and Urban Gardens:**

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



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

#### **10-19-5: AUTOMOTIVE:**

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

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



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

1. Site Plan Standards:

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

2. Operational Standards:

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



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

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

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

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

**C. Maintenance, Car Wash:**

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



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



- be provided in the side or rear yards. Outdoor storage shall be in accordance with the minimum standards contained within Section 10-19-3(E).
- c. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
  - d. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).
  - e. The use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.
7. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.
- E. Repair, Automotive Body, Paint, and Interior, Additional Standards:**
1. All wrecked or inoperable vehicles must be stored within the main or accessory structure. Only operable vehicles used by the business, customers, and employees may be parked outdoors.
  2. This use may use only high-volume, low-pressure, spray guns in painting operations within an approved and permitted paint booth which has been inspected by the South Davis Metro Fire District.
  3. Within one hundred fifty (150) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
- F. Repossession Services:**
1. Repossessed vehicles shall only be stored within an approved motor vehicle towing and impound lots which are in compliance with outdoor storage regulations contained within Section 10-19-3(E)
- G. Retail Sales, Automotive Parts And Accessories:**
1. No outdoor storage or display shall be permitted.
- H. Retail Sales, Tire And Wheel Installation:**
1. Outdoor display of tires and wheels shall only be permitted during operating hours of the business and shall be stored within an enclosed building nightly.
  2. Outdoor display shall not be permitted in required landscaping areas, within an adjacent right of way, public sidewalk, or block pedestrian pathways providing customer access from parking areas to building entrances.
- I. Storage, Motor Vehicle Towing And Impound Lots:**
1. All impound lots shall conform to the standards for impound lots established by the State of Utah Division of Motor Vehicles.
  2. All impound lots shall be hard surfaced with either asphalt or concrete.
  3. All impound lots shall be in conformance with the outdoor storage regulations contained in Section 10-19-3(E).
  4. No dismantling or demolition of automobiles or other vehicles shall be conducted on the premises.
- J. Wholesale, Automotive Parts And Supplies (New)**
1. Outdoor storage prohibited.
- K. Wholesale, Motor Vehicles:**



1. Wholesale, motor vehicle dealers shall be prohibited on properties which front Center Street, Redwood Road, and 1100 North.
2. All outdoor storage and display shall comply with Sections 10-19-3(E) and 10-19-3(D)

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

1. Outdoor storage prohibited.

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

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

1. ATMs shall be located in accordance with 10-19-3(E)
2. Parking shall be provided in accordance with 10-6-5.

**B. Pawn Shops:**

1. All pawn shops shall conform to the business license standards contained within Title 3, Chapter 7, Secondhand, Junk and Antique Dealers.
2. Outdoor storage or display of merchandise is prohibited.

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

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

1. For uses where outdoor display is permitted, all outdoor display shall be in accordance with Section 10-19-3(D).
2. All outdoor storage areas shall be in accordance with Section 10-19-3(E) Outdoor Storage.
3. Storage of hazardous materials and chemicals shall be in accordance with applicable state and federal regulations.
4. All manufacturing shall be done within an enclosed structure.

**B. Retail, Construction Materials:**

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

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

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

1. Size shall be limited by the minimum lot size, coverage, parking and landscaping requirements for the zone.
2. Required parking:
  - a. At least one space for each instructor, four (4) visitor spaces, and four (4) queuing spaces for drop of and pick up;
  - b. An additional one (1) visitor space for every five (5) students thereof allowed beyond the first twenty (20) students; and
  - c. If the proposed use includes recitals, performances, or programs with audience attendance, the minimum visitor parking shall include sufficient space to accommodate four (4) parking space for each 100 sq. ft. of viewing or seating area.



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

**B. Micro-Education Schools:**

1. A micro-education entity may operate in a facility that meets Group E Occupancy requirements as defined by the International Building Code (IBC), subject to the following:
  - a. May have up to one hundred (100) students in the facility; and
  - b. Shall have enough space for at least twenty (20) net square feet per student.
2. A micro-education entity may operate in a facility that is subject to and complies with the same occupancy requirements as a Class B Occupancy as defined by the IBC, if:
  - a. The facility has a code compliant fire alarm system and carbon monoxide detection system;
    - (1) Each classroom in the facility has an exit directly to the outside at the level of exit or discharge; or
    - (2) The structure has a code compliant fire sprinkler system;
  - b. The facility has an automatic fire sprinkler system in fire areas of the facility that are greater than twelve thousand (12,000) square feet; and
  - c. The facility has enough space for at least twenty (20) net square feet per student.
3. A secure outdoor play area is required for all micro-education facilities and shall comply with the following:
  - a. The play area shall be located a minimum of five feet (5') from any vehicle parking, access, or circulation area.
  - b. The play area shall be secured by a well-maintained fence that is at least six feet (6') in height with a self-latching gate.
  - c. The outdoor play area shall be maintained in good condition and be finished and landscaped to include ground covers, paving, or other surfaces commonly found in an outdoor play area and that do not pose a risk to children.
  - d. The outdoor play area shall not be used before eight o'clock (8:00) A.M. or after eight o'clock (8:00) P.M.
4. A minimum of one off-street accessible (ADA) passenger loading zone shall be provided in accordance with ADA standards.
5. Off-street vehicle parking shall be provided in accordance with Title 10, Chapter 6: Off Street Parking Requirements.

**C. Professional CDL Driving Schools:**

1. Vehicle storage shall not be permitted within the front yard area.
2. Practice areas or lots shall be provided in the side and rear yard areas only.

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

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

1. All structures or outdoor recreation areas shall maintain a minimum setback of one hundred feet (100') from any abutting residential zones.
2. Any outdoor event or activity center located adjacent to a residential zone shall be limited to outside use only between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.



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

**B. Athletic Club, Fitness and Recreational Sports (Tennis, Pickleball, Volleyball, Swimming):**

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



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

#### **10-19-10: GENERAL OFFICE:**

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

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

**B. Employment Placement Agencies:**



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

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

1. Outdoor storage prohibited.

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

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

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

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

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

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

**10-19-12: HOSPITALITY:**

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

**B. Banquet and Reception Centers:**

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



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

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

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

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



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



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

**D. Lodging, Hotel and Motel**

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



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

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

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

**F. Restaurants and Coffee Shops:**

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



- d. A secondary retaining area will be required. The secondary retaining area shall be large enough to hold at least the amount of the largest tank located in the retaining area.
- e. Setbacks for structures are to be from the secondary containment area.
- f. There shall be no outdoor storage of chemicals and/or fertilizers.
- g. Construction of all facilities shall meet the criteria listed in the approved International Building Code.

2. Bulk Storage of Hazardous or Flammable Liquids and Gases:

- a. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall be provided to the City and any other applicable emergency response or regulation authority which details the quantities, storage methods and handling procedures for accidental releases, spills, exposures, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business.
- b. The facility shall comply with all applicable regulations related to the storage and quantity limits as determined by the South Davis Metro Fire District or other applicable jurisdictional agency.
- c. The applicant must furnish written documentation showing a review from the appropriate fire district and/or DEQ; listing any conditions placed upon the use and how they will comply with those conditions.
- d. Any facility with outdoor aboveground tanks shall be enclosed by an eight foot (8') high security fence or wall with the entrance and exit through a gate that shall be locked during nonbusiness hours.
- e. When adjacent to a residential zone, all structures or outdoor activity areas shall be located a minimum of three hundred feet (300') from any property line and all tanks shall be located a minimum of one thousand feet (1,000') from a property line adjacent to a residential zone.
- f. Approved loading and unloading spaces and off street parking facilities will be required as listed in code Section 10-6-5.
- g. Construction will meet the criteria of the International Building Code as adopted.
- h. Sufficient measures shall be made to ensure no discernable odor is emitted from the facility, which may include but is not limited to additional ventilation, insulation, or sealing between neighboring units.
- i. Access to manufacturing and storage areas of the subject units be physically restricted from access by the unauthorized personnel and the general public.
- j. This section does not apply to retail service stations or convenience stores that also dispense propane unless they are in a residential zone.

3. Food (human) Preparation: These standards shall apply to on-site food preparation for off-premise consumption and sales.

- a. Minimum operation size shall be greater than three thousand (3,000) square feet in size;
- b. Must only be used by a single food-processor/food-preparer;
- c. Must use an in-ground grease trap system meeting City Engineering and Sewer District requirements; and



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



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

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

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



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

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

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

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

**A. Mineral Extraction:**

1. See SR Zone, Title 10 Chapter 17

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

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

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

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

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

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

1. No outdoor storage

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

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



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

**D. Funeral Homes and Mortuaries:**

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

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

1. All operations shall ensure the safe storage, use, and disposal of any detergents or chemicals in accordance with all state and federal regulations, as well as any fire district and sewer district regulations, which may include pre-treatment of wastewater.
2. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall be provided to the City and any other applicable emergency response or regulation authority which details the quantities, storage methods and handling procedures for accidental releases, spills, exposures, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business.
3. Laundry services are prohibited within the City's designated drinking water source protection zones.

**F. Pharmacies and Drugstores:**

1. Medical cannabis pharmacy are subject to licensing procedures required by the State of Utah.
  - a. License Required: No medicinal cannabis pharmacy shall be established, operated, or maintained within the city without a valid license issued by the Utah Department of Health, and without a valid business license issued by the city.
  - b. As required by Utah Code Chapter 26-61a, a medicinal cannabis pharmacy shall be located at least:
    - (1) Two hundred feet (200') from a community location (public or private school, licensed child care facility or preschool, church, public library, public playground or public park);
    - or
    - (2) Six hundred feet (600') from an area zoned primarily residential.
  - c. The proximity requirements described in Subsection C.1 shall be measured as required in Chapter 26-61a, Utah Code, as amended.
  - d. Signs: Signs shall be subject to the dimensional requirements per Sections 26-61a-505 and 4-41a-403, Utah Code, as amended.
  - e. Conflict of Laws: If any regulation in this section, regarding medicinal cannabis is in conflict with Utah Code, the provisions of Utah Code shall prevail.

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

1. No outdoor storage shall be permitted.

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

1. Tattoo parlors:



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

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

### **A. Religious Organizations, Churches**

#### **1. Development Standards:**

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



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

#### **10-19-17: RESIDENTIAL:**

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

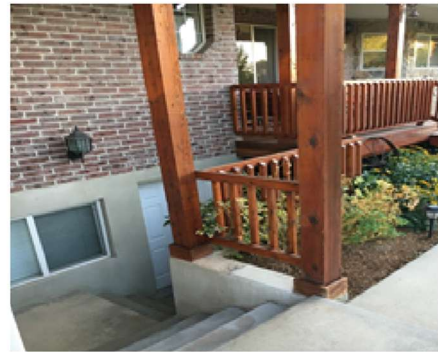
1. Definition of Accessory Dwelling Unit: A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is: 1) within or attached to a single-family residential building, or 2) within a detached accessory structure associated with a single-family dwelling.
2. Purpose and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



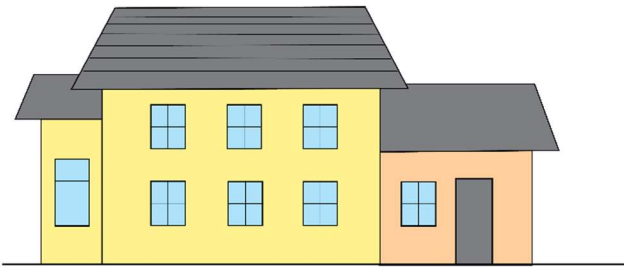
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- b. Setback Standard Compliance: Accessory dwelling units as an addition to a primary dwelling shall meet all minimum setback standards required for the primary dwelling.

*ADU-Attached*



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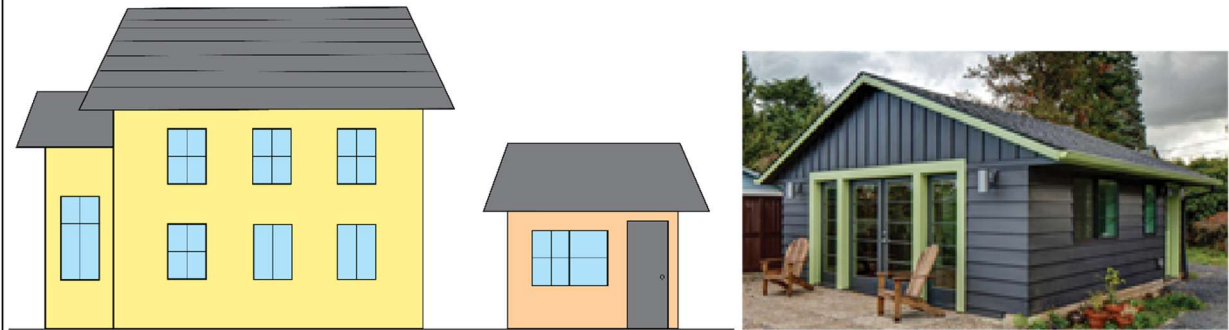
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- c. Behind the Primary Dwelling: An accessory dwelling unit within an accessory structure must meet the minimum of side yard required by the zone for the primary dwelling and a rear yard setback of ten (10) feet, unless no windows, doors, or other 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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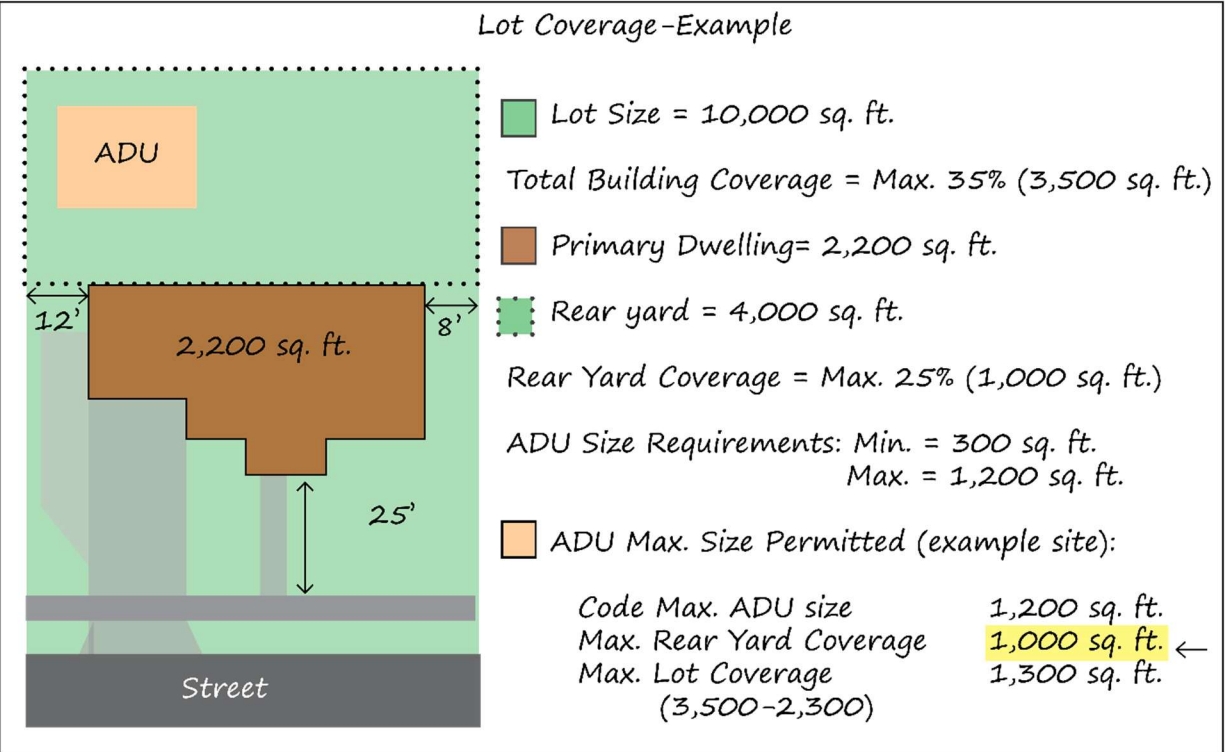
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8. Appearance: Single family residences with interior accessory dwelling units shall retain the appearance of a single family home. An accessory dwelling unit in an accessory structure shall be designed so that, to the degree reasonably feasible, the 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.





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11. Building Entrances: A new single-family structure approved with an accessory dwelling unit attached to or detached from the main dwelling unit, shall have a separate, accessible entrance or stairway. An accessory dwelling unit approved in an existing structure may use existing entrances on any side of the structure that faces a street, or a side or rear entrance. Dwellings with two (2) front doors side by side may not be used to provide separate entrances for each unit with the exception of dwellings where the second door provides direct access to the dwelling basement. The purpose of this requirement is to preserve the single-family residential appearance of the building.



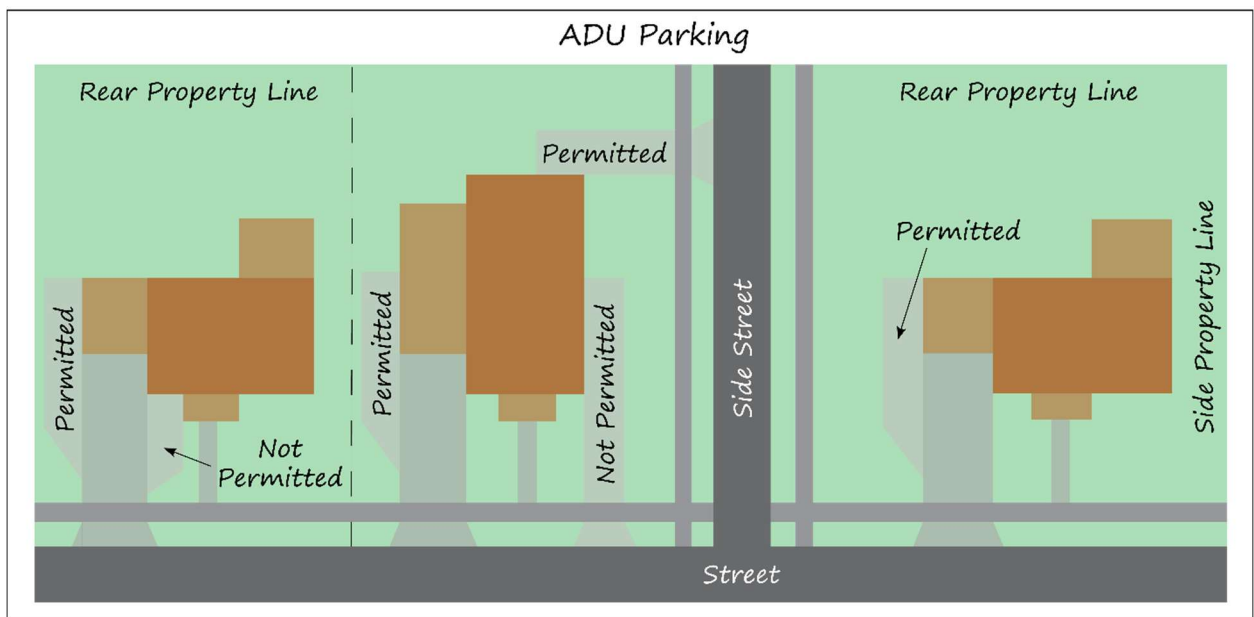
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12. Address: The principal dwelling unit and the accessory dwelling unit shall have the same address number, but shall refer to the accessory dwelling unit as unit B. Addresses must be located in a visible location on the street frontage side of the home.

13. Parking:

- a. A single-family dwelling with an accessory dwelling unit shall provide at least one (1) additional off street parking spaces for the accessory unit, above the minimum spaces required for a single family dwelling. Accessory dwelling unit parking may not be in tandem with required parking of the main dwelling. One additional off street parking space shall be required accessory dwelling units with 2 or more bedrooms. ADU's located within one-quarter (1/4) mile of a bus rapid transit route shall be permitted to reduce the parking requirement by one (1) space for the main dwelling unit.
- b. No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway.
- c. The minimum width of parking areas and driveways shall be paved with concrete or asphalt,



14. Separate Living Areas: An accessory dwelling unit must provide living areas for eating, sleeping and sanitation facilities separate from the principal dwelling unit.

15. Building Code: All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah state code section 10-9a-511.5, changes to dwellings - egress windows.

16. Utility Meters: A single-family dwelling with an accessory dwelling unit may have separate meters for each water, gas, and electricity utility service. Each utility meter shall be in the property owner's name and the property owner shall be responsible for payment of all utilities. No additional water development or connection fee shall be required, unless a separate utility 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~~



- ~~(2) years of the passing of this section~~ may result in a citation for a code violation as governed by the process in North Salt Lake City Title 12, Administrative Code Enforcement Hearing Program.
22. Home Occupation Businesses: Home occupation businesses in an accessory dwelling unit shall be restricted to a home office use which creates no customer traffic. No home occupation business shall be established within an accessory dwelling unit without the express written permission of the property owner.
23. Accessory Dwelling Units, Tiny Homes:
- a. Only one tiny home shall be permitted as an accessory dwelling unit per residential lot.
  - b. The tiny home shall be permanently properly connected to water and sewer facilities and approved for all required utilities.
  - c. The tiny home dwelling structure must be located on a dedicated parking location of asphalt or concrete and have the wheels and axel underbody skirted from view. ~~attached to a site built permanent foundation which meets the building code. The type of foundation could be a slab on grade or a perimeter foundation.~~
  - d. Building inspections are required for construction of the foundation, as well as to ensure the correct installation of the structure, and to approve the correct connection to the utilities.
  - e. All manufactured home running gear, tongues, axles and wheels must be removed at the time of installation.
  - f. The dwelling structure shall be constructed with materials that are weather resistant and aesthetically consistent with the main dwelling.
  - g. The community development director may approve deviations from the architectural standards on the basis of a finding that the architectural style proposed provides compensation design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.
  - h. The parking shall be the same as subsection 13 of this section.

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

1. Purpose: This section is established to provide regulations and design standards for residential short-term rentals (STRs) related to single family and multi-family neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of North Salt Lake residents and preserving the residential character of City neighborhoods. In allowing STRs, it provides existing property homeowners economic relief who might otherwise be forced to leave a neighborhood, thus promoting and preserving affordable housing in the City of North Salt Lake. This section also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the market.
2. Residential Short Term Rental (STR): A STR is prohibited in all residential dwellings, Residential Districts, and Residential P Districts without first obtaining a STR land use permit as regulated in this section and issued a valid business license. The following are exempt and shall not be subject to the provisions of this section:
  - a. A residential lease of thirty (30) or more consecutive days.
  - b. Bed and breakfasts, RV parks, campgrounds, hotels, and motels, as described and regulated in the North Salt Lake Land Development Code shall not be subject to the provisions of this section.



3. General Standards ~~And~~ Requirements: A STR use may be allowed within any existing legal residential dwelling by an administrative land use permit from the Community Development Department, wherein the application demonstrates compliance with requirements found in the North Salt Lake Land Development Code and all of the following standards and requirements:
- a. Application: A completed application form as provided by the City.
  - b. Property Description: A detailed written description and/or drawing of the property that identifies the use of each room of the dwelling and defines the portions of the dwelling to be used for a STR shall be provided. Only one designated STR area is allowed for a property.
  - c. Single and Two Family Dwellings:
    - (1) Only one designated STR area is allowed per property.
    - (2) Owner Occupancy: The owner of the subject property must reside therein as their primary residence.

~~Owner Occupancy: The owner of the subject property shall live in the primary dwelling in which a STR is desired, and must reside therein as their primary residence.~~

~~(1)(3)~~ (3) An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses fifty percent (50%) or more ownership of the proposed STR. Fee title owner may not be a corporation, partnership, limited liability company, or similar entity.

~~(2)(4)~~ (4) To establish that the property is the owner's primary residence, the owner shall:

    - (A) Present a government issued identification document listing the address of the property as the address of the owner; and
    - (B) A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner, wherein they reside at least one hundred eighty three (183) days per calendar year.
  - ~~c.d.~~ d. Occupancy During Rental Period: The subject property shall comply with the following occupancy restrictions:
    - (1) The applicant shall provide the maximum renter occupancy proposed and demonstrate that sufficient parking has been provided off street at a rate of one-half (1/2) space per bedroom or sleeping area, with a minimum of one (1) space.
    - (2) The property shall not be rented to more than one renter at any given time, and the owner shall not divide and rent out portions of the dwelling to multiple renters at the same time.
    - (3) A property shall not be exclusively rented as a STR for more than one hundred eighty two (182) nights per year.
      - (A) The owner may reside on the property while it is occupied by a renter.
      - (B) The property shall only be rented for a minimum duration of one night and a maximum of ~~forty five (45)~~ thirty (30) consecutive nights.
    - (4) A two family dwelling or property with a valid land use permit for an accessory dwelling unit may use and rent one of the dwelling units as a STR ~~and have the accessory dwelling unit be rented~~ for up to three hundred sixty five (365) nights per year.



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

e. Multifamily Dwellings:

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

4. Violations: It shall be a violation for any person to operate a STR:

- a. Without first obtaining a STR land use permit, as regulated in this section, and issued a valid STR business license; or
- b. That does not comply with the requirements of this section, the revised ordinances of North Salt Lake, or the North Salt Lake City Land Development Code.

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

- a. Each day that a violation occurs or continues is a separate violation.
- b. For any violation of this section, the issuing officer may issue a written citation or notice of 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.



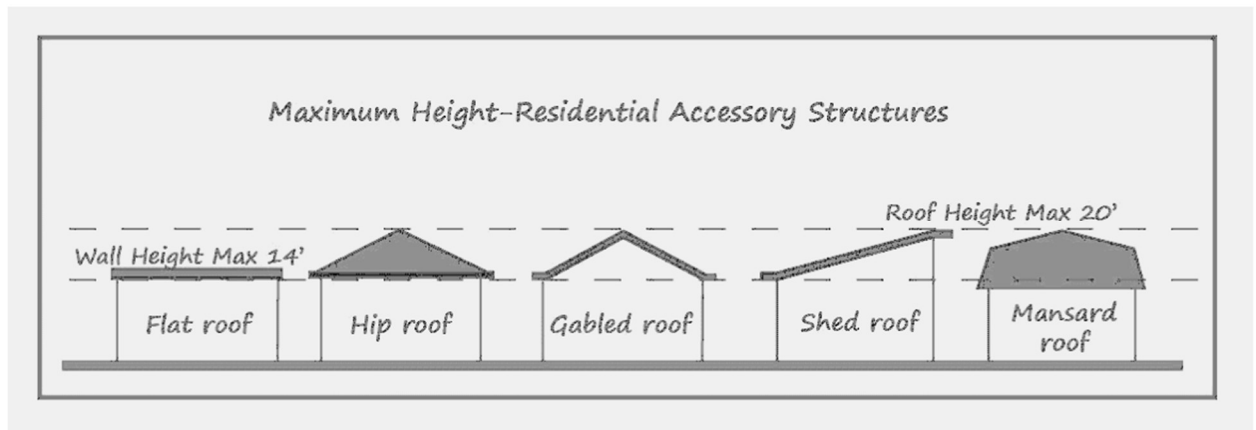
**C. Residential Structures**

1. Minimum Height Of Dwellings: (Existing moved from 10-1-27)

No dwelling or structure containing a dwelling shall be erected to a height less than one story above grade. (Ord. 2018-11, 10-2-2018)

2. Maximum Height And Floor Area Of Accessory Buildings: (Existing moved from 10-1-28)

No building which is accessory to a one-family, two-family, three-family or four-family dwelling shall be erected to a height greater than one story, fourteen feet (14') to the top of the wall plate and no higher than twenty feet (20') to the highest point of the building roof or coping, nor be taller than the primary structure. The maximum square foot floor area of an accessory building is fifty percent (50%) of the footprint of the principal building to which it is accessory.



7. Area Of Accessory Buildings: (Existing moved from 10-1-29)

No accessory building or group of accessory buildings in any Residential District shall cover more than twenty five percent (25%) of the rear yard. (Ord. 2018-14, 11-20-2018)

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

**A. Retail, General**

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

**B. Retail, Specialty**

1. Car washes, see section 10-19-5(C)
2. Home and nursery centers
  - a. Outdoor mechanical equipment, including, but not limited to, heaters and fans, shall not be located within five feet (5') of a property line. To facilitate reduction of noise, permanently mounted mechanical equipment shall be enclosed to the maximum extent possible.
  - b. Long term outdoor storage shall be screened from adjacent property and shall not be located within the required setback, parking, loading or unloading areas, and may not impede vehicle or pedestrian traffic
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.



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

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

1. No outdoor storage shall be permitted.

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

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

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

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

**A. Use Limitations.**

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



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

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

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

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

**B. Freight And Commodities Transportation:**

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

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

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

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



- (A) Existing topsoil depths shall be restored.
- (B) Replacement shall be undertaken in a manner as to minimize settling and the mixing of topsoil with subsoil materials. In no instance shall the topsoil materials be used for any other purpose.
- (C) As the topsoil is replaced, all rocks greater than three inches (3") in dimension shall be removed.

(5) Restoration Of Ground Cover And Field Tiles:

- (A) All conservation practices such as terraces or grassed waterways that are damaged by the pipeline's construction shall be restored to their preconstruction condition. Vegetation in sensitive areas shall be restored to their preconstruction state.
- (B) All existing field tiles shall be identified before construction and repaired or replaced at the conclusion of construction.

- b. A hazard mitigation plan, outlining precautions and procedures for emergencies, shall be provided to the City and any other applicable emergency response or regulation authority which details procedures for leaks, spills, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business

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

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



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



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

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

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

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

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

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

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



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

**A. General Warehousing and Storage Facilities**

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

**B. Self-Storage Units**

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

1. Self-storage units shall only be permitted within the Storage Unit Overlay Zone;
2. Accessory caretaker residences shall only be approved subject to the standards in section 10-19-3(A):
3. All structures shall comply with all design standards found in section 10-1-44;
4. All goods and wares shall be stored within an enclosed building, except that boats, travel trailers, motor homes and automobiles in running order, may be stored in screened exterior areas which shall have shown on the site plan and approved for that purpose and shall only be permitted on asphalt or concrete surfaces;
5. No individual units shall be larger than twelve by fifty (12x 50) feet;
6. Any storage of partially dismantled, wrecked or inoperable vehicles, trailers, campers, motor homes or junk is prohibited;
7. Any repair, construction, reconstruction or manufacturing is prohibited;
8. Any storage of hazardous materials including but not limited to gasoline, paint, paint remover and similar flammable or hazardous materials is prohibited;
9. Self-storage facilities shall include screening in accordance with section 10-19-(C) Outdoor Storage. Such screening shall be in compliance with the Chapter 22 Water Efficient Landscaping. Screening shall be maintained in good condition with no advertising thereon, except as permitted by the Chapter 6 signage regulations.
10. All self-storage facilities shall include a barrier wall extending the full length of the property line.
11. Where the barrier is to be provided by the building facade, said facades shall be in accordance with the setback requirements applicable to the zone in which it is located;
12. Access to the site shall be sufficient for traffic, emergency and fire vehicles and meet the minimum driveway aisle width for two way traffic provided in Chapter 4 Parking standards and include sufficient turning radii for emergency vehicles;
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.



# Title 10

## Chapter 4

### Signs

#### SECTION:

**10-4-1: Title**

**10-4-2: Purpose**

**10-4-3: Scope**

**10-4-4: Interpretation**

**10-4-5: Definitions:**

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

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

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

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

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

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

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

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

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

**~~10-4-14~~: Definitions**

**10-4-15: Billboards**

**10-4-16: On Premise Interstate Signs**

**10-4-17: Electric Signs**

**10-4-18: Prohibited Signs on Private Property**

**10-4-19: Free Speech Zone**



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)



#### 10-4-4: INTERPRETATION:

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

#### 10-4-5: DEFINITIONS:

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

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

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

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

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

**Awning Sign:** A sign that is painted on or otherwise made part of the awning material.

**Billboard:** A free standing ground sign located designed or intended to direct attention to a business, product, or service that is not sold, offered or existing on the property where the sign is located.

**Bench Sign:** A sign that is painted on or attached to any part of the surface of a bench, seat or chair placed outside of the main structure of a property, or on or adjacent to a public sidewalk, roadway or other public right-of-way.

**Canopy:** A structure constructed of fabric or other material placed so as to extend



outward from the building, providing a protective shield for doors, windows and other openings, with supports extending to the ground as well as attached to the building.

**Canopy Sign:** A sign that is painted or otherwise made part of the canopy material. Signage is limited to the vertical portions of the canopy; the sides and the front valance. No signage shall protrude beyond the vertical face.

**Commercial Sign:** Any sign with wording, a logo or other representation that directly or indirectly names, advertises or calls attention to a business, product, service, profession, commodity, commercial event, or other commercial activity, or otherwise contains commercial speech.

**Commercial Speech:** Any message proposing a commercial transaction or related to the economic interests of the speaker or its audience.

**Convert:** To change, remodel, or rehabilitate any existing billboard sign face to an electronic or digital format.

**Directional Signs:** Any sign located on private property at or near the public right-of-way, directing or guiding vehicular or pedestrian traffic onto the property and/or toward parking or other identified locations on the property.

**Facia Sign:** See Wall Sign

**Freestanding Sign:** A sign supported by one or more upright poles or braces placed in or upon the ground surface and not attached to any building. Examples of freestanding signs are a monument sign and a pole sign.

**Interchange Or Intersection:** Any area and its approach where traffic is channeled off or onto an interstate route, excluding the deceleration lanes, acceleration lanes or feeder systems, from or to another federal, state, county, city or other route.

**Low Profile Sign:** A freestanding sign erected near ground level less than 30 inches in height, limited to 6 sq. ft. used to identify the name of a building or used for directional purposes for commercial parking circulation.

**Main Traveled Way:** The through traffic lanes, including auxiliary lanes, acceleration lanes, deceleration lanes and feeder systems, exclusive of frontage roads and ramps. For a divided highway, there is a separate main traveled way for the traffic in each direction.

**Marquee Sign:** A sign attached to a hood or awning of permanent construction without pillars or posts which is supported from a building wall and extends beyond the building, building line, or property line.

**Monument Sign:** A free standing ground sign mounted on a base but not attached to any building or wall.

**Noncommercial Sign:** Any sign that is not a commercial sign.



**Noncommercial Speech:** Any message which is intended for the purpose of supporting or opposing a candidate, proposition or other measure at an election or for any other noncommercial expression not related to the advertisement or promotion of any product, service or the identification of any business.

**Nonconforming Sign:** A sign that legally existed at the time that it was installed under the regulations in effect at that time, but does not conform to the current applicable regulations of the area in which it is located and has been maintained continuously since the time the applicable regulations changed to render it nonconforming.

**Off Premises Sign:** A commercial sign that displays any message directing attention to a business, product, service, profession, commodity, commercial activity, commercial event, or other commercial message that is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where such sign is located.

**On Premises Sign:** A commercial sign that identifies the name, occupation and/or profession of the occupants of the premises on which the sign is located.

**Permanent Sign:** Any sign that is legally placed and which is intended to be and is so constructed as to be of a lasting and enduring condition, remain unchanged in character and condition beyond normal wear and tear, and positioned in a permanent manner fixed to the ground, wall or building.

**Point Of Widening:** The point of the gore or the point where the intersecting lane begins to parallel the other lanes of traffic, but the point of widening may never be greater than two thousand six hundred forty feet (2,640') from the centerline of the intersecting highway of the interchange or intersection at grade. (Ord. 05-10, 7-12-2005)

**Pole Sign:** A free standing sign that is mounted atop one or more poles and not attached or braced by any other structure.

**Portable Sign:** Any moveable or hand held sign not permanently attached to the ground and easily removable using ordinary hand tools.

**Projecting Sign:** A sign that projects from and is supported by a wall or parapet of the building with the display surface of the sign in a plane perpendicular to or approximately perpendicular to the wall.

**Roof Sign:** Any sign erected upon a roof, parapet, or roof mounted equipment structure and extending above a roof, parapet, or roof mounted equipment structure of a building or structure.

**Sign:** Any object, device, display, or structure, or part thereof, that is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including, but not limited to, words, letters, figures, designs, symbols, fixtures, colors,



illumination, or projected images. The term "sign" shall also include the sign structure, supports, lighting system, and any attachments, ornaments, or other features used to attract such attention as described above.

**Snipe Sign:** A temporary or permanent sign tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or other objects.

**Temporary Sign:** Any sign not permanently attached to the ground or a structure that is installed or placed for a limited duration and intended to be displayed before, during or after an event to which the sign relates.

**Vehicle Sign:** Any sign permanently or temporarily attached to or placed on a vehicle or trailer.

**Wall Sign:** Any sign attached to or painted on the wall of a building or structure in a plane, parallel or approximately parallel to the plane of said wall.

**Window Sign:** Any sign viewable through or affixed in any manner to a window or exterior glass door such that it is viewable from the exterior, including signs located inside a building but visible primarily from the outside of the building.

#### **10-4-610-4-5: GENERAL REGULATIONS:**

A. Compliance Required: Except as provided in this title, no sign shall be erected, raised, moved, placed, reconstructed, extended, enlarged or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the use district in which it is located. No permit is required for the maintenance of a sign or for a change of copy on painted, printed or changeable copy signs. (Ord. 04-1, 2-17-2004)

B. Code And Licensing Compliance: All signs hereafter erected in the city shall comply with the current standards of the national electrical code, the international building code, and all other ordinances of the city. No sign shall be placed on public property or within a public right of way except when expressly licensed by the city council or state department of transportation. (Ord. 04- 1, 2-17-2004; amd. 2012 Code)

C. Maintenance Of Signs: All signs shall be maintained in good condition. Exposed parts of signs shall be painted or treated chemically in such a manner as to preserve the condition, aesthetics and life of such signs; moving parts shall be maintained in operable condition; and signs designed to be lighted shall be maintained with a full complement of the lighting facilities required by the design of each such sign.

D. Removal Upon Discontinuance Of Use: All signs identifying a discontinued use on the property shall be removed by the sign owner from the property within thirty (30) calendar days of the time the use was discontinued.

E. Prohibited signs: The following signs and any sign not otherwise authorized



under the terms of this code, are prohibited in the city:

1. Abandoned Signs

2. Animated Signs

3. Balloon Signs

4. Snipe Signs

5. Signs on vehicles or trailers if the vehicle or trailer is parked off premises, outside of designated parking stalls, or in other locations not normally expected of such vehicles and for the primary purpose of advertising a product, service, business or other activity. This section is not intended to apply to standard business logos or identification on vehicles primarily and actively used for business purposes which are otherwise legally parked.

6. Signs located on trees, utility poles, public benches or any other form of public property or within any public right-of-way.

D.F. Illumination Restrictions: Unless otherwise specified in this chapter, all signs may be illuminated. However, no sign may utilize:

1. An exposed incandescent lamp with an external reflector without a sun screen or comparable diffusion;
2. Any exposed incandescent lamp in excess of fifteen (15) watts unless a screen is attached;
3. Any revolving beacon light.

E.G. Changeable Copy: Unless otherwise specified in this chapter, any sign herein allowed may use manual or automatic changeable copy.

F.H. License Required; Indemnification; Insurance: No person may engage in the business of erecting, altering, relocating, constructing or maintaining signs without a valid state contractor's license and valid city business license. All persons involved in the maintenance, installation or relocation of signs near or upon the public right of way or property shall agree to hold harmless and indemnify the city, its officers, agents and employees, against any and all claims of negligence resulting from such work insofar as this title has not specifically directed the placement of a sign. Such persons shall also maintain insurance to indemnify the city against any form of liability to a minimum of one million dollars (\$1,000,000.00).

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



development sign. Said sign will only be allowed ~~by conditional use permit~~ in the S-2 and S-3 sign overlay zoning districts under provisions of sections 10-4-11, 10-4-12 and 10-4-13 of this chapter.

d. Temporary off premises residential development shall be permitted upon the main entrances to the residential development in any zone, with a maximum of 1 sign per road frontage.

e. Temporary off premises residential development directional signs may be permitted as a conditional use in zones other than the sign overlay zones upon approval by the Planning Commission limited to a maximum duration of two (2) years from the date of the approval of the conditional use permit or within 30 days of completion of the final dwelling unit construction. Upon request, a time extension of one (1) year may be granted by the Planning Commission. Said temporary signs shall not be permitted within the public right of way, nor shall they impede safe vehicular traffic, or violate any clear area of an intersection and must be located upon private property. Signs shall be kept in good repair and will be subject to removal within 30 days of notice of disrepair.

d.f. All temporary off premises residential development, directional and freeway oriented signs shall be removed within three (3) years from the date when the conditional use permit was granted. Upon request, a time extension not to exceed two (2) additional years may be granted by the planning commission.

e.g. Prior to approval and installation of any temporary off premises residential development, directional or freeway oriented signs, the applicant must first provide the city with written authorization from the legal property owner, or its representative, granting permission for the sign location and duration of the sign posting.

f.h. Temporary off premises residential development, directional and freeway oriented signs are to identify the development or the developer only. They are not intended for builders or contractors within the development. (Ord. 04-1, 2-17-2004)

#### 10-4-6 10-4-7: INSPECTIONS:

The ~~building official~~ Community Development Department shall have the following duties with regard to sign inspections:

- A. Initial Inspection: ~~The Building Official shall~~ To make an initial inspection of any sign upon the completion, erection, reconstruction or remodeling of the same and notification of said completion, erection, reconstruction or remodeling. This inspection shall be made to assure compliance with the provisions of these regulations, other ordinances of the city and conditions precedent to the issuance of a conditional use permit, if applicable.



B. Complaint Of Noncompliance: In accordance with Title 12 for Administrative Code Enforcement, the designated enforcement official shall ~~To~~ inspect each sign for which a complaint of noncompliance with local ordinances is made in writing to the ~~building official~~ City.

C. Routine Spot Checks: To make routine spot checks of all signs to assure compliance with these regulations, and other ordinances of the city and conditions precedent to the issuance of a conditional use permit, if applicable. (Ord. 04-1, 2-17-2004)

**10-4-710-4-8: ENFORCEMENT:**

The ~~zoning administrator~~ Community Development Department of North Salt Lake City is hereby vested with the duty of enforcing the sign regulations of this title and in the performance of such duty is empowered and directed to:

A. Issue Permits: Issue permits to construct, alter or repair signs which conform to the regulations of the city.

B. Ascertain Conformance: Ascertain that all signs, including construction of, or maintenance of any signs, are in conformance with regulations of the city and the conditions imposed precedent to the issuance of a conditional use permit, if applicable.

C. Issue Notice Of Violation: Issue a notice of violation to the person having charge or control or benefit of any sign found by the zoning administrator to be unsafe or dangerous, or in violation of the ordinances of the city.

D. Institute Proceedings: Institute any appropriate action or proceedings in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted or maintained, or in any case where any sign is used in violation of any ordinance of the city, including, but not limited to, this title, to accomplish the following purposes:

1. To prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; and

2. To restrain, correct or abate such violation.

E. Unsafe, Dangerous Sign Removal:

1. Abate and remove any unsafe or dangerous sign which is not repaired or made safe within five (5) 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.

2. Upon failure to pay the costs incurred in abating an unsafe or dangerous sign, 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.



Application for a sign permit shall be made to the ~~zoning administrator~~Community Development Department and shall be accompanied by an administrative fee to defray the expenses to the city incurred in the administration of this chapter. Such fee shall be established by resolution of the city council. Large signs which require a building permit for structural or electrical elements shall be assessed a permit fee in accordance with valuation as provided by Building Code. A sign permit shall be issued ~~by the zoning administrator~~ if the proposed sign is found ~~by the zoning administrator~~ to be in compliance with the provisions of this title and other ordinances of the city. (Ord. 04-1, 2-17-2004)

#### **10-4-1010-4-11: REINSPECTION FEE:**

In the event that a notice of violation is issued, a reinspection fee shall be charged to defray the costs of reinspection. Said reinspection fee shall be charged for each inspection required until applicable regulations of the city are complied with. The amount of the fee shall be established by resolution of the city council. (Ord. 04-1, 2-17-2004)

#### **10-4-1110-4-12: SIGN OVERLAY ZONING DISTRICTS:**

There are hereby created three (3) overlay zoning districts (S-1, S-2 and S-3) to regulate the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location in the city. Refer to special zoning map for description of districts. (Ord. 04-1, 2-17-2004)

#### **10-4-1210-4-13: CODES AND SYMBOLS:**

In the following section, the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location which are allowed in the various districts are shown as "permitted" indicated by a "P" in the appropriate column (headed by the overlay zoning district designation), or as "conditional uses", indicated by a "C" in the appropriate column. 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 "M" to indicate maximum building height allowed in a particular district; or by the letter "B" to indicate the actual height of the building to which a sign is affixed or the height of the sign; or by the letter "S" to indicate the required building setback, whichever is applicable.~~ If the regulation does not apply, or if it 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 a dash "-". "NA" Not Applicable or "N" Not Permitted. (Ord. 04-1, 2-17-2004)

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443 **10-4-14: SIGN TYPES, EFFECTS, DIMENSIONS, NUMBERS AND LOCATIONS**  
 444 **BY OVERLAY DISTRICTS:**

Sign Type	S-1	S-2	S-3
<b>On premises signs:</b>			
<a href="#">Awning, Canopy, &amp; Marquee</a>	<a href="#">GP</a>	P	P
Fascia <a href="#">or Wall</a>	P	P	P
Freestanding <a href="#">(Pole or Pylon)</a>	P	P	P
Freeway oriented	<a href="#">N-</a>	<a href="#">-N</a>	C
Low profile	P	P	P
<a href="#">Multi-tenant monument</a>	<a href="#">N</a>	<a href="#">P</a>	<a href="#">P</a>
Projecting wall	P	P	P
Roof	<a href="#">-N</a>	<a href="#">-N</a>	<a href="#">-N</a>
<a href="#">Window</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>
Temporary	<a href="#">GP</a>	<a href="#">GP</a>	<a href="#">GP</a>
<b>Off premises signs:</b>			
<a href="#">Billboard (Freestanding)-see 10-4-15</a>	<a href="#">N-</a>	<a href="#">-N</a>	<a href="#">GP</a>
Fascia <a href="#">or Wall</a>	<a href="#">-N</a>	<a href="#">-N</a>	<a href="#">GN</a>
Roof	<a href="#">-N</a>	<a href="#">-N</a>	<a href="#">-N</a>
Temporary residential development	<a href="#">GN</a>	<a href="#">GP</a>	<a href="#">GP</a>
Temporary residential directional	<a href="#">GN</a>	<a href="#">PG</a>	<a href="#">GP</a>
Temporary freeway oriented residential development	<a href="#">N-</a>	<a href="#">GP</a>	<a href="#">GP</a>
<b>Sign Effects And Copy Content</b>			
<b>On premises signs:</b>			
Identification	P	P	P
Illuminated	<a href="#">GP</a>	<a href="#">GP</a>	<a href="#">GP</a>
Rotating	<a href="#">GN</a>	<a href="#">GN</a>	P
Flashing	<a href="#">-N</a>	<a href="#">GN</a>	<a href="#">GN</a>
Changeable copy	P	P	P
Animated	<a href="#">NG</a>	<a href="#">GN</a>	P



Sign Type	S-1	S-2	S-3
<b>Off premises signs:</b>			
Illuminated	<u>NA</u>	<u>NA</u>	<u>GP</u>
Rotating	<u>-NA</u>	<u>-NA</u>	<u>-N</u>
Flashing	<u>-NA</u>	<u>-NA</u>	<u>CN</u>
Changeable copy	<u>-NA</u>	<u>-NA</u>	<u>GP</u>
Animated	<u>-NA</u>	<u>-NA</u>	<u>CN</u>
Message center	<u>CNA</u>	<u>CNA</u>	<u>GP</u>
<b>Sign Dimensions</b>			
Sign height (in feet) <u>freestanding pole or pylon: includes: freestanding, projection from wall, marquee, fascia, canopy, under canopy, awning (electric), temporary</u>	20	30	45
<u>Awning, Canopy, and Marquee (in square feet per face)</u>	<u>35</u>	<u>50</u>	<u>75</u>
Low profile <u>height (inches)</u>	<u>430</u>	<u>430</u>	<u>430</u>
Maximum sign area <u>on-premises</u> (in square feet per face)	35	<u>15050</u>	<u>20075</u>
Fascia or wall signs not to exceed <u>3015</u> % of available wall space <u>or sq. ft.</u>	<u>A100</u>	<u>A100</u>	<u>A100</u>
<u>Window sign area (percentage of ground floor windows only)</u>	<u>30</u>	<u>30</u>	<u>50</u>
<u>Maximum sign area off premises (in square feet)- Billboards with minimum space of 1,500 feet</u>	-	-	<u>672</u>
Temporary off premises residential development signs:			
Sign area (in square feet)	64	64	64
Sign height (in feet)	<u>2010</u>	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
<b>Number of Signs:</b>			
<b>On premises signs:</b>			
<u>Awning, Canopy, &amp; Marquee (per storefront entrance)</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>Fascia or Wall (per façade, limited maximum % wall space)</u>	<u>=</u>	<u>=</u>	<u>=</u>



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
<b>Off premises signs:</b>			
<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>
<b>Location of Signs</b>			
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> <sup>1</sup> <u>Maximum setback for off premises "billboards" from public right of way (in feet)</u>	--	--	<u>1,500</u> <u>100</u>
<u>Minimum distance between signs</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>



## 10-4-15: BILLBOARD STANDARDS:

### A. LocationNotes:

1. 1. Billboards may only be erected along a highway which is an interstate. No ~~sign billboard~~ may be erected more than 100 feet on the perpendicular from the edge of the right of way of an interstate ~~highway or primary highway~~, except where a ~~noncontrolled highway or~~ railroad right of way runs contiguous and adjacent to the edge of the ~~controlled highway~~ interstate. The 100 foot corridor shall then be measured from a point on the perpendicular not to exceed 200 feet from the edge of the right of way of the interstate ~~highway or primary highway~~. In no case may the outer edge of the corridor exceed 350 feet from the ~~controlled interstate~~ right of way.
2. No billboard may be erected closer than 500 feet from an interstate highway interchange.
3. No billboard may be erected within 1,500 feet of another billboard.
4. Billboards subject to relocation provided within State Code or interstate highway expansion may be located in locations closer than 1,500 only by agreement and as approved by the City Council.
5. Billboard signs may not extend over any street right of way and shall be setback a minimum of five (5) feet from the right of way line.
6. Billboard signs shall have a minimum separation distance of ten (10) feet from any structure or building.

### B. Height:

1. The maximum height of a billboard shall be forty-five (45) feet above existing grade. If the interstate, which is within one hundred (100) feet of the billboard measured from the interstate at the point at which the billboard is perpendicular to said interstate, is on a different grade than the billboard, then the highest point of the billboard may be twenty-five (25) feet above the pavement elevation or any barrier wall at that location of the interstate.

### C. Size:

1. Maximum sign area for a billboard shall be six hundred seventy-two (672) square feet in area, sixty (60) feet in width or twenty (20) feet in height.

B.D. Lighting: Lighting shall be confined to the sign face of a billboard and not illuminate the night sky. Electronic signs shall conform to the provisions provide in 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. c.—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.



F. ~~f.~~ Transition time between messages shall be no greater than 3 seconds.

G. ~~g.~~ An electronic message sign shall only be constructed in a location and in a manner permitted by this title.

(Ord. 04-1, 2-17-2004; amd. Ord. 05-10, 7-12-2005; Ord. 2016-04, 3-15-2016)

#### **10-4-18: SIGNS PROHIBITED ON PUBLIC PROPERTY:**

Signs are not permitted on public property, within the public right of way, or above the public right of way without express license from the ~~city~~ City council or and state department of transportation, as applicable. Also note that signs are not permitted in the residential districts, except as expressly described in these regulations. (Ord. 04-1, 2-17-2004; amd. Ord. 05-10, 7-12-2005)

#### **10-4-14: DEFINITIONS:**

~~The following words and phrases used in this chapter shall have the following meaning unless a different meaning clearly appears from the context:~~

~~INTERCHANGE OR INTERSECTION: Any area and its approach where traffic is channeled off or onto an interstate route, excluding the deceleration lanes, acceleration lanes or feeder systems, from or to another federal, state, county, city or other route.~~

~~MAIN TRAVELED WAY: The through traffic lanes, including auxiliary lanes, acceleration lanes, deceleration lanes and feeder systems, exclusive of frontage roads and ramps. For a divided highway, there is a separate main traveled way for the traffic in each direction.~~

~~POINT OF WIDENING: The point of the gore or the point where the intersecting lane begins to parallel the other lanes of traffic, but the point of widening may never be greater than two thousand six hundred forty feet (2,640') from the centerline of the intersecting highway of the interchange or intersection at grade. (Ord. 05-10, 7-12-2005)~~

#### **10-4-19: FREE SPEECH ZONE:**

A. Establishment: The mayor, or designee, may establish a content neutral free speech zone for any event which the establishment of a free speech zone would serve a substantial government interest such as traffic flow, crowd control or public safety on public property. All free speech zones established shall be content neutral and appropriately marked as a free speech zone. All free speech zones shall provide ample opportunity for protestors to communicate their messages and be of ample size to accommodate the number of persons reasonably anticipated that will 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.

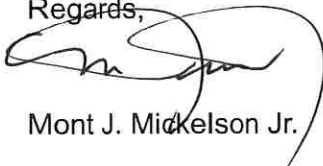
**The constant turnover in short term rentals occupied by transient renters who we do not know and who we will never know since they move out too quickly, and for whom no criminal history report is checked, jeopardizes the safety of children who are constantly walking to and from school in a dedicated 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



Chief Black continued with a review of calls and cases from 2024 with 9,800 total service incidents (approximately 27 calls per day). He said this included 3,218 traffic related incidents with 504 accidents (59 hit & run, 108 injuries, 36 DUIs). He noted that there were 60 drug related cases and 337 domestic violence related with 90 arrests (this included protective order violations, child abuse, and ungovernable juvenile calls). He shared that there were 662 criminal investigation cases with 146 arrests. He reported on critical technology and equipment including:

- Vehicles (\$70,000 when equipped)
- Body and in-car camera systems compliant with State law
- In-car computers and CAD technology
- Records Management software and licenses
- Dispatch and server costs paid to Bountiful and Layton
- Interdepartmental and interagency sharing software and subscriptions
- License plate reader cameras and software
- GPS trackers
- Less lethal equipment
- DUI testing equipment and supplies
- In-car fingerprint readers (new State mandate)

Chief Black spoke on department staffing needs including being able to meet growth issues that affect public safety such as quality of life/sense of security and the safety of officers as well as participating in localized efforts such as Metro Narcotics Task Force. He shared that other aspects that could present challenges in the City included transportation (Redwood Road, Highway 89, I-15), zoning (railroad, industrial, manufacturing areas), and demographics (diversity of residents).

Chief Black reviewed proposed budget requests for staffing related to preventing gaps in service and responsiveness in fiscal year 2025-2026. He said the two personnel requests would include the specific need/purpose and expected results. He spoke on the request to add a sworn officer to the patrol division and how it was crucial to have a trained officer in place to limit risky hires or being short staffed. He noted that the call/case load was constant with a need for three officers per shift.

Chief Black explained that overtime was used to backfill emergency situations but too much overtime created burnout, sickness, and reduced sharpness which could lead to officer injury. He noted that every fiscal year had staffing shortages with payroll underruns to help to fund this position. He reviewed the second staffing request for a sworn officer to be assigned to the Davis 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



schools had a DARE officer assigned to them. He said Woods Cross High School had a dedicated officer through Woods Cross police department that was paid through Davis School District.

Councilmember Baskin requested that Chief Black relay any important legislative bills related to public safety and law enforcement.

Councilmember Van Langeveld requested information on the City's previous contribution to Davis Metro Narcotics.

Councilmember Jackson clarified that the salary of a dedicated officer would be partially offset by the dues that were being paid. Chief Black replied affirmatively.

## 2. CONSIDERATION OF APPOINTMENT TO CIVIC EVENTS COMMITTEE BY COUNCILMEMBER WATTS BASKIN

Councilmember Baskin introduced Elexis Contreras as her appointment to the Civic Events Committee.

**Councilmember Baskin moved that the City Council approve the appointment of Elexis Contreras to the Civic Events Committee with a term ending 1/1/2029. Councilmember Knowlton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.**

## 3. ADJOURN

Mayor Horrocks adjourned the meeting at 6:57 p.m. to begin the regular session.



CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
MARCH 4, 2025

**DRAFT**

Mayor Horrocks welcomed those present at 7:09 p.m. Suzette Jackson offered a prayer and led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks  
Councilmember Lisa Watts Baskin  
Councilmember Tammy Clayton  
Councilmember Suzette Jackson  
Councilmember Ted Knowlton  
Councilmember Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder.

OTHERS: Dee Lalliss, Elexis Contreras, Tom Cohan, Camille Thorpe, Natalie Cope, Susie Dee Miller, residents; Sam Christiansen, Woods Cross; Nathan Anderson, Union Pacific Railroad.

1. CITIZEN COMMENT

Natalie Cope, resident, questioned if dogs would be allowed in Hatch Park after the remodel. She noted the need for an off-leash dog section in the park. Ken Leetham replied that Hatch Park would not include a dog park. He said that current law allowed for leashed dogs in the park. He also acknowledged there was a problem with dogs in the current park and that the City intended to do a much better job keeping the new park clean and enforcing regulations related to dogs.

Susie Dee Miller, resident, also spoke on allowing dogs in Hatch Park and how this had helped create a community.

Camille Thorpe, resident, commented that the City had not received input from all neighborhoods of the City related to Hatch Park. She expressed her concerns regarding walkability, trails, a community gathering space, the tower feature, and tree preservation in the park.



2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE CITY'S  
APPLICATION FOR A WAIVER OF FEDERAL RAILROAD ADMINISTRATION  
(FRA) REGULATIONS RELATED TO CROSSING ARMS ON THE INDUSTRIAL  
RAILROAD CROSSING LOCATED ON MAIN STREET IN NORTH SALT LAKE  
AND POSSIBLE REINSTATEMENT OF THE WOODS CROSS QUIET ZONE

Ken Leetham reported that the quiet zone was a geographic zone allowed by the Federal Railroad Administration (FRA) where trains could pass at grade crossings without the use of train whistles. He shared the area of the zone on a map which included 11 cities from Ogden to Salt Lake with over 80 at-grade crossings. He noted that Woods Cross was the sponsoring agency and shared the history of the quiet zone including:

- In 2021 FRA notified Woods Cross that the required inspections had not been done
- FRA inspected the quiet zone in 2021, 2023, and 2024
- Notices of non-compliance were sent in April 2024
- Cities worked to fix crossing deficiencies
- Notice of quiet zone suspension was received in September 2024
- All crossings fixed except NSL and SLC

Mr. Leetham shared that the City of North Salt Lake and Salt Lake City have both funded their improvements and have submitted construction plans to Union Pacific Railroad. He said Union Pacific would then review the plans and perform the construction. He noted that Union Pacific had made these crossings a high priority. He continued that both cities have applied for a waiver to the FRA regulations which require a gate arm at the crossing. The waiver process triggered a public comment period which ends on March 17, 2025.

Mayor Horrocks questioned if this crossing was an oversight and if it had always been out of compliance. Ken Leetham replied that FRA requirements changed in 2008 and a reinspection found the crossing to be out of compliance.

Sam Christiansen, Woods Cross, added that when the quiet zone was formed in 2007-2008, an FRA inspection of the crossing was not done. It is believed that the two crossings were out of compliance then, but the quiet zone was formed because the proper inspections were not completed.

Councilmember Jackson asked why the City could not perform the work to bring the crossing into compliance. Ken Leetham responded that it was specialized equipment that must be coordinated with the existing signalization. He noted the complexity of the project, road



widening occurring in this area, and that only Union Pacific could make the repair. He noted that the jurisdiction for railroad warning systems belonged to the railroad and so local government is not allowed to perform that work.

Nathan Anderson, Union Pacific Railroad, shared the issues of the project including how safety was the number one priority, the complex signal system, and obtaining the parts from a third party manufacturer. He noted that the anticipated project should be completed in months rather than years as they had requested the parts for this project be moved forward in the queue as well as onsite diagnostics scheduled for March 19<sup>th</sup>.

**Mayor Horrocks opened the public hearing at 7:46 p.m.**

Dee Lalliss, resident, commented that he heard the train whistle blowing at the crossings and how the two offending crossings were affecting all the crossings. He spoke on considerations for those areas that were not out of compliance.

**Mayor Horrocks closed the public hearing at 7:50 p.m.**

Ken Leetham shared that there were two ways the quiet zone could be reinstated prior to the repairs being made including engaging the services of railroad flaggers at two locations for approximately \$800,000 or if both cities (NSL and SLC) were willing to close the roadways which intersected with these crossings (Main Street in NSL on the south and north side of the crossing). He said Salt Lake City would need to close 1000 West and had passed an ordinance allowing for that closure to happen. He noted that the road closure would require the removal of 50 feet of asphalt and concrete panels supporting the railroad crossing with replacement to be covered by the cities. He spoke on the concerns related to road closure including emergency access and cost to replace asphalt and concrete panels.

Mr. Leetham explained that one way to address the concern for emergency access in the event the City closed Main Street at this crossing was to provide a dedicated police officer on the west side of the City at the estimated cost of \$200,000. He also mentioned that they would request the FRA waive the requirement that the asphalt and concrete be removed with the road closure. He addressed business access and signage.

Councilmember Knowlton asked about the timeline for the completion of improvements. Ken Leetham replied that Union Pacific provided a timeline of six months for the completion of improvements and FRA could then inspect within seven days.



Nathan Anderson, Union Pacific Railroad, noted that the six month timeline was discussed with the City but not with Salt Lake City. He said this should be taken into consideration that Salt Lake City may have a different timeline which may impact the City.

Mayor Horrocks asked regarding the police officer to be allocated. Chief Black replied that it would be through overtime and relying on partner agencies to staff this position. Councilmembers Knowlton, Jackson, and Van Langeveld were in favor of closing the road with the contingency that the removal of asphalt and concrete panels did not need to be removed. Ken Leetham said Salt Lake City had approved the road closure with the contingencies that they would not need to remove asphalt and that the City also performed a similar action.

Councilmember Baskin was in favor if Salt Lake City was in agreement. Ken Leetham explained that it was property owners around the rail corridor in Salt Lake City that are willing to donate the funds to the City in order to cover the costs of the additional police services.

Dee Lalliss asked if the removal of the quiet zone was an economic detriment and expressed concerns with spending City funds. Mayor Horrocks responded that there was an economic impact occurring in Salt Lake to the point that property owners were willing to raise money to reinstate the quiet zone.

Councilmember Knowlton stated that this option would help to achieve a quiet zone with more resilience. Councilmember Jackson mentioned that any economic impact would be negated by the provided funding. Councilmember Baskin said that the entire corridor was affected and would benefit from the temporary fix and other cities would perceive the City in a more favorable light. Councilmember Van Langeveld commented quality of life was being hindered by the lack of a quiet zone.

### 3. MONTHLY FINANCIAL REPORT FOR PERIOD ENDING JANUARY 31, 2025

Heidi Voordeckers reported on the financial period ending January 31, 2025 and compared expenditures in the General Fund. She noted some one time costs (quiet zone waivers, general plan development, playground and chip replacement) and ongoing expenditures (full time court employee, school resource officer). She compared the General Fund expenditures for the end of January with \$8.3 million (FY 2024) to \$8.67 (FY 2025). She then reviewed the request for proposals (RFP) for professional audit services which was posted February 19<sup>th</sup> with a submission deadline of March 13<sup>th</sup>. She said the Audit Committee would review the proposal on March 18<sup>th</sup> and then the City Council could award the contract on April 1<sup>st</sup> or May 7<sup>th</sup>.



Mayor Horrocks commented that he had a confidence level in the auditors the City had been using and if they were the only respondent then he would not have a concern with it.

#### 4. LEGISLATIVE UPDATE

Ken Leetham provided a legislative update and addressed SB 337 which was related to the creation of new land use authority for significant community impact projects (SCIPs). He noted that this would include projects such as nuclear power plants, space launching facility, olympic facilities, or other economic development drivers. He shared key principals of the Utah League of Cities and Towns (ULCT) including local consent, no preemption of land use, no preemption of revenue, and local leader participation. He mentioned a substitute bill, SB 337 Sub 1, that would allow for an economic opportunity council (including ULCT participation) to also review these projects as well as local consent. He said this would allow a city 45 days to review and grant or deny the project.

Mr. Leetham noted that there was a second substitution, SB 337 Sub 2, which would include removing language about not being subject to LUDMA/CLUDMA, provide project cap criteria, and a local consent process.

Councilmember Baskin mentioned concepts under SB 337 Sub 2 including revocability, SCIPS that had been denied, representation by local elected officials on the Beehive Agency Board, and tax increment.

Councilmember Knowlton questioned if the tax increment must be spent in the proposed area. Todd Godfrey replied that he was unsure about noncontiguous language in the SCIP and said there was authorization to use tax increment outside of the geographic area of the SCIP.

The Council discussed the Governor's desire for this bill to be approved, issues with not including local cities, and if the impetus of the bill was the inland port.

Todd Godfrey commented that the inland port project may have been part of this proposal. He spoke on the discussion for a State land use authority that was more competitive and could attract large businesses to Utah.

Ken Leetham then mentioned a transportation and utility fee bill, HB 454, and SB 310 which was similar but exempted religious organizations. He spoke on the gravel pit bill which the City was in opposition to. He noted that HB 465 related to forcing Salt Lake City to work with the Department of Public Safety was revised and now included requirements for internal investigations for police officers.



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.



Councilmember Jackson thanked staff for the comprehensive training during the new Arts Committee meeting. She reported on the South Davis Rec Center board meeting and touched on revamping the budget, competing with private entities, and the passage of a large tax increase.

Councilmember Knowlton reflected on the General Plan update and how it could be helpful in a rebrand.

#### 8. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

#### 9. MAYOR'S REPORT

Mayor Horrocks commented that he had received a phone call related to Red Barn Farms potentially relocating to the City. Staff commented that they were unaware of a potential relocation.

#### 10. CITY MANAGER'S REPORT

Ken Leetham reported on the public comment letter related to the quiet zone. He said it was the same letter that had been previously submitted with the change that Union Pacific had moved the project forward and anticipated the improvements would be completed within six months.

#### 11. ADJOURN

Mayor Horrocks adjourned the meeting at 9:25 p.m.

*The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday March 18, 2025 by unanimous vote of all members present.*

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*Brian Horrocks, Mayor*

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*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 18<sup>th</sup> 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 &amp; 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>
<b>Future Agenda Item Discussion Requests</b>			
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.	
<u>Completed</u>			
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 <sup>nd</sup> 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>