

Mountainous Planning District Planning Commission

Public Meeting Agenda

Thursday, May 15, 2025, 3:00 P.M.

Virtual Option: WebEx

Meeting number (access code): 2557 809 0522

<https://greatersaltlakemunicipalservicesdistrict-926.my.webex.com/meet/wgurr>

Join by phone

+1-650-479-3208 United States Toll

Access code: 2557 809 0522

Anchor Location: 2001 South State Street North Building, Room N1-110

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268.
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of March 20, and April 17, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

PUBLIC HEARING(S)

OAM2025-001372 – Consideration of an ordinance adopting Salt Lake County Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document. **Presenter:** MSD Engineering (Discussion/Recommendation)

OAM2025-001375 – Consideration of a resolution amending Salt Lake County’s land use fee schedule. **Presenter:** Brian Hartsell (Discussion/Recommendation)

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.

Meeting Body: Salt Lake County Planning Commission and Mountainous Planning District Planning Commission

Meeting Date: May 14th, 2025 and May 15th, 2025

File Number & Project Type: OAM2025-001372 - Salt Lake County's Engineering Standard Drawings and Specifications

Applicability: Citywide

Presenter: Chad Anderson, Engineering Manager

Applicant: Salt Lake County Staff

Key Findings:

- There are not currently formally adopted engineering standards that apply to Salt Lake County, and
- A recently passed state law includes language that engineering standards must be adopted to enforce them in the development process.

Staff Recommendation: The MSD Planning Staff recommend that the Salt Lake County Planning Commission recommend that the Council approve the attached resolution.

Exhibits:

A. Proposed Ordinance

BACKGROUND/ ISSUES TO CONSIDER

The recently-passed HB 368 requires engineering standards to be formally adopted by the legislative body of each municipality and county after a review and recommendation by each Planning Commission.

The document that is being presented for adoption is based on the Salt Lake County standards that have been enforced for several years. New language has been added to automatically adopt revisions of APWA, AASHTO, and Utah MUTCD standards. New details have been added that are specific to county Flood Control facilities.

PROPOSED ORDINANCE

The proposed ordinance will formally adopt a new document titled "Salt Lake County Engineering Standard Drawings and Specifications". The document will also include the date of adoption.

STAFF RECOMMENDATION

Staff find that:

1. There are not currently formally adopted engineering standards by the legislative body that apply to Salt Lake County, and
2. A recently passed state law includes language that engineering standards must be adopted by the legislative body to enforce them in the development process,

Given the above findings, staff recommend the following action:

The MSD Planning Staff recommend that the Planning Commission recommend that the Council approve the attached ordinance.



ENGINEERING

STANDARDS & DRAWINGS

2025 Edition

Planning Commision adopted: xx/xx/xxxx

City Council adopeted: xx/xx/xxxx



G R E A T E R S A L T L A K E

**Municipal Services
District**

860 W Levoy Drive, Suite #300
Taylorsville, UT 84123

(385) 910-7027

msd.utah.gov/engineering

GENERAL PROVISIONS

Salt Lake County automatically adopts the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with exceptions noted in this document.

The public works engineer may approve exceptions to engineering standards and drawings where appropriate.

EXCEPTIONS TO APWA STANDARDS

APWA Plan No./ Specification Section	Exception
215, 216, 221.1, 221.2, 225, 229.1 & 229.2	APWA Plan No's. 221.1 and 221.2 are acceptable for use. APWA Plan No's. 215, 216, 225, 229.1, and 229.2 are not acceptable for use unless otherwise authorized by the MSD Engineer.
221.1, 221.2	When adverse slopes, right-of-way limitations, or existing obstructions occur, MSD Engineering may authorize deviations from the APWA apron/slope geometry.
251	Bituminous Concrete (asphalt) T-Patch thickness is 6" minimum for both residential and non-residential streets.
255	Bituminous Concrete (asphalt) T-Patch thickness is 6" minimum for both residential and non-residential streets. 2" mill and overlay are never required if there is a known upcoming city Capital Improvement Project that will reconstruct or overlay the road within two (2) years. Otherwise, the mill and overlay is only required when length of T-patch is over 300 feet, and existing pavement (full depth or overlay) is less than seven (7) years old.
292	Steel tube is to be 12' x 2" x 2". Standard Plan 140 in this book applies in locations where sign is installed in concrete.
315.1, 315.2 & 316	Where APWA inlet plans refer to frame and grate per APWA Plan No. 308, contractor shall use Standard Plan 201 in this book, unless otherwise authorized by the MSD Engineer.
332	The use of pre-cast "knock-out" boxes in storm drain facilities may be authorized by the MSD Engineer, upon written request and provided the following conditions are met: a) All other requirements of APWA Plan 332 - Precast Box, are still met. b) Boxes shall have engineered design for AASHTO's HL-93 live load and shall be designed for lateral soil loads appropriate for the burial depth and conditions. c) The thickness of concrete collars where the pipe enters box at the knockout face shall extend 6" to 9" from the exterior face of the box and shall cover the entire side of the structure with no less than 12" concrete all the way around the pipe. Collars shall have a minimum of four (4) #4 dowels tying the collar to the precast box and include a #4 rebar ring or square tie around the pipe. d) Inspection and certification required on all precast boxes.
381	(Note 2A) - Use granular backfill borrow for common fill.
382	(Note 2B) - Use granular backfill borrow for common fill. (Note 3A) - Minimum trench width is to be Pipe O.D. + 24" or (Pipe O.D. x 1.25)+12", whichever is greater.
33 05 02	Public storm drain pipes and culverts shall be 15" dia.or greater RCP unless otherwise authorized by the MSD Engineer. Installation must follow manufacturer's direction. Provide a minimum amount of 1' cover over top of concrete pipes and 2' cover over the top of pipes of other materials unless approved otherwise by manufacturer and MSD Engineer. Corrugated metal pipe and vitrified clay pipe are not allowed.

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SYMBOL LEGEND						LINE LEGEND		
DESCRIPTION	EXIST.	PROP.	DESCRIPTION	EXIST.	PROP.	DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER			IRRIGATION			STORM DRAIN	SD	SD
CLEANOUT			IRRIGATION SHUT-OFF VALVE			SANITARY SEWER	SS	SS
SS MANHOLE			IRRIGATION CONTROL VALVE BOX			WATER	W	W
SS VALVE			IRRIGATION GATE			IRRIGATION	IRR	IRR
SS METER			NATURAL GAS			NATURAL GAS	G	G
SEWER STUB			NATURAL GAS			OVERHEAD POWER	DHE	DHE
STORM DRAIN			GAS METER			UNDERGROUND POWER	E	E
CATCH BASIN			GAS VALVE			OVERHEAD TELEPHONE	DHT	DHT
DRY WELL			GAS MANHOLE			UNDERGROUND TELEPHONE	T	T
SD CLEAN OUT BOX			SITE			FIBER OPTIC	FO	FO
FLARE END			BOLLARD			CABLE TELEVISION	CTV	CTV
COMMUNICATION			BOULDER			FENCE		
TELE. MANHOLE			DRINKING FOUNTAIN			MAJOR CONTOUR	4520	4520
TELE. PEDESTAL			FLAGPOLE			MINOR CONTOUR		
TELE. POLE			GATE			TOP OF BANK	TOB	TOB
TV PEDESTAL			MAIL BOX			TOE OF SLOPE	TOE	TOE
CABLE TV			PEDESTRIAN SIGNAL			PROPERTY LINE		
DOMESTIC WATER			SCHOOL SIGN			PROPERTY LINE (OPTIONAL)	P/L	P/L
FIRE HYDRANT			SIGN			RIGHT OF WAY	R/W	R/W
SPIGOT			SPOT ELEVATION			TEMPORARY EASEMENT	T/E	T/E
WATER MANHOLE			TREE (SHRUB)			PERMANENT EASEMENT	P/E	P/E
WATER METER			TREE			ROAD CENTERLINE		
WATER VALVE			TEST HOLE			ROAD ASPHALT		
YARD HYDRANT			WELL			ROAD GRAVEL	EG	EG
ELECTRIC			WELL (MONITORING)			CURB AND GUTTER		
ELEC. MANHOLE			CONCRETE FLATWORK			ATMS	ATMS	ATMS
ELEC. METER			ASPHALTIC CONCRETE			SAWCUT	SAW	SAW
ELEC. TRANS.			SURVEY			GRADING FILL LIMIT	FILL	FILL
JUNCTION BOX			CAP			GRADING CUT LIMIT	CUT	CUT
GUY WIRE			CTRL PT			DITCH/SWALE FLOWLINE		
POWER STUB								
POWER/UTILITY POLE								
STREET LIGHT								
STREET LIGHT WITH ARM								
TRAFFIC SIGNAL POLE								



LEGEND AND SYMBOLS

ABBREVIATIONS

ABBREV.	TERM
ALUM	ALUMINUM
APPROX.	APPROXIMATELY
ASSY	ASSEMBLY
∠	ANGLE
@	AT (MEASUREMENTS)
BC	BEGINNING OF CURVE
BFS	BEGIN FULL SUPER
BLDG	BUILDING
B.M.	BENCH MARK
BNC	BEGIN NORMAL CROWN
BNS	BEGIN NORMAL SHOULDER
BOA	BEGINNING OF ALIGNMENT
BP	BEGINNING OF PROFILE
BSC	BITUMINOUS SURFACE COURSE
BSW	BACK OF SIDEWALK
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
B.W.	BOTH WAYS
C	CHANNEL (STRUCTURAL)
CJ	CONTROL JOINT
℄ or CL	CENTER LINE
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPLG	COUPLING
CTR	CENTER
CU FT	CUBIC FEET
CU YD	CUBIC YARD
DEG OR °	DEGREE
DET	DETAIL
DIA OR Ø	DIAMETER
D.I.P.	DUCTILE IRON PIPE
DIST	DISTRIBUTION
DWG	DRAWING
EA	EACH
EC	END OF CURVE
EFS	END FULL SUPER
ELB	ELBOW
ELEV OR EL	ELEVATION
ENC	END NORMAL CROWN
ENS	END NORMAL SHOULDER
EOA	END OF ALIGNMENT
EP	END OF ALIGNMENT
E.W.	EACH WAY
EXIST	EXISTING
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION

ABBREVIATIONS

ABBREV.	TERM
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
FT OR '	FEET
FTG	FOOTING
GALV	GALVANIZED
GB	GRADE BREAK
GV	GATE VALVE
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN. OR "	INCH
INV.	INVERT
K	CURVE COEFFICIENT
L	LEFT
LB	LINE BEGINNING
LB OR #	POUND
LF	LINEAL FEET
LN	LINEAL
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
NO. OR #	NUMBER
O.C.	ON CENTER
OVERALL HP	OVERALL HIGH POINT
OVERALL LP	OVERALL LOW POINT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PE	POLYETHYLENE
PI	TANGENT-TANGENT INTERSECT
PL OR ℄	PLATE OR PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	END OF CURVE
PVC	POLYVINYL-CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS OR RIGHT
R&R	REMOVE & REPLACE
RC	REVERSE CROWN
RCP	REINFORCED CONCRETE PIPE
REM	REMOVE
REQ'D	REQUIRED
REV	REVISION
R/W OR ROW	RIGHT-OF-WAY
S	SLOPE

ABBREVIATIONS

ABBREV.	TERM
SBO	SHOULDER BREAKOVER
SPEC	SPECIFICATION
STA	STATION
STD	STANDARD
STL	STEEL
ST STL	STAINLESS STEEL
TBC	TOP BACK OF CURB
TFC	TOP FACE OF CONCRETE
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PIPE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VCC	VERTICAL COMPOUND CURVE
VCCE	VCC ELEVATION
VCCS	VCC STATION
VRC	VERTICAL REVERSE CURVE
VRCE	VRC ELEVATION
VRCS	VRC STATION
W/	WITH
W/O	WITHOUT
W/REQ'D	WHERE REQUIRED



ABBREVIATIONS

STANDARD PLAN

101

SHEET 1 OF 1

REV. 2025-0

NOTES:

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Public Works Engineer. Reference to specific sections of APWA does not limit requirements to that section.

SUBGRADE: See APWA Section 32 05 10 (Backfilling Roadways) for preparation and proof rolling of roadway, curb and gutter, and sidewalk.

UNTREATED BASE COURSE: Shall be Grade 1 as per APWA Section 32 11 23 (Aggregate Base Course). Place fill in no greater than 6 inch lifts after compaction as per APWA Section 32 05 10 (Backfilling Roadways). Compact to no less than 95% relative density based on the Modified Proctor Density as per APWA Section 31 23 26 (Compaction).

PRIME COAT: Prime coat, as directed by the engineer, on untreated base course before placing asphalt. See APWA Section 32 12 13.19 (Prime Coat).

TACK COAT: Grade SS-1, CSS-1, or CSS-1h emulsified asphalt shall be applied to existing asphalt concrete or portland cement concrete surfaces prior to placing asphalt concrete pavement as per APWA Section 32 12 13.13 (Tack Coat).

ASPHALT CONCRETE: Unless otherwise approved in writing by the MSD Public Works Engineer or their designated representative, all roads shall be considered Road Class III and the bituminous concrete mix designator used shall correspond to the table on Sheet 2. Minimum allowed roadway section – 3 inches asphalt concrete on 8 inches untreated base course. Thicker sections required for collectors, minor arterials, and roadways with heavy truck traffic. Construct road mix bituminous surface course only when air temperature in the shade and road bed temperature are greater than 50 degrees.



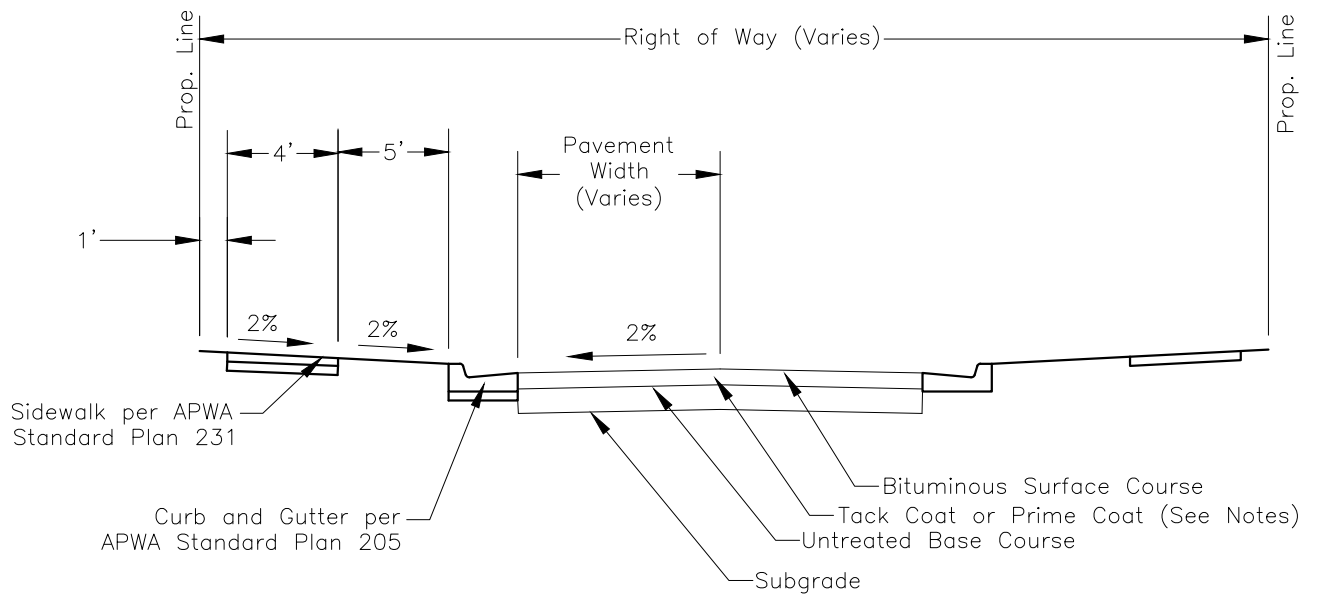
ROADWAY SECTION

STANDARD PLAN

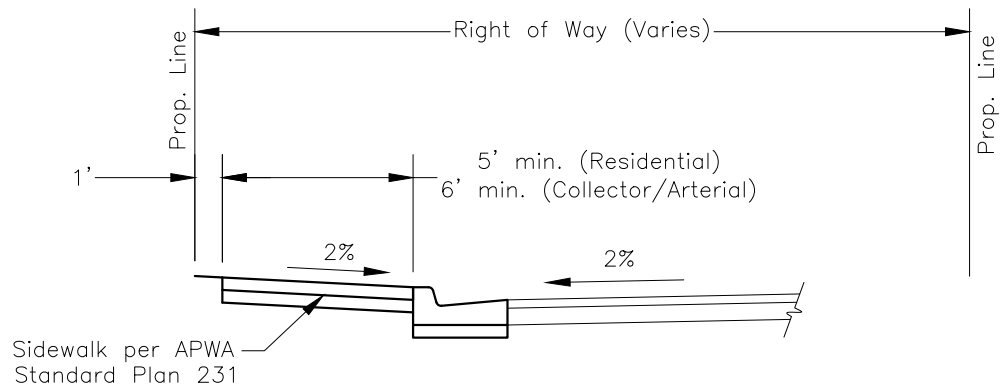
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SHEET 1 OF 2

REV. 2025-0



STANDARD CONFIGURATION



CONTIGUOUS SIDEWALK

BITUMINOUS CONCRETE MIX DESIGNATOR BY ROADWAY CLASSIFICATION	
ROADWAY CLASSIFICATIONS*	BITUMINOUS CONCRETE MIX DESIGN**
Local/Private – Collector (60')	PG58-28, DM-1/2, 50 Blow
Collector (80') – Arterial (106')	PG64-34, DM-1/2, 50 Blow
Canyon Roads Cat. 2-6	PG58-28, DM-1/2, 50 Blow
Canyon Roads Cat. 1	PG64-34, DM-1/2, 50 Blow

* See Section 14.12.100 of the municipal code for details.

** See APWA 32 12 05.



ROADWAY SECTION

STANDARD PLAN

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SHEET 2 OF 2

REV. 2025-0

NOTES:

These Standard Drawings are intended to supplement all ADA and APWA guidelines and requirements. These drawings are for clarification, but do not alter, reduce or override any Federal ADA requirements.

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Engineer. Reference to specific sections of APWA does not limit requirements to that section.

SUBGRADE: See APWA Section 32 05 10 (Backfilling Roadways) for preparation and proof rolling of roadway, curb and gutter, and sidewalk.

UNTREATED BASE COURSE: Shall be Grade 1 as per APWA Section 32 11 23 (Crushed Aggregate Base). Place fill in no greater than 6 inch lifts as per APWA Section 32 05 10 (Backfilling Roadways). Compact to no less than 95% relative density based on the Modified Proctor Density as required in APWA Section 31 23 26 (Compaction).

CONCRETE: Concrete shall be Class 4000 as per APWA 03 30 04 (Concrete).

EXPANSION JOINT: Expansion joint shall be 1/2" thick preformed expansion joint filler F1-bituminous mastic as per APWA Section 32 13 73 (Concrete Paving Joint Sealants) at each interface as shown.

DETECTABLE WARNINGS: Locate raised truncated domes so that the edge nearest the curb line is within 6 to 8 inches from the curb line excluding Curb Ramp Types H, and I where $X < 5$ feet (see sheet 6 of 6). Provide 2-foot of truncated dome pattern at the lower end of all curb ramps extending the full width of the curb ramp. See typical dimensions on Type B Curb Ramp. Detectable warnings shall contrast visually with adjoining surfaces, either light-on-dark, or dark-on-light. Glued or surface applied domes are not acceptable for new construction. Stamped domes are not allowed under any conditions. Truncated dome materials shall be selected from the MSD approved materials list.

RAMPS: Length of any ramp not to exceed 15 feet. Ramp shown are examples only, site specific ramps may require modification and additional features to comply with current Federal ADA Guidelines.



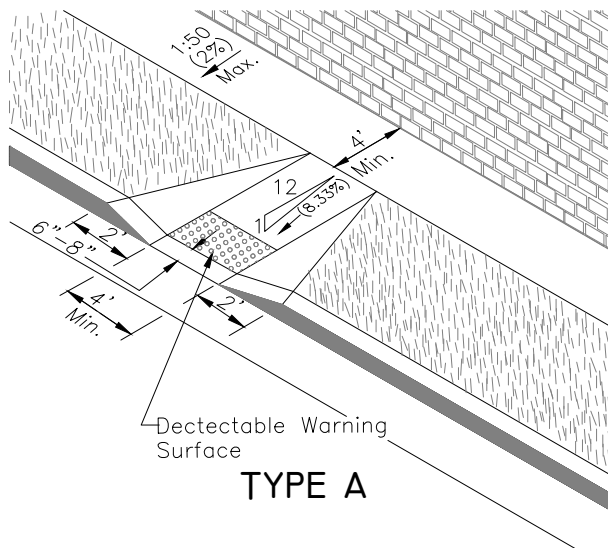
CURB RAMPS

STANDARD PLAN

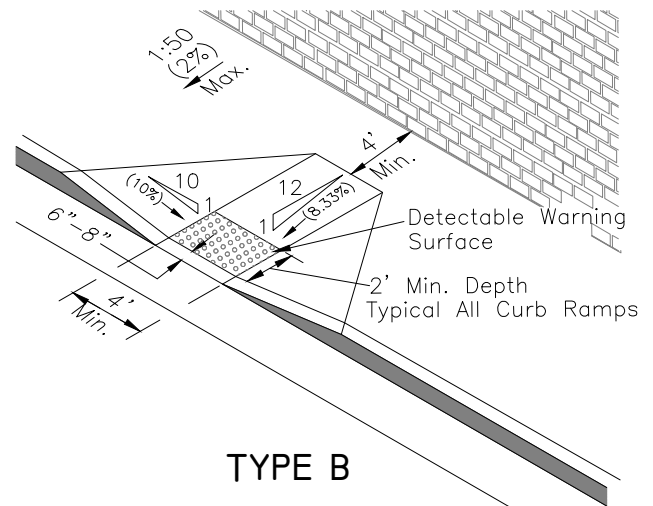
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SHEET 1 OF 6

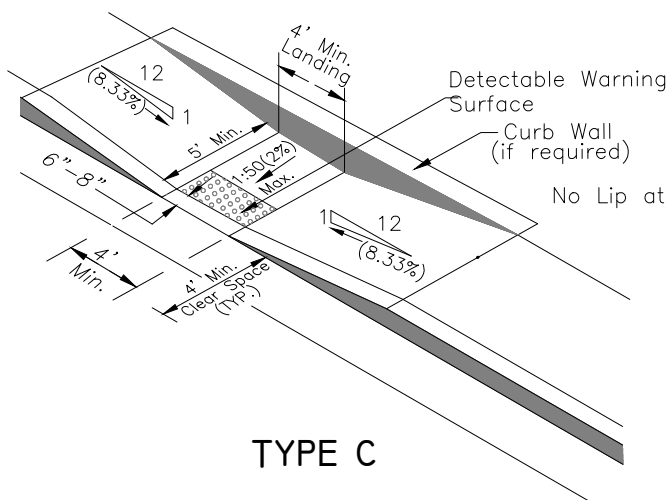
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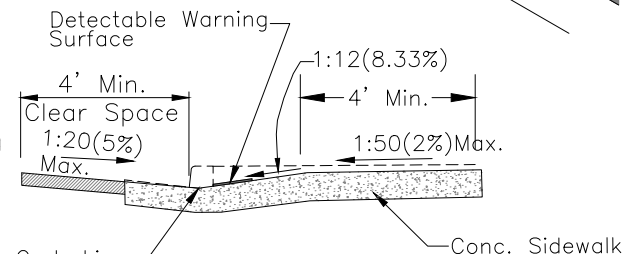
TYPE A



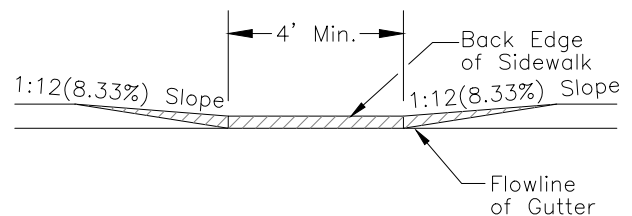
TYPE B



TYPE C



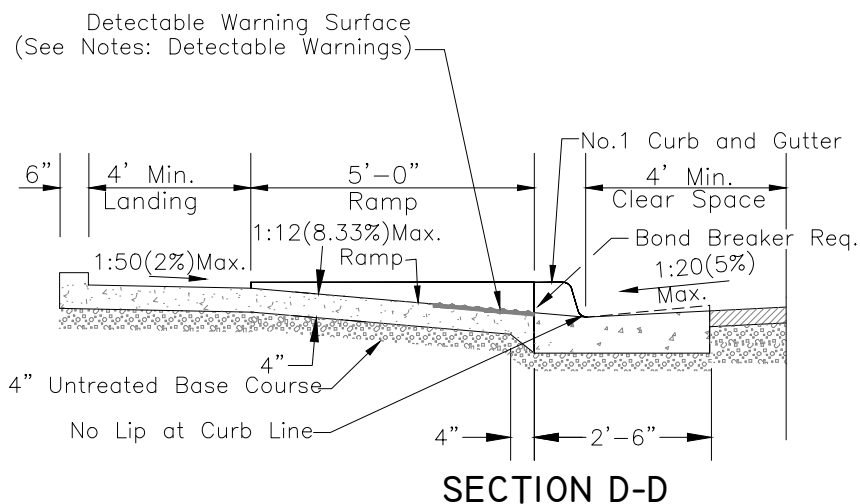
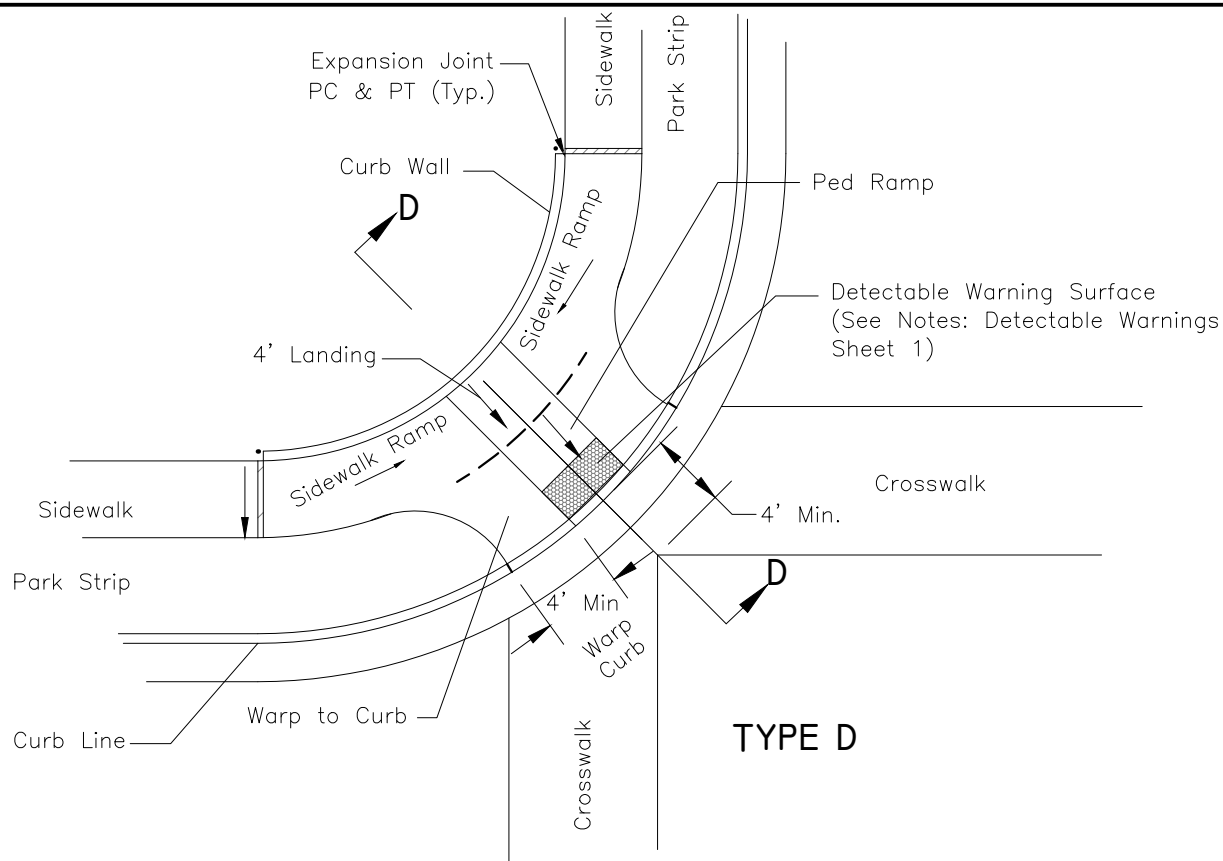
SECTION TYPE A & B



ELEVATION TYPE C

NOTES:

1. TYPE A
The entire ramp slope is achieved outside the sidewalk section. A concrete warped curb section shall begin 2' from edge of detectable warning surface.
2. TYPE B
Provide at least 4' of sidewalk width beyond the ramp.
3. TYPE C
Use this type of ramp when there is insufficient width to accommodate TYPE B curb ramp.
4. No pull box, utility vault, utility pole, manhole or similar appurtenance shall be located within the sidewalk ramp area.
5. It is desirable to locate all drain inlets out of sidewalk ramp area. Use of drain inlet within ramp area requires special design of inlets.
6. See Detail 'A' (sheet 4 of 6) for raised truncated dome detail on detectable warning surface.
7. Maximum cross slope of adjoining gutters and road surface immediately adjacent to the curb ramp, or accessible route, shall not exceed 1:20(5%).
8. Running and cross slope at midblock crossings shall be permitted to be warped to meet street or highway grade.



NOTES:

Landing: Cross Slope: 1:50(2%) Max. Towards The Street.

Ped Ramp Slope: 1:12(8.3%) Max.

Sidewalk Ramp: 1" Rise Required Length May Vary
Slope May Vary, But 1:12(8.3%) Max.

Sidewalk: Cross Slope 1:50(2%) Max. Towards
The Street.

Curb Wall: 6" Wide As Needed.



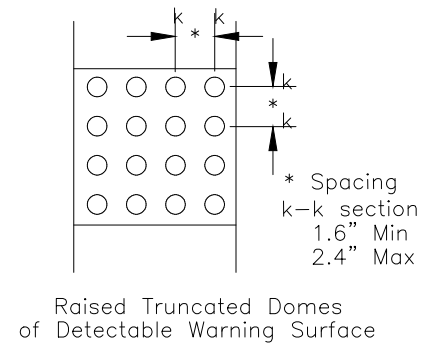
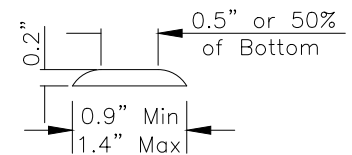
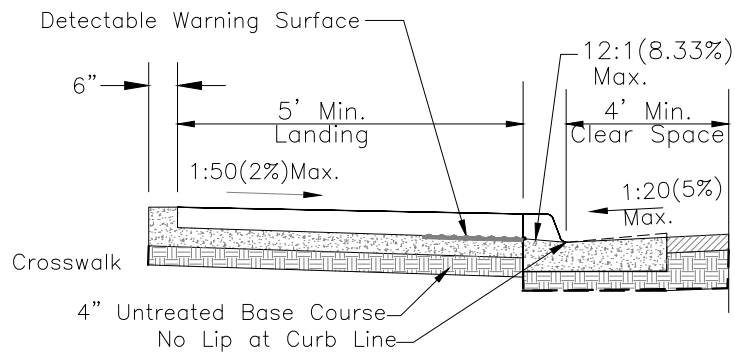
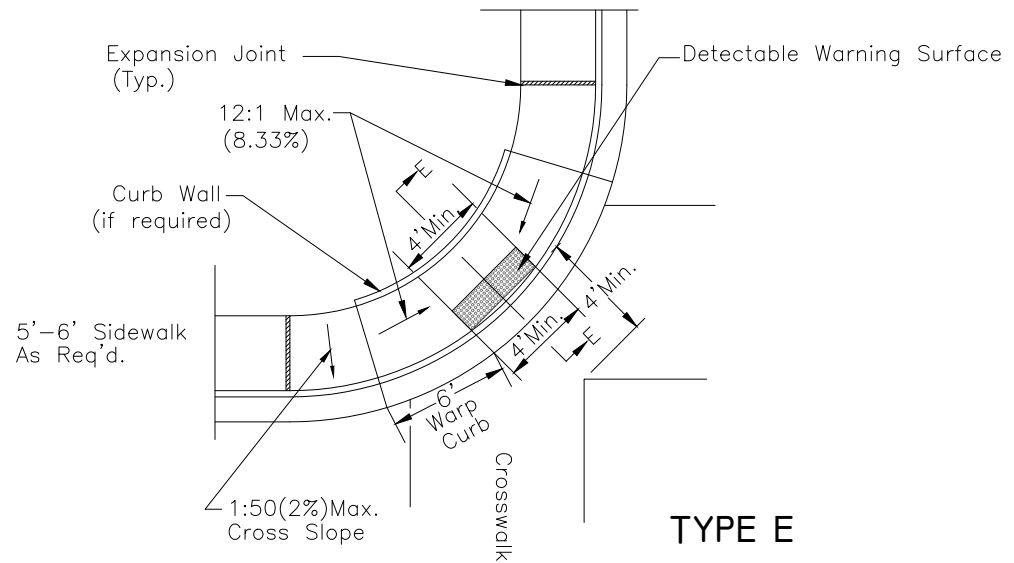
CURB RAMPS

STANDARD PLAN

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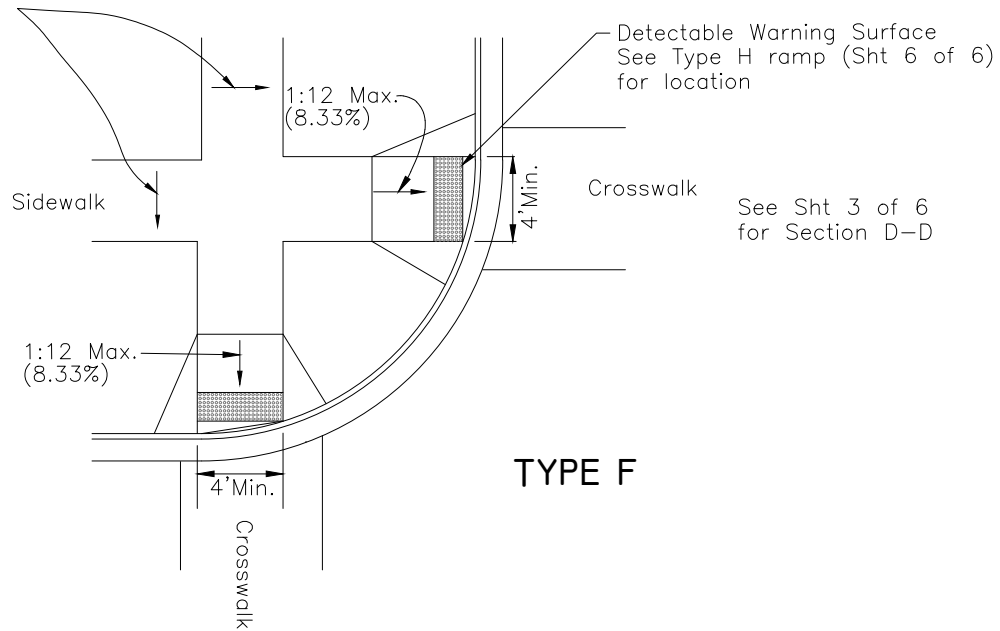
SHEET 3 OF 6

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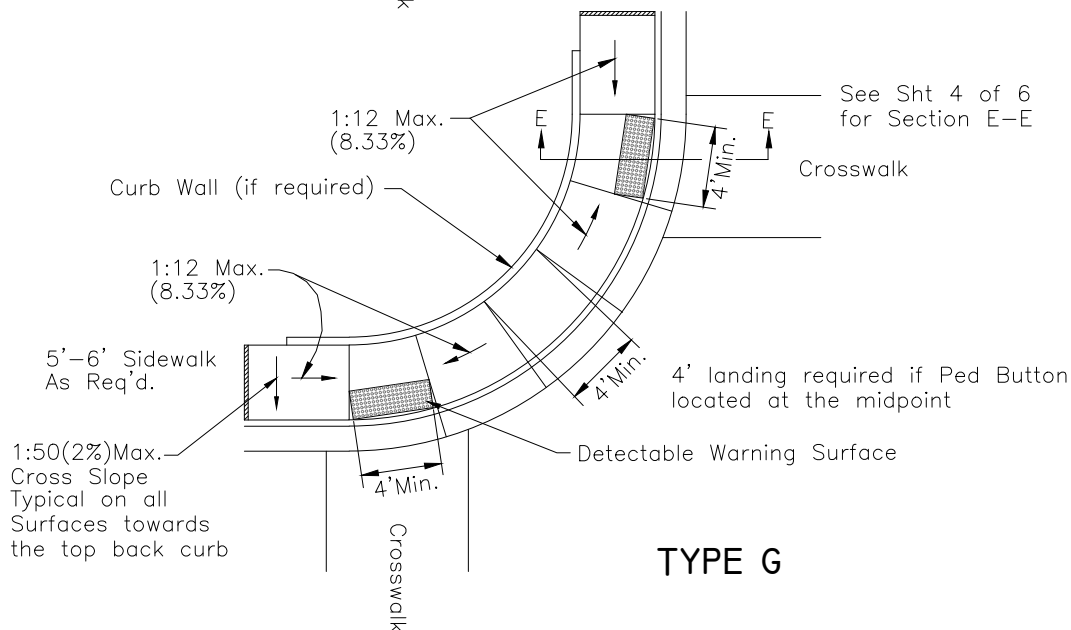


DETAIL 'A'

1:50(2%)Max.
Cross Slope



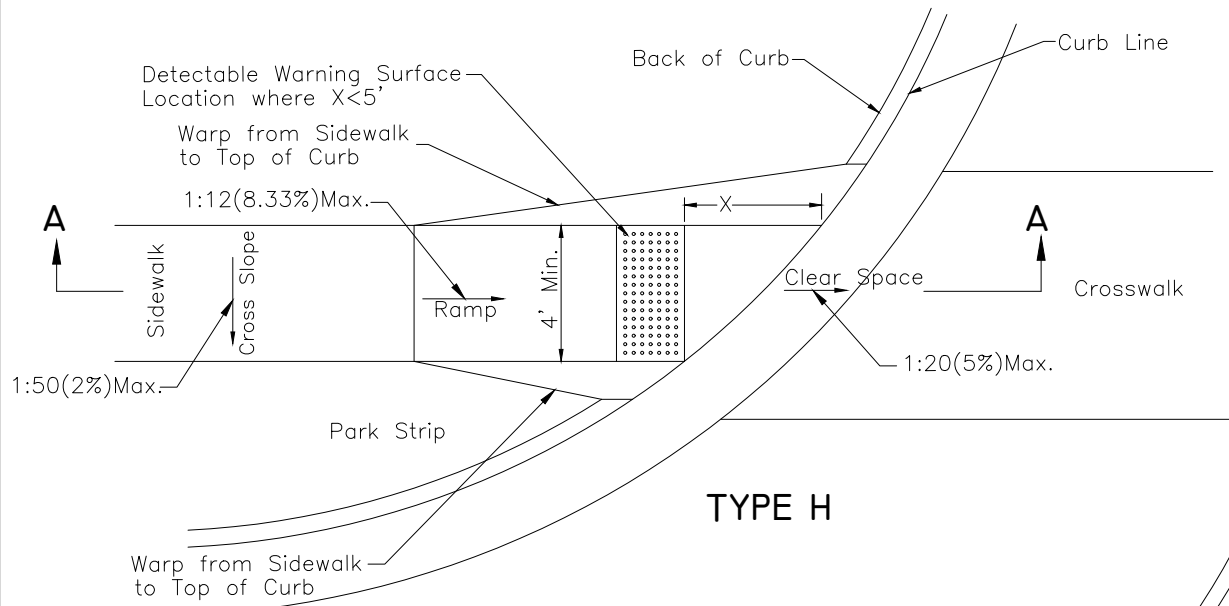
TYPE F



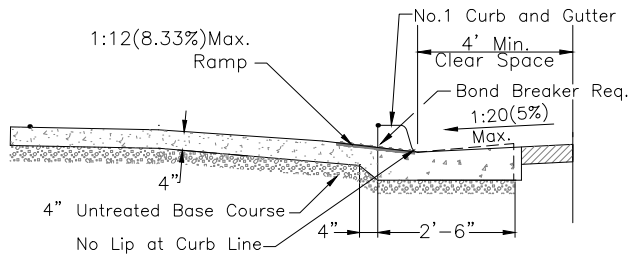
TYPE G

NOTES:

1. Provide detectable warning surface for full width of ramp, min. 4' width.
2. Detectable warning surface is required wherever curb is absent.
3. When detectable warning surface is cut, grind remaining portion of any cut domes. Seal all cut panel edges to prevent water damage.
4. Locate curb cut within crosswalk.

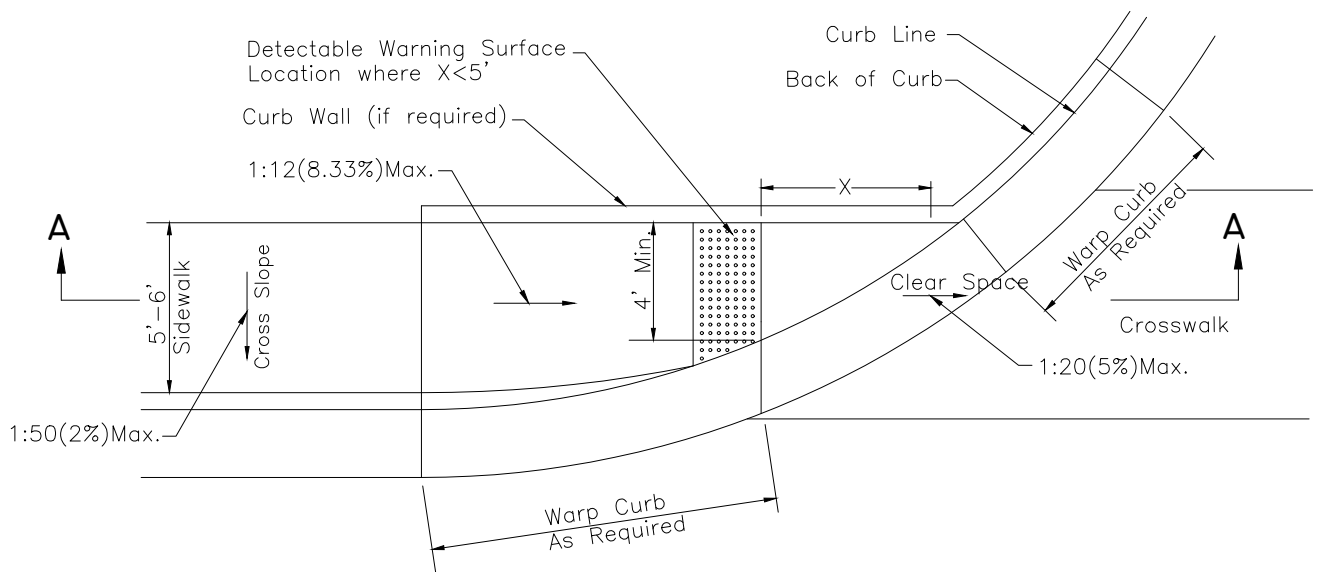


TYPE H



SECTION A-A

**REQUIRED DETECTABLE WARNING SURFACE
LOCATION WHERE $X > 5'$ FOR TYPE H & TYPE J**



TYPE J

NOTES:

1. Get ENGINEER's approval of sign format and installation.
2. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.
3. Install sign posts on corner selected by ENGINEER.
4. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).



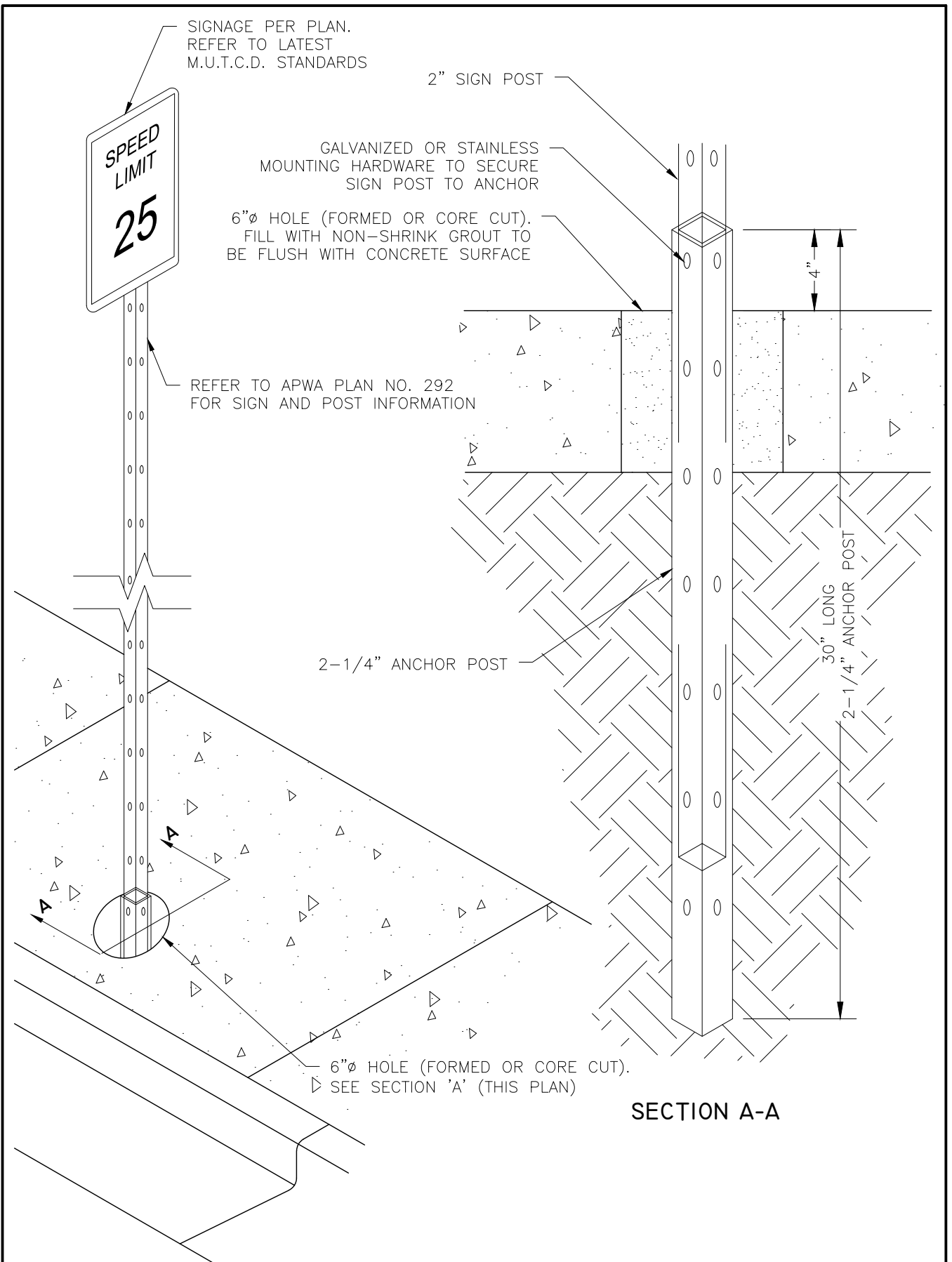
SIGN POST IN CONCRETE DETAIL

STANDARD PLAN

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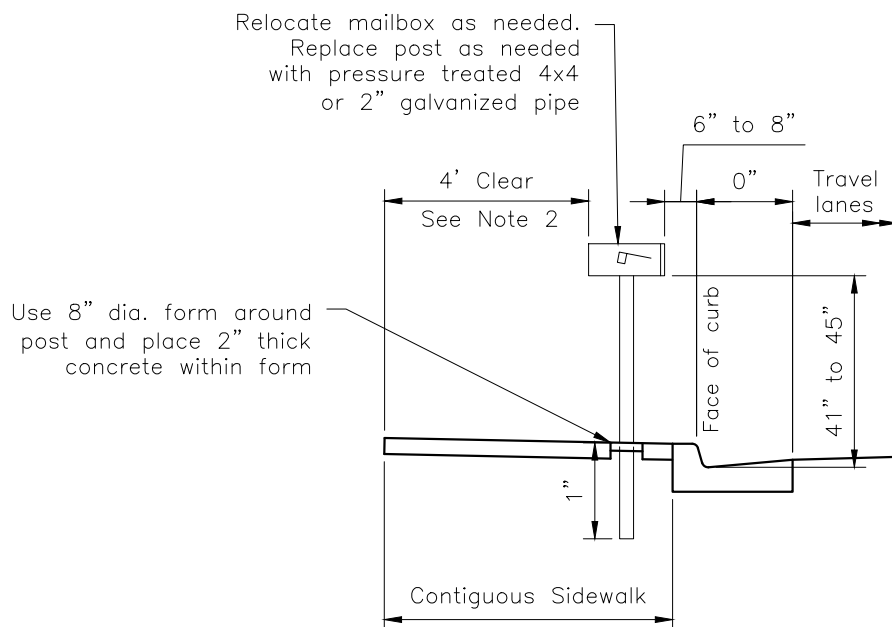
SHEET 1 OF 2

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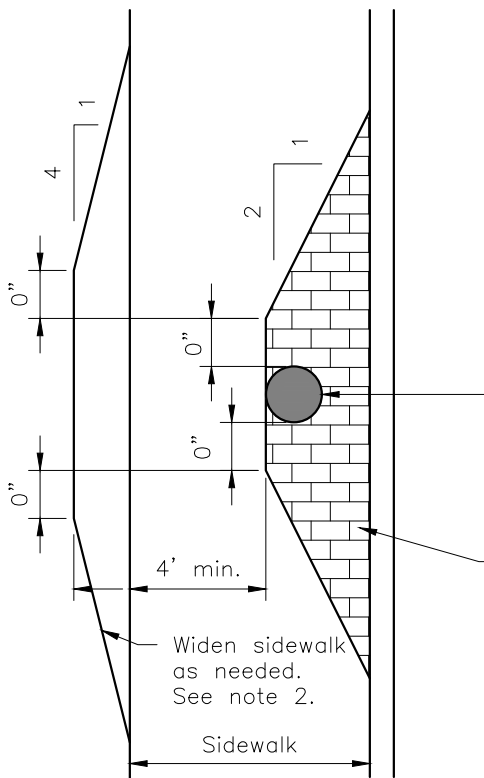


NOTES:

1. This detail has been developed to provide a location for utilities when sidewalk is placed contiguous with curb and gutter.
2. Minimum sidewalk clear width adjacent to obstruction shall be 4' unless otherwise approved by the MSD Engineer. Verify with the engineer that the appropriate right-of-way width exists where sidewalk must be widened around an obstruction.
3. Brick-stamped and colored concrete areas shall match the thickness of concrete and base course of the adjacent sidewalk.



MAILBOX RELOCATION



Brick-stamped concrete. See note 3.

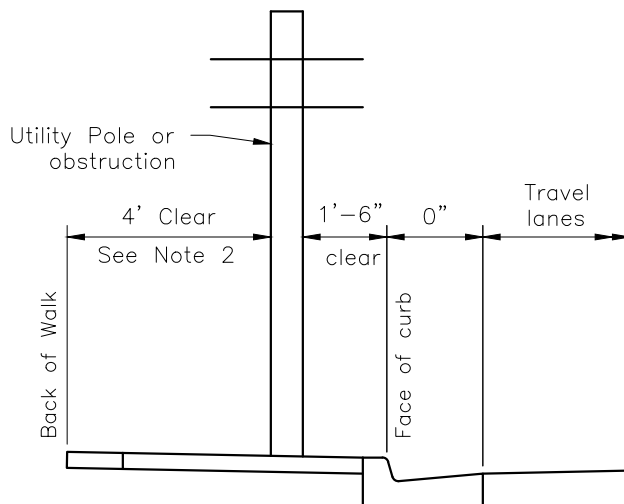
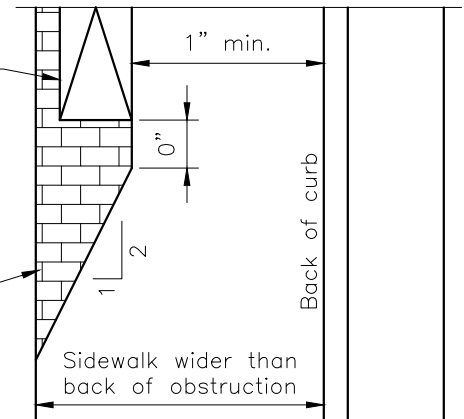
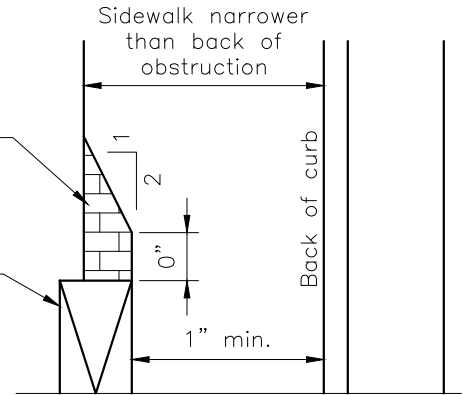
Utility box or obstruction

Utility Pole or obstruction

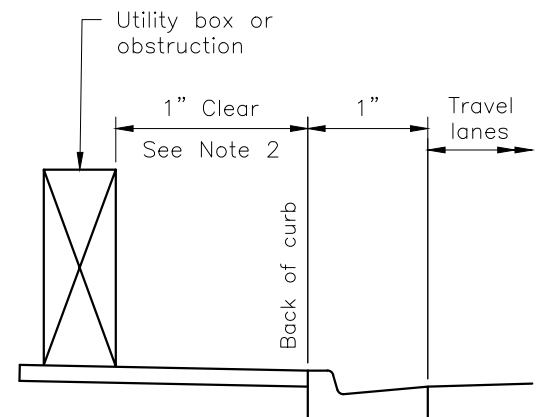
Utility box or obstruction

Brick-stamped concrete. See note 3.

Brick-stamped concrete. See note 3.



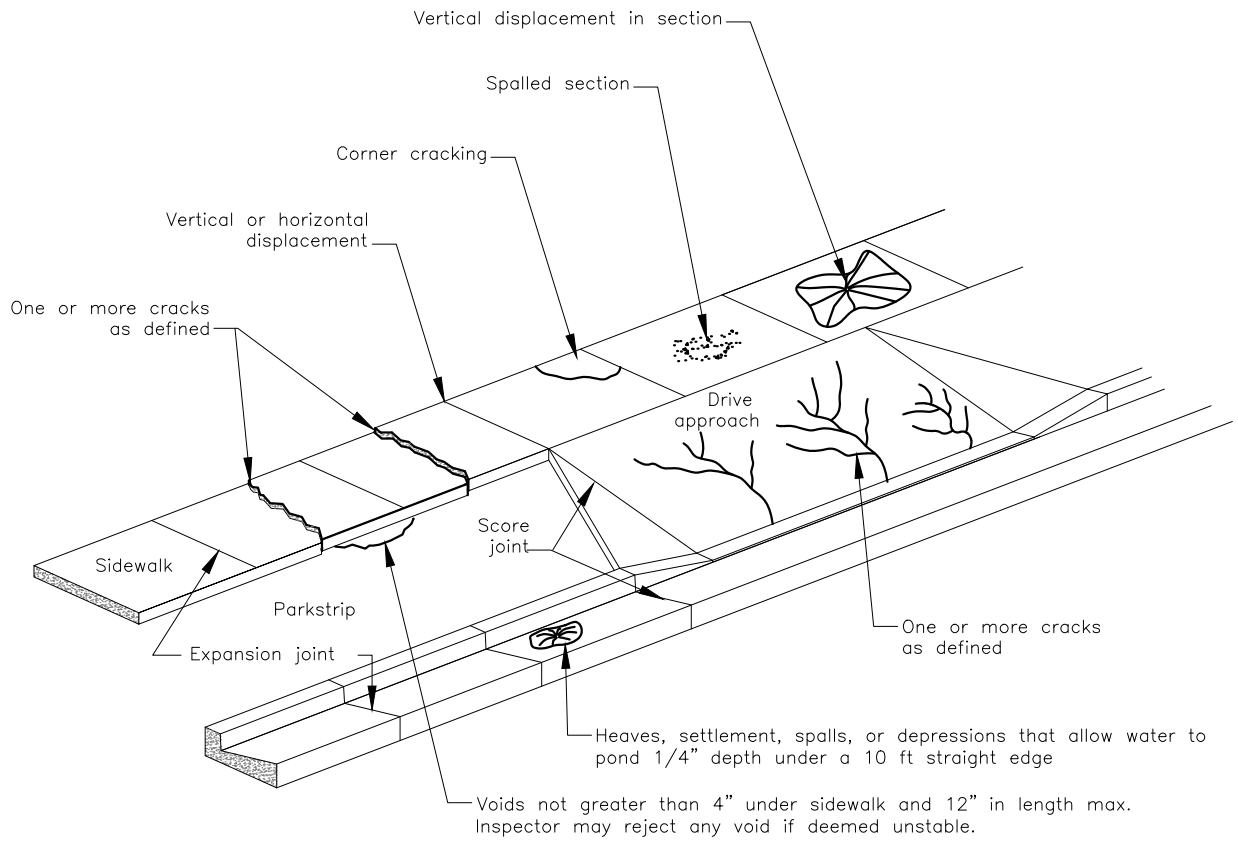
CURB-SIDE OBSTRUCTION



BACK-OF-WALK OBSTRUCTION

NOTES:

1. Concrete is considered defective if any component has one or more of the conditions shown on sheet 2. The MSD may require section replacement for any latent defects not described.
2. Defective concrete resulting from an individual crack is defined as having at least one of the following:
 - horizontal separation wide enough to insert a dime
 - vertical displacement resulting from crack
 - spalling, spidering, or chipping of crack
3. Defective concrete resulting from multiple cracks is defined as having at least one of the following:
 - one section with multiple cracks where both ends of crack link with slab edge, joint, or another crack.
 - adjacent sections with one or more cracks where both ends of crack link with slab edge, joint, or another crack.
4. Defective concrete resulting from vertical displacement is defined as one of the following:
 - at time of performance bond release: any vertical displacement at construction joint or expansion joint.
 - concrete not under warranty: vertical displacement at construction joint or expansion joint greater than $\frac{1}{4}$ ".
5. Defective concrete resulting from spalls is defined as one of the following:
 - at time of performance bond release: any spalling.
 - concrete not under warranty: spalling covering more than 20% of a section.



POLYURETHANE FINIAL

ASSEMBLY COLOR: BLACK



Mountain States Lighting
609 Krista Court
Murray, Utah 84123
Phone 801-268-4879
Fax 801-605-9058

FIXTURE SPECIFICATIONS

CATALOG NO.: MSL# M-TB-37-1
OPTICAL SYSTEM: FLAT ARRAY W GLOBE
IES CLASS.: TYPE III
INPUT WATTAGE: 150W
SERIES: SOLID STATE LIGHTING
CCT: 3000K
LINE VOLTAGE: 120:277V
PAINT: TEXTURED BLACK
INCLUDES: TERMINAL BLOCK
WATTAGE SWITCH

PHOTOCELL 10 YR
WARRANTY RIPLEY
RD8645-BK

HANG STRAIGHT
PLUMBIZER WITH
PHOTOCELL
RECEPTACLE

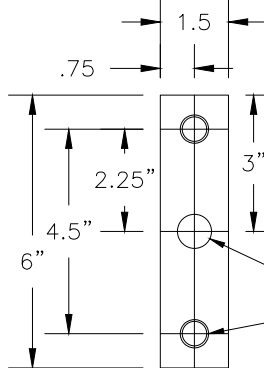
FIXTURE BY MSL
MSL# M-TB-37-1

120 VOLT
RECEPTACLE

2'-6"

1'-0"

6'-0"



ARM MOUNT DETAIL

ARM MOUNT PLATE WELDED ON ARM SIDE
WITH WIRE HOLE CENTERED 6" DOWN
FROM TOP OF POLE. PLATES ARE 1"
THICK STEEL. ONE COVER PLATE IS
INCLUDED FOR SINGLE ARM APPLICATIONS

3/4" DIAMETER WIRE ACCESS HOLE

5/8" x 11 UNC THREADED HOLE - 2 PLCS

ANCHOR PLATE DETAIL

BASE PLATE

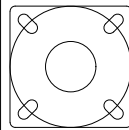
1" THICK x12.0" x 12.0" (Steel)

PLATE TEMPLATE

4 SLOTTED HOLES (1 1/8" x 2 1/4")
90° use 12" Ø BOLT CIRCLE
12" Ø WIREWAY (CNTR'D.)

ANCHOR BOLTS

4 - 1"Ø x 36" LONG HEADED BOLT
PROJECT 4" OUT OF CONC.



25'-0"

20'-0"

POLE BY MOUNTAIN STATES LIGHTING
P#25TFS-7/4.5-(2)ARM/MES/48"L-22MAD(NAME)BK
25' TAPERED FLUTED STEEL PAINTED
BLACK WITH FIRST 16" OF POLE AND
BASE PLATE COATED WITH INDUSTRIAL
ZINC COATING
MIN EPA OF 12 IN 80 MPH ZONE (1.3
GUST FACTOR)

38"

LOGO

BASE BY MOUNTAIN STATES LIGHTING
HIGH DENSITY ELASTOMER DECORATIVE BASE,
DENSITY OF 71 LBS PER CUBIC FOOT. PAINTED
BLACK WITH A MODIFIED URETHANE COATING.
ELASTOMER, 1/2" MIN. THICKNESS. ENGRAVED
LOGO CORRESPONDING TO THE JURISDICTION
WHERE THE LIGHTPOLE WILL BE INSTALLED CAST
INTO BASE AND PAINTED AS NOTED (VERIFY PRIOR
TO ORDER). HANDHOLE LOCATED BEHIND TWO
PIECE BASE. ALUMINUM OR STEEL NOT ACCEPTED

22"



ARTERIAL LED STREET LIGHT

STANDARD PLAN

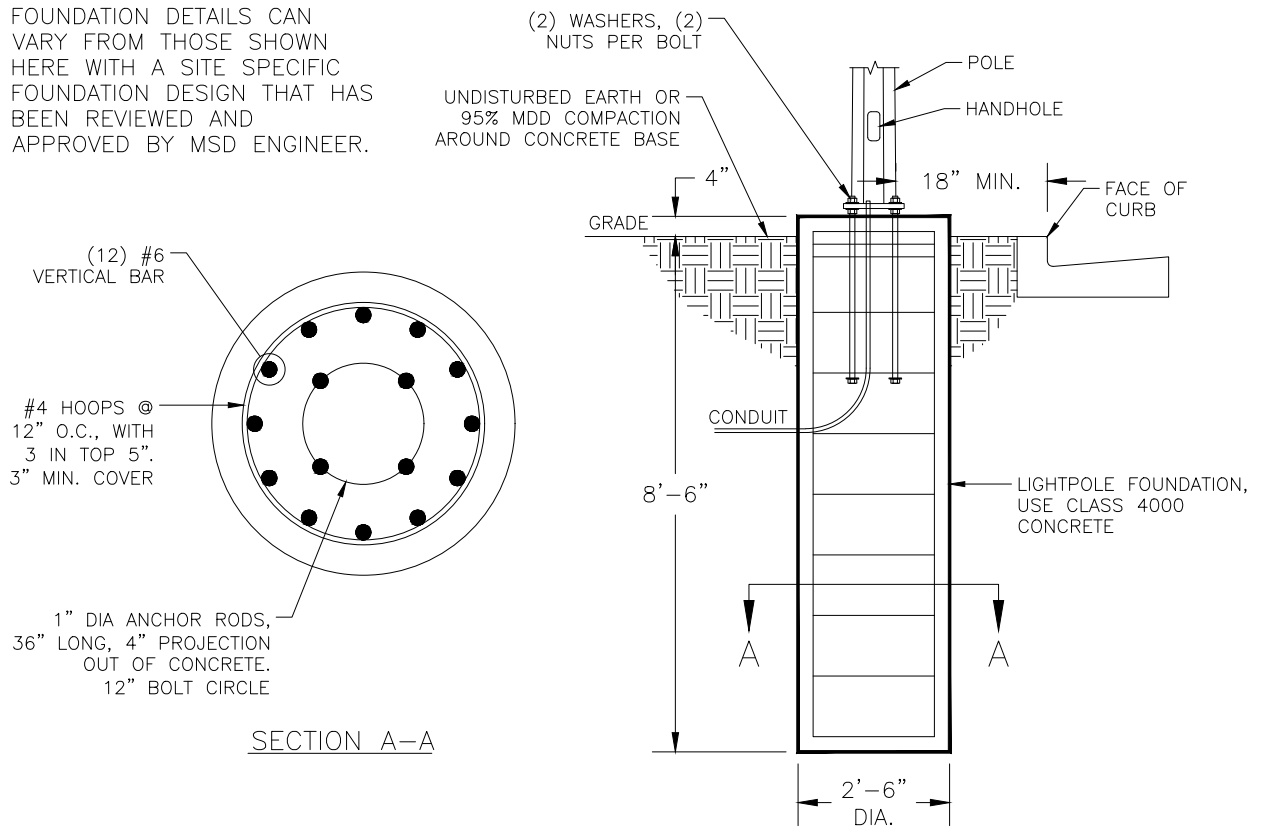
160

SHEET 1 OF 2

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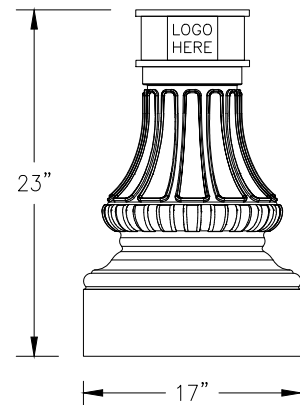
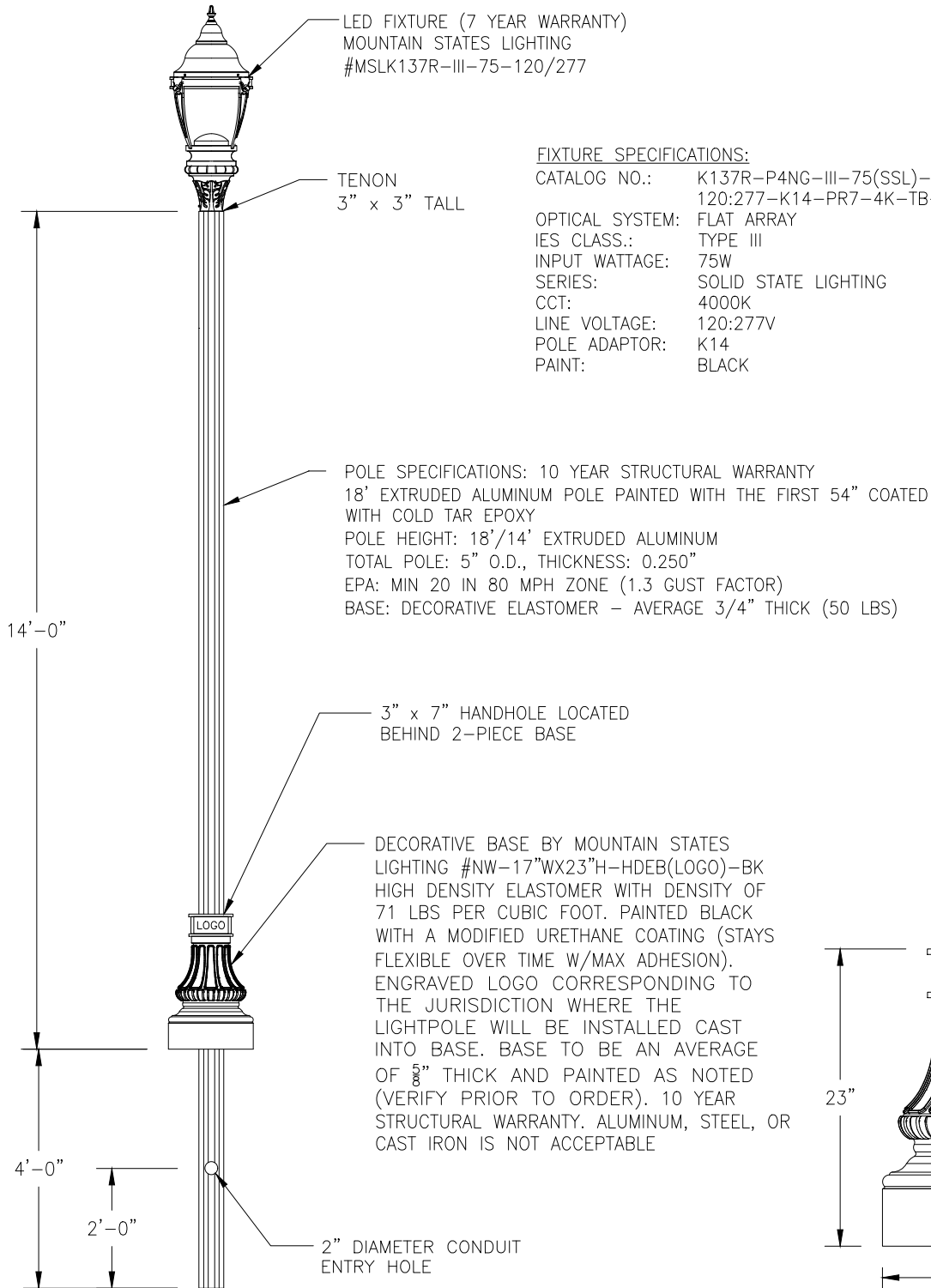
NOTES:

1. SEE STANDARD DRAWING 150 IN THIS DOCUMENT FOR PLACEMENT IN CONTIGUOUS SIDEWALK.
2. FOUNDATION DETAILS CAN VARY FROM THOSE SHOWN HERE WITH A SITE SPECIFIC FOUNDATION DESIGN THAT HAS BEEN REVIEWED AND APPROVED BY MSD ENGINEER.



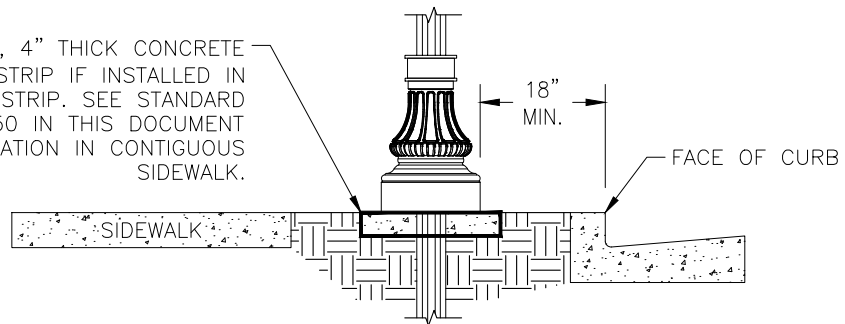
FOUNDATION DETAILS

ASSEMBLY COLOR: BLACK



DECORATIVE BASE DETAIL

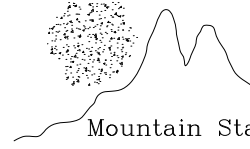
24" DIA., 4" THICK CONCRETE
BASE/MOW STRIP IF INSTALLED IN
PARK STRIP. SEE STANDARD
DRAWING 150 IN THIS DOCUMENT
FOR INSTALLATION IN CONTIGUOUS
SIDEWALK.



INSTALLATION DETAILS

ASSEMBLY COLOR: BLACK

MOUNTAIN STATES LIGHTING
PHOTOCELL #RD8645-BK
(10YR WARRANTY)



Mountain States Lighting
609 Krista Court
Murray, Utah 84123
Phone 801-268-4879
Fax 801-605-9058

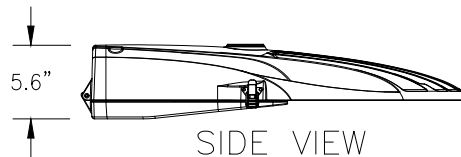
FIXTURE BY MSL
W/10YR WARRANTY
ESU-CA13M10042L-700

LUMINAIRE SPECIFICATIONS:

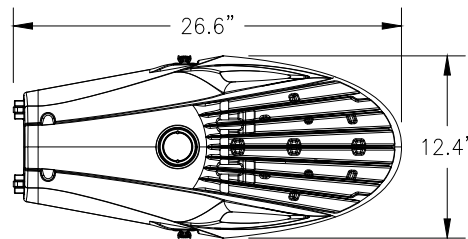
- 10 YEAR WARRANTY
- LOW COPPER DIE-CAST HOUSING & POWER DOORS. 3,000 HOURS SALT SPRAY TO ASTM D1654-08
- IP 66 ON LIGHT ENGINE CONSISTING OF 4000K CREE XP-G3 LEDS, >70 COLOR RENDERING INDEX (CRI) INJECTION MOLDED POLYCARBONATE OPTICS LENS EMBOSSED WITH THE LIGHT DISTRIBUTION TYPE
- PHILIPS ADVANCE CLASS 1 RATED DIMMING LED DRIVER OPERATES 120~277VAC(STANDARD), 50-60HZ. SPECIFIC DRIVE CURRENT >90% POWER FACTOR, <20% THD. (480V INPUT VOLTAGE AVAILABLE)
- OPERATING TEMPERATURE RANGE IS -40°F TO +130°F
- L70 @ 100,000 HRS. @25°C. DRIVER 100,000 HRS <65°F
- UL/ DLC LISTED. MANUFACTURED IN U.S.A. ROHS, VIBRATION TESTED TO ANSI 136.31 FOR BRIDGE APPLICATIONS
- UL 1598 & UL8750 STANDARDS
- ANSI C136.15 WATTAGE SMALL DECAL
- NEMA TWIST-LOCK RECEPTACLE
- BIRD GUARD
- ANSI C136.41 7-PIN DIMMING RECEPTACLE
- 20KVA SPD SURGE SUPPRESSION

FINISH:
BLACK

MOUNTING:
O.D. 1.6"~2.6"(STANDARD)



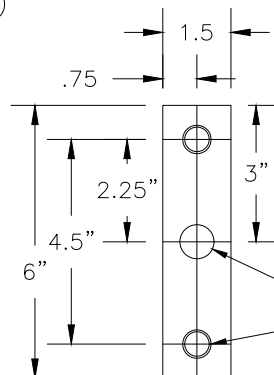
SIDE VIEW



TOP VIEW

ROADWAY LED FIXTURE DETAIL

POLE BY MOUNTAIN STATES LIGHTING
P#30TRTS-7/4.5-(1)ARM/60"L-BK
30' TAPERED SMOOTH STEEL
PAINTED BLACK
MIN EPA OF 12 IN 80 MPH ZONE
(1.3 GUST FACTOR)



ARM MOUNT DETAIL

ARM MOUNT PLATE WELDED ON
ARM SIDE WITH WIRE HOLE
CENTERED 6" DOWN FROM TOP OF
POLE. PLATES ARE 1" THICK
STEEL. ONE COVER PLATE IS
INCLUDED FOR SINGLE ARM
APPLICATIONS

3/4" DIAMETER WIRE ACCESS HOLE

5/8" x 11 UNC THREADED HOLE - 2 PLCS

30'

3" X 5" HANDHOLE
WITH COVER

BOLT COVER COLOR
TO MATCH POLE



INDUSTRIAL LED STREET LIGHT

STANDARD PLAN

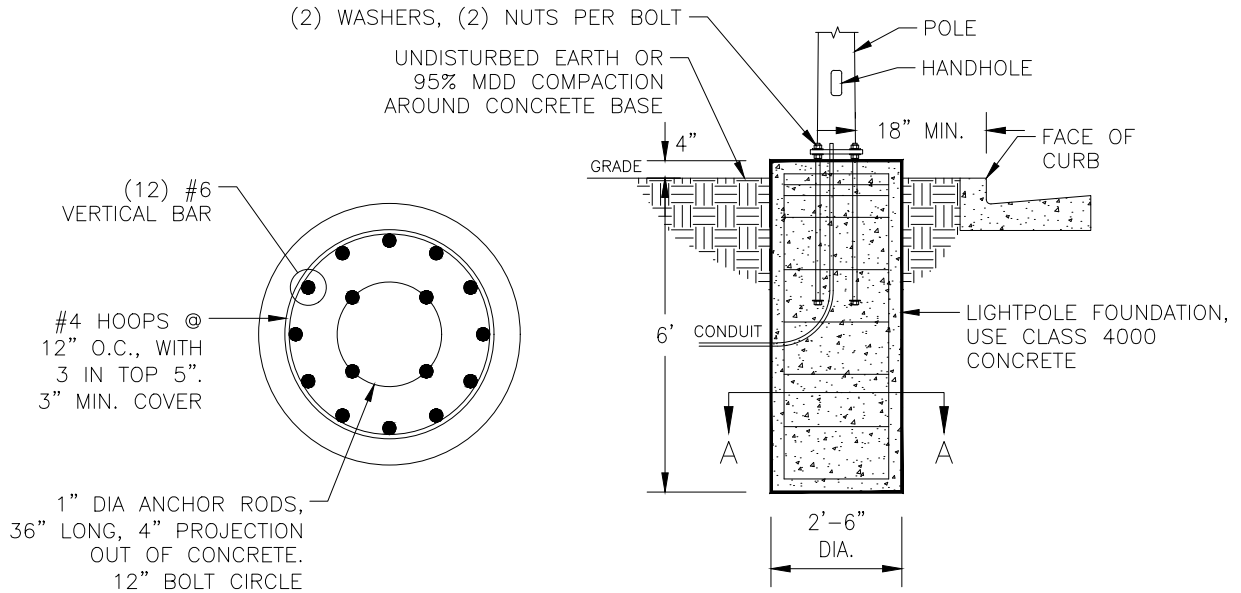
162

SHEET 1 OF 2

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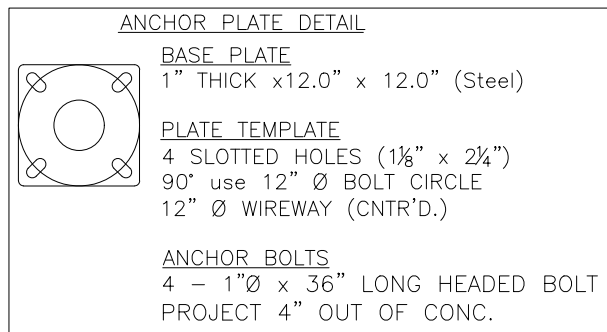
NOTES:

1. SEE STANDARD DRAWING 150 IN THIS DOCUMENT FOR PLACEMENT IN CONTIGUOUS SIDEWALK.
2. FOUNDATION DETAILS CAN VARY FROM THOSE SHOWN HERE WITH A SITE SPECIFIC FOUNDATION DESIGN THAT HAS BEEN REVIEWED AND APPROVED BY MSD ENGINEERING.



SECTION A-A

30' INDUSTRIAL POLE FOUNDATION DETAILS



ASSEMBLY COLOR: BLACK


Mountain States Lighting
609 Krista Court
Murray, Utah 84123
Phone 801-268-4879
Fax 801-605-9058

LED FIXTURE (7 YEAR WARRANTY)
MOUNTAIN STATES LIGHTING
#MSLK595-III-60-120/277

TENON
3" X 3" TALL

FIXTURE SPECIFICATIONS:

CATALOG NO.: K595-P4NL-III-60(SSL)-7030-
120:277-K14-PR7-3K-TB-BK-1-WS
OPTICAL SYSTEM: FLAT ARRAY
IES CLASS.: TYPE III
INPUT WATTAGE: 60W
SERIES: SOLID STATE LIGHTING
CCT: 3000K
LINE VOLTAGE: 120:277V
POLE ADAPTOR: K14
PAINT: BLACK

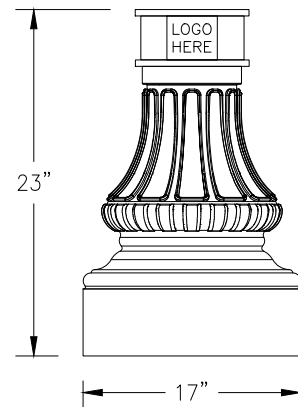
POLE SPECIFICATIONS: 10 YEAR STRUCTURAL WARRANTY
16' EXTRUDED ALUMINUM POLE PAINTED, WITH THE FIRST 54"
COATED WITH COLD TAR EPOXY
POLE HEIGHT: 16'/12' EXTRUDED ALUMINUM
TOTAL POLE: 5" O.D. THICKNESS: 0.250"
EPA: MIN 20 IN 80 MPH ZONE (1.3 GUST FACTOR)
BASE = DECORATIVE ELASTOMER - AVERAGE 3/4" THICK (50 LBS)

3" x 7" HANDHOLE LOCATED
BEHIND 2-PIECE BASE

DECORATIVE BASE BY MOUNTAIN STATES LIGHTING #
NW-17"WX23"H-HDEB(LOGL)-BK HIGH DENSITY
ELASTOMER WITH DENSITY OF 71LBS PER CUBIC FOOT.
PAINTED BLACK WITH A MODIFIED URETHANE COATING
(STAYS FLEXIBLE OVER TIME W/MAX ADHESION)
ENGRAVED LOGO (VERIFY) BASE TO BE AN AVERAGE OF
5/8" THICK. (10 YEAR STRUCTURAL WARRANTY)
ALUMINUM, STEEL, OR CAST IRON IS NOT ACCEPTABLE

4'-6" COLD TAR EPOXY DIRECT
BURIAL PORTION OF POLE

WIRE ACCESS HOLE



DECORATIVE BASE DETAIL



RESIDENTIAL LED STREET LIGHT

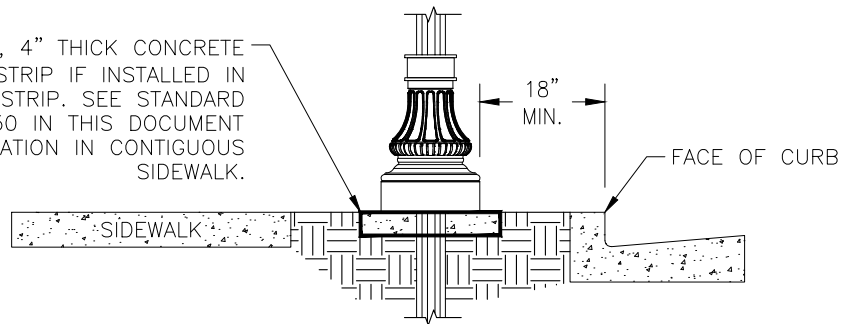
STANDARD PLAN

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SHEET 1 OF 2

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24" DIA., 4" THICK CONCRETE
BASE/MOW STRIP IF INSTALLED IN
PARK STRIP. SEE STANDARD
DRAWING 150 IN THIS DOCUMENT
FOR INSTALLATION IN CONTIGUOUS
SIDEWALK.



INSTALLATION DETAILS

NOTES:

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Engineer.

Cast Iron to conform to ASTM A-48, Class 35B H-20 wheel loading.

Use D&L Supply Co. I-3517 or approved equivalent.

All connecting hardware to be stainless steel.



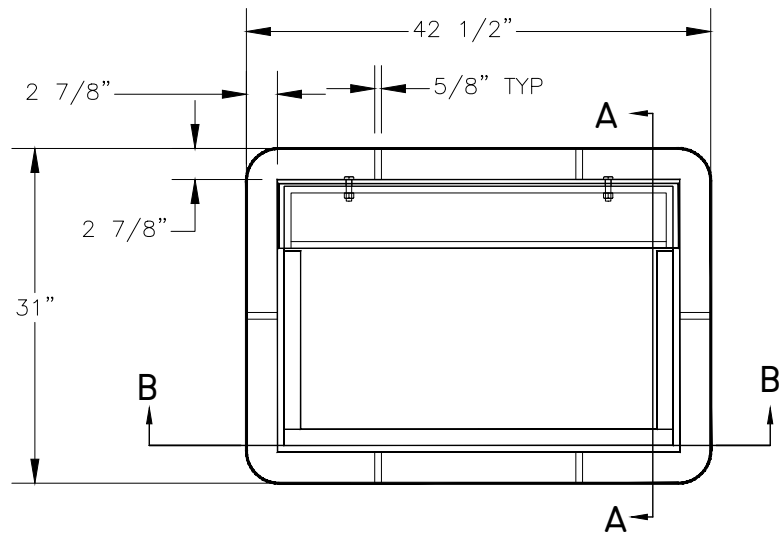
CURB OPENING FRAME AND GRATE

STANDARD PLAN

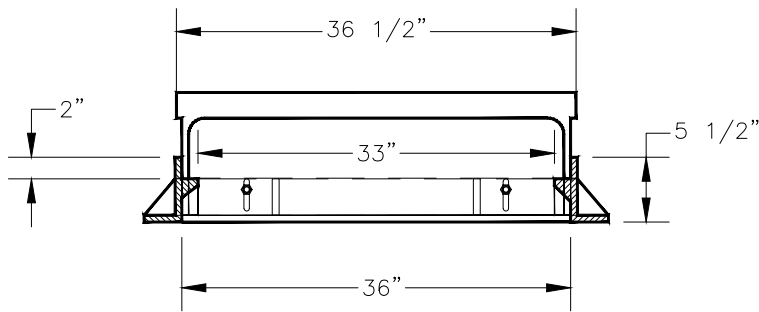
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SHEET 1 OF 2

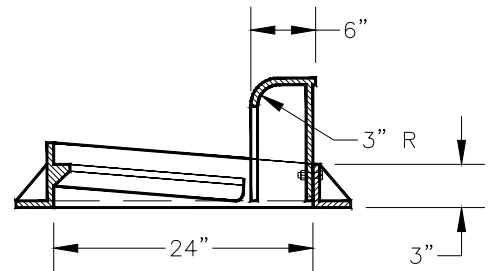
REV. 2025-0



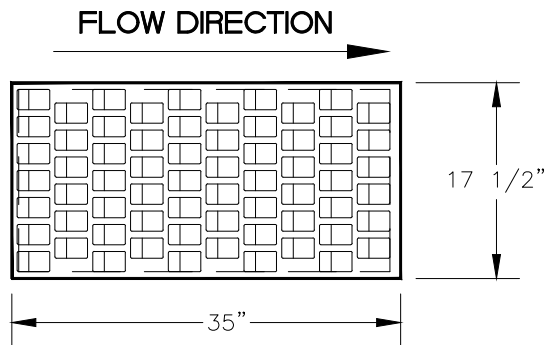
FRAME PLAN



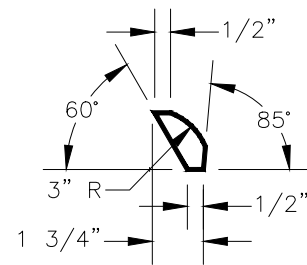
SECTION B-B



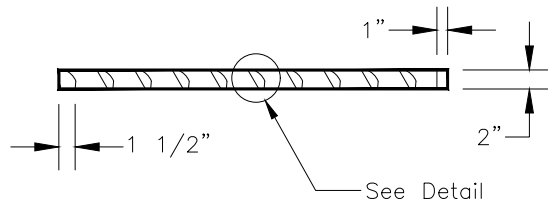
SECTION A-A



GRATE PLAN



DETAIL



CURB OPENING FRAME AND GRATE

STANDARD PLAN
201
SHEET 2 OF 2

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NOTES:

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Engineer.

Ladder Rungs: Provide rungs in boxes over 4 feet deep, spaced 12" O.C. When measured from the floor of the box, place bottom rung 16" maximum above box floor. Place top rung within 3 feet of finish grade.

Follow all current OSHA requirements.

Align rungs with lid opening.

Rungs not required in boxes with concentric access.

Ladder rungs shall be copolymer polypropylene plastic coating over a $\frac{1}{2}$ inch steel bar.

Steel bar shall conform to ASTM 615 Grade 60.

Use M.A. Industries PS1–PF 10" Manhole Single Face Step or approved product with similar materials and ratings with MSD Engineer approval.



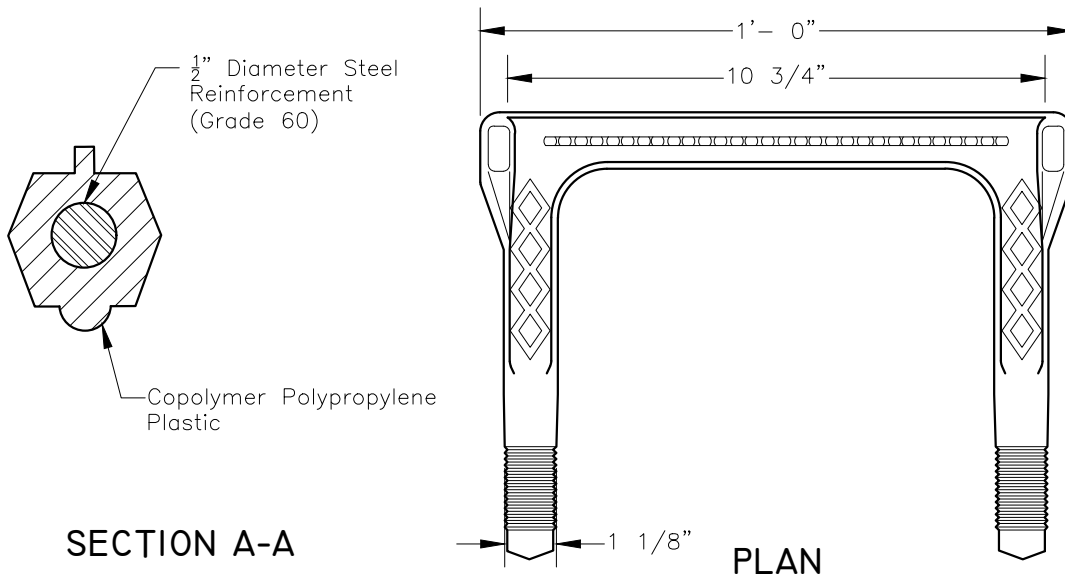
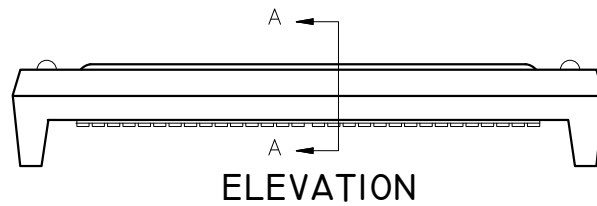
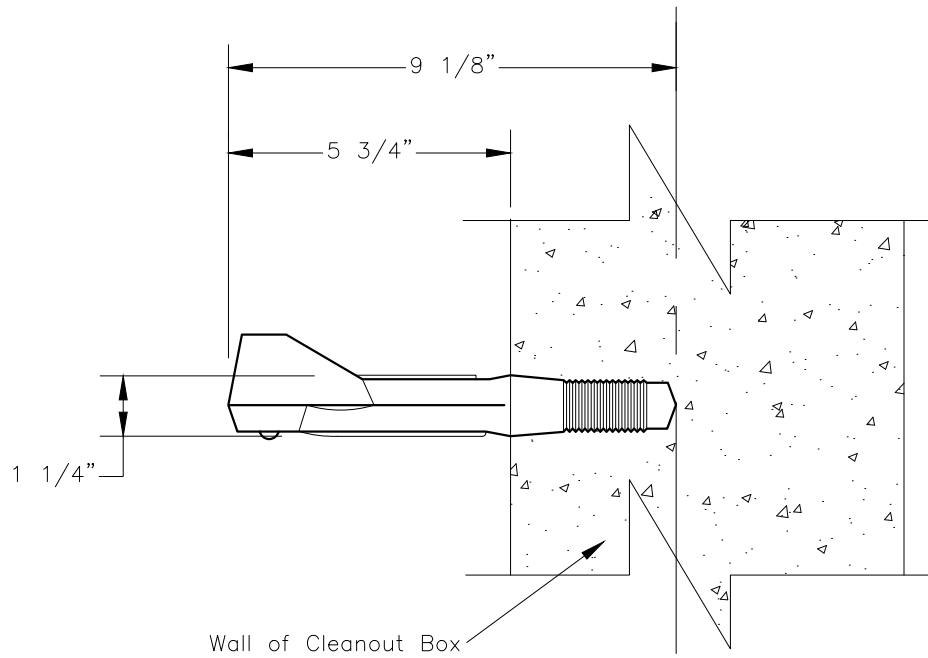
LADDER RUNG

STANDARD PLAN

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SHEET 1 OF 2

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NOTES:

GENERAL DETENTION BASIN REQUIREMENTS:

- ① Side slopes shall be a maximum of 3:1.
- ② Sides and bottom of basin shall be rock lined. In special circumstances such as when the basin contains a park or playing field, the basin may be lined with grass, with approval of the MSD Engineer. For rock lining, use 2" rock with a minimum depth of 5" over separation fabric. If grass lined, the area must be adequately irrigated with a permanent pressurized irrigation system.
- ③ 1 foot of freeboard above the 10-year 24-hour storm event level or capacity for the 100-year 24-hour storm.
- ④ Concrete low flow pipe or channel preferred.

SECTION A. INLET AND OUTLET STRUCTURE REQUIREMENTS:

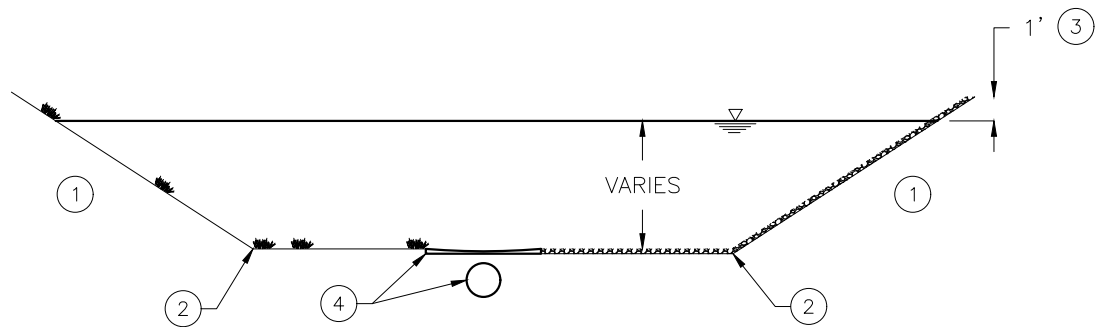
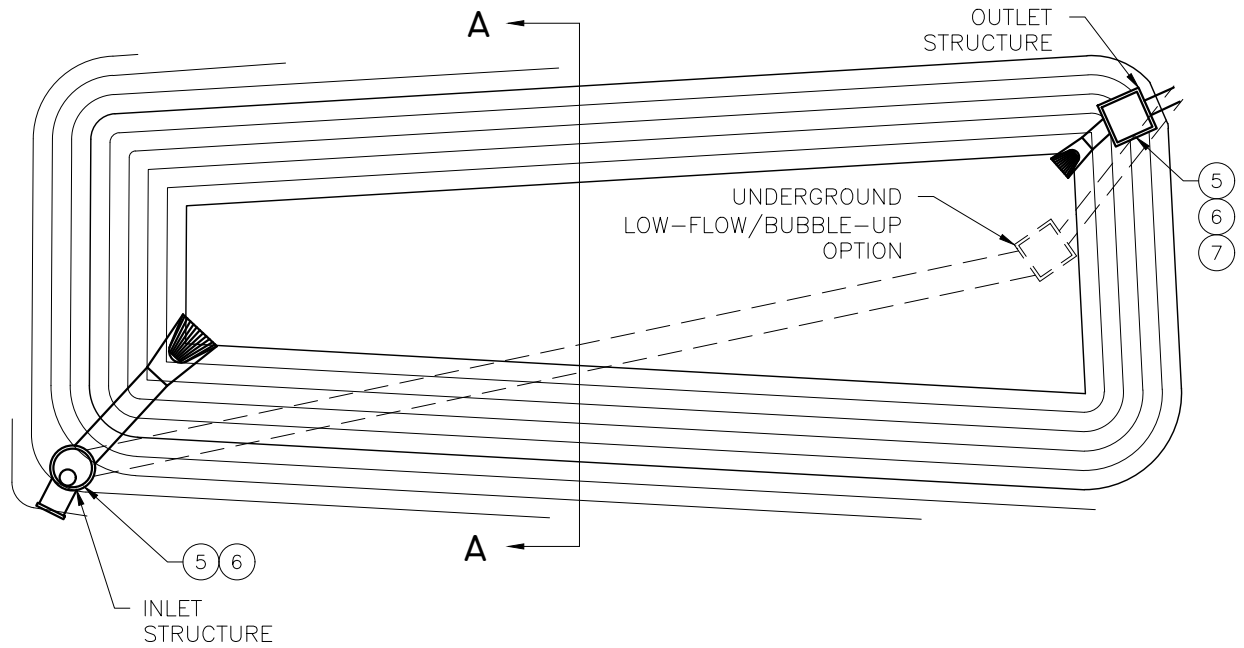
- ⑤ Outflow must be restricted per the code requirements.
- ⑥ Must include a concrete flared end section and locking grate, unless underground low-flow conveyance is utilized.
- ⑦ Pre-treatment required prior to outflow to approved facility, outlet structure must conform to Standard Detail 301 in this document or approved outlet structure.

SECTION B. REQUIREMENTS FOR ACCESSES TO ALL INLET/OUTLET STRUCTURES:

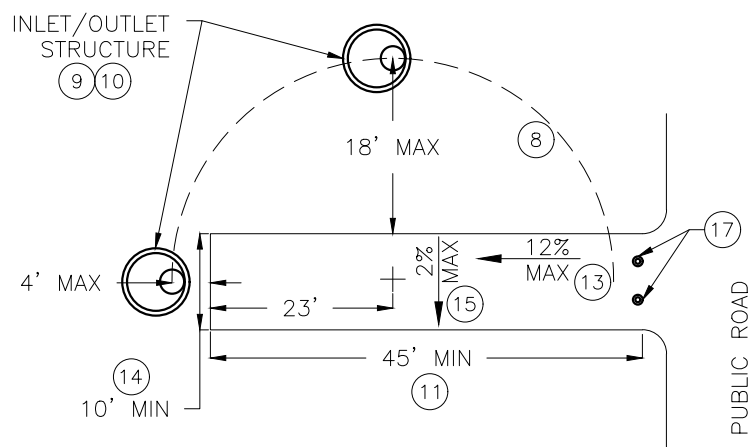
- ⑧ Must fall within the area of the arc (shown in the Accessible Road/Pad Detail), which is representative of the maintenance vehicles' reach.
- ⑨ No increase in elevation greater than 5' from surface of accessible road or pad.
- ⑩ No decrease in elevation greater than 35' from surface of accessible road or pad.
- ⑪ Must be a minimum of 45 feet in length from traveled way of connecting roadway if a detention pond specific access road or pad is utilized.

SECTION C. ACCESSIBLE ROAD/PAD REQUIREMENTS:

- ⑫ Must be easily accessible by maintenance vehicles.
- ⑬ Must not exceed a maximum longitudinal slope of 12%.
- ⑭ Must be at least 10' in width.
- ⑮ No cross-slope in excess of 2%.
- ⑯ Must be a minimum of 6" thick concrete.
- ⑰ Must have measures in place restricting public access (ex. bollards). If bollards are used, must be of stainless steel material.
- ⑱ Must comply with all other local, county, state, and federal requirements.



SECTION A-A - TYPICAL BASIN SECTION

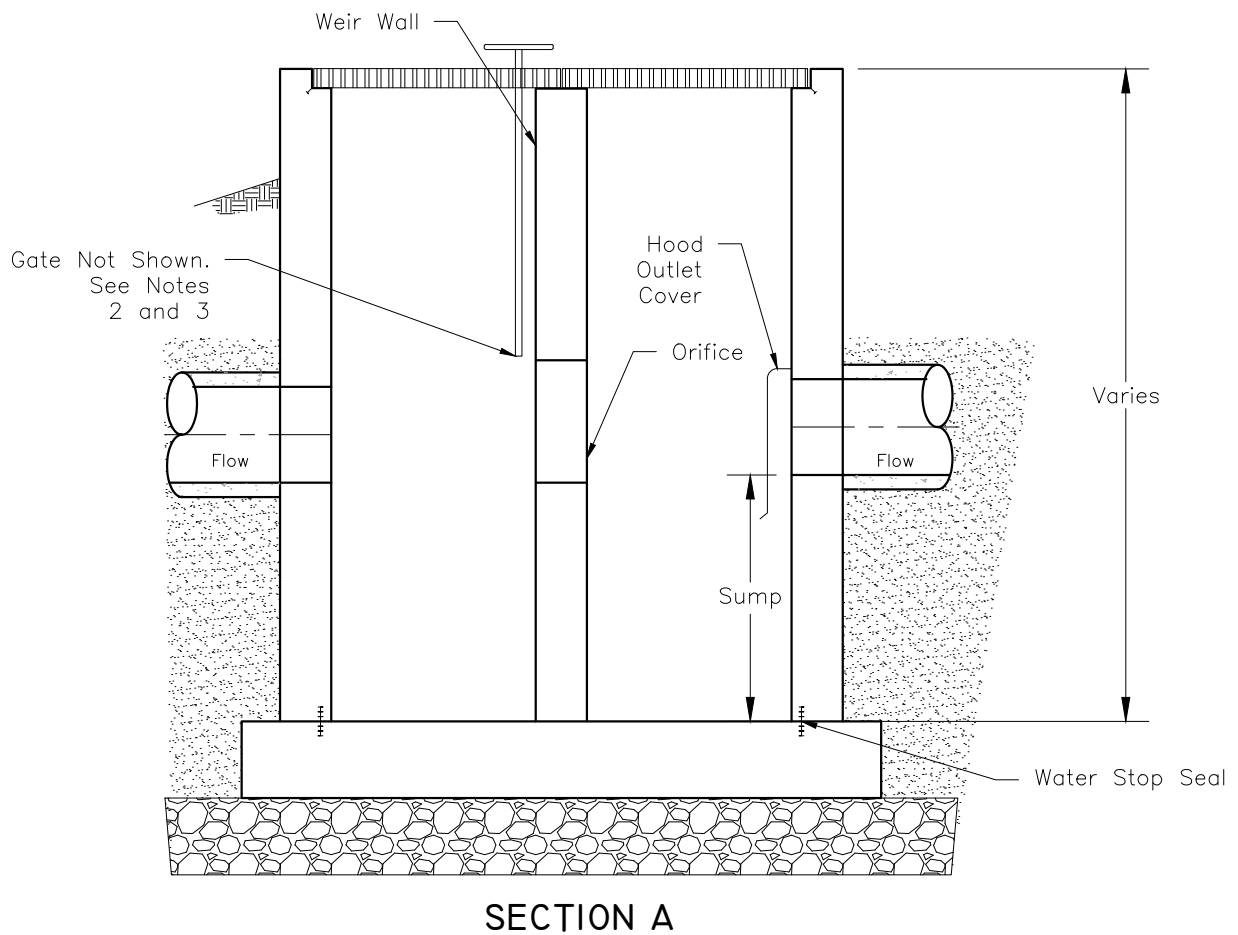
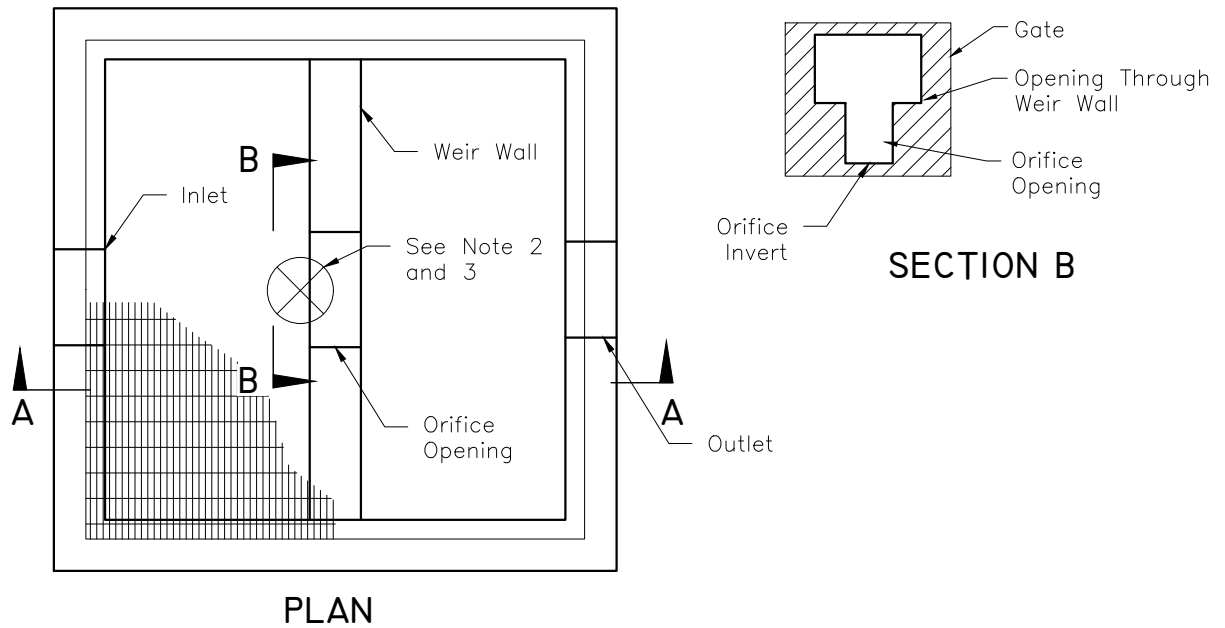


TYPICAL COUNTY ACCESSIBLE ROAD/PAD DETAIL

NOTES:

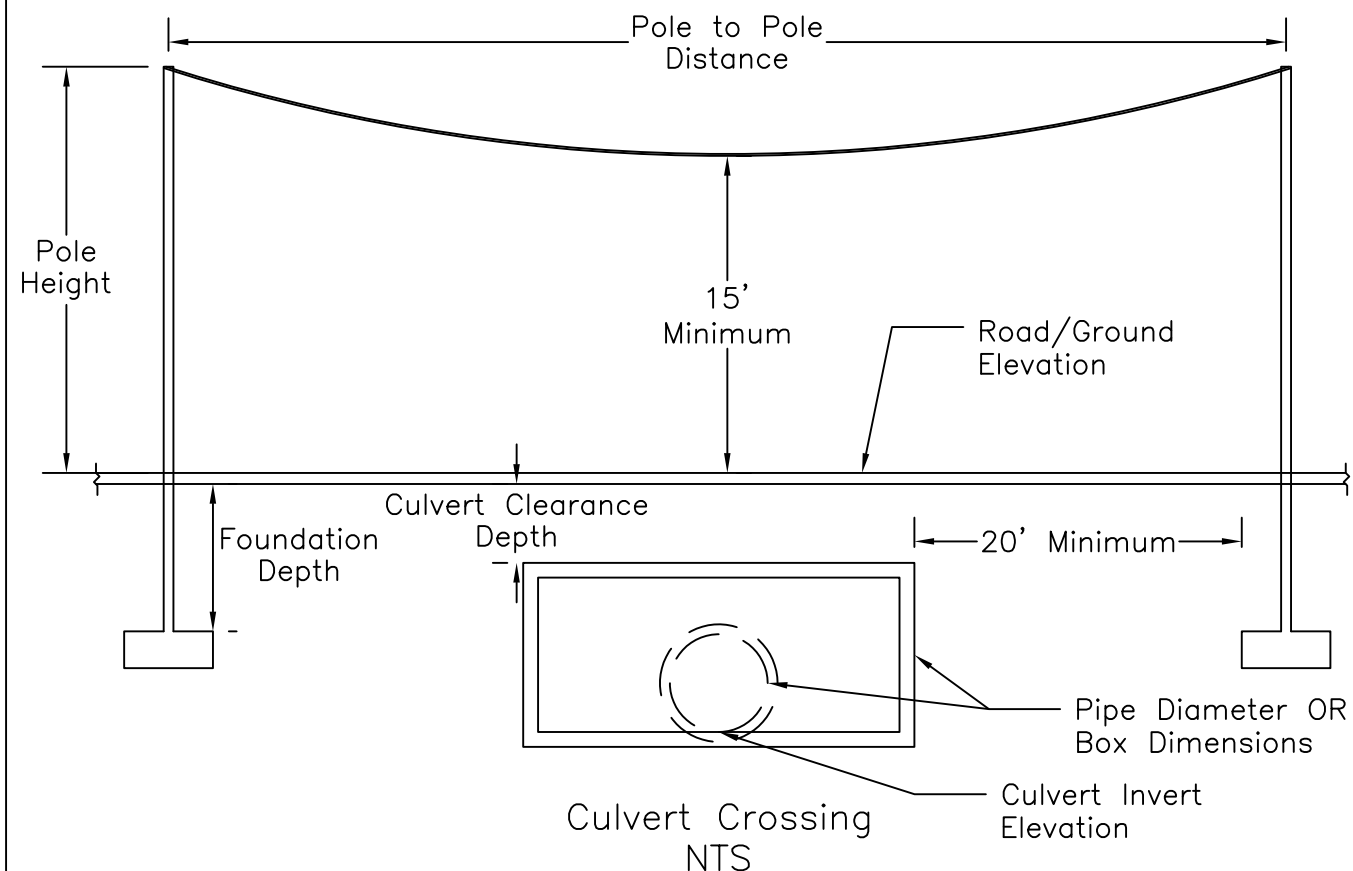
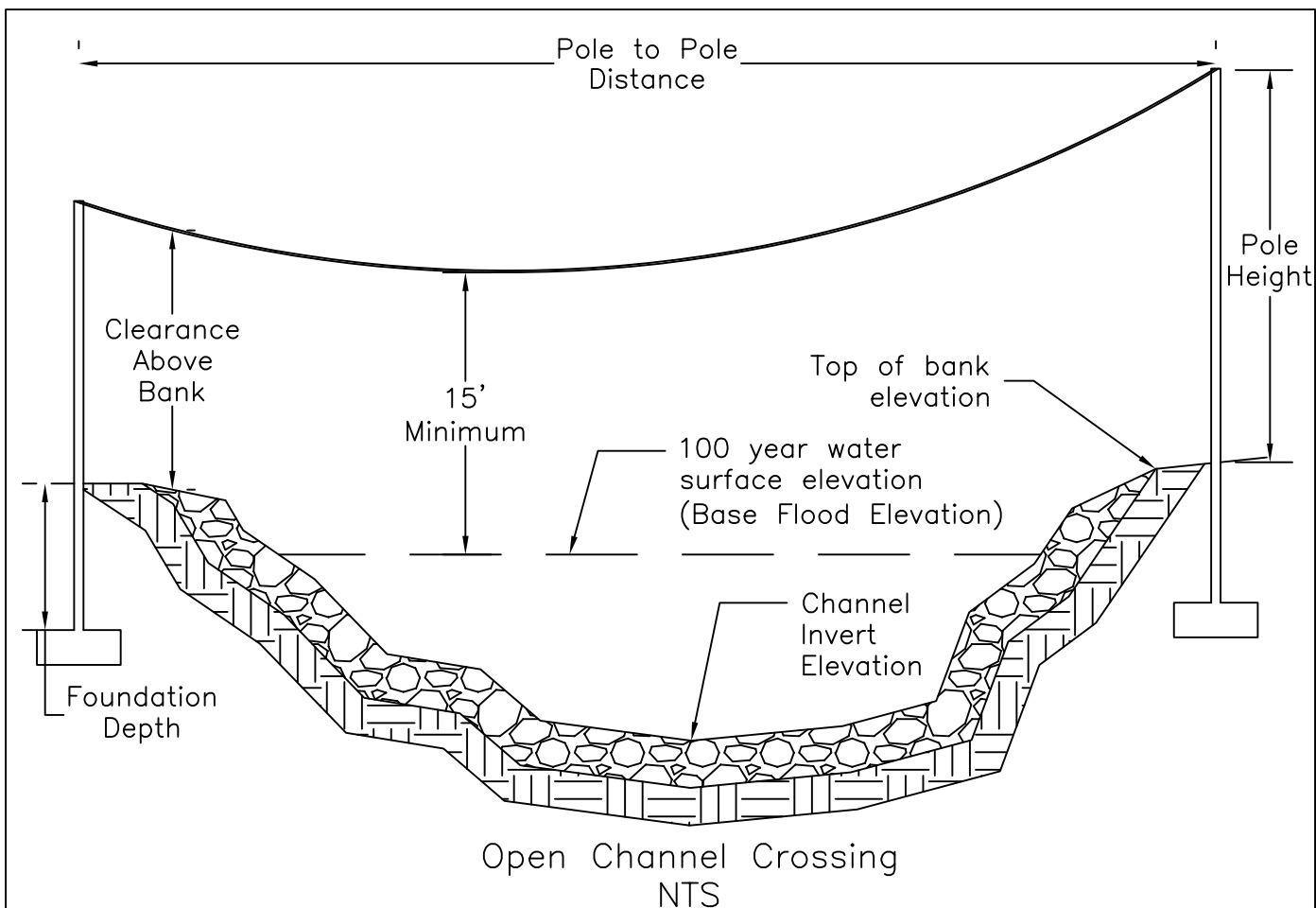
Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Engineer. Reference to specific sections of APWA does not limit requirements to that section.

1. Developer shall install lock and chain on handwheel. Lock to be supplied by SLCO Operations Department.
2. Provide gate with stop nut on stem to hold gate at 10" above invert of orifice or higher.
3. Golden Harvest slide gate with non-rising stem and handwheel, or approved equal. Cut grate as required for extension of frame.
4. The drawing on Sheet 2 is intended to be general in nature, but shows the overall conceptual requirements for the outlet structure, including box with weir wall, orifice, gate, hood, and grated top. The specific size of the components shall be designed for the specific application.



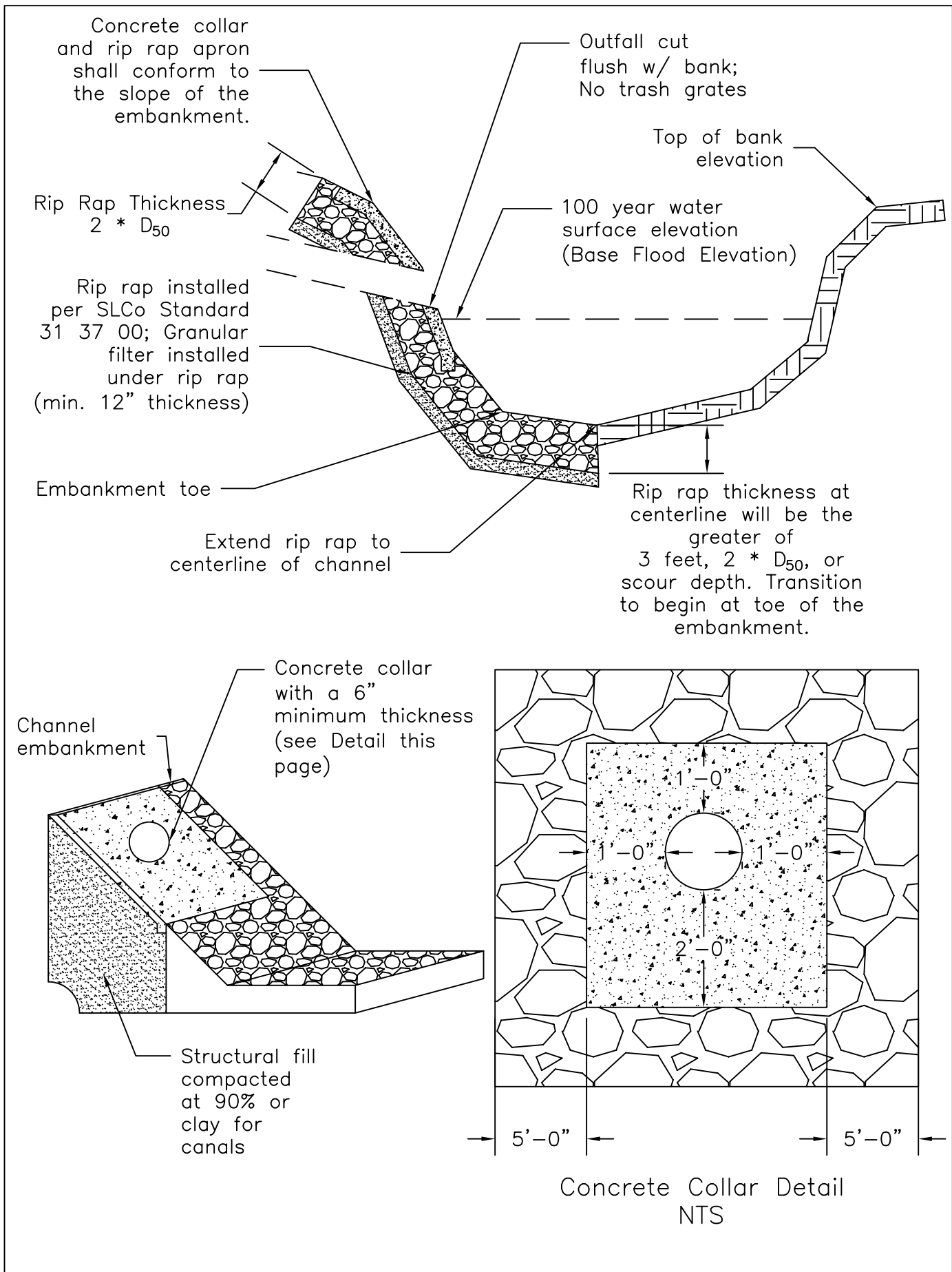
APPLICANT INSTRUCTIONS

1. Do not resubmit this detail with application. Please show the surveyed cross section at the crossing location.
2. Label all features of the crossing location, including the culvert diameter/dimensions, channel invert elevation, and the base flood elevation (BFE) of the waterway.
3. Label all features of the utilities, including the utility type/material, the pole height, pole foundation depth, pole to pole distance, horizontal distance from facility, and the vertical clearance above the top of bank/road/BFE.
4. Aerial crossings above roads managed by the Utah Department of Transportation or other municipalities need to adhere to clearance requirements of that agency/city. Aerial crossings above the Surplus Canal need to adhere to the requirements of the US Army Corps of Engineers (USACE). A separate Section 408 Permission will need to be obtained from USACE in addition to the FC Permit.
5. The drawing on Sheet 2 is intended to be general in nature, but shows the overall conceptual requirements for aerial crossings over flood control facilities.



APPLICANT INSTRUCTIONS

1. Do not resubmit this detail with application. Please show the surveyed cross section at the discharge location.
2. Submit calculations for the drainage area using the 100-year, 24-hour storm. The maximum allowable release rate (Q_{100}) shall be the most restrictive of the pre-development discharge rate OR 0.2 cfs/acre OR 0.02 cfs/acre as governed by Chapter 17.08.070 of the Salt Lake County Code of Ordinances.
3. Label base flood elevation, channel invert elevation, discharge pipe invert elevation, top of bank(s) elevation, pipe diameter, and pipe material.
4. If invert elevation of outfall is below the base flood elevation (BFE), a backflow prevention device must be installed.
5. Submit rip rap sizing calculations for the 100-year flows/velocities of the canal, creek, or river (applicant may need to determine 100-year flows/velocities if data is not available).
6. Storm water discharges into the Surplus Canal need to adhere to the requirements of the US Army Corps of Engineers (USACE). A separate Section 408 Permission will need to be obtained from USACE in addition to the FC Permit.
7. The drawing on Sheet 2 is intended to be general in nature, but shows the overall conceptual requirements for drainage outfalls into flood control facilities.



APPLICANT INSTRUCTIONS

1. Do not resubmit this detail with application. Please show surveyed cross section at the crossing location.
2. Label all features of the crossing location, including the waterway, top of bank elevation(s), culvert diameter/dimensions, channel invert elevation, and base flood elevation (BFE) of the waterway.
3. Label all features of the utilities, including the utility type/material, conduit diameter, clearance above culvert or clearance below channel, and distance/location of bore pits from culvert/channel
4. The drawing on Sheet 2 is intended to be general in nature, but shows the overall conceptual requirements for horizontal directional drilling. Applicant to confirm clearance depth below road surface with municipality. Horizontal directional drilling under the Surplus Canal needs to adhere to the requirements of the US Army Corps of Engineers (USACE). A separate Section 408 Permission will need to be obtained from the USACE in addition to the FC Permit.

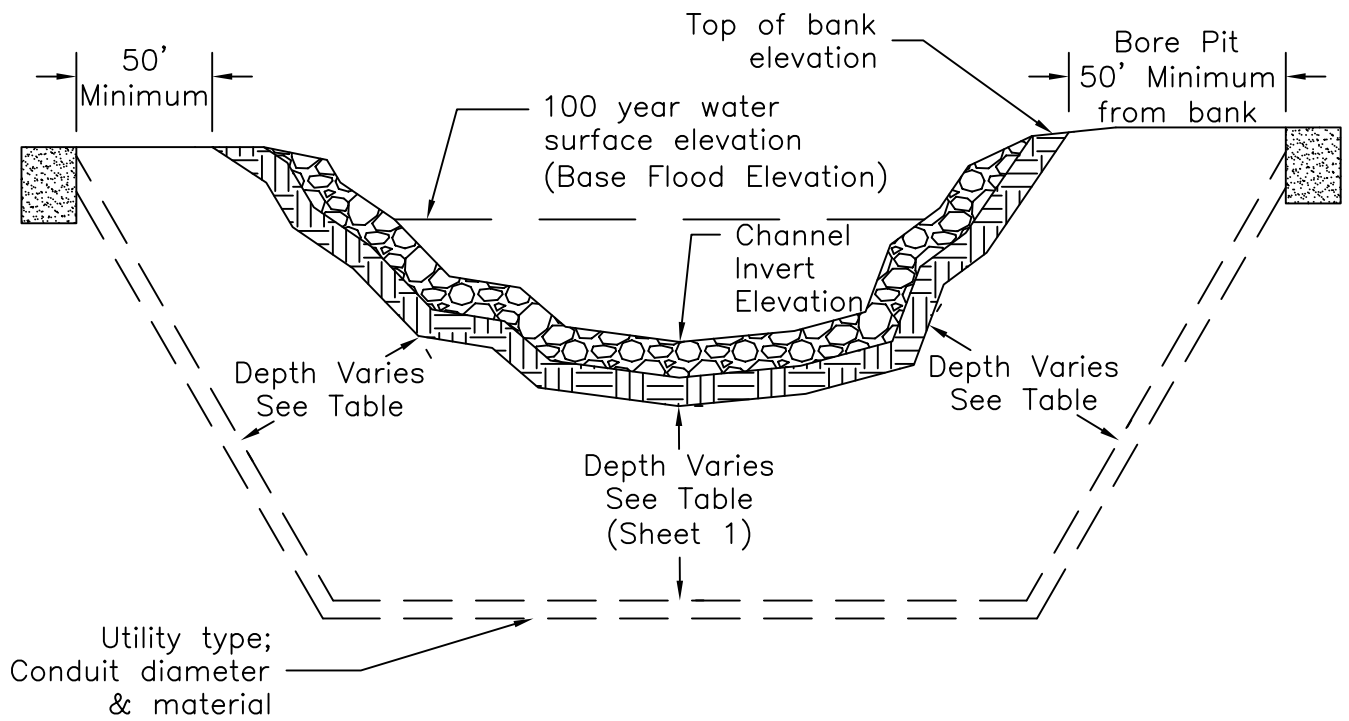
MINIMUM CLEARANCE REQUIRED		
FLOOD CONTROL FACILITY	DRY SEASON DEPTH	IRRIGATION SEASON DEPTH
Jordan & Salt Lake Canal	5'-0"	20'-0"
East Jordan Canal	5'-0"	20'-0"
North Jordan Canal	15'-0"	15'-0"
South Jordan Canal	5'-0"	5'-0"
Utah & Salt Lake Canal*	5'-0"	PROHIBITED
Utah Lake Distributing Canal	5'-0"	5'-0"
Riter Canal	5'-0"	5'-0"
Jordan River	15'-0"	15'-0"
Flood Control Creeks	5'-0"	5'-0"
Surplus Canal**	50'-0"	50'-0"
*The Utah & Salt Lake Canal requires a concrete apron from top of bank to top of bank. Contact canal company for more details.		
**Installation of utilities on the Surplus Canal is a minimum of 50 feet. More details and information will be required by the US Army Corps of Engineers		



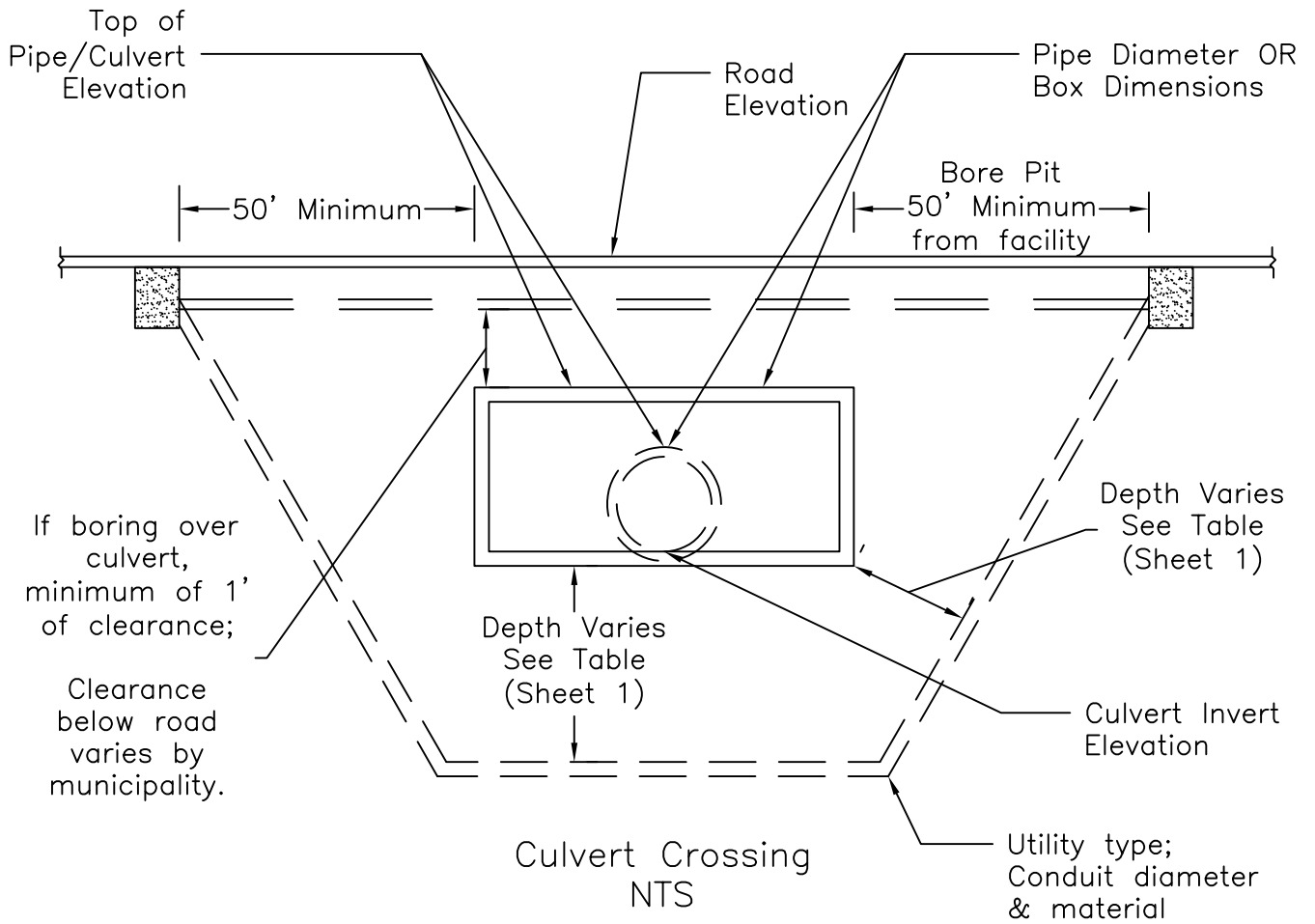
HORIZONTAL DIRECTIONAL DRILLING ON FLOOD CONTROL FACILITIES

STANDARD PLAN
FC 03
SHEET 1 OF 2

REV. 04-20-2025



Open Channel Crossing
NTS

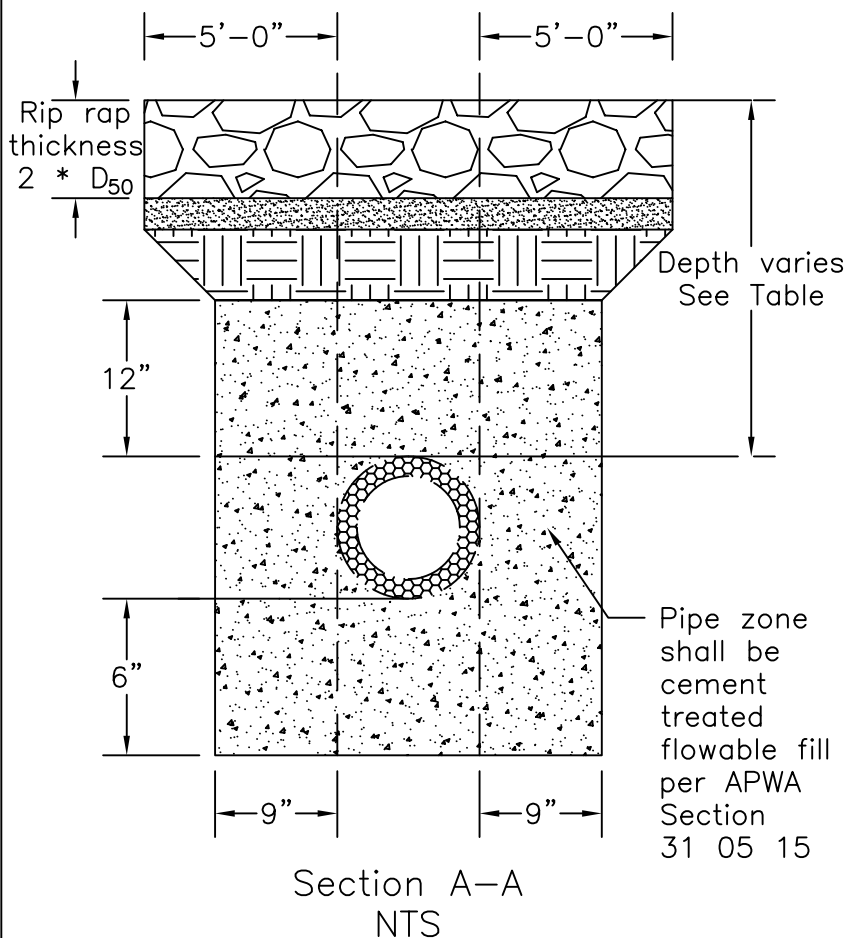
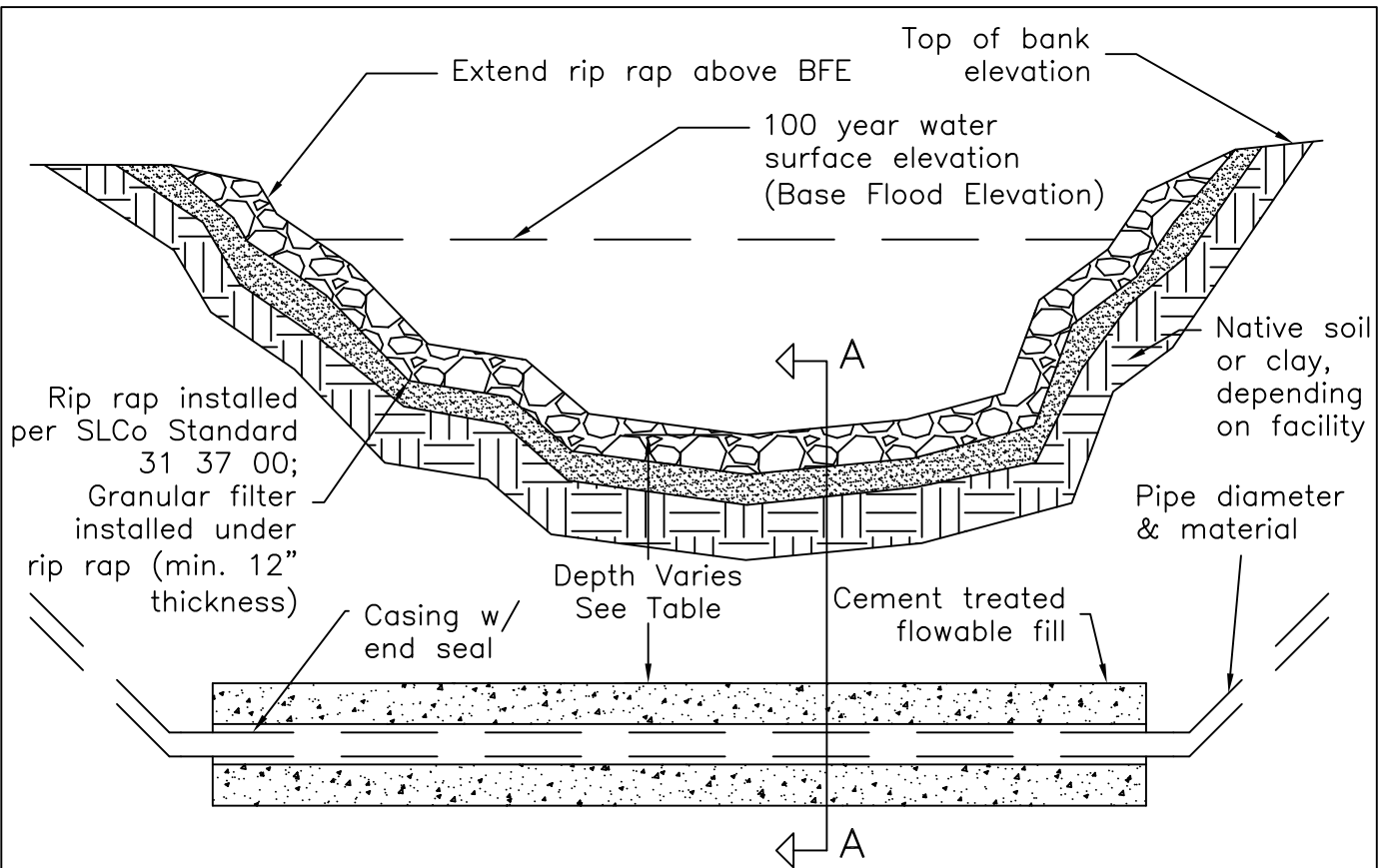


Culvert Crossing
NTS

APPLICANT INSTRUCTIONS

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by Salt Lake County Flood Control Engineering. Reference to specific sections of APWA does not limit requirements to that section.

1. Do not resubmit this cross section with application. Please show existing and post installation cross section at crossing location.
2. Installation within a regulatory floodway must include a "No-Rise" certification and supporting analysis in accordance with 44 CFR 60.3(d)(3) – Floodway Requirement.
3. Label base flood elevation, channel invert elevation, top of bank(s) elevation, pipe diameter, and pipe material.
4. Submit rip rap sizing calculations for the 100-year flows/velocities of the canal, creek, or river.
5. The drawing on Sheet 2 is intended to be general in nature, but shows the overall conceptual requirements for the open trench utility installation.



MINIMUM CLEARANCE REQUIRED	
FLOOD CONTROL FACILITY	DRY SEASON DEPTH
Jordan & Salt Lake Canal	5'-0"
East Jordan Canal	5'-0"
North Jordan Canal	15'-0"
South Jordan Canal	5'-0"
Utah & Salt Lake Canal*	5'-0"
Utah Lake Distributing Canal	5'-0"
Ritter Canal	5'-0"
Jordan River	15'-0"
Flood Control Creeks	5'-0"
Surplus Canal**	50'-0"
*The Utah & Salt Lake Canal requires a concrete apron from top of bank to top of bank. Contact canal company for more details.	
**Installation of utilities on the Surplus Canal is a minimum of 50 feet. More details and information will be required by the US Army Corps of Engineers	
OPEN TRENCH UTILITY INSTALLATION ON CANALS IS PROHIBITED DURING IRRIGATION SEASON	



OPEN TRENCH UTILITY INSTALLATION

STANDARD PLAN
FC 04
SHEET 1 OF 2

REV. 04-20-2025

APPLICANT INSTRUCTIONS

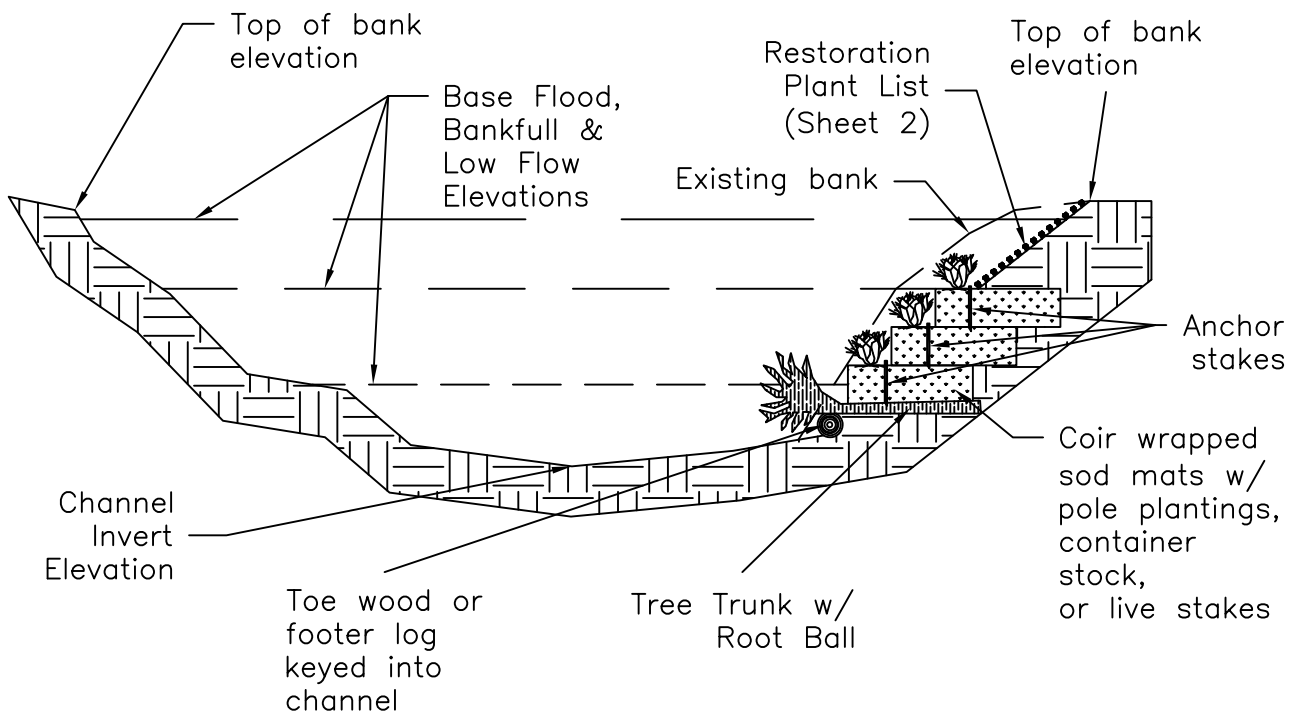
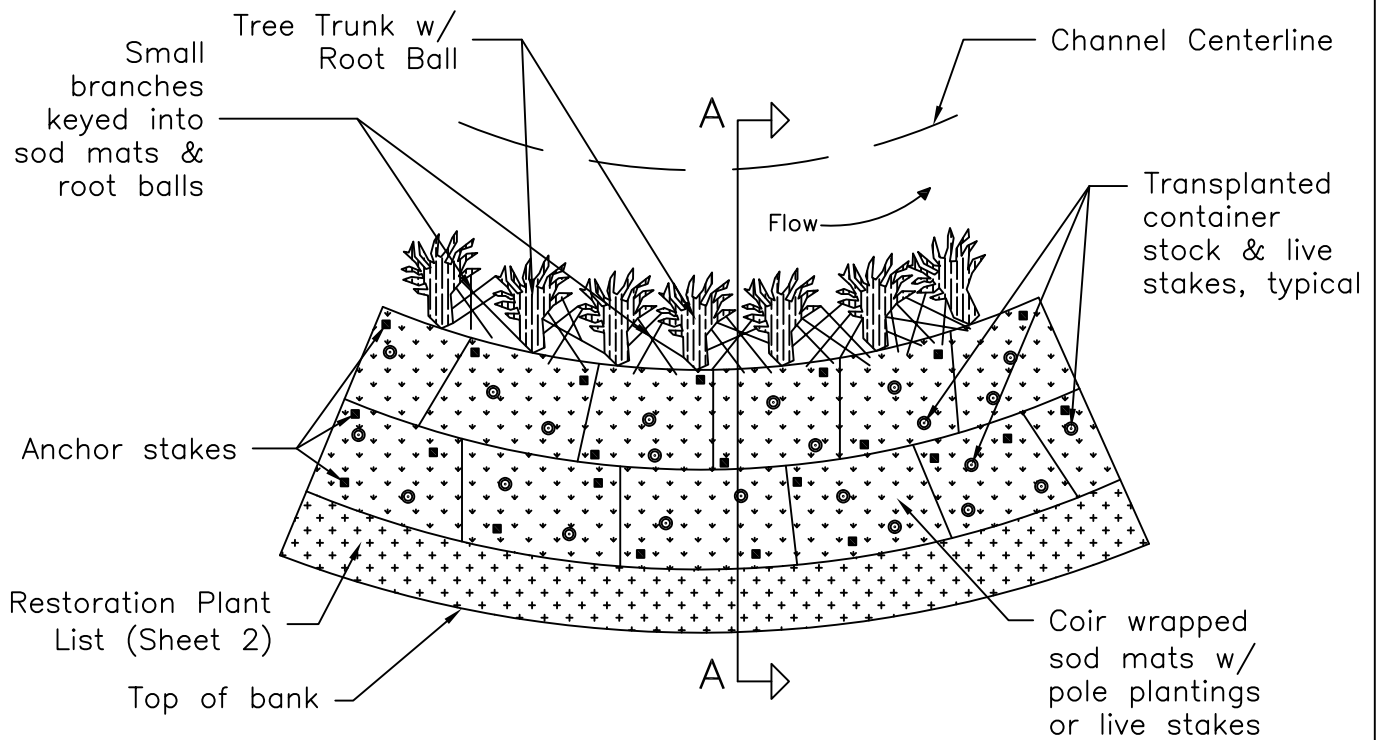
1. Do not resubmit this detail with application. Please show the surveyed cross section at the project location.
2. This stream bank repair/revetment is comprised of logs and other woody material constructed to restore the toe of a stream bank. Stacked, coir wrapped sod mats and transplanted container stock are used to prevent stream bank erosion.
3. Surveyed control points shall be required to establish that toe wood and sod mats are accurately installed as specified by the design engineer. Label base flood elevation, channel invert elevation, and top of bank(s) elevation.
4. Contractor shall use logs, trunks with roots, branches, and woody debris collected from on-site sources (such as material cut from project access). Material shall be used to construct the toe wood and root ball structures. Dimensions of suitable material shall be verified in the field.
5. The stream banks above the toe wood structures shall be formed from stacked, coir wrapped sod mats with live stakes or transplanted container stock that are similar to native vegetation within the project site. All plant species, including live stakes, container stock, and seed application should be in accordance with the Native Plant List that is outlined in the Salt Lake County Watershed Restoration & Planning Stream Care Guide.
6. Live stakes, if specified, shall be of the size specified by the field engineer and placed in accordance with the pattern and spacing designated by the designer. Additional information regarding live staking shall be added to the submitted detail or shown on a separate site plan and referenced herein. Live stakes shall be installed after the installation of toe wood, root balls, and coir wrapped sod mats.
7. As an option, twine as specified by the designer, may be used to secure the sod mats to the anchor stakes to prevent floatation of the sod mats during high flows prior to root establishment. If live stakes or container stock are not specified, other options may be used to secure the sod mats. The designer shall specify the materials, size, and spacing of live stakes or container stock and submit that planting list with the application.

APPLICANT INSTRUCTIONS (CONTINUED)

8. If the existing top of bank is higher than the bankfull stage additional stabilization activities above installation of the stacked coir wrapped sod mats shall be added to this detail or detailed separately in the site plan or referenced herein.
9. The drawing on Sheet 2 is intended to be general in nature, but shows the overall conceptual requirements for stream bank bioengineering on flood control facilities.

Restoration Plant List (Example)	
<i>Asclepias speciosa</i>	Showy Milkweed
<i>Cleome serrulata</i>	Rocky Mountain Bee Plant
<i>Echinacea purpurea</i>	Purple Cone Flower
<i>Elymus glaucus</i>	Blue Wild Rye
<i>Gaillardia aristata</i>	Indian Blanket Flower
<i>Linum lewisii</i>	Lewis' Blue Flax
<i>Pascopyrum smithii</i>	Western Wheat Grass
<i>Penstemon strictus</i>	Rocky Mountain Penstemon
<i>Ratibida columnifera</i>	Mexican Hat

This example is only meant to define the minimum information required for a Salt Lake County Flood Control Permit. The example is not meant to represent a standard design method and shall not be used as such.



Section A-A
NTS

This figure is only meant to define the minimum information required for a Salt Lake County Flood Control Permit. The figure is not meant to represent a standard design method and shall not be used as such.

APPLICANT INSTRUCTIONS

1. Do not resubmit this detail with the application. Please show the surveyed cross section at the project location. Additional information about plant species and methods of installation can be found in Salt Lake County Watershed Restoration & Planning Stream Care Guide (Stream Care Guide).
2. Plant materials shall be installed using a variety of methods as specified by the design engineer and may include one or more of the following:
 - 2.a. Seeding
 - 2.b. Plugs
 - 2.c. Containers
 - 2.d. Transplants (including wetland sod mats, live stakes, or division)
3. Read or consult tables on Sheet 3, NRCS Plant Guides, Stream Care Guide, or nursery/wholesaler specifications for species, full size at maturity, application rate, and/or spacing requirements for each installation method.
4. Depending upon local availability and cost, species substitutions may be acceptable. All substitutions (including pre-packaged seed mixes) shall be submitted to the County at least one week prior to the installation and shall be in accordance with the recommendations contained within the Stream Care Guide.
5. Seeds, live stakes, container stock, and transplants of native plant species shall be obtained from the local area or watershed. Plant materials may be harvested from local sites, reference reaches, or obtained from local nurseries. If materials are harvested by the contractor, positive identification of the species must be verified, documented, and approved by both the County and/or harvest site property owner. Any changes to the methods or materials need to be documented and approved by the County.
6. Plant materials shall be handled with care at all times including harvesting, packing, delivery, unloading, transporting to the project site, and installation. Plants shall be protected from disturbance from on-going construction activities after installation from with flagging, fencing, or notification to work crews.
7. The installation and maintenance of plantings, including but not limited to irrigation, weed control, and/or pest control is the responsibility of the applicant. Salt Lake County Flood Control is not responsible for landscape maintenance.
8. If stream bank stabilization (i.e., toe wood, boulders, brush mattresses, fascines, etc.) is being proposed in addition to planting, the design engineer shall provide those details with application.

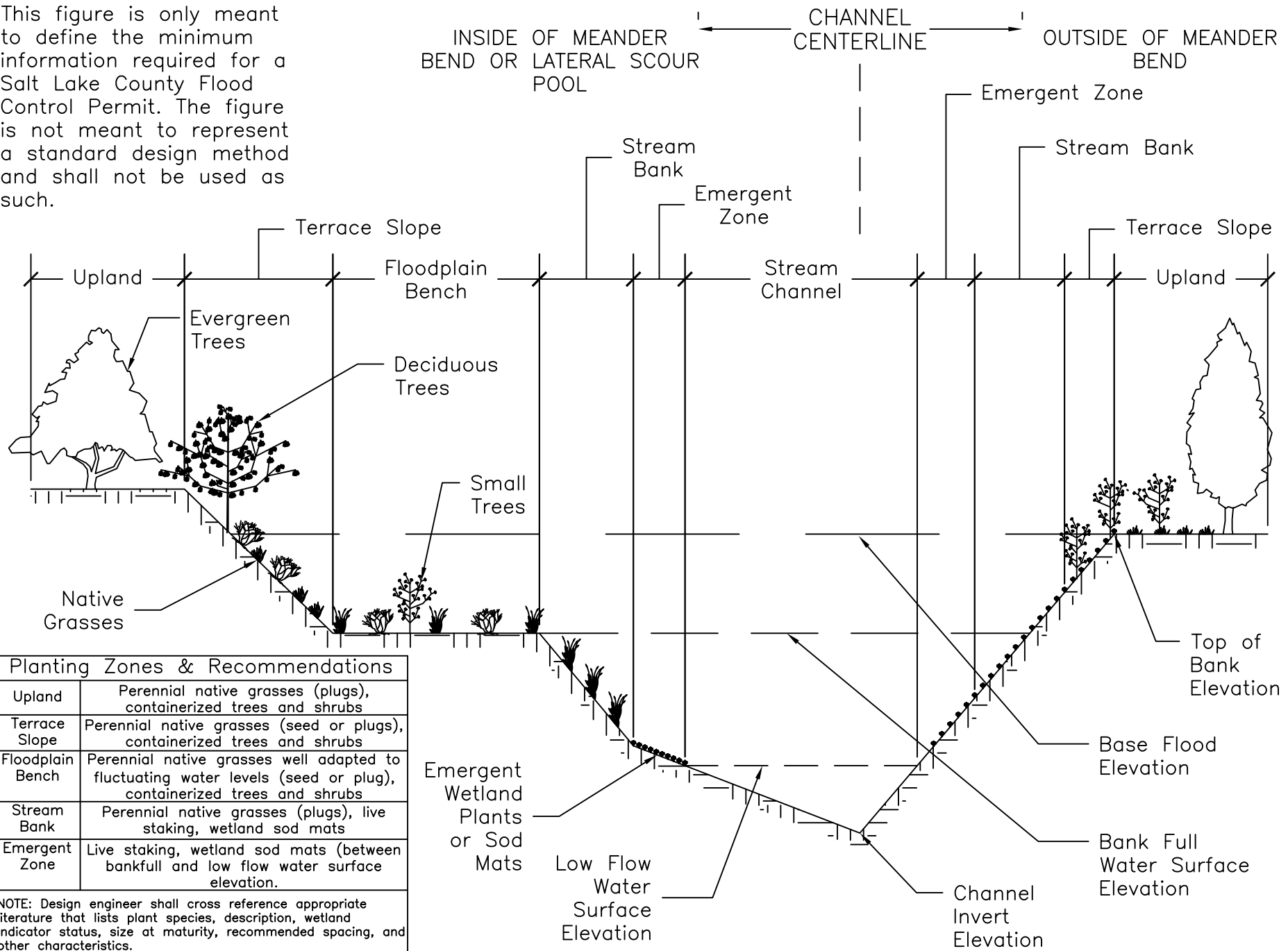


GENERAL PLANTING PLAN ON FLOOD CONTROL FACILITIES

STANDARD PLAN
FC 06
SHEET 1 OF 3

REV. 04-20-2025

This figure is only meant to define the minimum information required for a Salt Lake County Flood Control Permit. The figure is not meant to represent a standard design method and shall not be used as such.



Example Trees and Shrubs

Species Name	Common Name	Wetland Indicator Status (USACE)	Size
<i>Populus angustifolia</i>	Narrow Leaf Cottonwood	FACW	5 Gallon
<i>Amelanchier alnifolia</i>	Saskatoon Service Berry	FACU	3 Gallon
<i>Crataegus douglasii</i>	Douglas Hawthorn	FAC	3 Gallon
<i>Cercocarpus ledifolius</i>	Curl-leaf Mountain Mahogany	UPL	5 Gallon
<i>Cornus sericea</i>	Red-osier Dogwood	FACW	3 Gallon, Live Stakes
<i>Rosa woodsii</i>	Woods Rose	FACU	3 Gallon, 1 Gallon
<i>Lonicera involucrata</i>	Twinberry Honeysuckle	FAC	1 Gallon, Live Stakes
<i>Ribes aureum</i>	Golden Currant	FAC	1 Gallon
<i>Salix amygdaloides</i>	Peach Leaf Willow	FACW	3 Gallon, Live Stakes

Example Grasses, Sedges, and Rushes

Species Name	Common Name	Wetland Indicator Status (USACE)	Application
<i>Aristida purpurea</i>	Purple Three Awn	UPL	Seed, Plugs
<i>Schoenoplectus acutus</i>	Hardstem Bulrush	OBL	Sod Mats
<i>Carex nebrascensis</i>	Nebraska Sedge	OBL	Plugs, Sod Mats
<i>Distichlis spicata</i>	Inland Saltgrass	FAC	Seed, Plugs
<i>Elymus glaucus</i>	Blue Wild Rye	FACU	Seed
<i>Juncus arcticus</i>	Baltic Rush	FACW	Plugs, Sod Mats
<i>Juncus torreyi</i>	Torrey's Rush	FACW	Plugs
<i>Pseudoroegneria spicata</i>	Blue Bunch Wheat Grass	UPL	Seed, Plugs
<i>Sporobolus airoides</i>	Alkali Sacaton	FAC	Seed, Plugs

This example is only meant to define the minimum information required for a Salt Lake County Flood Control Permit. The example is not meant to represent a standard design method and shall not be used as such.



GENERAL PLANTING PLAN ON FLOOD CONTROL FACILITIES

STANDARD PLAN
FC 06
SHEET 3 OF 3

REV. 04-20-2025



ENGINEERING

STANDARDS & DRAWINGS



G R E A T E R S A L T L A K E
**Municipal Services
District**

860 W Levoy Drive, Suite #300
Taylorsville, UT 84123

(385) 910-7027

msd.utah.gov/engineering

**SALT LAKE COUNTY
ORDINANCE**

ORDINANCE NO. _____, 2025

**AN ORDINANCE AMENDING SALT LAKE COUNTY ENGINEERING
STANDARD DRAWINGS AND SPECIFICATIONS.**

The County legislative body of Salt Lake County, State of Utah, ordains as follows:

WHEREAS, the County Land Use Management and Development Act was recently amended to clarify that a county land use regulation, which must be adopted by the county legislative body, includes engineering standards;

WHEREAS, Salt Lake County has enforced its engineering standards for several years, but those standards have not yet been adopted by the county legislative body;

WHEREAS, Salt Lake County desires to continue enforcing its engineering standards, and in order to do so, must have those standards adopted by the County Council, after receiving a recommendation from the planning commissions; and

WHEREAS, the planning commissions have recommended approval of Salt Lake County's engineering standings;

NOW THEREFORE, the Salt Lake County Council hereby ordains as follows:

SECTION 1: Salt Lake County Engineering Standard Drawings and Specifications, attached hereto as Exhibit 1, are hereby adopted in their entirety.

SECTION 2: This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake County, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.

IN WITNESS WHEREOF, the Salt Lake County Council has approved, passed and adopted this ordinance this _____ day of _____, 2025.

SALT LAKE COUNTY COUNCIL

By: _____
Chair
Salt Lake County Council

ATTESTED:

Lannie Chapman, County Clerk

Reviewed as to Form/Legality:

Zachary Shaw
Deputy District Attorney
Date: _____

ORDINANCE HISTORY

Council Member Bradshaw	_____
Council Member Harrison	_____
Council Member Moreno	_____
Council Member Pinkney	_____
Council Member Romero	_____
Council Member Stewart	_____
Council Member Stringham	_____
Council Member Theodore	_____
Council Member Winder Newton	_____

Vetoed and dated this _____ day of _____, 2025.

By _____
Mayor Jennifer Wilson or Designee

(Complete As Applicable)
Veto override: Yes ___ No ___ Date _____
Ordinance published in newspaper: Date _____
Effective date of ordinance: _____

SUMMARY OF
SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2025, the County Council of Sat Lake County
adopted Ordinance No. _____, which adopts the Salt Lake County Engineering Standard
Drawings and Specifications.

SALT LAKE COUNTY COUNCIL

By: _____
Chair
Salt Lake County Council

ATTESTED:

Lannie Chapman, County Clerk

Reviewed as to Form/Legality:

Zachary Shaw
Deputy District Attorney
Date: _____

ORDINANCE HISTORY

Council Member Bradshaw	_____
Council Member Harrison	_____
Council Member Moreno	_____
Council Member Pinkney	_____
Council Member Romero	_____
Council Member Stewart	_____
Council Member Stringham	_____
Council Member Theodore	_____
Council Member Winder Newton	_____

App. 30650

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2-100A, Salt Lake City, Utah.

EXHIBIT “1”
Salt Lake County Engineering Standard Drawings and Specifications

Meeting Body: Salt Lake County Planning Commission and Mountainous Planning District Planning Commission

Meeting Date: May 14th, 2025, and May 15th, 2025

File Number & Project Type: OAM2025-001375 - Salt Lake County's Fee Schedule

Applicability: Citywide

Presenter: Brian Hartsell, Associate General Manager

Applicant: Salt Lake County/MSD Staff

Key Findings:

- The SLCo Fee requires a periodic update to reflect updates to state and local laws.

Staff Recommendation: The MSD Staff recommend that the Salt Lake County Planning Commission recommend that the Council approve the attached fee schedule with ability to adjust formatting and other non-substantive changes to facilitate publishing.

Exhibits:

A. Proposed Fee Schedule in Clean and Redline Format

BACKGROUND/ ISSUES TO CONSIDER

The County fee schedule is reviewed and updated regularly but historically has only been considered then approved by the County Council. The core of the fee schedule is common to all entities within the boundaries of the Municipal Services District with customization as desired by each jurisdiction. The commonality where applicable facilitates administration of the schedule.

After careful review of the land use regulation definition (as provided in 10-9a-103(34)(a)) and upon guidance by the SLCo District Attorney's Office our land use legal team at Smith Hartvigsen, certain fees (such as building permit fees) found in the county, city and town fee schedules should be considered part of the "land use regulation definition." Therefore, these fees should be considered by the planning commission as provided in 10-9a-302(1)(b) and, after a public hearing at the planning commission meeting, then be recommended to the County council.

PROPOSED ORDINANCE

With a favorable recommendation from the Commission, the fee schedule will likely then be heard at the next available and/or June or other subsequent County Council meeting. A resolution will be prepared and presented at that time that references the recommendation or comments.

STAFF RECOMMENDATION

Compared to last year's update, this year there aren't as many changes to the schedule. A few key changes you may have noted in the redline schedule include are as follows (some of which do not have to do with land use):

- Updated valuation table used to calculate building permits as provided by the International Code Council (ICC)
- Removal or reduction of some of the Stormwater Review and Inspection Fees and fines as required by changes in the law

(SB220).

- Separation of fees for boundary line adjustments (BLA) into Simple and Full BLAs (SB104).
- Updates to the Violation of Zoning Regulations table to reflect updated zones in our communities as applicable.

The MSD Staff recommend that the Planning Commission recommend that the Council approve the updated fee schedule.

2024

Fee Schedule for Salt Lake County

adopted December 15, 2023⁵,

effective date January 1, 2024⁵

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2024



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Glossary of Terms 16

Salt Lake County contracts with the Greater Salt Lake Municipal Services District (“MSD”) to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of Salt Lake County.

Address Fees

Fee Type	Description	Amount
Assignment of Address	Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00 base fee plus \$40.00 per lot ^a ; for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units
Street Name Change	Confirm that petition includes the required signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, Public Safety dispatch and the Salt Lake County Treasurer of the address/street name change.	\$250.00 base fee plus \$50.00 per lot

^a The per lot fee does not apply to Accessory Dwelling Units (ADU).

Business License Fees
General Business Licenses

Fee Type	Description	Amount
General Business License – Commercial Business	For commercial business locations. Includes inspections and verification of zoning compliance.	\$150.00
General Business License – Home-Based Business (simple)	For home-based businesses <u>without</u> on-site visitors and customers.	No Fee
General Business License – Home-Based Business	For home-based businesses with on-site visitors and customers. Includes inspections and verification of zoning compliance.	\$150.00
Per-employee Fee	Includes verification of EIN documentation.	\$6.00
Seasonal Business License	For business operations of up to ____ days per year. Includes inspections and verification of zoning compliance.	\$120.00
Solicitor ID	Includes photograph of applicant and issuance of ID card.	\$65.00
Accessory Dwelling Unit (ADU) License		\$50.00
Administrative Citation	Issued for operating a business without a license or with an expired license.	\$300.00

Notes regarding business license fees:

- 1. Withdrawn applications are subject to a charge of 25% of the fee amount.
- 2. Licenses must be renewed prior to the expiration date.
 - o Licenses renewed within 30 days of expiring will not be charged a penalty.
 - o Licenses renewed 31-60 days of expiring will be charged a penalty of 25% of the general license fee.
 - o Licenses renewed more than 60 days of expiring will be charged a penalty of 100% of the general license fee

Alcohol-Related Licenses

Fee Type	Description	Amount
Off-Premise Beer Retailer		\$250.00

Recreational On-Premise Beer Retailer		\$350.00
Restaurant Liquor		\$500.00
Limited Restaurant Liquor		\$500.00
Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Club Liquor		\$600.00
Banquet & Catering		\$500.00
Single Event		\$150.00
Wholesale Beer		\$300.00
Manufacturing		\$350.00

Alcohol-related business license applications are referred to local communities for consent and approval.

Sexually-oriented Business Licenses

Fee Type	Description	Amount
Sexually Oriented Business - Outcall Services	Includes inspections and verification of zoning compliance.	\$500.00
Sexually Oriented Business - excluding Outcall Services	Includes inspections and verification of zoning compliance.	\$300.00

Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

Fee Type	Description	Amount
Building Permit – Minimum Fee		\$70.00
Building Permit - new construction	See below for valuation schedules	Varies ^a
Building Permit - addition or remodel	See below for valuation schedules	Varies ^a
Mobile Home Setup Permit		\$200.00
Mechanical, Plumbing & Electrical Permit	Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below.	\$70.00
Fee per additional appliance or fixture	Applies to each additional appliance, fixture, etc. inspected by inspector already on site.	\$20.00
Grading Permit		Varies ^b
Retaining Wall Permit		Varies ^c
Demolition Permit		Varies ^d
Window & Door Replacement – residential	Applies when no other work is being done.	\$70.00

Window & Door Replacement – commercial	Applies when no other work is being done.	Varies ^d
Reroofing Permit Fees		
Reroofing – residential roof with sheathing	Includes inspection of sheathing or decking.	\$125.00
Reroofing – residential roof without sheathing	Shingles only; no decking or sheathing.	\$75.00
Reroofing – small commercial	Commercial roof project under \$10,000 valuation.	\$150.00
Reroofing – medium commercial	Commercial roof project between \$10,000 and \$49,999 valuation.	\$175.00
Reroofing – large commercial	Commercial roof project \$50,000 valuation or higher.	\$250.00
Solar Power System Permit Fees		
Residential/Small Commercial Solar Permit – base fee	Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.	\$100.00
Residential/Small Commercial Solar Permit – fee per kW	Additional fee based on size of installation. Does not include fees for required plan check.	\$30.00 per kW
Commercial Solar over 20 kW	Applies to larger commercial installations over 20 kW.	Varies ^e
Battery Storage System	Assumes that inspector is already on site for inspection of installation.	\$2.00 per battery
Additional Inspection Fees		
Reinspection		\$50.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)
Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)
Building or grading without a permit	Base fee equal to 200% of building permit fee, plus daily fees commencing 10 business days after notice of violation. Example: If the permit fee would have been \$100, then building or grading without a permit would result in a \$200 permit fee.	200% of permit fee, plus 1% of permit fee per day (\$50 max per day)

^a Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.

^b Permit fees for grading are based on the number of cubic yards of earth cut or filled.

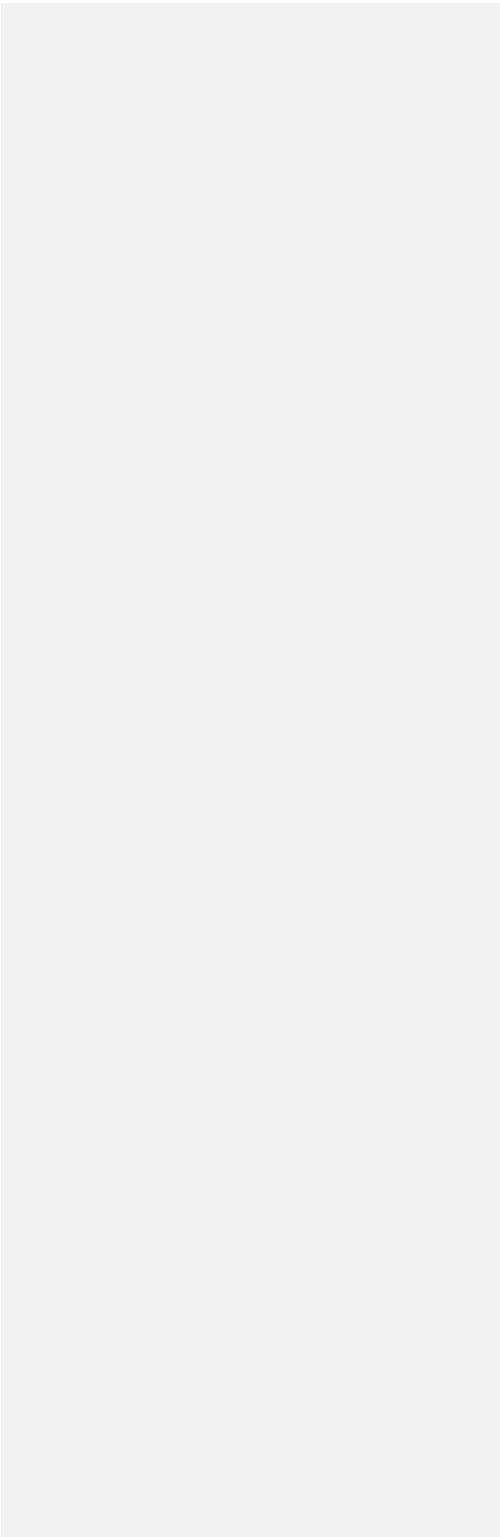
^c Permit fees for retaining walls are based on the size of the project in lineal feet.

^d Permit fees for demolition and window/door replacement are based on declared valuation.

^e Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

Construction Valuation Tables

The valuations below are used to determine construction valuations for building permit fee calculations. The valuations will be updated automatically as new standards are published by ICC, which is usually twice per year.



Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N.P.
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N.P.	426.30	385.65	N.P.
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N.P.	280.80	243.65	N.P.
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family ^d	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20

- a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Unit	Valuation
Basements – Unfinished	Square Foot	As provided in the ICC valuation table footnote above
Basements – Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00
Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00

Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvements	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than and including \$2,000	\$70.00
\$2,001 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50.
\$25,001 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
Over \$1,000,001	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction		40% of building permit fee
Plan Check Fee – commercial construction		65% of building permit fee
Plan Check Fee – smaller projects		\$100.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$175.00
Card File Plan Check Fee – multi-family residential		\$350.00

Plan Check Fee – hourly		\$80.00 per hour
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Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

Stormwater Review & Inspection Fees

Fee Type	Description	Amount
Stormwater Review – base fee	Base fee per project.	\$200.00
Stormwater Review – per-acre fee	Additional fee per acre after the first acre; applies when SWPPP required.	\$30.00
Floodplain Development Permit	Permit is required for any development within a mapped floodplain as required by FEMA.	\$75.00
SWPPP Oversight Inspection – per month	Sites with an NOI are inspected on a monthly basis until project is complete and applicant applies for an NOI.	\$60.00

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SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the District Attorney for further action.

Penalty Type	Description	Amount
Primary Boundary Control ViolationWorking without an approved stormwater permit	Per day per violation-occurrence and then for each business day beginning the day after the day on which fine was issued	\$1,000.00 \$500.00
Secondary Boundary Control ViolationTracking mud on road	Per day per violation: Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$500 300.00
Exit Control ViolationFailure to clean up or report spills	Per day per violation: Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$250 500.00
Waste Control Violationfailure to conduct stormwater inspections	Per day per violation: Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$100 500.00
Material Storage Control Violationfailure to use general bestmanagement practices as determined by the authority	Per day per violation: Per site, per occurrence and then for each business day beginning the day after the day on which fine was issued -	\$250.00

SWPPP-Illicit Discharge Fines

The table below lists illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge.

Penalty Type	Description	Amount
Sediment	Per day per violation.	\$1,000.00
Cementitious Material	Per day per violation.	\$500.00

Paints and Solvents	Per day per violation.	\$500.00
Solid Waste	Per day per violation.	\$500.00
Sanitary Waste	Per day per violation.	\$2,000.00
Fuels	Per day per violation.	\$1,000.00
Fertilizers	Per day per violation.	\$500.00
Organics	Per day per violation.	\$250.00
Cleansers	Per day per violation.	\$500.00
Hazardous materials	Any illicit discharge may be assigned to this category depending on the impact. Per day per violation.	\$5,000.00

Land Use Fees

Permitted and Conditional Uses

Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00
Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency review	\$175.00
Site Plan Review (less than 3 acres)	Includes agency review meeting and technical review.	\$990.00
Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting and technical review.	\$990.00
Foothills/Canyons	Includes agency review meeting and technical review.	\$990.00
Simple Conditional Use Permit	Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.	\$175.00
Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00

Subdivision and Land Development Permits

Fee Type	Description	Amount
Minor Subdivision (<5 lots)	Includes agency review meeting and technical review.	\$990.00
Major Subdivision (Single Phase)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat)	Includes agency review meeting, technical review and Planning Commission Meeting	\$1,640.00

Final Plat Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Final Planned Unit Development Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Subdivision amendments	Includes agency review meeting and technical review. In some cases, a Planning Commission and/or Mayors meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule.	\$990.00
<u>Simple Boundary Adjustment</u>	<u>Includes limited staff review.</u>	<u>\$110.00</u>
<u>Full Boundary Lot-Line Adjustments</u>	Includes limited staff review. <u>Applicable when amended plat not necessary.</u>	\$175.00
Extension of Time	Includes review by Director.	\$275.00

Ordinance Adjustments

Fee Type	Description	Amount
Text Change	Includes Planning Commission meeting and Council meeting.	\$765.00
Zoning Map Change – minor	Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.	\$940.00
Zoning Map Change – small	Changes 3 up to 10 acres. Includes agency review meeting, staff review, Planning Commission meeting and Council meeting.	\$1,755.00
Zoning Map Change – medium	Changes over 10 up to 50 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$200 per acre
Zoning Map Change – large	Changes over 50 up to 100 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$300 per acre
Zoning Map Change – Major	Changes over 100 acres.	To be determined by agreement between agency and applicant prior to acceptance of the application.

Other Land Use Applications

Fee Type	Description	Amount
Land Use Hearing Officer	Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, etc.	\$1,000.00 ^a
Land Use Hearing Officer	Double fee if construction has started.	\$2,000.00
Administrative Determination	Requires Director review.	\$275.00
Special Exception to have Use violation declared legal	Planning Commission meeting.	\$650.00
Zoning Verification Letter	Base fee plus costs for research time.	\$25.00 base fee plus \$25.00 per hour

General Plan Amendment	Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00
Agency Review Meeting at applicants' request	Agency Review meeting that includes outside agencies.	\$455.00
Other applications requiring preliminary and/or technical review.	Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.	\$535.00
Other applications requiring Planning Commission meeting	Planning Commission meeting.	\$650.00
Other applications requiring Council or Mayor's meeting	Council or Mayor's meeting.	\$115.00

^a For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

Code Enforcement Fees

Fee Type	Description	Amount
Administrative Citation	All minor violations unless specified otherwise.	\$100.00 per violation
Civil Penalty	Violations of zoning regulations.	As provided in Section 19.94.070
Civil Penalties	All violations of the code other than zoning violations and as otherwise prescribed in the code.	
	Violation per day for first 30 days.	\$100.00 per violation per day
	Violation per day for days 31-60.	\$150.00 per violation per day
	Violation per day over 60 days.	\$200.00 per violation per day
Clean-up Fees	Administrative fee plus costs billed from Public Works or other contracted firm.	\$100.00 plus actual costs
Parking violation - minor	Violations under section 11.20.070, 11.20.080, 11.20.090 or 11.20.140	\$75.00 per violation
Parking violation - major	Violations under section 11.20.050, 11.20.060 11.20.110, 11.20.120, 11.20.130 or 11.20.135	\$150.00 per violation

Bond Administration Fees

Fee Type	Description	Amount
Bond Processing Fee	Must be paid prior to acceptance of bond.	\$100.00
Bond Forfeiture	Will be called if improvements are not complete by expiration date.	Varies ^a
Deferred Curb and Gutter		Varies ^b
Bond Reinspection	Inspections required for partial bond release or if applicant fails bond inspections twice.	\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)

^a Based on bond amount.

^b Based on project size.

Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies ^a
Hourly Rate	Per hour fees for staff time not covered under specific fee types.	\$80.00 per hour
GRAMA	Time spent on research and compiling.	Actual cost ^b
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost ^b
Research	Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel.	\$25.00 base fee plus \$25.00 per hour

Health Department Review	Activities performed by the Salt Lake County Health Department.	County fee ^c
Postage	For noticing mailings, postage is charged per meeting.	Actual cost ^b
Newspaper Notices	Notices of meetings before Councils.	Actual cost ^b

^a Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

^b Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

^c Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

Right-of-way Improvement Review & Inspection Fees		Amount
Replacement of existing improvements	Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.	No charge
Changes to improvements (existing curb & gutter)	Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.	\$20.00 base fee plus \$1.00 per linear foot
Changes to improvements (no existing curb & gutter or sidewalk)	Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant.	\$150.00 base fee plus \$1.00 per linear foot
Changes to sidewalk (no existing curb & gutter or sidewalk)	Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$1.00 per linear foot
Changes to drive approach (no existing curb & gutter or sidewalk)	Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$0.50 per linear foot
Engineering Plan Check Fees		Amount
For Subdivision Development	Engineering check fee, final subdivision fee and plat filing for subdivisions	Calculated ^a
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$150 upon submittal then Calculated ^b
Other Fees		Amount
Road Dedication (non-subdivision development)	Where required for street widening and improvements.	\$150.00
Street Sign	Includes sign and installation by MSD or contracted service provider	\$200.00
Geology/Natural Hazard Review Fees		Amount
Initial Site Assessment	Determination of whether project falls within boundaries of any mapped hazards.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$300.00 agency review
Traffic Impact Review Fees		Amount
Initial Site Assessment	Determination of whether project meets TIS threshold.	\$200.00

Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$100 agency review
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^a Prior to review, 35% of 6% of improvement estimate, default of \$90 per lot, minimum of \$10 or the appropriate calculation. Prior to recording or construction, 100% of 6% of improvement estimate minus fee already paid.

^b Prior to approval or construction, 4.5% of total improvement estimate for off-site, and on-site storm drainage minus \$150 fee already paid.

Public Works – Engineering Special Events

Insurance certificates, maps, and fees will need to be submitted to the Permit Specialist before your request can be fully processed. See fee schedule below.

Special Event Permit Fees (for municipalities within the District)	
# of Participants	Fee per day
0 to 100	\$50.00
100 to 200	\$100.00
200 to 400	\$200.00
400 to 600	\$500.00
Over 600	\$1,000.00
Filming Fees	\$200.00

- \$50 fee for Big Cottonwood Canyon and any Unincorporated Salt Lake County areas.
- Special events or Filming held on any state roadway(s) may also require an additional permit from Utah Department of Transportation.
- Special events or Filming held in any canyon may also require an additional permit from United States Department of Agriculture, Forest Service Division.
- Sponsors of block parties will also be required to submit paperwork with the signatures of affected neighbors' concurrence of the road closure. This paperwork should reflect the addresses of each resident, as well as their signature indicating agreement for the road closure. Barricades and security are the responsibility of the applicant.

Glossary of Terms

Condominium Plat: The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed and an engineering review to verify compliance with platting requirements.

Director: The Director of Planning and Development or designee.

General Plan Amendment: Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

Home Daycare I Pre-school Application Fees: Although a home daycare or pre-school may be operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

Modification to a Recorded Subdivision Plat: Utah Code requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application, notice, a public hearing before the planning commission and executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, an engineering review of the preliminary and final plat prior to approval and recording is required. Fees may include Planning Commission Review, Additional Public Body Review, Technical Review.

MSD: Means the Greater Salt Lake Municipal Services District, which the unincorporated areas of Salt Lake County have contracted with to provide planning and zoning, building permit, business license, and code enforcement services

PUD (Planned Unit Development): In those zones which allow development of a PUD they are listed as a Conditional Use, which requires review by the Planning Commission. For developers who intend to sell individual lots within the PUD both the Planning Commission Review, Conditional Use and a Subdivision Preliminary Plat review would be required, and a Technical Review prior to final approval is also required. Per the fee schedule each of these reviews requires separate fee.

Additionally, because more than one review process is required the application would also involve an Agency Review Meeting. Fees may include: Agency Coordination Meeting, Planning Commission Review (Conditional Use), Planning Commission Review (Preliminary Plat), Technical Review.

The conditional use approval (Planning Commission approval) is required prior to preparation of the subdivision preliminary plat to ensure that the recommendations of the Planning Commission are properly incorporated into the preliminary plat.

Re-Zone (Zoning Map Amendment): A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the council (Additional Public Body Review) and technical work (Technical Review) for map and index work).

Signs: Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs requiring Planning Commission review would be charged for 1 Planning Commission review. However, a business which had 1 sign which required Planning Commission review and another sign which did not would be charged for 1 Planning Commission review and 1 staff review.

Subdivision: A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

Valuation: The estimated construction cost for a project.